

CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Monday, February 2, 2009

5:30 p.m. – Regular Meeting

AGENDA



Dan Skoglund, Mayor

Ken Cooley, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Linda Budge, Council Member

Rancho Cordova City Council/CRA/RCFC – AGENDA
Regular Meeting of February 2, 2009

2009

NOTE: PROPOSED REGULAR CITY COUNCIL MEETING DATES ARE SCHEDULED ON THE 1ST AND 3RD MONDAY'S OF EACH MONTH, UNLESS WHEN FALLING ON A HOLIDAY, THE MEETING WILL BE SCHEDULED ON THE FOLLOWING TUESDAY (THESE DATES ARE SHADED GREY AND ARE SUBJECT TO CHANGE). REFER TO HOLIDAY SCHEDULES BELOW.

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
JANUARY							FEBRUARY							MARCH							APRIL						
					1	2	1	2	3	4	5	6	7	1	2	3	4	5	6	7				1	2	3	4
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14	5	6	7	8	9	10	11
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21	12	13	14	15	16	17	18
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28	19	20	21	22	23	24	25
25	26	27	28	29	30	31								29	30	31					26	27	28	29	30		
MAY							JUNE							JULY							AUGUST						
3	4	5	6	7	8	9		1	2	3	4	5	6				1	2	3	4	2	3	4	5	6	7	8
10	11	12	13	14	15	16	7	8	9	10	11	12	13	5	6	7	8	9	10	11	9	10	11	12	13	14	15
17	18	19	20	21	22	23	14	15	16	17	18	19	20	12	13	14	15	16	17	18	16	17	18	19	20	21	22
24	25	26	27	28	29	30	21	22	23	24	25	26	27	19	20	21	22	23	24	25	23	24	25	26	27	28	29
31							28	29	30					26	27	28	29	30	31		30	31					
SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
			1	2	3	4				1	2	3		1	2	3	4	5	6	7			1	2	3	4	5
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
27	28	29	30				25	26	27	28	29	30	31	29	30						27	28	29	30	31		
NEW YEAR'S DAY (THURS, JAN 1)							2009 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)							INDEPENDENCE DAY (FRI, JUL 3) (OBSERVED?)							DAY AFTER THANKSGIVING (FRI, NOV 27)						
MARTIN LUTHER KING JR. DAY (MON, JAN 19)							LABOR DAY (MON, SEP 7)							VETERAN'S DAY (WED, NOV 11)							CHRISTMAS EVE (THURS, DEC 24)						
PRESIDENT'S DAY (MON, FEB 16)							THANKSGIVING DAY (THUR, NOV 26)														CHRISTMAS DAY (FRI, DEC 25)						
MEMORIAL DAY (MON, MAY 25)																											

2010

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S															
JANUARY						FEBRUARY						MARCH						APRIL																	
					1	2		1	2	3	4	5	6						1	2	3														
3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10															
10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17															
17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24															
24	25	26	27	28	29	30	28							25	26	27	28	29	30																
31																																			
MAY						JUNE						JULY						AUGUST																	
2	3	4	5	6	7	8			1	2	3	4	5				1	2	3	4	5	6	7												
9	10	11	12	13	14	15	6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14								
16	17	18	19	20	21	22	13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21								
23	24	25	26	27	28	29	20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28								
30	31						27	28	29	30				25	26	27	28	29	30	31	29	30	31												
SEPTEMBER						OCTOBER						NOVEMBER						DECEMBER																	
			1	2	3	4				1	2				1	2	3	4	5	6			1	2	3	4									
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11								
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18								
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25								
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31									
2010 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)																																			
NEW YEAR'S DAY (FRI, JAN 1)						INDEPENDENCE DAY (SUN, JUL 4)						DAY AFTER THANKSGIVING (FRI, NOV 26)																							
MARTIN LUTHER KING JR. DAY (MON, JAN 18)						LABOR DAY (MON, SEP 6)						CHRISTMAS EVE (FRI, DEC 24)																							
PRESIDENT'S DAY (MON, FEB 15)						VETERAN'S DAY (THUR, NOV 11)						CHRISTMAS DAY (SAT, DEC 25)																							
MEMORIAL DAY (MON, MAY 31)						THANKSGIVING DAY (THUR, NOV 25)																													

2011

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
JANUARY							FEBRUARY							MARCH							APRIL							
						1																				1	2	
2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12	3	4	5	6	7	8	9	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	20	21	22	23	24	25	26	17	18	19	20	21	22	23	
23	24	25	26	27	28	29	27	28						27	28	29	30	31			24	25	26	27	28	29	30	
30	31																											
MAY							JUNE							JULY							AUGUST							
1	2	3	4	5	6	7				1	2	3	4	3	4	5	6	7	8	9		1	2	3	4	5	6	
8	9	10	11	12	13	14	5	6	7	8	9	10	11	10	11	12	13	14	15	16	7	8	9	10	11	12	13	
15	16	17	18	19	20	21	12	13	14	15	16	17	18	17	18	19	20	21	22	23	14	15	16	17	18	19	20	
22	23	24	25	26	27	28	19	20	21	22	23	24	25	24	25	26	27	28	29	30	21	22	23	24	25	26	27	
29	30	31					26	27	28	29	30			31							28	29	30	31				
SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER							
					1	2	2	3	4	5	6	7	8				1	2	3	4	5					1	2	3
4	5	6	7	8	9	10	9	10	11	12	13	14	15	6	7	8	9	10	11	12	4	5	6	7	8	9	10	
11	12	13	14	15	16	17	16	17	18	19	20	21	22	13	14	15	16	17	18	19	11	12	13	14	15	16	17	
18	19	20	21	22	23	24	23	24	25	26	27	28	29	20	21	22	23	24	25	26	18	19	20	21	22	23	24	
25	26	27	28	29	30		30	31						27	28	29	30				25	26	27	28	29	30	31	
2011 PROPOSED HOLIDAY SCHEDULE - CITY HALL CLOSED (SHOWN ITALICIZED)																												
NEW YEAR'S DAY (SAT, JAN 1)							INDEPENDENCE DAY (MON, JUL 4)							DAY AFTER THANKSGIVING (FRI, NOV 25)														
MARTIN LUTHER KING JR. DAY (MON, JAN 17)							LABOR DAY (MON, SEP 5)							CHRISTMAS EVE (SAT, DEC 24)														
PRESIDENT'S DAY (MON, FEB 21)							VETERAN'S DAY (FRI, NOV 11)							CHRISTMAS DAY (SUN, DEC 25)														
MEMORIAL DAY (MON, MAY 30)							THANKSGIVING DAY (THUR, NOV 24)																					



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, February 2, 2009

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

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Council Members Budge, Sander, McGarvey, Cooley, and Mayor Skoglund

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor will ask the City Clerk to announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Dan Wade, First Covenant Church, will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates of Recognition by Megan McMurtry, Economic Development Department for the City of Rancho Cordova Best in Business Awards to the Following Businesses:
 - Neighborhood Pioneer Recognition to Clean Energy Systems; and
 - Exceptional Enterprise Recognition to D3 LED
- 5.2 Report by Plant Manager Stan Dean from Regional Sanitation District on Water Quality Issues Update.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8.1 **Subject:** Minutes:

- a) Special Meeting of January 12-13, 2009.
- b) Regular and Special Meeting Minutes of January 20, 2009.

Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinance Amending the Rancho Cordova Municipal Code Relating to the Digital Infrastructure and Video Competition Act of 2006

Recommendation: Waive second reading and adopt Ordinance No. 2-2009. **(Roll Call Vote)**

Result of Recommended Action: Adoption of this ordinance will implement the requirements of the Digital Infrastructure and Video Competition Act of 2006, California Public Utilities Code Sections 5800 et seq. (the “Act”), and authorize the Sacramento Metropolitan Cable Television Commission (“SMCTC”) to enforce the requirements of the Act on behalf of the City.

Staff Report: Adam U. Lindgren, City Attorney’s Office

Advances Goals: 11 and 13

8.3 **Subject:** Quarterly Treasurer’s Report

Recommendation: Receive and file report.

Result of Recommended Action: This report provides Council with information concerning the City’s investment portfolio. This report will meet requirements as provided by state law.

Staff Report: Donna Silva, Finance Department

Advances Goal: 10

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving Stonecreek Industrial Park Design Review and Tentative Subdivision Map Amendment, Project No. RC-08-344, Located at the Southeast Corner of Zinfandel Drive and Baroque Drive

Planning Commission Recommendation: Council determine the previously reviewed Environmental Impact Report (EIR) prepared for the Villages of Zinfandel Special Planning Area (SPA) adequately addresses impacts from this project, approve the Stonecreek Industrial Park Design Review Package with Design Guidelines and subject to the Conditions of Approval, and Tentative Subdivision Map Amendment.

Recommendation: Adopt Resolution No. 9-2009.

Result of Recommended Action: Adoption of this resolution will approve the planning entitlements necessary to develop a 40-acre light industrial complex with 10 single-story buildings and related site improvements. In addition, this approval will establish an administrative design review process for potential subsequent amendments to this entitlement.

Staff Report: Shannan Loveless, Planning Department

Advances Goal: 9

- 9.2 **Subject:** Resolution Approving Creekside Commerce Center Design Review Amendment and Tentative Subdivision Map Amendment, Project No. RC-08-335, Located at the Southwest Corner of Zinfandel Drive and North Mather Boulevard

Planning Commission Recommendation: Council determine the previously reviewed Environmental Impact Report (EIR) prepared for the Villages of Zinfandel Special Planning Area (SPA) adequately addresses impacts from this project, approve the Creekside Commerce Center Design Review Package Amendment, subject to the Conditions of Approval, and Tentative Subdivision Map Amendment.

Recommendation: Adopt Resolution No. 10-2009.

Result of Recommended Action: Adoption of this resolution will amend the previously approved entitlement to develop a 28.0-acre light industrial complex with sixteen buildings to the proposed configuration with seven buildings.

Staff Report: Shannan Loveless, Planning Department

Advances Goal: 9

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

15. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Friday, February 13, 2009</i>	<i>10:30 a.m. 3rd Annual Financial Issues Workshop</i>
<i>Tuesday, February 17, 2009</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, February 24, 2009</i>	<i>5:30 p.m. Work Session on TBD</i>
<i>Monday, March 2, 2009</i>	<i>4:00 p.m. Study Session on TBD</i> <i>5:30 p.m. Regular Meeting</i>
<i>Monday, March 16, 2009</i>	<i>REGULAR COUNCIL MEETING CANCELLED</i>
<i>Tuesday, March 24, 2009</i>	<i>5:30 p.m. Work Session on TBD</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation	(916) 362-9602
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9673
Redevelopment	(916) 851-8780
Sac Metro Fire District	(916) 566-4000

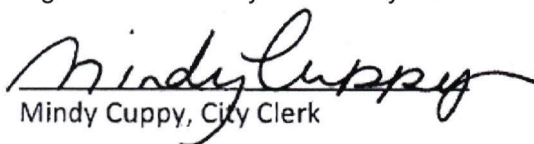
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via Granicus Video Streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the February 2, 2009 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on January 29, 2009 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.cityofranhocordova.org.

Signed this 29th day of January 2009 at Rancho Cordova, California.


Mindy Cuppy, City Clerk



S R C S D
Sacramento Regional County
Sanitation District

**SRCSD and the Sacramento Region -
What's at Stake for Us
in the Delta Debate?**

Stan Dean, District Manager, SRCSD

Who is SRCSD?

- Provides sewage conveyance and treatment for approximately 1.3 million residents in region
- Serves cities of Elk Grove, Citrus Heights, Rancho Cordova, Folsom, Sacramento, West Sacramento; and unincorporated Sacramento County
- 16-member Board of Directors comprised of local elected representatives



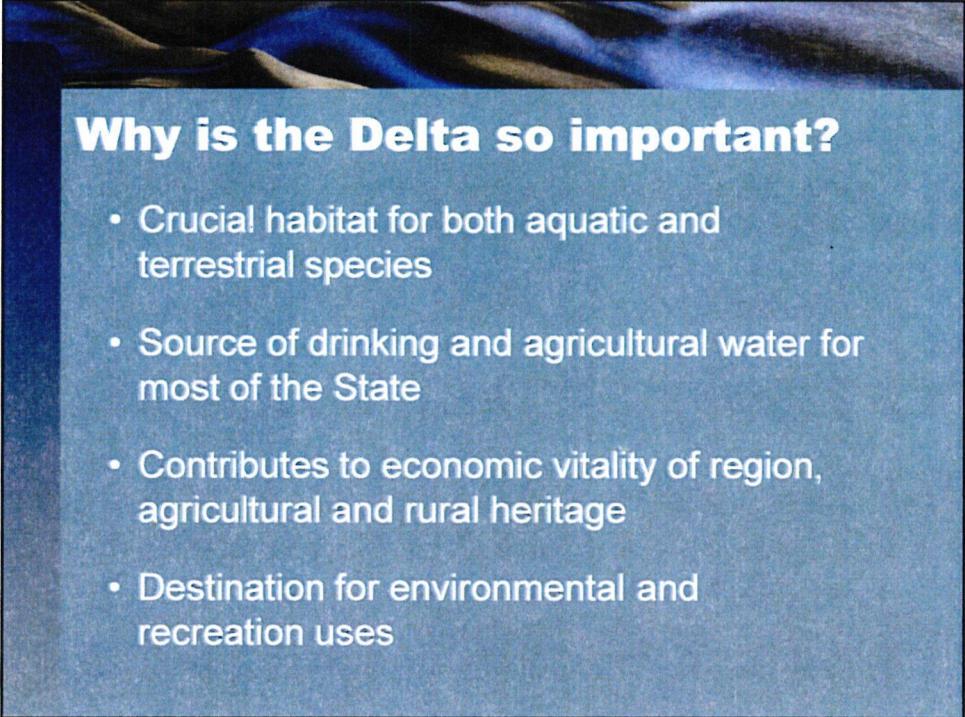
SRCS D Background

- Owns and operates major pipeline infrastructure; treatment plant in Elk Grove
- Plant began operations in 1982; replaced 22 separate treatment systems to improve water quality in region
- Discharges to Sacramento River in compliance with State and Federal regulations
- Long history of environmental stewardship



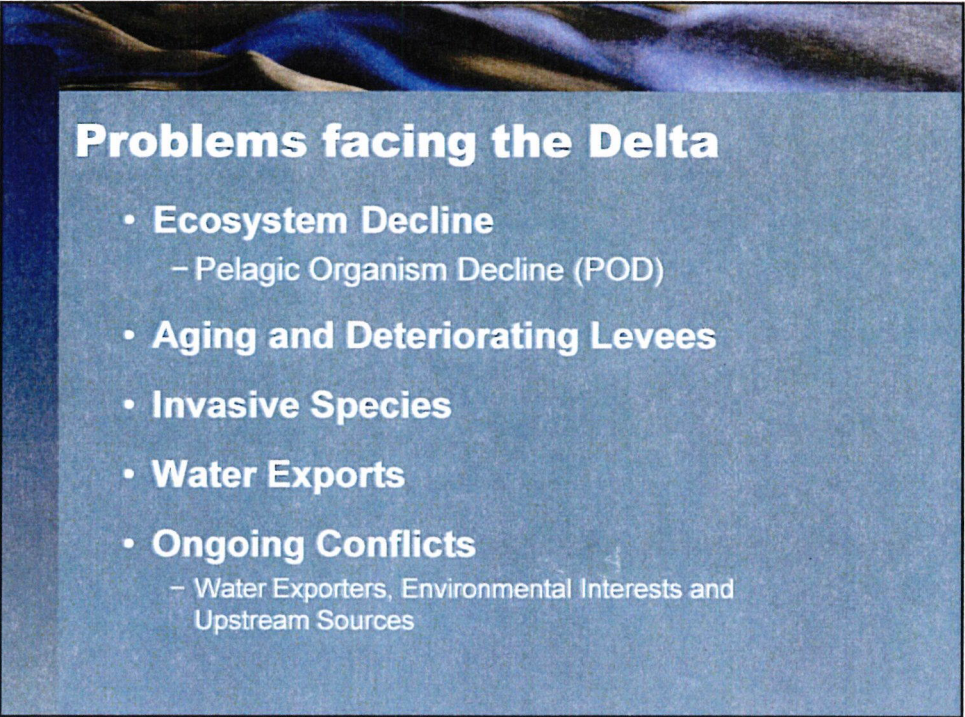
Relationship to the Delta

- Largest discharger to the Delta through the Sacramento River
- Frequent monitoring activities continually track health of Sacramento River above and below discharge point
- SRCSD operations can be affected by Delta conditions



Why is the Delta so important?

- Crucial habitat for both aquatic and terrestrial species
- Source of drinking and agricultural water for most of the State
- Contributes to economic vitality of region, agricultural and rural heritage
- Destination for environmental and recreation uses



Problems facing the Delta

- **Ecosystem Decline**
 - Pelagic Organism Decline (POD)
- **Aging and Deteriorating Levees**
- **Invasive Species**
- **Water Exports**
- **Ongoing Conflicts**
 - Water Exporters, Environmental Interests and Upstream Sources



What issues are being addressed in the Delta?

- Ecosystem protection
- Water supply and reliability
- Water quality concerns
- Governance
- Flood control and levee repairs
- Preservation of Delta heritage



Activities underway to address Delta sustainability

- Delta Vision
- Bay Delta Conservation Plan (BDCP)
- State Water Board and Regional Water Board Bay-Delta Strategic Plan
- Interagency Ecological Program (IEP)
- Ecosystem Restoration Program (ERP)
- Various Legislative & Bond Proposals

How does this debate impact our region?

- **Water Conveyance Issues**
 - Potential water intake facilities near Hood (proposed peripheral canal)
- **Water Quality & Ecosystem Issues**
 - Attempts to divert attention from known impacts of pumping out of Delta, invasive species, predation
 - Increased focus on “potential” impacts of District’s discharge – perception vs. science

How does this debate impact our region? (continued)

- **Governance**
 - Possible new governing entity for Delta (land use authority)
 - Could supersede authority of local entities and the State and Regional Water Quality Control Boards

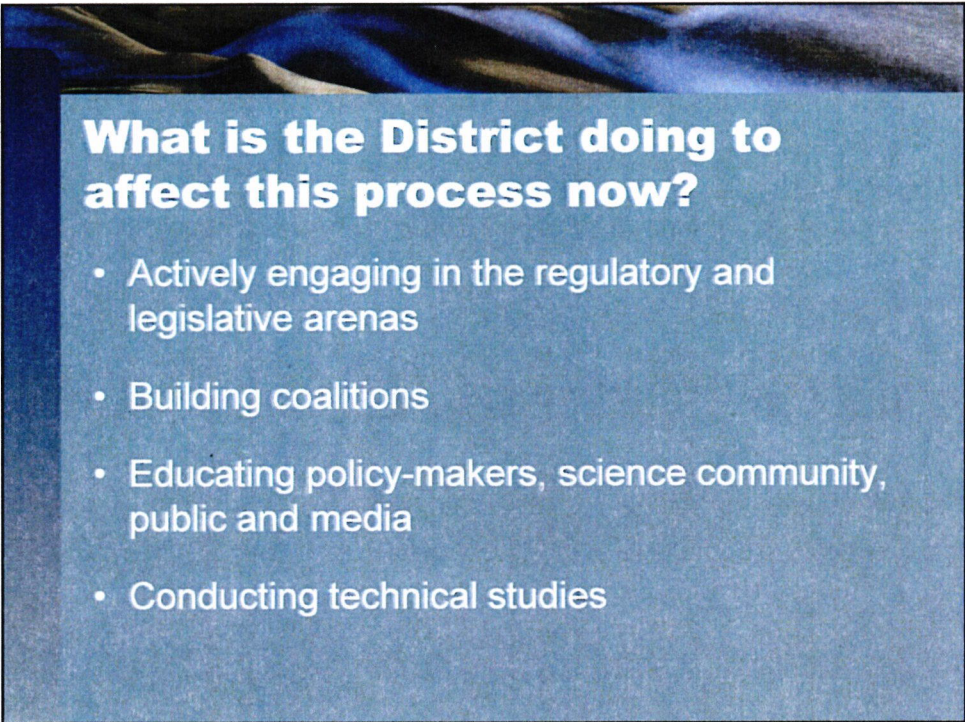
Potential impacts to ratepayers

- **Proposed policies could:**
 - Trigger new advanced treatment facilities
 - Cost as much as \$3 billion; homeowner rates could go from about \$30 to as much as \$90 per month
 - Would result in corresponding increases for schools, businesses, industry, etc...
 - Require billions of dollars be spent with no measurable benefit to the Delta

What is the District advocating?

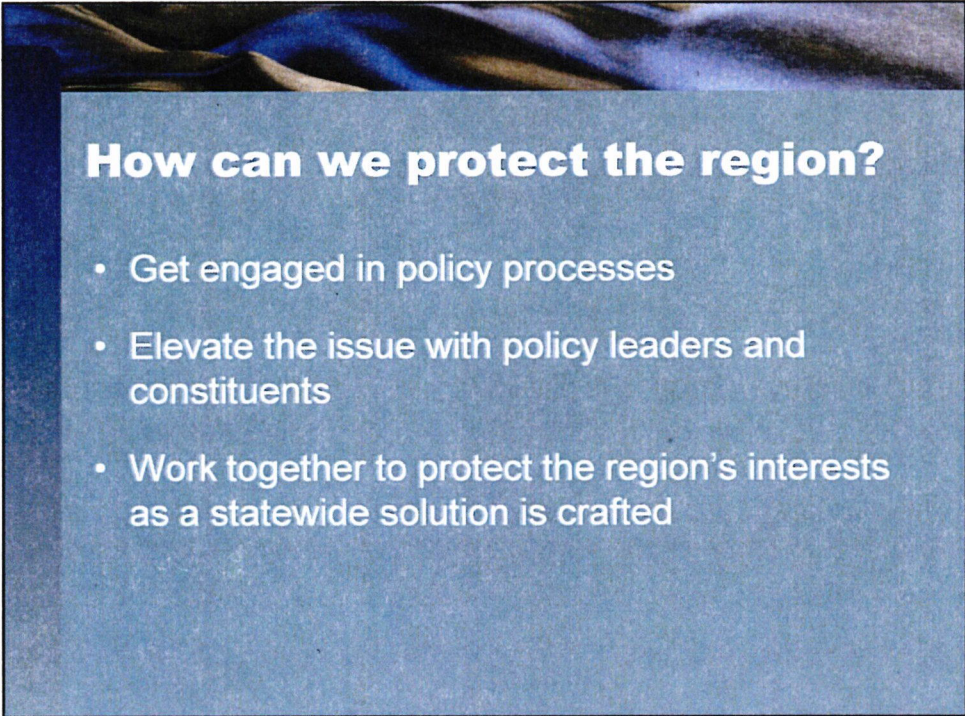
Key Principles:

- Stakeholder involvement in policies and governance
- Sound science (not politics) in crafting solutions and addressing concerns
- Costs allocated in proportion to benefits received
- Peripheral canal impacts fully mitigated



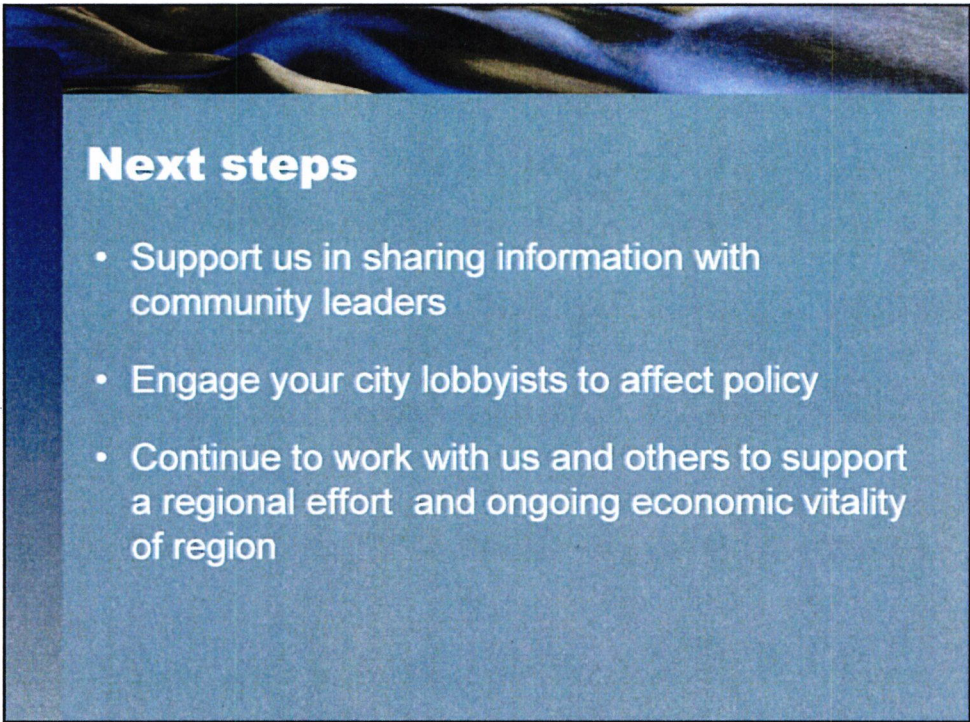
What is the District doing to affect this process now?

- Actively engaging in the regulatory and legislative arenas
- Building coalitions
- Educating policy-makers, science community, public and media
- Conducting technical studies



How can we protect the region?

- Get engaged in policy processes
- Elevate the issue with policy leaders and constituents
- Work together to protect the region's interests as a statewide solution is crafted



Next steps

- Support us in sharing information with community leaders
- Engage your city lobbyists to affect policy
- Continue to work with us and others to support a regional effort and ongoing economic vitality of region



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

CITY COUNCIL AND PLANNING COMMISSION JOINT SPECIAL MEETING

**CSUS Aquatic Center
1901 Hazel Avenue
Gold River, CA 95670**

8:00 A.M. – Monday, January 12, 2009

8:00 A.M. – Tuesday, January 13, 2009

MINUTES

WORK SESSION

The Joint Special meeting was called to order on January 12, 2009 at 8:45 a.m.

Council Members Present:	Budge, McGarvey, Sander, Cooley, and Mayor Skoglund
Planning Commissioners Present:	Burke, Cummings, Johnson, Savorn, Vance
Planning Commissioners Absent:	Konarski, Moe
Staff Present:	Abhar, Blair, Boerger, Chinn, Cuppy, Davis, Flory, Gaebler, Hadley, Hall, Haven, Holt, Junker, Leitner, Lindgren, Meeks, Miller, Pearl, Peterson, Runner, Silva, Simpson, Snyder, Sparkman, Trimberger.

The Joint Special meeting was called to order on January 13, 2009 at 8:40 a.m.

Council Members Present:	Budge, McGarvey, Sander, Cooley, and Mayor Skoglund
Planning Commissioners Present:	Burke, Cummings, Johnson, Savorn, Vance
Planning Commissioners Absent:	Konarski, Moe
Staff Present:	Abhar, Blair, Boerger, Chinn, Davis, Flory, Gaebler, Hadley, Hall, Haven, Holt, Junker, Leitner, Lindgren, Meeks, Mette, Miller, Pearl, Peterson, Runner, Silva, Simpson, Snyder, Thomas, Trimberger.

Oral Communications

None

Work Session Topic

Staff and Council Learning Retreat.

ACTION: Discussion item only; no action taken.

ADJOURNMENT

The Joint Special meeting was adjourned on January 13, 2009 at 4:45 p.m.



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, January 20, 2009

**4:00 P.M. – Closed Session
Community Board Room**

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

MINUTES

A. CLOSED SESSION

Mayor Skoglund called the special meeting to order in the Community Board Room at 4:10 p.m.

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

Staff Present: Gaebler, Chinn (arrived at meeting at 5:25), Junker (arrived at meeting at 5:25) and Lindgren

Council met in Closed Session to discuss the following item:

Conference with Legal Counsel – Public Performance Evaluation (City Attorney Adam U. Lindgren) Pursuant to Government Code Section 54957.

B. ADJOURNMENT OF CLOSED SESSION

Mayor Skoglund adjourned the special meeting at 5:35 p.m. to the David B. Roberts Council Chambers and convened Regular Meeting at 5:44 p.m..

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Council Members Present: Budge, Sander, McGarvey, Cooley and Mayor Skoglund
Staff Present: Gaebler, Lindgren, Chinn, Cuppy, Kellerman, Lehr, Abhar, Junker, Oliver, Haven, Simpson, S. Snyder, Silva, Meeks, Lohse, Holt, Miller and Beiswenger

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Chief of Police Reuben Meeks to lead the Pledge.

4. INVOCATION

Dan Demuri, First Covenant Church, gave the invocation.

5. OPEN SESSION – REPORT FROM CLOSED SESSION

Mayor Skoglund reported the City Council conducted a review of the City Attorney Adam Lindgren and his law firm Meyers Nave. The Council reviewed the City Attorney's working performance over the past year and all Council Members agreed the City Attorney is doing a "great job" for the City.

6. PRESENTATIONS

- 6.1 Chief of Police Reuben Meeks presented a proclamation to outgoing Community Prosecutor Kim Zdobnikow in Honor of Services Rendered to the City of Rancho Cordova.

Mayor Skoglund re-ordered the agenda by bringing forward Agenda Item 6.4

- 6.4 Director Paul Shane reported on annual updates from the Folsom Cordova Community Partnership.
- 6.2 Mayor Skoglund Swore-in eleven Americorps National Service Members.
- 6.3 Mayor Skoglund presented a Proclamation to Rotary Club of Rancho Cordova President Philip Niederberger; President Elect Conrad Mayer; and member Merlin Mack in Honor of the Club's 50th Anniversary.
- 6.5 Introduction of New City Employees:
- City Clerk Mindy Cuppy introduced new city employee Aimee Kellerman, Administrative Secretary.
 - Finance Director Donna Silva introduced new city employee Patty Lohse, Senior Accountant.
 - Chief of Police Reuben Meeks introduced new city employee Lt. Greg Maples.

7. PUBLIC COMMENT

The following individuals addressed the Council:

- Ron Fulwider on thanking the City for changing zoning of property on Bonita to commercial mixed use.
- Jerry Ahlin on Council support with County and community leaders on development of new Rugby Complex that will be located at Mather Regional Park.

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote Council approved the consent calendar except Agenda Item 9.3 was pulled for separate discussion.

9.1 **Subject:** Minutes:

- a) Regular Meeting Minutes of December 15, 2008; and
- b) Special and Regular Meeting Minutes of January 5, 2009

Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance Amending Zoning Code Text and Zoning Map (**Continued from January 5, 2009**)

Recommendation: Waive second reading and adopt Ordinance No. 27-2008 as introduced and amended on December 15, 2008. (**Roll Call Vote**)

Result of Recommended Action: Adoption of this ordinance is the second of two steps required to approve amendments to the Zoning Code Text and the Zoning Map. The first step was to adopt Resolution No. 144-2008 on December 15, 2008 to approve amendments to the General Plan. Jointly, these actions update land use regulations throughout the City and will bring the Zoning Code into compliance with the 2006 Rancho Cordova General Plan.

Staff Report: Jeffrey S. Beiswenger, Planning Department

GROWING STRONG NEIGHBORHOODS

9.4 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 13 (3581 Mather Field Road Project)

Recommendation: Adopt Resolution No. 2-2009.

Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 13, which will assist the City in meeting the costs of providing City transit-related services by establishing a special tax for transit services for the 3581 Mather Field Road Project.

Staff Report: Cyrus Abhar, Public Works Department

9.5 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 14 (Zinfandel and Sunrise Project)

Recommendation: Adopt Resolution No. 3-2009.

Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 14, which will assist the City in meeting the costs of providing City transit-

related services by establishing a special tax for transit services for the Zinfandel and Sunrise Project.

Staff Report: Cyrus Abhar, Public Works Department

- 9.6 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 1-2009 for Construction of the White Rock Pedestrian and Safety Improvements Project in the Amount of \$865,176.50.

Recommendation: Adopt Resolution No. 6-2009.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a construction contract with Golden Valley Construction, Inc. for construction of the White Rock Pedestrian and Safety Improvements Project.

Staff Report: Cyrus Abhar, Public Works Department

GROWING STRONG NEIGHBORHOODS

- 9.7 **Subject:** Report Describing the Measures Taken to Alleviate the Conditions which Led to the Adoption of a Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses

Recommendation: The Council receives report.

Result of Recommended Action: This report describes the measures taken to alleviate the conditions which led to the adoption of a temporary moratorium on the establishment of new, and expansion of existing sexually oriented businesses pending the review and amendment of zoning regulations. This report complies with the requirements of Government Code § 65858(d).

Staff Report: Adam U. Lindgren, City Attorney's Office

GROWING STRONG NEIGHBORHOODS

The following agenda item was pulled for separate discussion:

Mayor Skoglund opened the public comment period. The following individuals addressed the Council:

- Bruce Oulrey on requesting Council to provide more understanding of this item.

Mayor Skoglund closed the public comment period.

- 9.3 **Subject:** Ordinance Adding Chapter 16.85 to the Rancho Cordova Municipal Code to Establish Development Impact Fees for Measure A Transportation Improvements

Recommendation: Waive second reading and adopt Ordinance No. 1-2009. (Roll Call Vote)

Result of Recommended Action: Adoption of this ordinance will add Chapter 16.85 to the Rancho Cordova Municipal Code to Establish Development Impact Fees Measure A Transportation Improvements.

Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote Council adopted Ordinance No. 1-2009.

10. CONSENT PUBLIC HEARING ITEMS

NONE

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** City Joint Application for State Neighborhood Stabilization Program (NSP) Funds (**CONTINUED FROM DECEMBER 15, 2008**)

Recommendation: That Council continue public hearing to February 17, 2009.

Result of Recommended Action: City may make application with other contiguous cities and or the County of Sacramento for funds to undertake qualified NSP activities associated with a response to the foreclosure crisis.

Staff Report: Reed Flory, Economic Development Department, Housing Division

GROWING STRONG NEIGHBORHOODS

Mayor Skoglund opened the public comment period. There were no speakers. Mayor Skoglund closed the public comment period.

ACTION: Motion by Cooley second by Budge and carried by a 5:0 vote Council continued Item 11.1 to February 17, 2009.

- 11.2 **Subject:** Ordinance Amending the Rancho Cordova Municipal Code Relating to the Digital Infrastructure and Video Competition Act of 2006

Recommendation: Waive first reading and introduce Ordinance No. 2-2009. (**Roll Call Vote**)

Result of Recommended Action: Adoption of this ordinance will implement the requirements of the Digital Infrastructure and Video Competition Act of 2006, California Public Utilities Code Sections 5800 et seq. (the "Act"), and authorize the Sacramento Metropolitan Cable Television Commission ("SMCTC") to enforce the requirements of the Act on behalf of the City.

Staff Report: Adam U. Lindgren, City Attorney's Office

Mayor Skoglund opened the public comment period. There were no speakers. Mayor Skoglund closed the public comment period.

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 roll call vote Council waived first reading and introduced Ordinance No. 2-2009.

- 11.3 **Subject:** Resolution Authorizing an Increase of Parking Violations Fines

Recommendation: That Council table this item to a date not yet determined in the future.

Result of Recommended Action: Staff is requesting additional time to prepare resolution for adoption.

Staff Report: Reuben Meeks, Rancho Cordova Police Department

Mayor Skoglund opened the public comment period. There were no speakers. Mayor Skoglund closed the public comment period.

ACTION: Motion by Sander second by Budge and carried by a 5:0 vote Council tabled Item 11.3 to a date not yet determined in the future.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** 2009 Legislative Priorities

Recommendation: That Council:

- a) Provide direction to staff for FY 2010 appropriations requests, and a platform for discussion with legislators during the National League of Cities Congressional Conference, March 14-18, 2009; and

b) Receive update on City's Legislative Program and provide direction about the 2010 program.

Result of Recommended Action: Submission of at least two requests for federal funding for projects consistent with the Council's and community's priorities, and provide topics for discussions that the Mayor and Council Members will hold with congressional representatives with recommended changes and actions for the City's legislative program.

Staff Report: Stephanie Snyder and Alexandra Miller, City Manager's Office; Troy Holt, Public Works Department

Advances Goals: 1 through 13

GROWING STRONG NEIGHBORHOODS

Mayor Skoglund opened the public comment period. There were no speakers. Mayor Skoglund closed the public comment period.

ACTION 1: Motion by Cooley second by Budge and carried by a 5:0 vote Council received update on City's Legislative Program and approved 2010 program.

ACTION 2: By consensus, Council will send a letter of thanks from Mayor Skoglund to Sen. Steinberg on his contribution to the Hwy 50 Corridor and Regional Transit.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

14. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the League of California Cities meeting at the City of Corning and introduced the following staff to report on department updates:

City Attorney Adam Lindgren reported on the following City Attorney's Office Updates:

- Role of the City Attorney
- City Attorney's Approach
- City Attorney's Team
- City Attorney's Hours at City Hall
- City Attorney Accomplishments

City Clerk Mindy Cuppy reported on the following City Clerk Department Updates:

- Role of the City Clerk
- City Clerk Team
- City Clerk Accomplishments
- City Clerk Goals for 2009

Administrative Secretary Aimee Kellerman discussed the following points:

- Records Management
- Historical Assets Cataloging and Storage
- Contracts Coordination

Deputy City Clerk Brenda Lehr discussed the following points:

- Agenda Process
- Website Maintenance
- 2009 Council Meeting and Conference Calendar
- Professional Accomplishments

Customer Service Specialist Kim Oliver discussed the following points:

- Passport Services
- Proclamations and Certificates of Recognition
- New Role: Customer Service Ambassador
- Meeting Logistics Coordinator

City Clerk Mindy Cuppy discussed the following points:

- Staff Development, Coaching, Goal Setting, Objectives, Performance Measures
- City Council Support
- Community Outreach, Public Relations
- Council Meeting Follow-up and Tracking of Request for Future Agenda Items
- Budget Development and Tracking
- Internal Training Development
- Elections Official

15. ADJOURNMENT

Mayor Skoglund adjourned the regular meeting at 8:09 p.m.

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 2-2009

**AN ORDINANCE OF THE CITY COUNCIL AMENDING SECTION 5.50.108 OF
ARTICLE II OF CHAPTER 5.50 AND ADDING ARTICLE Vd TO CHAPTER 5.50 OF
THE RANCHO CORDOVA MUNICIPAL CODE RELATING TO THE DIGITAL
INFRASTRUCTURE AND VIDEO COMPETITION ACT OF 2006**

WHEREAS, the City of Rancho Cordova ("City") is a member of the Sacramento Metropolitan Cable Television Commission, a joint powers agency ("SMCTC"); and

WHEREAS, SMCTC represents seven member jurisdictions: the County of Sacramento, the City of Sacramento, the City of Citrus Heights, the City of Elk Grove, the City of Rancho Cordova, the City of Folsom, and the City of Galt; and

WHEREAS, local entities within the state of California have traditionally had the authority to regulate, in accordance with federal, state, and local law, certain aspects of the provision of video services, including the authority to award franchises within the boundaries of those local entities; and

WHEREAS, SMCTC has entered into local franchises for the provision of cable television services within the areas of its members; and

WHEREAS, such local franchises are currently held by Comcast, SureWest Televideo and STI; and

WHEREAS, the California State Legislature passed and the Governor signed the Digital Infrastructure and Video Competition Act of 2006 (also known as "AB 2987"), California Public Utilities Code Sections 5800 *et seq.* (the "Act"), effective January 1, 2007; and

WHEREAS, the Act substantially changed California law by establishing a statewide franchising procedure for video service providers to be administered by the California Public Utilities Commission ("CPUC"); and

WHEREAS, the Act establishes that the CPUC is the sole authority to award state franchises for the provision of video services, which preempts local franchising authority; and

WHEREAS, the Act establishes limited authority of local entities over state franchise holders; and

WHEREAS, AT&T has applied for and obtained a state franchise for video services, which includes all seven member jurisdictions as part of AT&T's service area under the state franchise; and

WHEREAS, SureWest Televideo has also applied for and obtained a state franchise for video services, which currently includes five of the member jurisdictions as part of SureWest Televideo's service area under the state franchise; and

WHEREAS, SMCTC and the City anticipate that other video service providers will also apply for state franchises to provide video services within the jurisdictions of the seven members of SMCTC; and

WHEREAS, the members of SMCTC have previously delegated to SMCTC the authority to administer and enforce local franchises within their jurisdictions; and

WHEREAS, the City desires to exercise the limited authority of local entities established by the Act and to delegate that authority to SMCTC to administer and enforce the Act on behalf of the City.

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

Section 1. Section 5.50.108 of Article II of Chapter 5.50 of Title 5 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

5.50.108 Purposes.

The purposes of the cable television commission shall be as follows:

A. To administer pursuant to the terms and conditions of the franchise documents, the initial CATV franchise and any franchise subsequently issued pursuant to the provisions of this Chapter;

B. To exercise any and all other powers conferred by the franchise documents;

C. To administer and enforce the Digital Infrastructure and Video Competition Act of 2006, California Public Utilities Code Sections 5800 et seq.

Section 2. Article Vd is hereby added to Chapter 5.50 of Title 5 of the Rancho Cordova Municipal Code to read as follows:

Article Vd. Local Administration and Enforcement of Provisions of the Digital Infrastructure and Video Competition Act of 2006

5.50.950 Purpose and Applicability; Definitions.

The purpose of this Article is to set forth regulations for the provision of video service by state franchise holders in accordance with the Digital Infrastructure and Video Competition Act, California Public Utilities Code Sections 5800 et seq. ("the Act"). This Article shall apply only to video service providers issued a state franchise to serve any area within the City by the California Public Utilities Commission pursuant to the Act.

For purposes of this Article, the terms used shall have the same definitions given those terms in the Act.

5.50.952 Delegation of Powers.

Except as otherwise expressly provided in any action of the City Council pursuant to its reserved powers under Section 5.50.042 of Chapter 5.50, all powers, rights, duties and obligations of the City pursuant to the provisions of the Act as it exists now or should hereafter be amended, is hereby delegated to and conferred upon the Board of Directors of the Sacramento Metropolitan Cable Television Commission ("SMCTC") as to any video service

provider included within the scope of the Act, including, without limitation, the Act's provisions for customer service regulation and enforcement, establishment of the percent of franchise fees, provision of public, educational and governmental access ("PEG") channels, PEG program carriage and PEG channel facilities fees and enforcement of the Act.

5.50.954 Implementation Actions.

Consistent with the delegation of powers provided in Section 5.50.952 of Chapter 5.50 and without limiting this delegation of powers, the following implementation actions provided for under the Act are hereby confirmed, ratified and delegated to the SMCTC:

A. Franchise Fee. All state franchise holders shall remit to the SMCTC a franchise fee in the amount of five percent (5%) of the gross revenues of the state franchise holder in compliance with California Public Utilities Code Sections 5840(q) and 5860.

B. PEG Channels.

1. All state franchise holders shall provide capacity for seven PEG channels in accordance with California Public Utilities Code Section 5870.

2. All state franchise holders shall comply with the provisions of the Act related to PEG channels, including the following requirements of California Public Utilities Code Section 5870:

a. The PEG channels shall all be carried on the basic service tier.

b. To the extent feasible, the PEG channels shall not be separated numerically from other channels carried on the basic service tier and the channel numbers for the PEG channels shall be the same channel numbers used by the incumbent cable operator, unless prohibited by federal law.

c. After the initial designation of PEG channel numbers, the channel numbers shall not be changed without the agreement of the City, unless the change is required by federal law.

d. The PEG access capacity provided shall be of similar quality and functionality to that offered by commercial channels on the lowest cost tier of service, unless the signal is provided to the state franchise holder at a lower quality or with less functionality.

3. A state franchise holder shall have three (3) months from the date SMCTC requests the PEG channels to designate the capacity. However, the three-month period shall be tolled by any period during which the designation or provision of PEG channel capacity is technically infeasible, including any failure or delay of the incumbent cable operator to make adequate interconnection available as required by the Act. Any state franchise holder who believes that the designation or provision of PEG channel capacity is technically infeasible, shall provide to SMCTC, in writing, its reasons therefore and its plan for correcting or solving the infeasibility. SMCTC may hold a hearing on the claim of infeasibility to provide the PEG channel capacity on the state franchise holder's network.

C. PEG Channel Facilities Fee.

1. All state franchise holders shall remit to the SMCTC a fee to support PEG channel facilities and equipment in an amount of up to three percent (3%) of gross revenues ("PEG Fee") in the manner and at the time SMCTC determines. Use of the PEG Fee shall be consistent with applicable state and federal law. Any PEG Fee required to be collected may be shown as a separate line item on the regular bill of each subscriber.

2. Any state franchise holder that believes that it is exempt from said PEG Fee or subject to a different or lower fee may file a written request with the SMCTC for a determination of exemption from or reduction of the PEG Fee. Said requests shall be filed within thirty (30) days of the effective date of the PEG Fee or within thirty (30) days of the date

the state franchise holder commences providing video services within the City, whichever occurs last. Said requests shall be heard by SMCTC.

a. Said requests may be based on state or federal law, or on the provisions of local franchises. For example, requests for reduction of the PEG Fee to be paid to the SMCTC may be based on monetary support or in-kind PEG channel support provided by the claimant, including support of PEG channel facilities and equipment and/or institutional network facilities.

5.50.956 Customer Service and Protection; Monetary Penalties.

A. All state franchise holders shall comply with the provisions of Section 637.5 of the California Penal Code and the privacy standards contained in Section 631 of the federal Cable TV Privacy Act of 1984, 47 U.S.C. Sections 551 et seq. All state franchise holders shall comply with the provisions of Sections 53055, 53055.1, 53055.2 and 53088.2 of the California Government Code, and any other customer service standards pertaining to the provision of video service established by federal law or regulation or adopted by subsequent enactment of the Act. The SMCTC and/or the City shall enforce, in the manner set forth in the Act, all customer service and consumer protection standards contained in Section 5900 of the California Public Utilities Code, including without limitation those standards set forth in Section 5900(c). SMCTC has been and hereby is authorized to impose penalties for any material breach of Section 5900 of the California Public Utilities Code, as set forth herein.

B. The maximum monetary penalties set forth in California Public Utilities Code Section 5900 are hereby adopted and enacted as the applicable schedule of penalties for material breaches of Section 5900 by a state franchise holder, as follows:

1. Five hundred dollars (\$500) per day for each material breach, not to exceed one thousand five hundred dollars (\$1,500) for each occurrence of a material breach. The SMCTC shall provide notice to the state franchise holder of the material breach pursuant to California Public Utilities Code Section 5900(e) prior to the imposition of the penalty.

2. For a second material breach of the same nature that occurs within twelve (12) months, and if the SMCTC has provided notice to the state franchise holder of the material breach pursuant to California Public Utilities Code Section 5900(e) and a penalty has been assessed, one thousand dollars (\$1,000) per day for each material breach, not to exceed three thousand dollars (\$3,000) for each occurrence of the material breach.

3. For a third or further material breach of the same nature that occurs within those same twelve (12) months, and if the SMCTC has provided notice to the state franchise holder of the material breach pursuant to California Public Utilities Code Section 5900(e) and a penalty has been assessed, two thousand five hundred dollars (\$2,500) per day for each material breach, not to exceed seven thousand five hundred dollars (\$7,500) for each occurrence of the material breach.

Section 3. Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. Effective Date.

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of February, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: February 2, 2009
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: TREASURER'S REPORT – December 31, 2008

RECOMMENDATION

This report is informational only. It is recommended that the report be received and filed.

RESULT OF RECOMMENDED ACTION

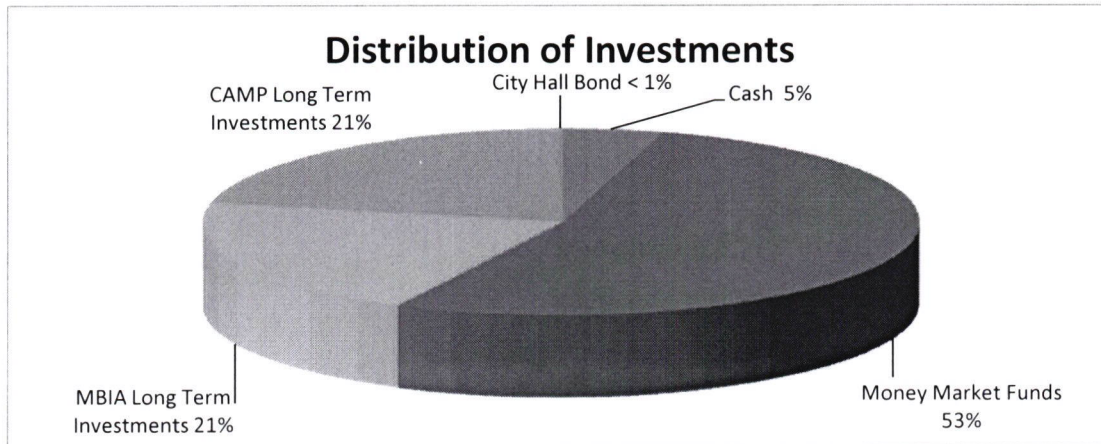
This report provides Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

Attached is the quarterly Treasurer's report for the period ending December 31, 2008. Treasurer's reports are provided to Council on a quarterly basis.

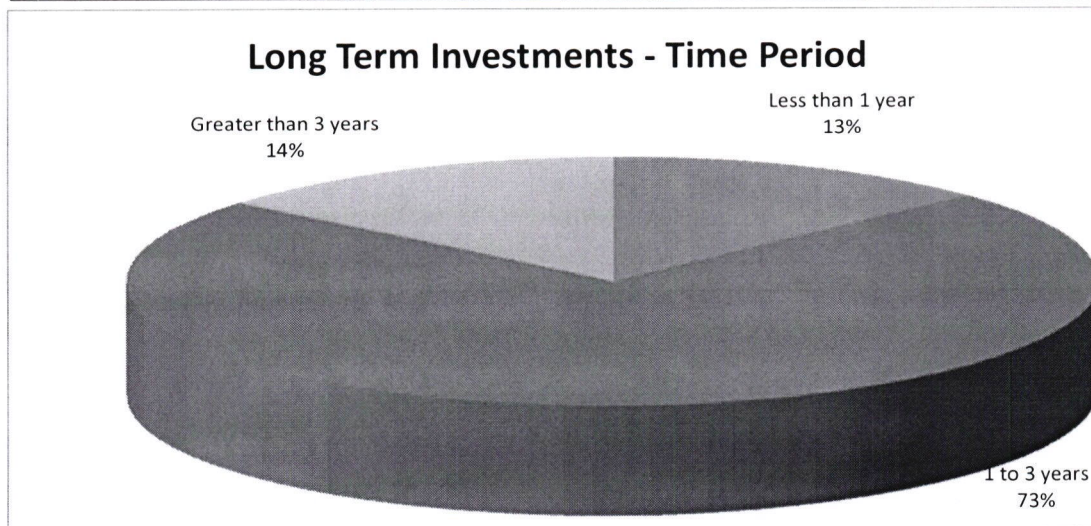
On September 30, 2008, the City's total portfolio was \$80.1 million. Since that time, the balances have increased by \$.4 million for an ending balance of \$83.5 million on December 31, 2008. Of that, the General Fund Cash and Investments balance was \$11.3 million. Cash and short-term investments decreased by \$4.2 million while long-term investments increased by \$4.6. The overall portfolio is well diversified with \$35 million invested in long-term investments. \$44 million is invested in short-term investments that are considered liquid (CAMP and LAIF). The remainder consists of \$4 million on deposit with our banks and \$5,716 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our Financial Advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs. On December 31st interest rates at LAIF and CAMP had fallen from their September 2008 amounts of 2.77% and 2.57%, to 2.54% and 1.75%, respectively.

Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in S & P rated AAA securities and U.S. Treasury Notes. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. It has been noted that there is approximately \$11 million invested in Freddie Mac and Fannie Mae. Our investment advisors have stated that these entities are even more secure than in the past as they now have the federal government insuring the investments.



Analysis of the long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 4,500,000	\$ 4,599,043	12.99%
1 to 3 years	24,790,000	25,869,060	73.07%
Greater than 3-years	4,580,000	4,937,262	13.94%
	<u>\$ 33,870,000</u>	<u>\$ 35,405,365</u>	100.00%



ATTACHMENT

Treasurer's Report for December 31, 2008

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
DECEMBER 31, 2008**

	Par Value	Current Value	Maturity Date
Cash and Cash Equivalents			
Wells Fargo Bank	3,533,443	3,533,443	n.a.
U.S. Bank Checking - old system	206,393	206,393	n.a.
Bank of Sacramento	66,304	66,304	
	<u>3,806,140</u>	<u>3,806,140</u>	
Money Market Funds			
Wells Fargo Adv Treasury Plus MMF (MBIA)	140,008	140,008	n.a.
Sub-total	<u>140,008</u>	<u>140,008</u>	
Money Market Funds			
Local Agency Investment Fund (LAIF)	18,614,357	18,614,357	n.a.
California Asset Management Program (CAMP)	25,546,766	25,546,766	n.a.
Sub-total	<u>44,161,123</u>	<u>44,161,123</u>	
Long-Term Investments - MBIA:			
U.S. Treasury Note	500,000	502,539	2/15/2009
U.S. Treasury Note	750,000	770,156	11/15/2009
U.S. Treasury Note	500,000	514,278	12/31/2009
Fannie Mae Note	750,000	749,380	5/1/2009
Federal Home Loan Note	500,000	511,274	6/19/2009
Farm Credit Note	500,000	509,928	7/17/2009
Federal Home Loan Note	750,000	773,777	9/11/2009
Federal Home Loan Note	500,000	520,303	12/11/2009
Fannie Mae Note	500,000	516,485	2/15/2010
Freddie Mac Note	1,000,000	1,002,619	5/12/2010
Federal Home Loan Note	500,000	531,252	6/11/2010
Freddie Mac Note	750,000	796,712	9/1/2010
Freddie Mac Note	750,000	761,550	10/8/2008
Federal Home Loan Note	750,000	800,625	12/10/2010
Farm Credit Note	1,000,000	1,044,622	1/18/2011
Farm Credit Note	500,000	537,365	2/18/2011
Fannie Mae Note	750,000	752,606	2/25/2011
Fannie Mae Note	750,000	811,261	4/15/2011
Freddie Mac Note	1,000,000	1,003,430	8/26/2011
Farm Credit Note	1,000,000	1,020,376	9/29/2011
Farm Credit Note	750,000	810,487	12/8/2011
Farm Credit Note	500,000	548,351	4/12/2012
Federal Home Loan Note	1,000,000	1,056,496	10/5/2012
Farm Credit Note	500,000	540,410	10/17/2012
Sub-total	<u>16,750,000</u>	<u>17,386,280</u>	

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
DECEMBER 31, 2008**

	Par Value	Current Value	Maturity Date
Long-Term Investments -CAMP:			
Fannie Mae Global Benchmark Notes	500,000	500,469	1/9/2009
Federal Home Loan Global Notes	500,000	510,156	6/11/2009
FFCB Notes	250,000	257,031	9/28/2009
U.S. Treasury Note	500,000	512,051	10/15/2009
U.S. Treasury Note	500,000	518,145	11/15/2009
Federal Home Loan Global Notes	500,000	514,219	11/30/2009
Federal Home Loan Tap Notes	500,000	521,300	3/12/2010
State of California 2008 Taxal	670,000	677,678	4/1/2010
Fannie Mae Global Benchmark Notes	500,000	519,531	5/15/2010
Federal Home Loan Global Notes	1,250,000	1,283,043	6/28/2010
Fannie Mae Global Benchmark Notes	500,000	525,938	8/15/2010
U.S. Treasury Note	600,000	640,711	10/15/2010
Federal Home Loan Global Notes	740,000	781,625	10/22/2010
FFCB Notes	1,030,000	1,078,925	12/6/2010
Fannie Mae Global Benchmark Notes	500,000	531,720	2/15/2011
Federal Home Loan Global Notes	1,000,000	1,005,047	4/1/2011
Fannie Mae Global Benchmark Notes	500,000	540,781	4/15/2011
U.S. Treasury Note	500,000	548,164	4/30/2011
FFCB Notes	750,000	766,758	4/21/2011
Federal Home Loan Notes	500,000	528,281	7/1/2011
Federal Home Loan Global Reference Notes	1,000,000	1,096,563	7/18/2011
Fannie Mae Global Benchmark Notes	750,000	819,375	10/15/2011
U.S. Treasury Note	500,000	549,571	8/31/2011
Federal Home Loan Global Reference Notes	925,000	1,033,977	1/15/2012
Fannie Mae Global Notes	500,000	544,531	5/18/2012
FFCB Notes	350,000	388,281	8/1/2012
Fannie Mae Global Notes	800,000	819,500	12/11/2013
	<u>17,115,000</u>	<u>18,013,369</u>	
Long-Term Investments - Brandis Tallman LLC			
City Hall COP Bond	5,000	5,716	2/1/2035
Total Portfolio	<u>\$ 81,977,271</u>	<u>\$ 83,512,636</u>	

All data is per December 2008 statements of account

The portfolio is in compliance with the current Investment Portfolio of the City of Rancho Cordova

Based on the value and liquidity of the portfolio, the City of Rancho Cordova is able to meet it's expenditure requirements for the next six months

MEMORANDUM



DATE: February 2, 2009

TO: Honorable Mayor and Council Members

FROM: Shannan Loveless, Planning Department

**SUBJECT: STONECREEK INDUSTRIAL PARK – TENTATIVE SUBDIVISION MAP
AMENDMENT AND DESIGN REVIEW**

OWNER / APPLICANT:	ARCHITECT:
David MacMillan MacMillan Partners, Inc. 151 Ashridge Court Granite Bay, CA 95746	Vitae Architecture Brendan Koon 640 2 nd Street, 2 nd Floor San Francisco, CA 94107

PROJECT:	Stonecreek Industrial Park – Project No. RC-08-344 – Tentative Subdivision Map Amendment and Design Review
FILE:	RC-08-344
LOCATION:	Southeast corner of Zinfandel Drive and Baroque Drive
APN:	072-2860-002
PLANNER:	Shannan Loveless, Associate Planner

REQUEST

The applicant is requesting an amendment to the original Tentative Subdivision Map approved in April 2006. The current application divides the parcel into 10 lots to accommodate 10 industrial buildings. Unlike the original application, the current application also includes project specific Design Review Guidelines for the site and buildings.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommends the City Council determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt Resolution No. 9-2009, approving the Stonecreek Industrial Park Amended Tentative Subdivision Map and Design Review package (**Exhibit A**) with color elevations (**Exhibit B**) and Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**).

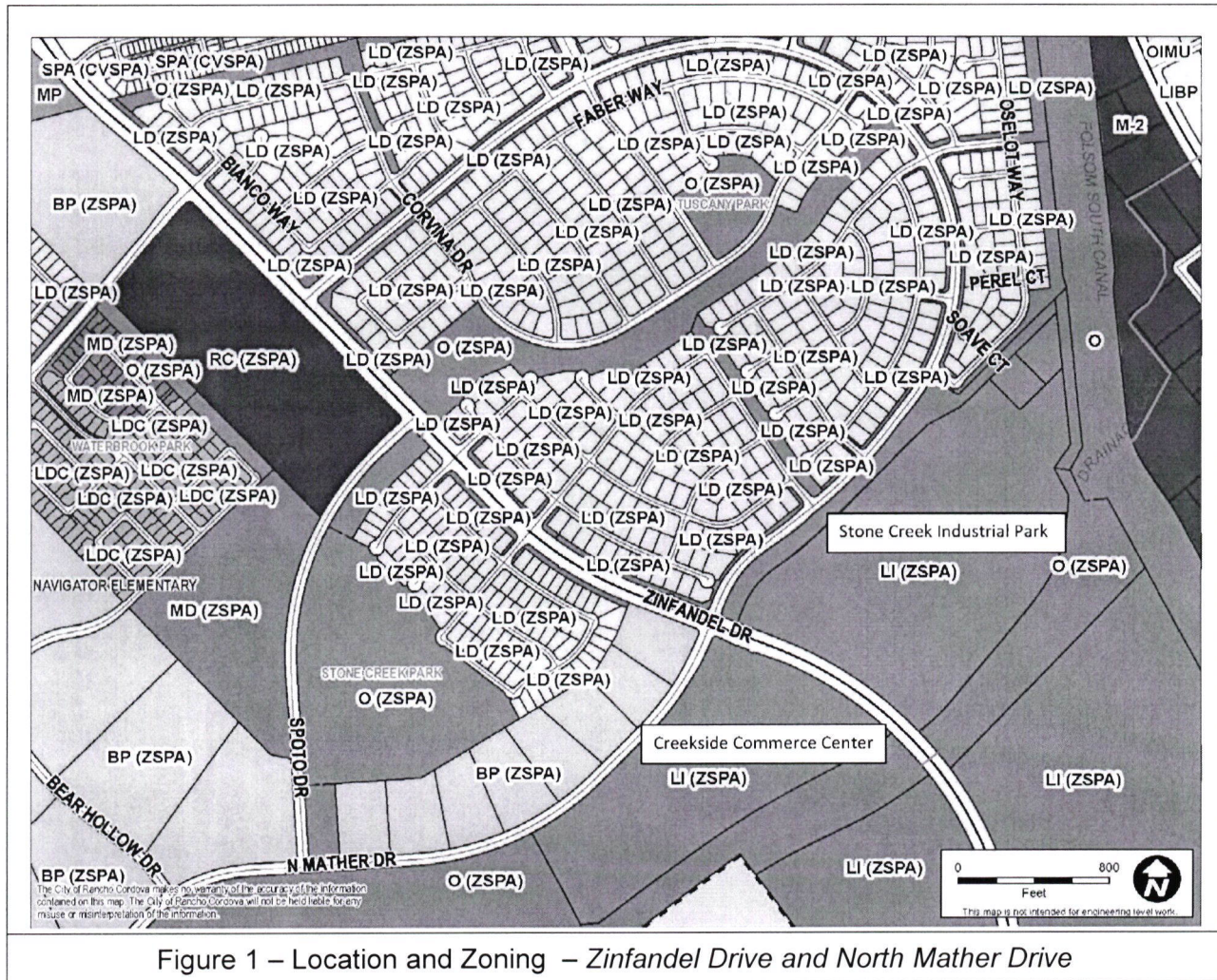
RESULT OF RECOMMENDATION

Adoption of this resolution will approve the planning entitlements necessary to develop a 40 acre light industrial complex with 10 single-story buildings and related site

AGENDA ITEM 9.1

LOCATION

The proposed project is located at the southwest corner of Zinfandel Drive and North Mather Boulevard, as depicted in Figure 1.



Land Use Relationships with Adjacent Properties

	<u>General Plan Land Use Designation</u>	<u>Zoning and Community Plan Designations</u>	<u>Existing Land Use</u>
Subject Property	LI	LI (ZSPA)	Vacant Lot
North	OMU	BP (ZSPA)	Vacant Lot
East	LI	LI (ZSPA)	Vacant Lot / Proposed Industrial Park
South	OS	O (ZSPA)	Trail / Drainage Canal
West	OS	O (ZSPA)	Open Space

ANALYSIS

The applicant is requesting an amendment to a previously approved small industrial park. The originally approved project included a TSM that divided the 28.0 acre parcel into 16 parcels and a Design Review for 16 industrial buildings. The current application amends the plan to divide the 28.0 acre parcel into only 8 parcels with 7 industrial buildings.

The views from North Mather Drive and Zinfandel Drive will not change from what was previously approved. The omitted buildings did not have direct street frontage. Instead, this area may be utilized as yard storage for the 7 buildings to remain on the site. Figure 2 grossly highlights the buildings to remain (in blue) and those to be removed from the originally approved TSM (crosshatched in red). See **Exhibit A** of the attached resolution for the TSM as proposed.

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

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.

Note this project will not be subject to the Stonecreek Industrial Park Design Guidelines that have been drafted for the adjacent project. Any further amendments to this project will be subject to the traditional process and reviewed for compliance with the documents cited above.

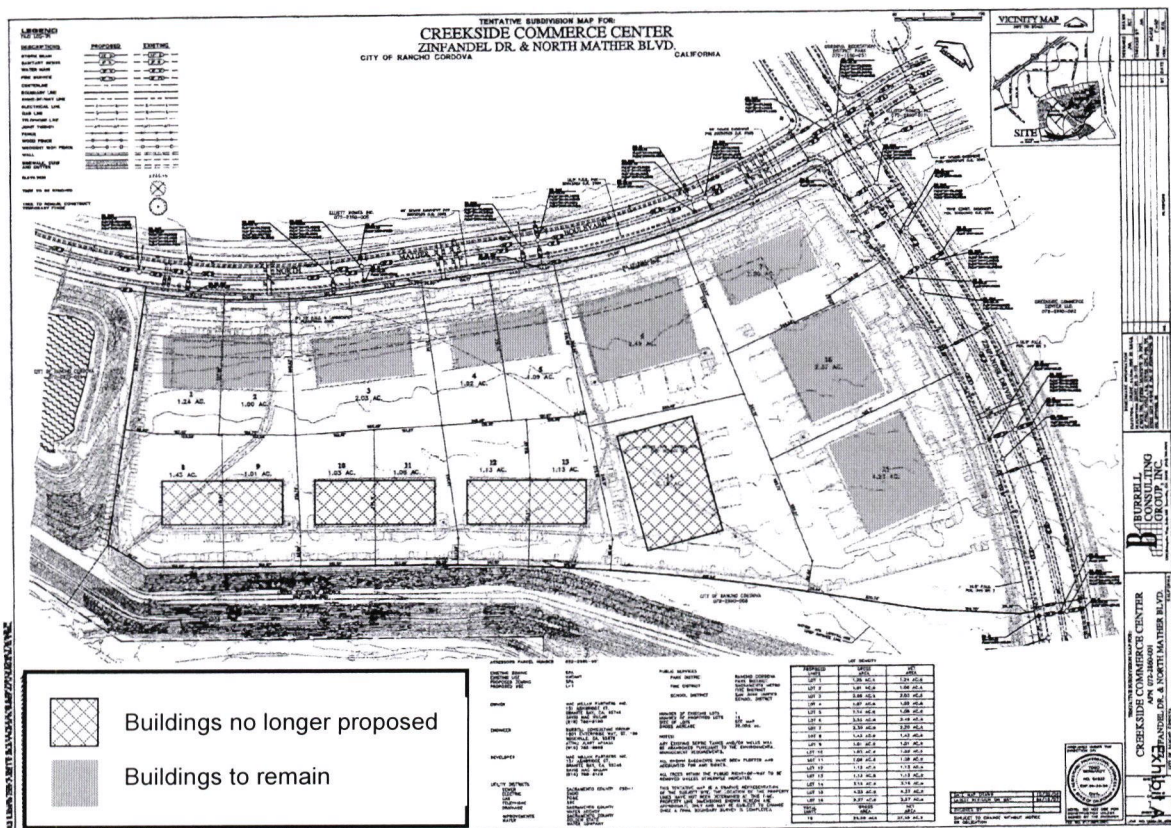


Figure 2 – Original TSM (Approved May 21, 2007)

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. The necessary findings and supporting analysis to approve the project have been provided in Resolution No. 10-2009 (**Attachment 1**).

CONCLUSION

The proposed amendment is generally consistent with the originally approved project. The removal of buildings from the site does not detract from the quality of design or the aesthetic presented to the main public streets. The TSM and Design Review are consistent with all applicable planning documents, and staff recommends approval of the amendment.

RECOMMENDED MOTION

Move the City Council determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt Resolution No. 10-2009 approving the Creekside Commerce Center Amended Tentative Subdivision Map and Amended Design Review package (**Exhibit A**) with color elevations (**Exhibit B**), subject to the Conditions of Approval (**Exhibit C**).

ATTACHMENTS

1. Resolution No. 10-2009 including Amended Tentative Subdivision Map and Amended Design Review package (**Exhibit A**) with color elevations (**Exhibit B**), subject to the Conditions of Approval (**Exhibit C**).
2. 500' Radius Map and Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. 10-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION AMENDEMENT AND DESIGN REVIEW
AMENDMENT FOR CREEKSIDE COMMERCE CENTER
PROJECT # RC-08-335**

WHEREAS, MacMillan Partners, Inc., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map Amendment and Design Review Amendment for 7 industrial buildings on 8 lots, located at the southwest corner of Zinfandel Drive and North Mather Boulevard (APN: 072-2860-001); and

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

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing 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.

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 B**), Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**), based on the following findings:

A. Subdivision Map Act

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) Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed map is consistent with the General Plan designation.

- 2) Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.

- 3) Finding: That the site is not physically suitable for the type of development.

Evidence: 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) Finding: That the site is not physically suitable for the proposed density of development.

Evidence: The site is physically suitable for the proposed density of development.

- 5) Finding: 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.

Evidence: 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) Finding: That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: 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) Finding: 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: 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

All discretionary 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) Finding: High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

Evidence: 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) Finding: Building designs that maintain human scale and interest.

Evidence: 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 provide small comfortable "outdoor rooms" on the site for employees breaks, customer waiting areas and building entrance plazas.

- 3) Finding: 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.

Evidence: 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) Finding: Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.

Evidence: 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) Finding: Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.

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

- 6) Finding: Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: 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.

C. Zinfandel Special Planning Area

The subject property is within the Villages of Zinfandel Special Planning Area (SPA) and must meet the Design Review provisions contained in the SPA. This project is consistent with those standards as follows:

1) Site Planning – Findings:

- 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.

Evidence: 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) Signs – Finding:

- 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.

Evidence: The sign program has not changed from the original project approval and still meets the requirements of the zoning code and is designed to integrate in with the architecture of the site.

3) Architecture – Findings:

- 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.

Evidence: 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.

4) Landscaping – Finding:

- 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 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 the 2nd of February, 2009.

AYES:

NOES:

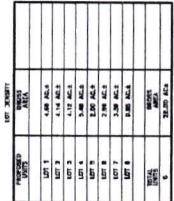
ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk



CREEKSIDE
COMMERCE
CENTERZINFANDEL DRIVE AND
NORTH MATHER BLVD.

ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD
RANCHO CORDOVA, CA

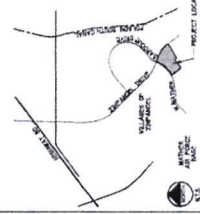
Estudio	País	Sexo	Idade	Amostra	Medida
Wong et al.	USA	Masculino	18-24	100	0,00
Wong et al.	USA	Feminino	18-24	100	0,00
Wong et al.	USA	Masculino	25-34	100	0,00
Wong et al.	USA	Feminino	25-34	100	0,00
Wong et al.	USA	Masculino	35-44	100	0,00
Wong et al.	USA	Feminino	35-44	100	0,00
Wong et al.	USA	Masculino	45-54	100	0,00
Wong et al.	USA	Feminino	45-54	100	0,00
Wong et al.	USA	Masculino	55-64	100	0,00
Wong et al.	USA	Feminino	55-64	100	0,00
Wong et al.	USA	Masculino	65-74	100	0,00
Wong et al.	USA	Feminino	65-74	100	0,00
Wong et al.	USA	Masculino	75-84	100	0,00
Wong et al.	USA	Feminino	75-84	100	0,00
Wong et al.	USA	Masculino	85-94	100	0,00
Wong et al.	USA	Feminino	85-94	100	0,00
Wong et al.	USA	Masculino	95-104	100	0,00
Wong et al.	USA	Feminino	95-104	100	0,00
Wong et al.	USA	Masculino	105-114	100	0,00
Wong et al.	USA	Feminino	105-114	100	0,00
Wong et al.	USA	Masculino	115-124	100	0,00
Wong et al.	USA	Feminino	115-124	100	0,00
Wong et al.	USA	Masculino	125-134	100	0,00
Wong et al.	USA	Feminino	125-134	100	0,00
Wong et al.	USA	Masculino	135-144	100	0,00
Wong et al.	USA	Feminino	135-144	100	0,00
Wong et al.	USA	Masculino	145-154	100	0,00
Wong et al.	USA	Feminino	145-154	100	0,00
Wong et al.	USA	Masculino	155-164	100	0,00
Wong et al.	USA	Feminino	155-164	100	0,00
Wong et al.	USA	Masculino	165-174	100	0,00
Wong et al.	USA	Feminino	165-174	100	0,00
Wong et al.	USA	Masculino	175-184	100	0,00
Wong et al.	USA	Feminino	175-184	100	0,00
Wong et al.	USA	Masculino	185-194	100	0,00
Wong et al.	USA	Feminino	185-194	100	0,00
Wong et al.	USA	Masculino	195-204	100	0,00
Wong et al.	USA	Feminino	195-204	100	0,00
Wong et al.	USA	Masculino	205-214	100	0,00
Wong et al.	USA	Feminino	205-214	100	0,00
Wong et al.	USA	Masculino	215-224	100	0,00
Wong et al.	USA	Feminino	215-224	100	0,00
Wong et al.	USA	Masculino	225-234	100	0,00
Wong et al.	USA	Feminino	225-234	100	0,00
Wong et al.	USA	Masculino	235-244	100	0,00
Wong et al.	USA	Feminino	235-244	100	0,00
Wong et al.	USA	Masculino	245-254	100	0,00
Wong et al.	USA	Feminino	245-254	100	0,00
Wong et al.	USA	Masculino	255-264	100	0,00
Wong et al.	USA	Feminino	255-264	100	0,00
Wong et al.	USA	Masculino	265-274	100	0,00
Wong et al.	USA	Feminino	265-274	100	0,00
Wong et al.	USA	Masculino	275-284	100	0,00
Wong et al.	USA	Feminino	275-284	100	0,00
Wong et al.	USA	Masculino	285-294	100	0,00
Wong et al.	USA	Feminino	285-294	100	0,00
Wong et al.	USA	Masculino	295-304	100	0,00
Wong et al.	USA	Feminino	295-304	100	0,00
Wong et al.	USA	Masculino	305-314	100	0,00
Wong et al.	USA	Feminino	305-314	100	0,00
Wong et al.	USA	Masculino	315-324	100	0,00
Wong et al.	USA	Feminino	315-324	100	0,00
Wong et al.	USA	Masculino	325-334	100	0,00

VICINITY MAP

[illegible]

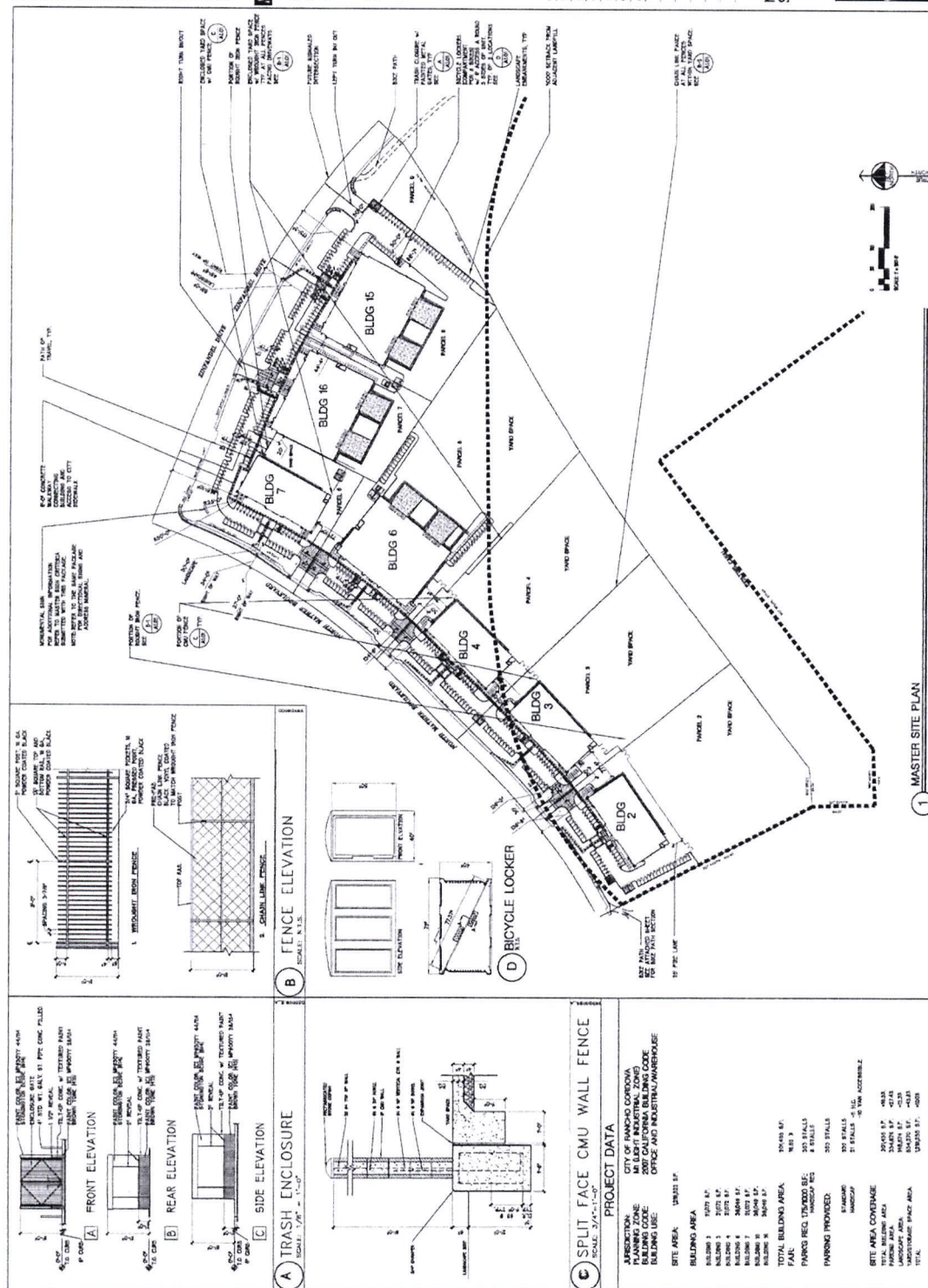
APPROVALS		TITLE SHEET	
APR	MASTER PLAN	ALM	
APR	BLDG 234 & 7 FLOOR PLAN	ALM	
APR	BLDG 234 & 7 ROOF PLAN	ALM	
APR	BLDG 234 & 7 FUTURE ELEVATIONS	ALM	
APR	BLDG 4 & 5 ROOF PLAN	ALM	
APR	BLDG 4 & 5 FUTURE ELEVATIONS	ALM	
APR	BLDG 16 FLOOR PLAN	ALM	
APR	BLDG 16 ROOF PLAN	ALM	
APR	BLDG 16 FUTURE ELEVATIONS	ALM	

CNA:
 1 OF 1 PRELIMINARY GRADING PLAN
 1 OF 1 TENTATIVE SUBDIVISION MAP
 LANDSCAPE:
 L1 PRELIMINARY LANDSCAPE PLAN
 L2 PRELIMINARY LANDSCAPE PLAN
 L3 PRELIMINARY LANDSCAPE PLAN
 ELECTRICAL:
 ES SITE PLAN - PHOTOGRAPHIC PRINT OUT



TITLE SHEET

A 0.01





Architectural Division, Inc.

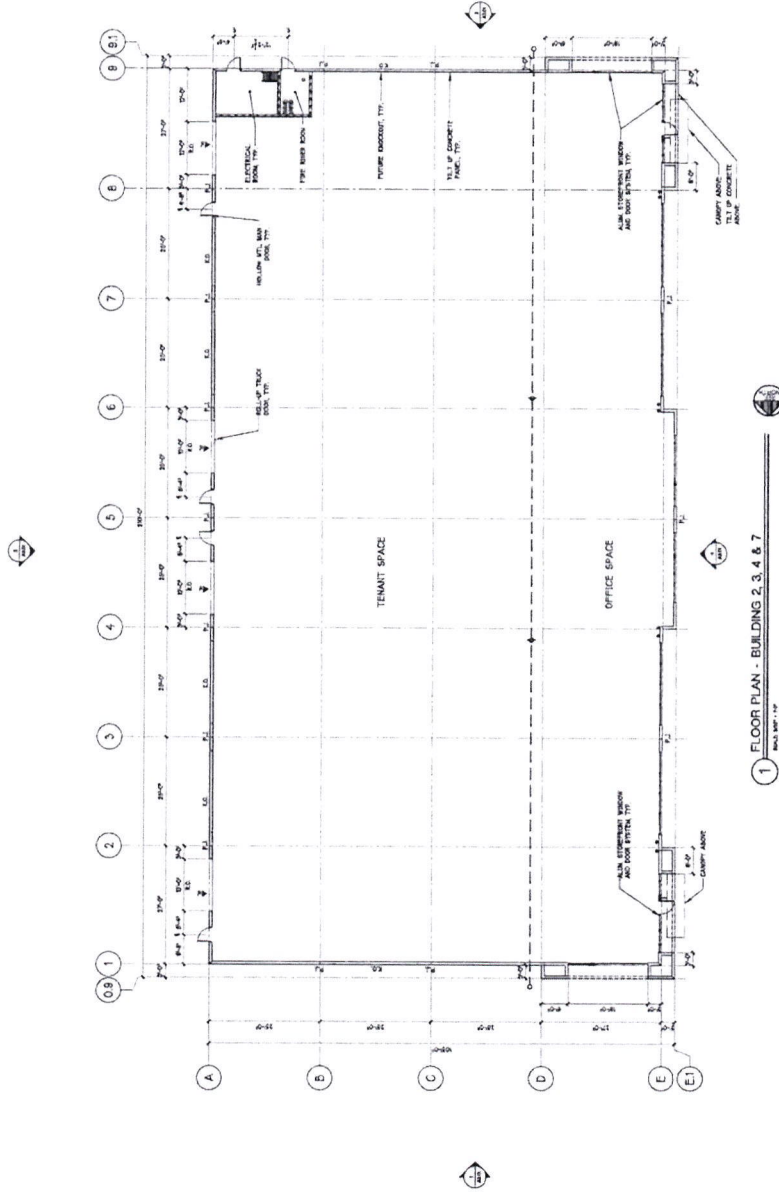
CREEKSIDE
COMMERCIAL
CENTER

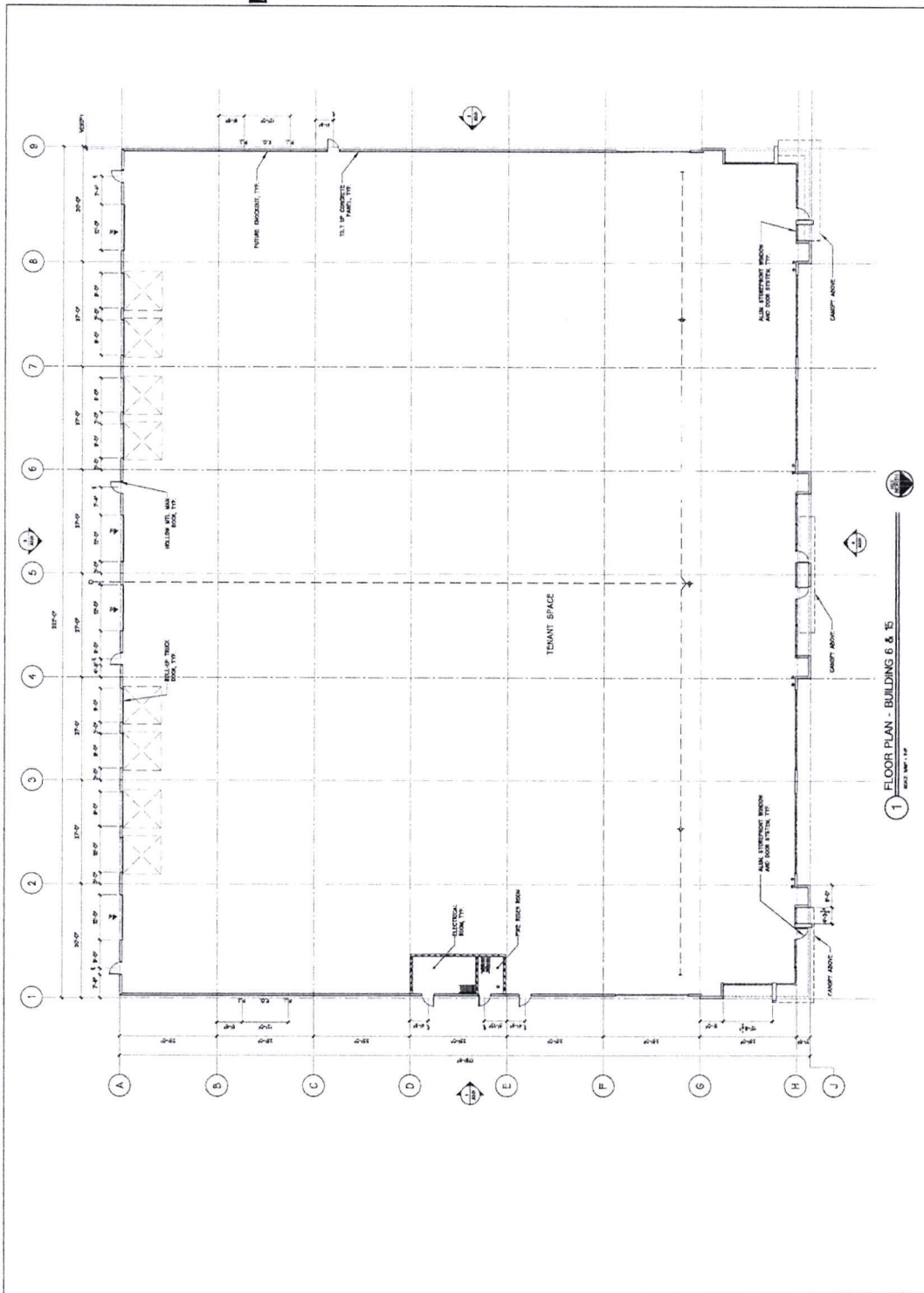
ZVANCE, DOW AND
KOSCH-ROBERTS R/O

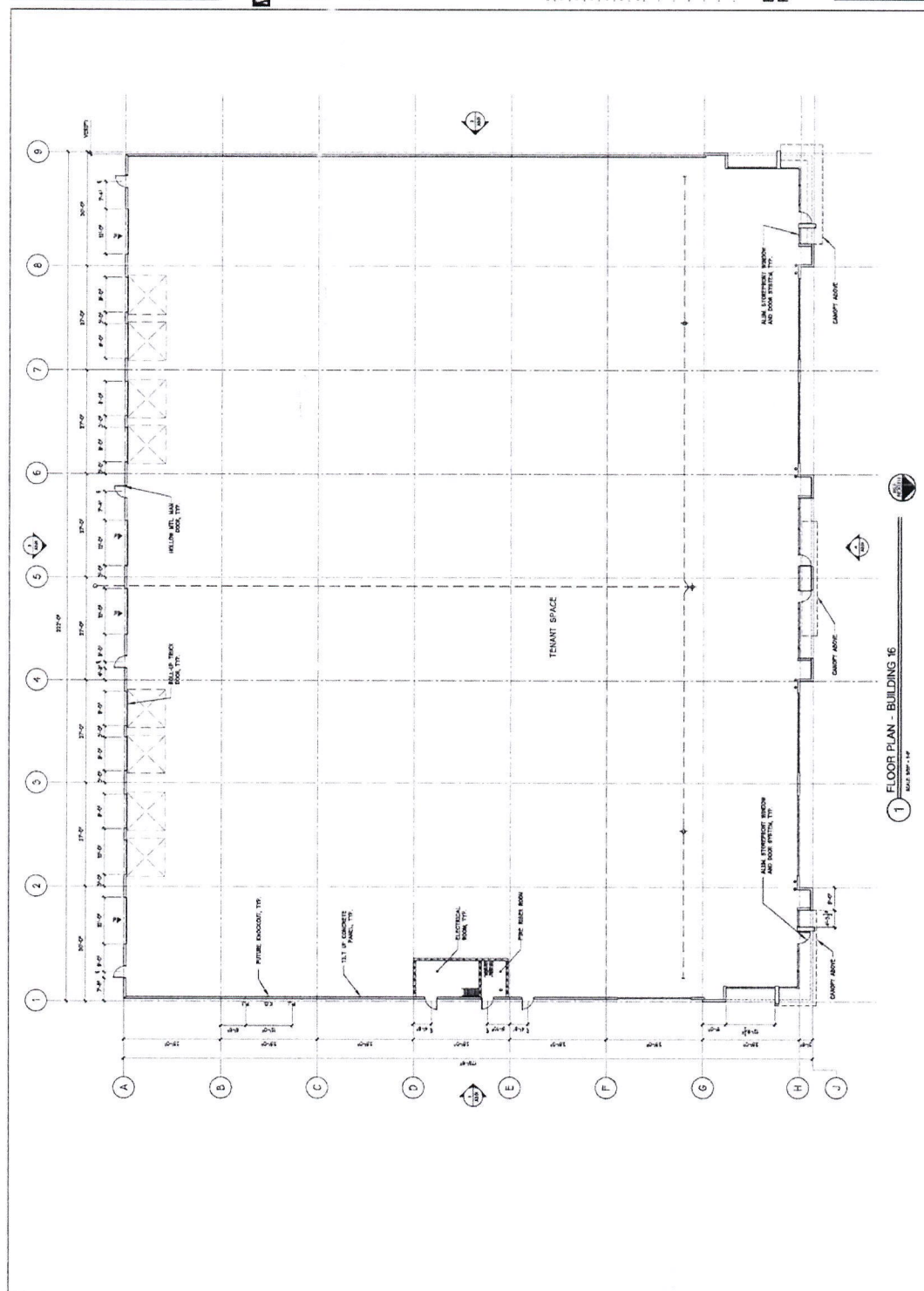
NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	

BUILDING 2, 3, 4 & 7
FLOOR PLAN

A 2.01









McMillan Partners, Inc.

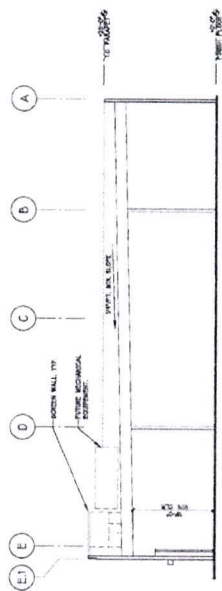
CREEKSIDE
COMMERCIAL
CENTER

DESIGNED BY
ARCHITECTS

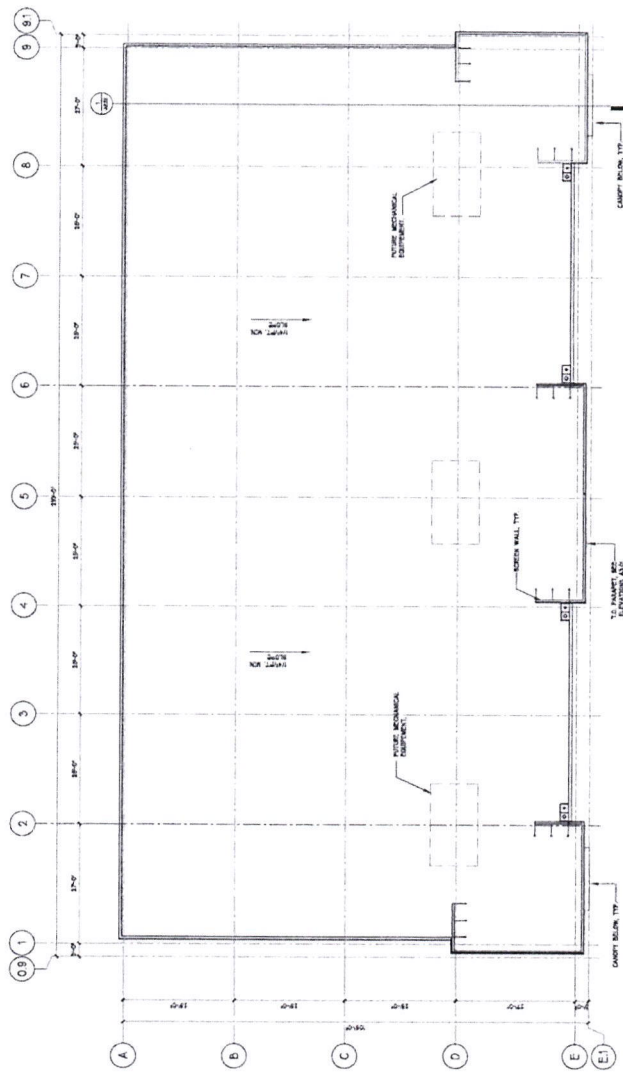
NO.	DATE	DESCRIPTION
1	10/10/00	PRELIMINARY
2	11/10/00	REVISED
3	12/10/00	REVISED
4	01/11/01	REVISED
5	02/11/01	REVISED
6	03/11/01	REVISED
7	04/11/01	REVISED
8	05/11/01	REVISED
9	06/11/01	REVISED
10	07/11/01	REVISED
11	08/11/01	REVISED
12	09/11/01	REVISED
13	10/11/01	REVISED
14	11/11/01	REVISED
15	12/11/01	REVISED
16	01/12/02	REVISED
17	02/12/02	REVISED
18	03/12/02	REVISED
19	04/12/02	REVISED
20	05/12/02	REVISED
21	06/12/02	REVISED
22	07/12/02	REVISED
23	08/12/02	REVISED
24	09/12/02	REVISED
25	10/12/02	REVISED
26	11/12/02	REVISED
27	12/12/02	REVISED
28	01/01/03	REVISED
29	02/01/03	REVISED
30	03/01/03	REVISED
31	04/01/03	REVISED
32	05/01/03	REVISED
33	06/01/03	REVISED
34	07/01/03	REVISED
35	08/01/03	REVISED
36	09/01/03	REVISED
37	10/01/03	REVISED
38	11/01/03	REVISED
39	12/01/03	REVISED
40	01/02/04	REVISED
41	02/02/04	REVISED
42	03/02/04	REVISED
43	04/02/04	REVISED
44	05/02/04	REVISED
45	06/02/04	REVISED
46	07/02/04	REVISED
47	08/02/04	REVISED
48	09/02/04	REVISED
49	10/02/04	REVISED
50	11/02/04	REVISED
51	12/02/04	REVISED
52	01/03/05	REVISED
53	02/03/05	REVISED
54	03/03/05	REVISED
55	04/03/05	REVISED
56	05/03/05	REVISED
57	06/03/05	REVISED
58	07/03/05	REVISED
59	08/03/05	REVISED
60	09/03/05	REVISED
61	10/03/05	REVISED
62	11/03/05	REVISED
63	12/03/05	REVISED
64	01/04/06	REVISED
65	02/04/06	REVISED
66	03/04/06	REVISED
67	04/04/06	REVISED
68	05/04/06	REVISED
69	06/04/06	REVISED
70	07/04/06	REVISED
71	08/04/06	REVISED
72	09/04/06	REVISED
73	10/04/06	REVISED
74	11/04/06	REVISED
75	12/04/06	REVISED
76	01/05/07	REVISED
77	02/05/07	REVISED
78	03/05/07	REVISED
79	04/05/07	REVISED
80	05/05/07	REVISED
81	06/05/07	REVISED
82	07/05/07	REVISED
83	08/05/07	REVISED
84	09/05/07	REVISED
85	10/05/07	REVISED
86	11/05/07	REVISED
87	12/05/07	REVISED
88	01/06/08	REVISED
89	02/06/08	REVISED
90	03/06/08	REVISED
91	04/06/08	REVISED
92	05/06/08	REVISED
93	06/06/08	REVISED
94	07/06/08	REVISED
95	08/06/08	REVISED
96	09/06/08	REVISED
97	10/06/08	REVISED
98	11/06/08	REVISED
99	12/06/08	REVISED
100	01/07/09	REVISED

BUILDING 2, 3, 4 & 7
ROOF PLAN
AND SECTION

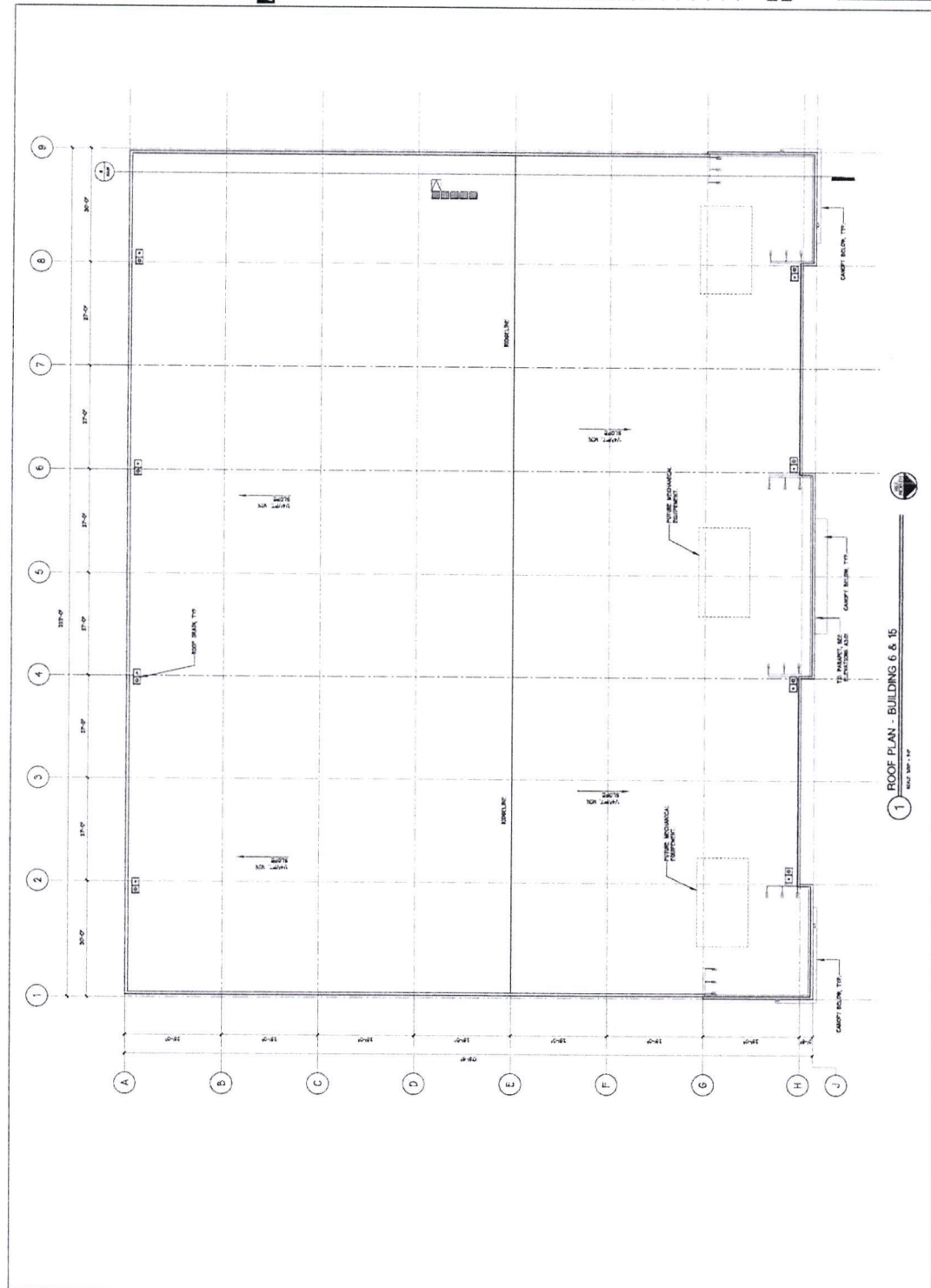
A 2.02

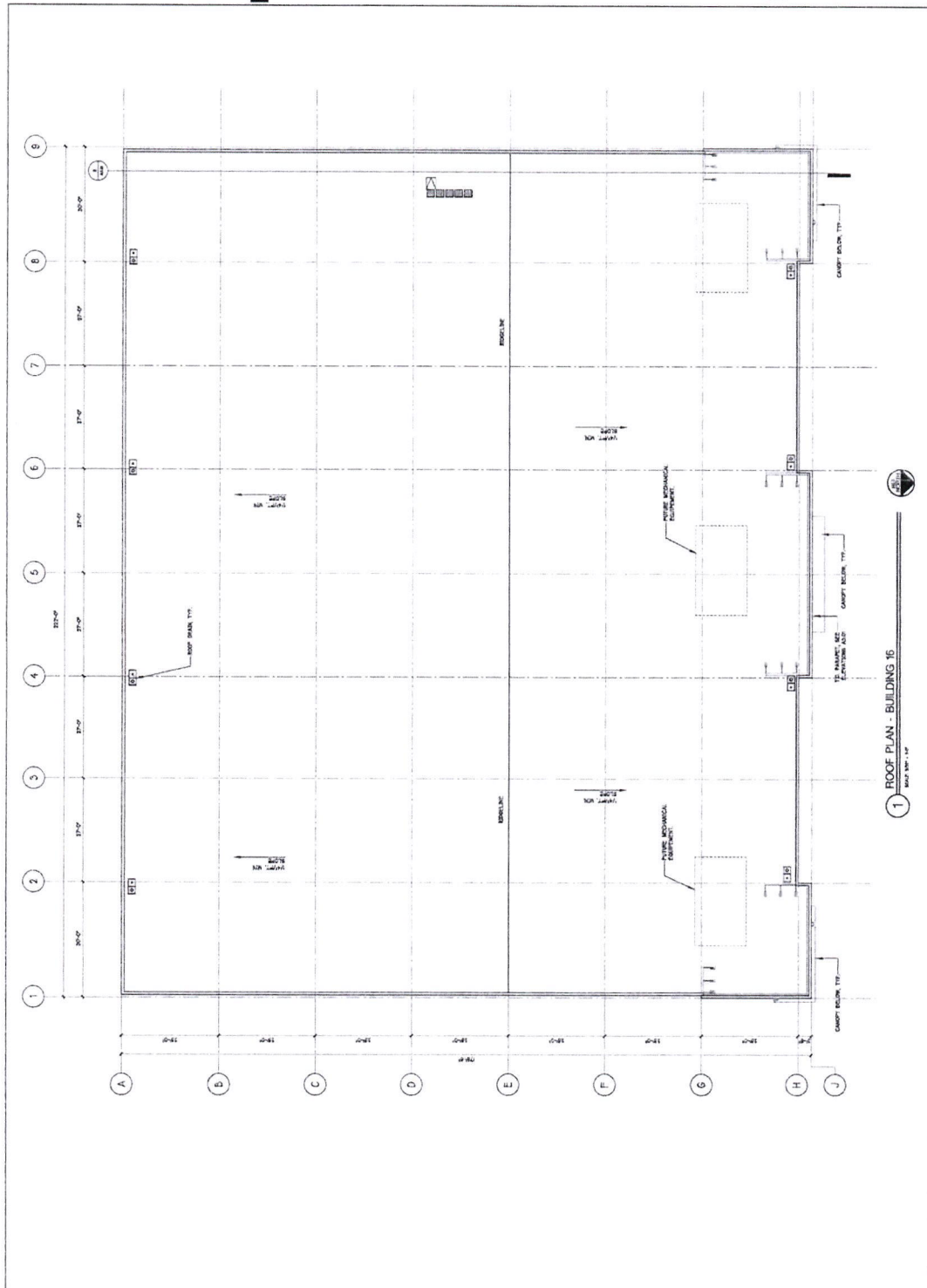


1 SECTION - BUILDING 2, 3, 4 & 7
Scale: 1/8" = 1'-0"



2 ROOF PLAN - BUILDING 2, 3, 4 & 7
Scale: 1/8" = 1'-0"







VIET
ARCHITECTS
P.C.

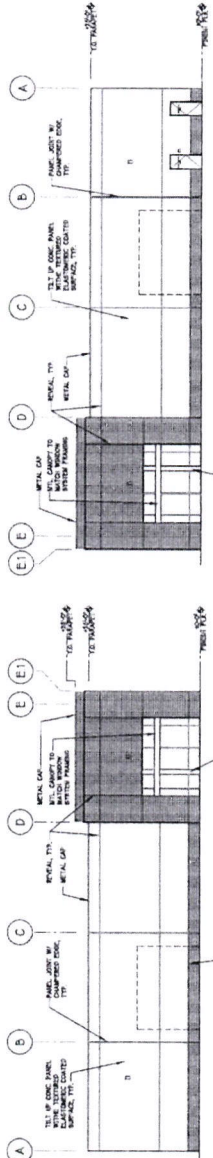
CRENSHAW
COMMERCIAL
CENTER

CRENSHAW
COMMERCIAL
CENTER

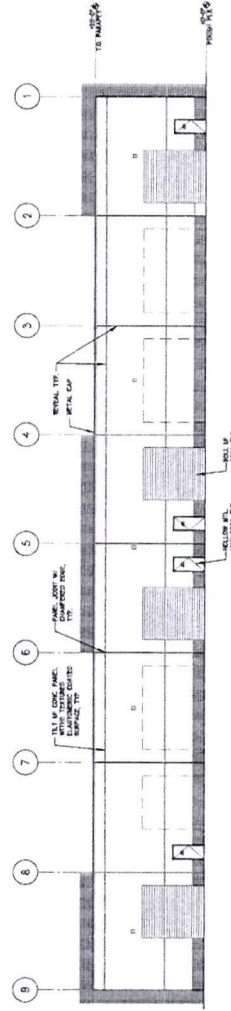
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

BUILDING 2, 3, 4 & 7
EXTERIOR
ELEVATIONS

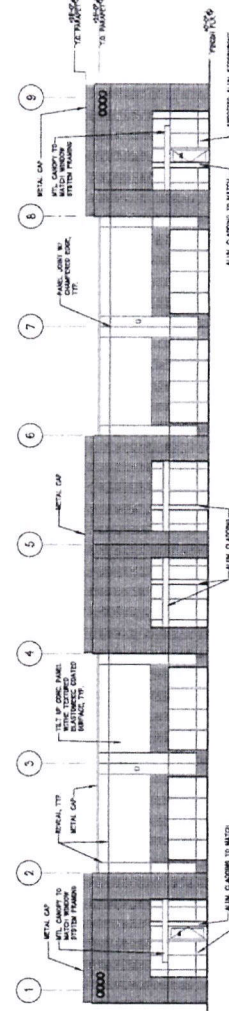
A 3.01



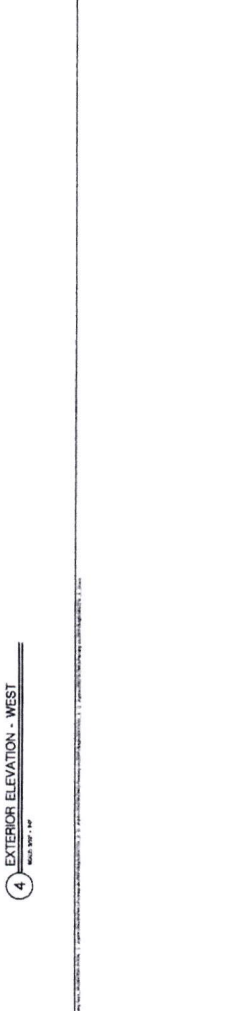
1 EXTERIOR ELEVATION - NORTH
Scale: 1/8\"/>



2 EXTERIOR ELEVATION - SOUTH
Scale: 1/8\"/>

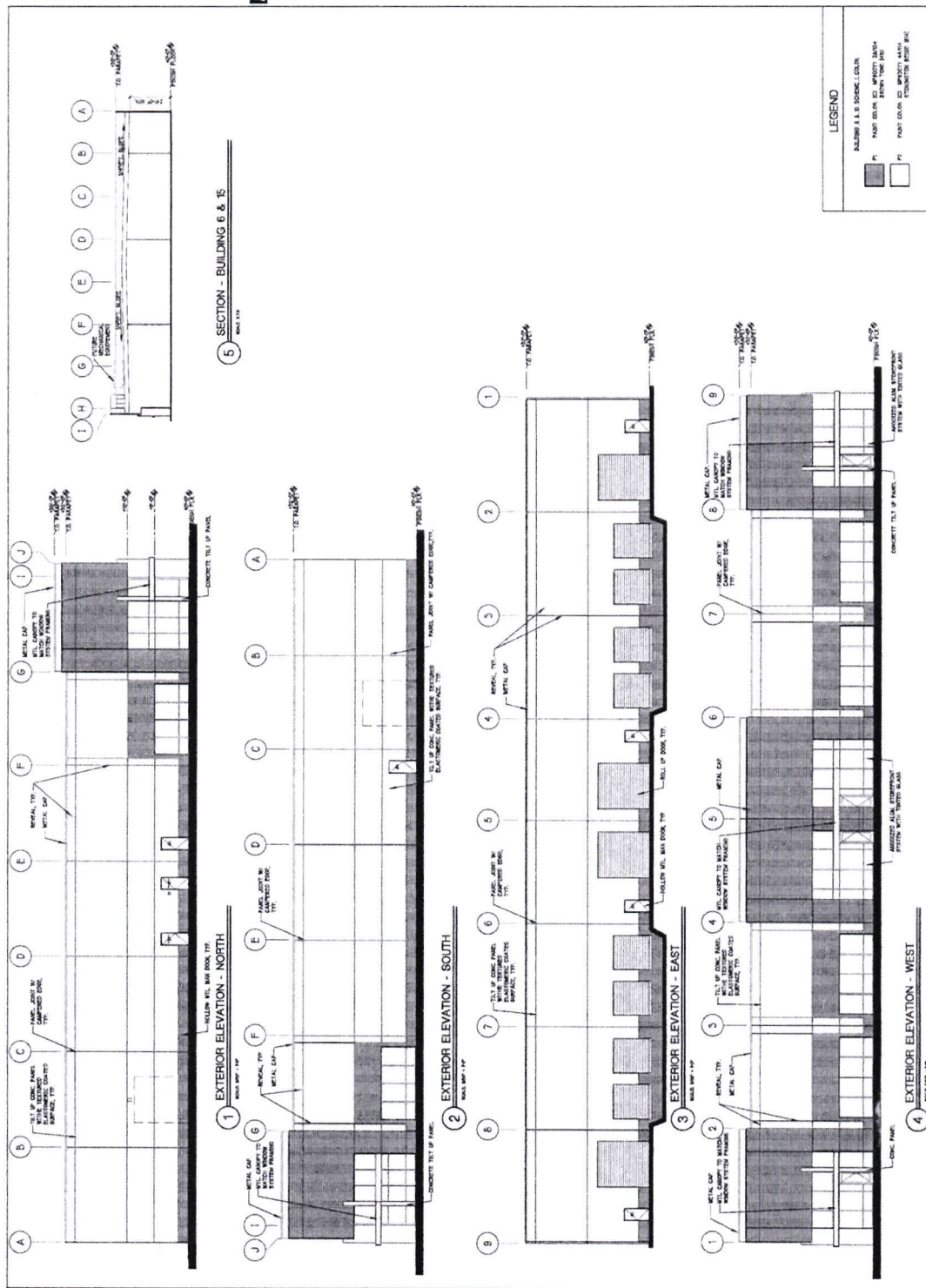


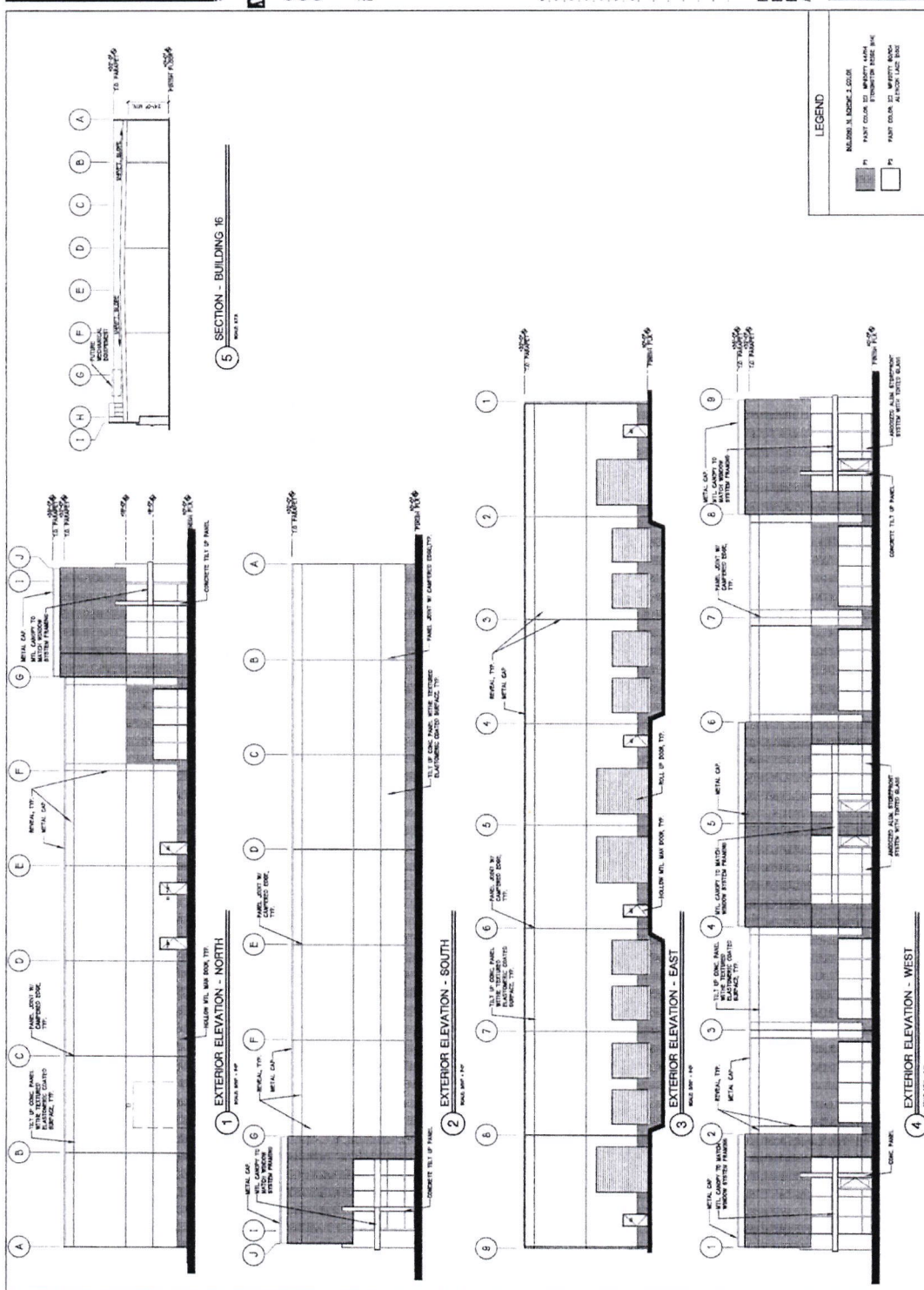
3 EXTERIOR ELEVATION - EAST
Scale: 1/8\"/>



4 EXTERIOR ELEVATION - WEST
Scale: 1/8\"/>

LEGEND	
PAVING & ROOFING COLOR	
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P1
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P2
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P3
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P4
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P5
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P6
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P7
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P8
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P9
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P10
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P11
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P12
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P13
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P14
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P15
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P16
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P17
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P18
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P19
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P20
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P21
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P22
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P23
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P24
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P25
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P26
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P27
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P28
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P29
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P30
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P31
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P32
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P33
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P34
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P35
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P36
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P37
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P38
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P39
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P40
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P41
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P42
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P43
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P44
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P45
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P46
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P47
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P48
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P49
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P50
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P51
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P52
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P53
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P54
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P55
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P56
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P57
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P58
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P59
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P60
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P61
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P62
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P63
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P64
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P65
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P66
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P67
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P68
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P69
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P70
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P71
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P72
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P73
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P74
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P75
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P76
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P77
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P78
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P79
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P80
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P81
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P82
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P83
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P84
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P85
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P86
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P87
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P88
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P89
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P90
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P91
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P92
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P93
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P94
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P95
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P96
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P97
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P98
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P99
PAINT COLOR 12 WHITE 100% SEMI GLOSS	P100



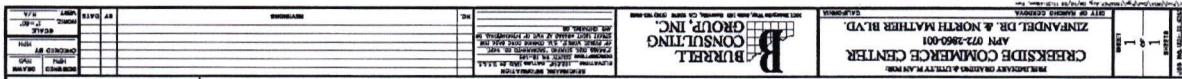


[illegible]

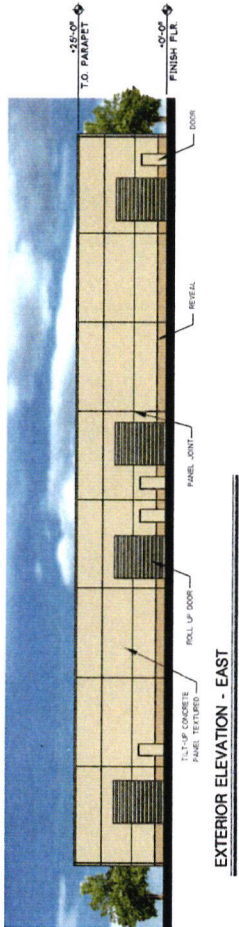
NOTES

2) THIS PRELIMINARY DRAINING PLAN IS SUBMITTAL ONLY, AND IS INTENDED TO IDENTIFY THE POTENTIAL GENERAL DRAINAGE CONCERNS AND THE NATURE OF THE PROPOSED DRAINAGE SYSTEM. THE PREPARED DRAINAGE PLAN MUST BE REVISED TO REFLECT THE FINAL DESIGN CONDITIONS TO BE USED TO FINAL DESIGN CONDITIONS.

3) A PROPOSED PAVED DRIVE AND ALLEYWAY SHALL BE SUBMITTED TO THE CITY OF MARIETTA FOR REVIEW AND APPROVAL.

[illegible]





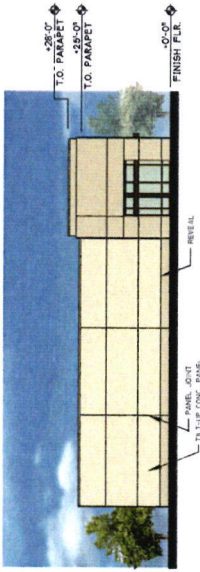
SCHEME #1

	PAINT COLOR: ICI MP#00YY 28/54 BROWN TONE (415)
	PAINT COLOR: ICI MP#00YY 44/11L STONINGTON BEIGE (614)

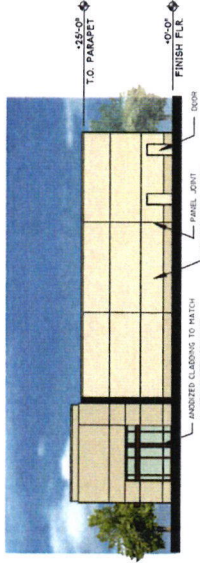
VITAE
ARCHITECTURE
PLANNING
INTERIORS

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA
BUILDING # 2 & 4 (SIMILAR)

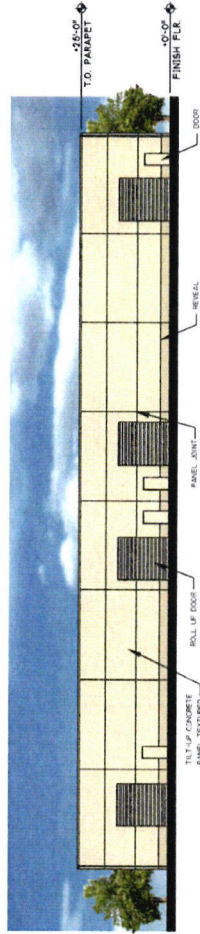
MAC MILLAN PARTNERS, INC.



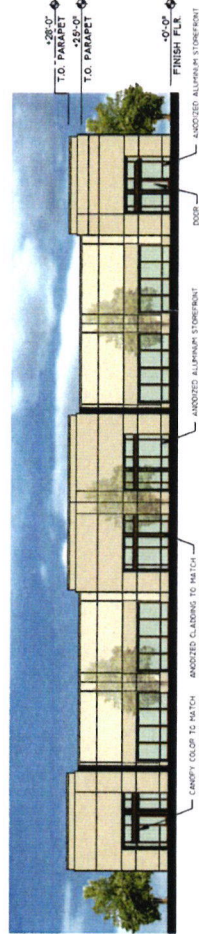
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #2

PAINT COLOR: ICI MP# 30YY 66/114 STONINGTON BEIGE (614)	PAINT COLOR: ICI MP# 20YY 60/104 ALENCON LACE (550)
--	--

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CALIFORNIA

MAC MILLAN PARTNERS, INC.

BUILDING # 3 & 7 (SIMILAR)

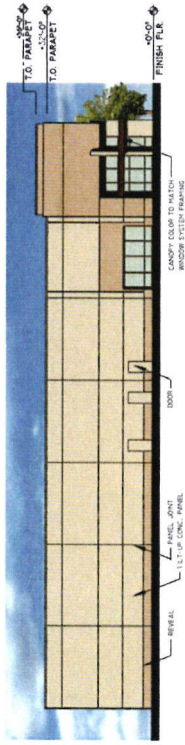
VITAE

ARCHITECTURE
PLANNING
INTERIORS

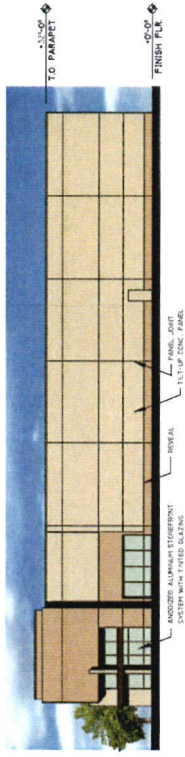


SCHEME #2

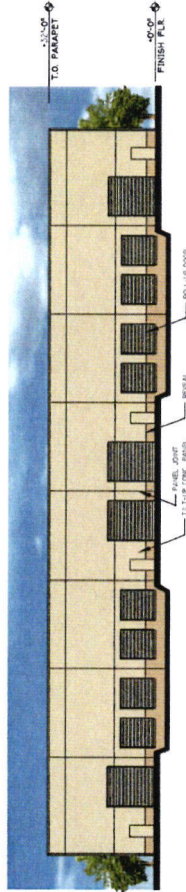
	PAINT COLOR: ICI #H#30YY 44/114 STONINGTON BEIGE (614)
	PAINT COLOR: ICI #H#20YY 60/104 ALENCON LACE (550)



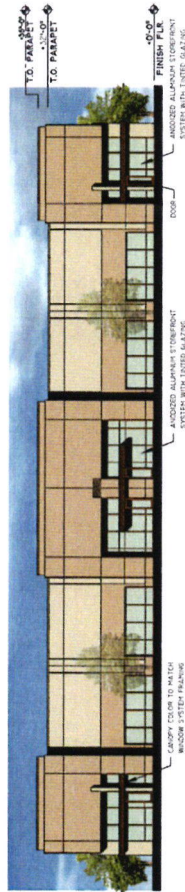
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #1

	PANT COLOR: ICI MP#00Y 28/54 BROWN TONE (415)
	PANT COLOR: ICI MP#30Y 44/11L STONINGTON BEIGE (61L)

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CALIFORNIA



MAC MILLAN PARTNERS, INC.

VITAE

ARCHITECTURE
PLANNING
INTERIORS

BUILDING # 6 & 15 (SIMILAR)

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
1. This approval is for a seven building light industrial building complex with a total building area of 200,015 square feet on eight parcels with a total site area of 28.0 acres. Approved entitlements include: amended tentative subdivision map and amended design review package. 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.	ONGOING	PLANNING		N		101
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.	ONGOING	PLANNING		N		102
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).	ONGOING	PLANNING		N		103
4. Applicant shall be responsible for 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.	ONGOING	PUBLIC WORKS		N		104

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
5. Applicant shall be responsible for 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.	ONGOING	PUBLIC WORKS		N		105
6. 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.	IMPROVEMENT PLAN - APPROVAL	FINANCE		N		109
7. 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.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		110
8. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		111

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
9. 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 recorded with the Public Records 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.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		117
10. 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. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		106

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
11. 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. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		107
12. 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.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		116
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.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		114
14. Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		115

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
15. Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		112
16. Number, size, and location of driveway are subject to approval by the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		113
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.	FINAL MAP - RECORD	DRAINAGE		N		118
18. Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		119

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
19. Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		121
20. Dedicate an Irrevocable Offer of Dedication on the final map as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N		123
21. Dedicate Public Utility Easements as follows: - 15.0-foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Mather Field Road. - Twelve and one half foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		124
22. 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."	FINAL MAP - RECORD	PUBLIC WORKS		N		125

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
23. Dedicate Pedestrian Easements as follows: - Fifteen foot wide easement contiguous to the proposed Irrevocable Offer of Dedication on North Mather Drive as depicted on the approved tentative map. - Twelve and one half foot wide easement contiguous to right-of-way on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		126
24. Dedicate a Bike Path Easement in the southeast portion of the property as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N		127
25. The District 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.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		129
26. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District 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 the District.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		128
27. Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District 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 District 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 the District in a form approved by the District Engineer.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		130

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
28. 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.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		131

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
29. 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 or proposed use that restricts SRCSD access to its existing easements, including those easements associated with the Bradshaw 7C Project, for the purpose of constructing, operating, maintaining, and repairing SRCSD facilities shall not be permitted unless express written permission is obtained from SRCSD. b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas and the Bradshaw 7C easement areas unless express written permission is obtained from SRCSD. c. Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Grape Myrtle, Mayten Tree, Yew Pine, Purple Leaf Plum; and driveways or surface parking; shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. d. No landscaping shall be allowed on top of the future Mather/Bradshaw Junction Structure. e. No trees shall be allowed in the general vicinity of the future Mather/Bradshaw Junction Structure. f. Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD	FINAL MAP - RECORD	SANITATION DISTRICT		N		132

Draft Conditions of Approval/Mitigation Measures					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. g. 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. h. 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. i. Direct lateral connections to the SRCSD interceptor system shall not be allowed. j. Any improvement or proposed use within the existing SRCSD easement areas shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other authorized SRCSD representative. k. Construction staging and stockpiling shall not be permitted within the Bradshaw 7C Project easement areas and the existing SRCSD easement areas unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities. l. All-weather access to the existing SRCSD easements and facilities shall be provided at all					

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes. 30. 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. 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.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		135
31. 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.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		136

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
32. Implement protective CIWMB measures to protect buildings from methane gas emissions. Measures shall be submitted for review and approval by the Planning Department and Building Department. 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.	BUILDING PERMIT - ISSUANCE	PLANNING		N		133

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
33. Implement the performance standards for land uses adjacent to Mather Airport. The measures to be implemented are: - Prior to the construction of any structure containing office and/or commercial uses subject to the airport noise levels of 70 CNEL or greater, the project applicant shall submit to the City of Rancho Cordova development plans identifying the design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design (AC-1, EIR). - All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach-departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3, EIR).	BUILDING PERMIT - ISSUANCE	PLANNING		N		134

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
34. 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.	BUILDING PERMIT - ISSUANCE	PLANNING		N		137
35. 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).	BUILDING PERMIT - ISSUANCE	PLANNING		N		141

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
36. Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		120
37. Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		122
38. 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.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		138

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
39. Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall be prepared in accordance with City Standard and 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. - New street striping as necessary to accommodate improvements - New continuous sidewalks and frontage improvements along the entire property frontage shall be 7 feet wide and separated pursuant to city standards. Curb cuts for driveways and the associated apron only are not required to be installed at the time of public improvements. Curb cuts and driveway aprons may be installed at locations approved by the Public Works Department on a subsequent project by project basis with development of the individual parcels. - The existing bike path shall be re-routed to the future signal location at Zinfandel Drive. - 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. Public improvement plans shall clearly delineate all transitions to existing improvements.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		139

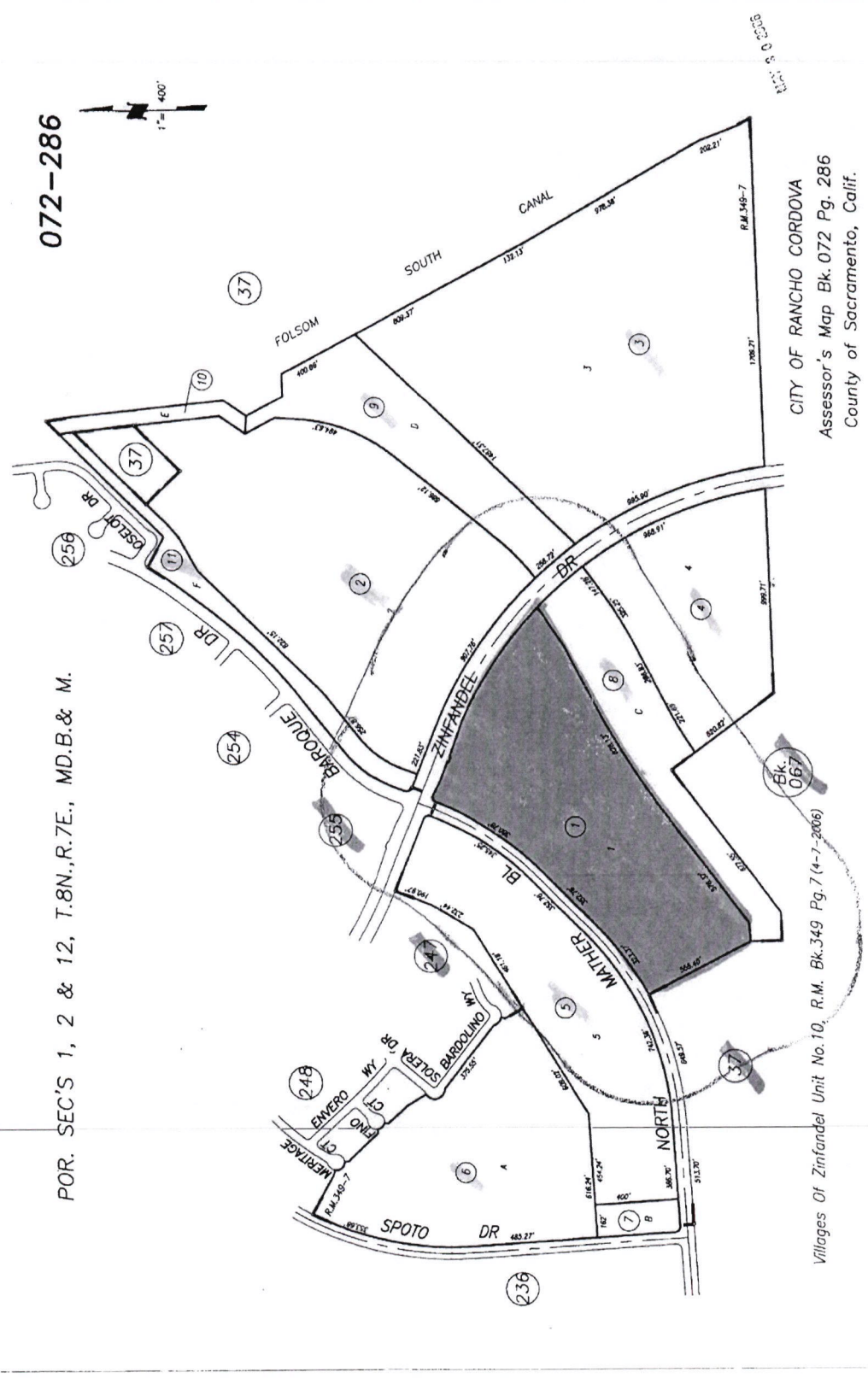
Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
40. Applicant shall submit on-site improvement plans for the specific lot. On-site improvement plans shall include, but shall not be limited to: - All onsite civil improvements. - Driveways - Utility laterals - Improvement plans shall clearly delineate all transitions to existing improvements. - All improvements to be designed and constructed per City standard to the satisfaction of the Public Works Department. - All improvements shown on the on-site improvement plan shall be constructed and completed to the satisfaction of the Public Works Department prior to the first occupancy on the lot.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		140
41. 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.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		144
42. 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.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		143

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
43. 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. This condition shall be met prior to occupancy of related building.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		145
44. 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.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		142
45. Sign permits shall be obtained from the building department prior to occupancy. This condition shall be met prior to occupancy of related tenant space.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		147
46. 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 other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		148
47. 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.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		149
48. Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		153

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
49.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	BUILDING PERMIT - OCCUPANCY	PLANNING		N	
50.	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.	BUILDING PERMIT - OCCUPANCY	POLICE DEPARTMENT		N	
51.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N	
52.	Install public improvements to the satisfaction of the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N	
53.	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.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N	
54.	Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N	
55.	Each parcel and each building with a sewage source shall have a separate connection to the District sewer system.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N	
56.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N	

072-286

POR. SEC'S 1, 2 & 12, T.8N., R.7E., MD.B. & M.



ATTACHMENT 2

067 0010 003 0000
Occupant At
*no Site Address
Mather, CA 95655

067 0010 082 0000
Occupant At
Mather Blvd
Mather, CA 95655

067 0010 084 0000
Occupant At
Mather Blvd
Mather, CA 95655

067 0010 085 0000
Occupant At
Mather Blvd
Mather, CA 95655

072 0370 096 0000
Occupant At
Kilgore Rd
Rancho Cordova, CA 95670

072 2470 010 0000
Occupant At
3583 Riojo Way
Rancho Cordova, CA 95670

072 2470 011 0000
Occupant At
3633 Bardolino Way
Gold River, CA 95670

072 2470 012 0000
Occupant At
3627 Bardolino Way
Rancho Cordova, CA 95670

072 2470 013 0000
Occupant At
3623 Bardolino Way
Rancho Cordova, CA 95670

072 2470 014 0000
Occupant At
3619 Bardolino Way
Rancho Cordova, CA 95670

072 2470 015 0000
Occupant At
3615 Bardolino Way
Gold River, CA 95670

072 2470 016 0000
Occupant At
3611 Bardolino Way
Rancho Cordova, CA 95670

072 2470 017 0000
Occupant At
3605 Bardolino Way
Rancho Cordova, CA 95670

072 2470 018 0000
Occupant At
3598 Bardolino Way
Rancho Cordova, CA 95670

072 2470 019 0000
Occupant At
3594 Bardolino Way
Rancho Cordova, CA 95670

072 2470 020 0000
Occupant At
3590 Bardolino Way
Rancho Cordova, CA 95670

072 2470 021 0000
Occupant At
3586 Bardolino Way
Rancho Cordova, CA 95670

072 2470 022 0000
Occupant At
3582 Bardolino Way
Rancho Cordova, CA 95670

072 2470 023 0000
Occupant At
3578 Bardolino Way
Rancho Cordova, CA 95670

072 2470 061 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2550 006 0000
Occupant At
3564 Debina Way
Rancho Cordova, CA 95670

072 2550 007 0000
Occupant At
3568 Debina Way
Rancho Cordova, CA 95670

072 2550 008 0000
Occupant At
3572 Debina Way
Rancho Cordova, CA 95670

072 2550 009 0000
Occupant At
3576 Debina Ct
Rancho Cordova, CA 95670

072 2550 010 0000
Occupant At
3580 Debina Ct
Rancho Cordova, CA 95670

072 2550 011 0000
Occupant At
3585 Debina Ct
Rancho Cordova, CA 95670

072 2550 012 0000
Occupant At
3581 Debina Ct
Rancho Cordova, CA 95670

072 2550 013 0000
Occupant At
3577 Debina Ct
Rancho Cordova, CA 95670

072 2550 014 0000
Occupant At
3569 Debina Way
Rancho Cordova, CA 95670

072 2550 015 0000
Occupant At
3565 Debina Way
Rancho Cordova, CA 95670

072 2550 026 0000
Occupant At
3554 Blanchett Way
Gold River, CA 95670

072 2550 027 0000
Occupant At
3562 Blanchett Way
Rancho Cordova, CA 95670

072 2550 028 0000
Occupant At
3566 Blanchett Way
Gold River, CA 95670

072 2550 029 0000
Occupant At
3570 Blanchett Way
Rancho Cordova, CA 95670

072 2550 030 0000
Occupant At
3574 Blanchett Way
Rancho Cordova, CA 95670

072 2550 031 0000
Occupant At
3578 Blanchett Way
Gold River, CA 95670

072 2550 035 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2550 036 0000
Occupant At
Debina Ct
Rancho Cordova, CA 95670

072 2860 001 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 002 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 003 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 004 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 005 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 006 0000
Occupant At
Spoto Dr
Rancho Cordova, CA 95670

072 2860 008 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 009 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 011 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

067 0010 003 0000
UNITED STATES OF AMERICA
no mailing address
Mather Bl
Mather, CA 95655

067 0010 082 0000
UNITED STATES OF AMERICA
Mather Bl
Mather, CA 95655

067 0010 084 0000
UNITED STATES OF AMERICA
Mather Bl
Mather, CA 95655

067 0010 085 0000
UNITED STATES OF AMERICA
Mather Bl
Mather, CA 95655

072 0370 096 0000
CITY OF RANCHO CORDOVA
3121 Gold Canyon Dr
Rancho Cordova, CA 95670

072 2470 010 0000
Aleksey & Yelena Dzhedzhera
108 Diamond Grove Ct
Roseville, CA 95747

072 2470 011 0000
Grey Hunter
3633 Bardolino Way
Gold River, CA 95670

072 2470 012 0000
Connie Lann
3627 Bardolino Way
Rancho Cordova, CA 95670

072 2470 013 0000
Dilip & Chithra Shenoy Nayak
3623 Bardolino Way
Rancho Cordova, CA 95670

072 2470 014 0000
Tushik Muradyan
3619 Bardolino Way
Rancho Cordova, CA 95670

072 2470 015 0000
Imad Oweiti
3615 Bardolino Way
Gold River, CA 95670

072 2470 016 0000
Boris & Antonina Rozhenko
3611 Bardolino Way
Rancho Cordova, CA 95670

072 2470 017 0000
Vitaliy Kolosov
3605 Bardolino Way
Rancho Cordova, CA 95670

072 2470 018 0000
Joseph & Margaret Katz Acquistapace
3598 Bardolino Way
Rancho Cordova, CA 95670

072 2470 019 0000
Sandra & Pascual Dinong
3594 Bardolino Way
Rancho Cordova, CA 95670

072 2470 020 0000
Anatoliy & Nadezhda Kondrashevich
3590 Bardolino Way
Rancho Cordova, CA 95670

072 2470 021 0000
Dmitriy & Tatyana Levko
3586 Bardolino Way
Rancho Cordova, CA 95670

072 2470 022 0000
Vitaliy Panych
3582 Bardolino Way
Rancho Cordova, CA 95670

072 2470 023 0000
Yuliy & Olesya Slivinskiy
3578 Bardolino Way
Rancho Cordova, CA 95670

072 2470 061 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2550 006 0000
Young & Chungok Shin
3564 Debina Way
Rancho Cordova, CA 95670

072 2550 007 0000
Richard & Salina Wong Pickar
3568 Debina Way
Rancho Cordova, CA 95670

072 2550 008 0000
Ronell Buchanan
3572 Debina Way
Rancho Cordova, CA 95670

072 2550 009 0000
Marilyn Edgar
3576 Debina Ct
Rancho Cordova, CA 95670

072 2550 010 0000
James & Sun Duck Lee
3580 Debina Ct
Rancho Cordova, CA 95670

072 2550 011 0000
Perez
3585 Debina Ct
Rancho Cordova, CA 95670

072 2550 012 0000
Joel & Kelli Berliner
3581 Debina Ct
Rancho Cordova, CA 95670

072 2550 013 0000
Gary & B Jones
3577 Debina Ct
Rancho Cordova, CA 95670

072 2550 014 0000
Paul & Kathleen Carroll
3569 Debina Way
Rancho Cordova, CA 95670

072 2550 015 0000
Elmer & Susan Caro
3565 Debina Way
Rancho Cordova, CA 95670

072 2550 026 0000
Douglas Angove
3554 Blanchett Way
Rancho Cordova, CA 95670

072 2550 027 0000
Anita & David Marth
3562 Blanchett Way
Rancho Cordova, CA 95670

072 2550 028 0000
ELLIOTT HOMES INC
3566 Blanchett Way
Gold River, CA 95670

072 2550 029 0000
Luis Sergio & Jennifer Jean Castiblanco
3570 Blanchett Way
Rancho Cordova, CA 95670

072 2550 030 0000
Grant Lien
3574 Blanchett Way
Rancho Cordova, CA 95670

072 2550 031 0000
ELLIOTT HOMES INC
3578 Blanchett Way
Gold River, CA 95670

072 2550 035 0000
CORDOVA REC & PARK DISTRICT
2197 Ch... Dr
Rancho Cordova, CA 95670

072 2550 036 0000
CORDOVA REC & PARK DISTRICT
2197 Ch... Dr
Rancho Cordova, CA 95670

072 2860 001 0000
CREEKSIDE COMMERCE CENTER LLC
151 Ashridge Ct
Granite Bay, CA 95746

072 2860 002 0000
STONE CREEK INDUSTRIAL PARK
151 Ashridge Ct
Granite Bay, CA 95746

072 2860 003 0000
SACRAMENTO METROPOLITAN FIRE
2101 Hurley Way
Sacramento, CA 95825

072 2860 004 0000
STONECREEK INDSTL LLC
80 Iron Point Cir #110
Folsom, CA 95630

072 2860 005 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

072 2860 006 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

072 2860 008 0000
CITY OF RANCHO CORDOVA
2729 Prospect Park Dr
Rancho Cordova, CA 95670

072 2860 009 0000
CITY OF RANCHO CORDOVA
2729 Prospect Park Dr
Rancho Cordova, CA 95670

072 2860 011 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

MEMORANDUM



DATE: February 2, 2009

TO: Honorable Mayor and Council Members

FROM: Shannan Loveless, Planning Department

SUBJECT: CREEKSIDE COMMERCE CENTER – TENTATIVE SUBDIVISION MAP AMENDMENT AND DESIGN REVIEW AMENDMENT

OWNER / APPLICANT: David MacMillan MacMillan Partners, Inc. 151 Ashridge Court Granite Bay, CA 95746	ARCHITECT: Vitae Architecture Brendan Koon 640 2 nd Street, 2 nd Floor San Francisco, CA 94107
PROJECT: Creekside Commerce Center - Project No. RC-08-335 – Tentative Subdivision Map Amendment and Design Review Amendment	
FILE: RC-08-335	
LOCATION: Southwest corner of Zinfandel Drive and North Mather Boulevard	
APN: 072-2860-001	
PLANNER: Shannan Loveless, Associate Planner	

REQUEST

Applicant requests a Tentative Subdivision Map (TSM) amendment and Design Review amendment for 7 industrial buildings on 8 lots. These amendments are to the previous project approval by the City Council on May 21, 2007.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends the City Council determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt Resolution No. 10-2009 approving the Creekside Commerce Center Amended Tentative Subdivision Map and Amended Design Review package (**Exhibit A**) with color elevations (**Exhibit B**), subject to the Conditions of Approval (**Exhibit C**).

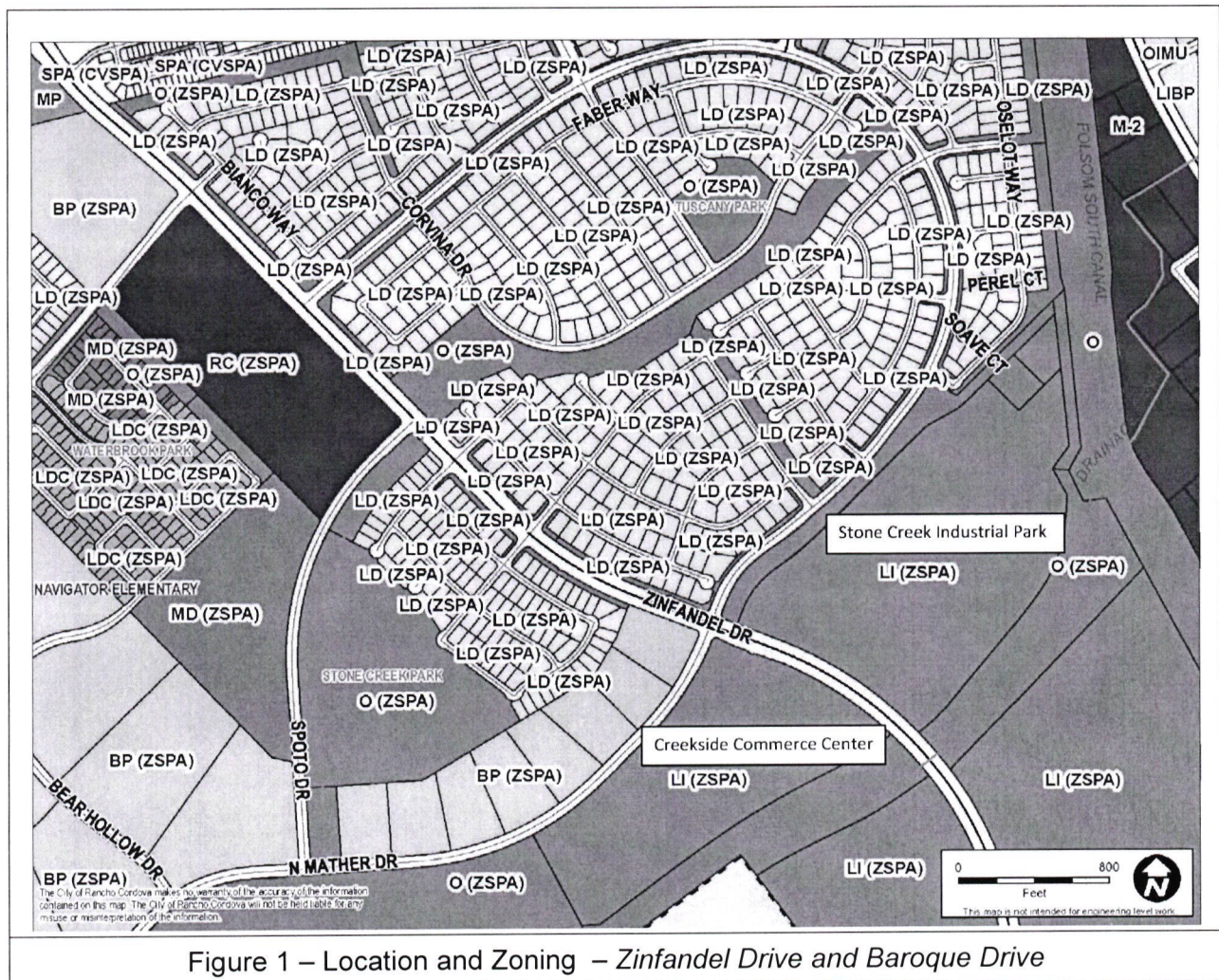
RESULT OF RECOMMENDATION

Adoption of this resolution will amend the previously approved entitlement to develop a 28.0 acre light industrial complex with sixteen buildings to the proposed configuration with seven buildings.

improvements. In addition, this approval will establish an administrative design review process for potential subsequent amendments to this entitlement.

LOCATION

The proposed project is located at the southeast corner of Zinfandel Drive and Baroque Drive, as depicted in Figure 1.

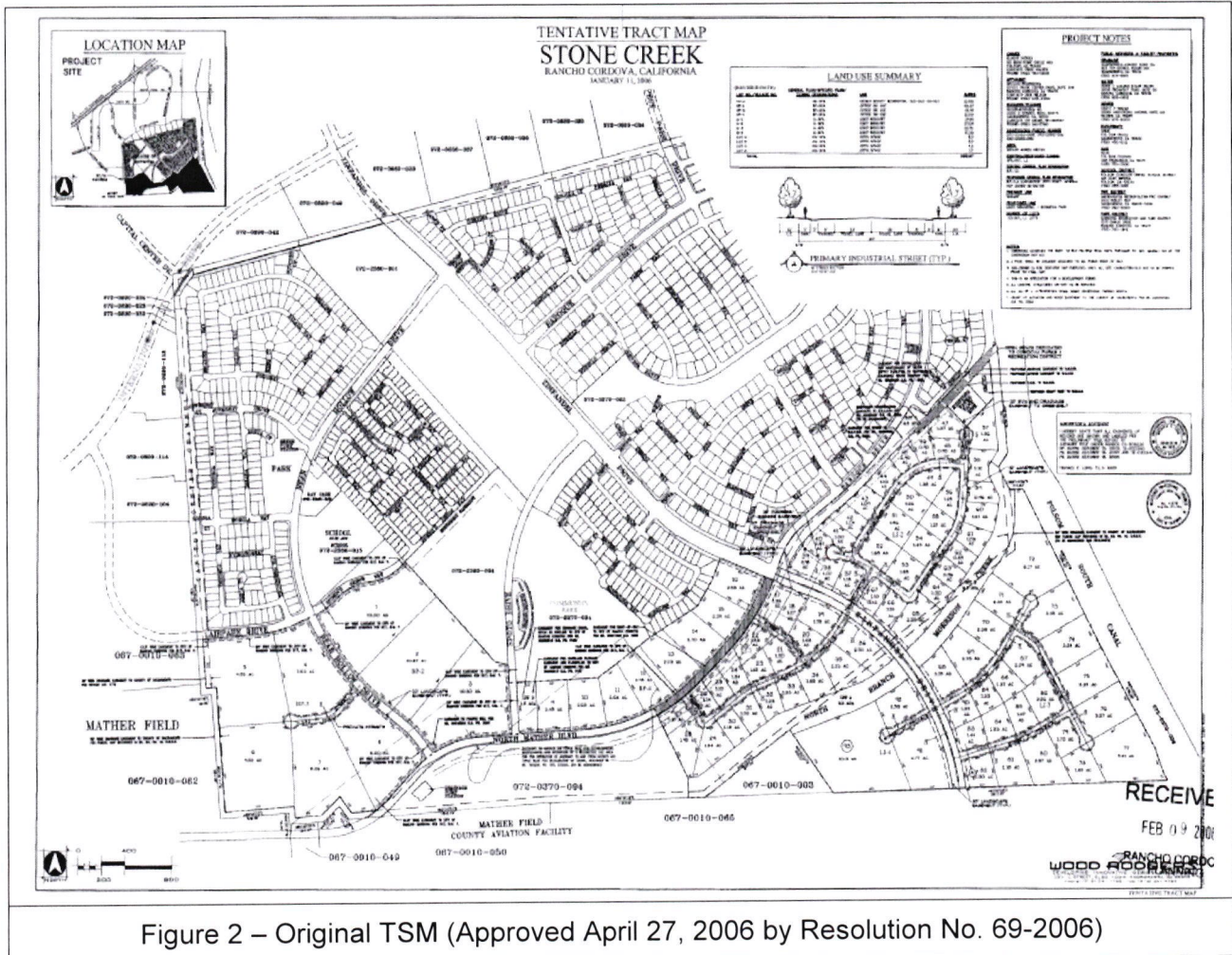


Land Use Relationships with Adjacent Properties

	<u>General Plan Land Use Designation</u>	<u>Zoning & Specific Plan Designations</u>	<u>Existing Land Use</u>
Subject Property	LI	LI (ZSPA)	Vacant
North	LDR	LD (ZSPA)	Single Family Homes
East	P/QP	O (ZSPA)	Folsom South Canal
South	OS	O (ZSPA)	Trail / Drainage Canal
West	LI	LI (ZSPA)	Vacant / Proposed Industrial

ANALYSIS

The applicant is requesting an amendment to the previously approved Tentative Subdivision Map (TSM) for this parcel. The originally approved TSM was obtained by Elliot Homes and divided this parcel into 31 parcels, ranging in size from approximately 1 to 1.5 acres, as shown in Figure 2. Note the currently proposed TSM amendment is smaller in scope than the original TSM, which included surrounding parcels. The currently proposed TSM would subdivide the parcel instead into 10 larger parcels, ranging in size from 1 acre to almost 7 acres.



In addition to the TSM Amendment, the current application includes Design Review of proposed architecture. (Note: No architectural designs were proposed at the time of the original TSM application, so this is not a Design Review Amendment.) The project as currently proposed 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.

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. The

necessary findings and supporting analysis to approve the project have been provided in Resolution No. 9-2009 (**Attachment 1**).

Design Guidelines and Administrative Review & Approval

The Villages of Zinfandel Special Planning Area (ZSPA) states "the reviewing authority for Development Plan review within the Zinfandel Special Planning Area is the (Rancho Cordova) Planning Department unless a Conditional Use Permit, Tentative Subdivision Map or other action is required that fall under the purview of the Zoning Administrator (not applicable to the City), Planning Commission or (City Council)." According to the ZSPA, it is only because this project includes a TSM that it is required to proceed through the public hearing process.

With this in mind, the applicant would like to enjoy the privilege of administrative review of potential amendments to the approved entitlements and has prepared Design Guidelines for this project to be evaluated and approved as part of the Design Review application. The site plan and architecture submitted for approval represent the applicant's preferred configuration. However, industrial users' needs vary greatly and often require amendments to speculative developments. In order to accommodate potential users, the approved Design Review may require future amendments. The Design Guidelines were created in anticipation of the potential need for such changes. The purpose of the Design Guidelines is to provide a detailed framework by which potential design review amendments may be reviewed and processed by the Planning Department, in lieu of subsequent public hearings before Planning Commission and City Council.

The administrative review process would waive the applicant's obligation to return to the Planning Commission and City Council for minor changes to the approved Design Review. Instead, the applicant would be required to submit an application for a Design Review Amendment for review and ultimate approval by the Planning Director. Any applications which staff determines were not within substantial compliance of the General Plan, Zoning Code, and these Design Guidelines would be subject to the traditional Design Review process, including public hearings before both Planning Commission and City Council.

The ZSPA does not require public noticing of projects submitted for administrative review, but to address concerns expressed by the Planning Commission, the applicant has agreed to include project noticing as part of the administrative review process. Upon receipt of the application for administrative review, Planning Staff shall provide written notification to the residential owners and occupants within 500 feet of the project site, the Planning Commission, and the City Council. This notification shall include a brief project description of the proposed changes. The purpose of this notification is to provide parties an opportunity to seek more information or contest the amendment. The notification will specify a period of 20 days to respond to the notification; if no responses are received either verbally or in writing during the 20 day review period, staff shall proceed with the administrative review and approval process. If objections are raised, staff may, depending on the complexity of the objection, arrange a meeting with the concerned parties and the developer or follow the traditional Design Review process, including public hearings before the Planning Commission and City Council. Administrative approval shall be given in writing and is subject to appeal according to the Zoning Code.

Staff is in support of this policy. The administrative review is anticipated to save the applicant time and cost of future public hearings, making the project more attractive in the

speculative industrial building market, while noticing would still inform nearby residents and property owners of changes to the approved project.

CONCLUSION

The TSM Amendment, Design Review, and Design Guidelines are consistent with all applicable planning documents, and Planning Commission recommends approval of the project as submitted.

ENVIRONMENTAL ANALYSIS

The proposed project has been previously analyzed through the EIR prepared for the Villages of Zinfandel SPA. This document adequately addresses any impacts associated with this entitlement, and the proposed project will be subject to requirements of Villages of Zinfandel EIR / MMRP.

FINANCIAL IMPLICATIONS TO CITY

This project will bring new businesses to the City which is likely to result in increased revenue for the City.

RECOMMENDED MOTION

Move the City Council determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt Resolution No. 9-2009 (**Attachment 1**), approving the Stonecreek Industrial Park Amended Tentative Subdivision Map and Design Review package (**Exhibit A**) with color elevations (**Exhibit B**) and Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**).

ATTACHMENTS

1. Resolution 9-2009, including Amended Tentative Subdivision Map and Design Review package (**Exhibit A**) with color elevations (**Exhibit B**) and Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**).
2. 500' Radius Map with Mailing Labels.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 9-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION AMEDEMMENT AND DESIGN REVIEW FOR
STONECREEK INDUSTRIAL PARK
PROJECT # RC-08-344**

WHEREAS, Stonecreek Industrial Park, LLC., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map Amendment to divide the parcel into 10 lots and the Design Review of 10 industrial buildings, located at the southeast corner of Zinfandel Drive and Baroque Drive (Assessor's Parcel Number: 072-2860-002); and

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

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing 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.

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 B**), Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**), based on the following findings:

A. Subdivision Map Act

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) Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed map is consistent with the General Plan designation.

- 2) Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.

- 3) Finding: That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code.

- 4) Finding: That the site is not physically suitable for the proposed density of development.

Evidence: The site is physically suitable for the proposed density of development.

- 5) Finding: 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.

Evidence: 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) Finding: That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: 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.

- 7) Finding: 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: 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

All discretionary 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) Finding: High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

Evidence: 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) Finding: Building designs that maintain human scale and interest.

Evidence: 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) Finding: 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.

Evidence: 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) Finding: Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.

Evidence: 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.

- 5) Finding: Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.

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

- 6) Finding: Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: 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 are provided at building entries, and pedestrian ways are provided to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site.

C. Zinfandel Special Planning Area

The subject property is within the Villages of Zinfandel Special Planning Area (SPA) and must meet the Design Review provisions contained in the SPA. This project is consistent with those standards as follows:

1) Site Planning – Findings:

- 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.

Evidence: 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) Signs – Finding:

- 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.

Evidence: The sign program is included in the Design Guidelines and includes monument signs at project entries, address and wayfinding signs throughout the site, and wall signs for individual tenants. The signs as proposed meet all of the above requirements.

3) Architecture – Findings:

- 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.

Evidence: 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.

4) Landscaping – Finding:

- 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 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. Accent landscaping has been provided at key project entries. The intersection of Mather and Baroque has a special design treatment that includes landscaping and project signage.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd of February, 2009.

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

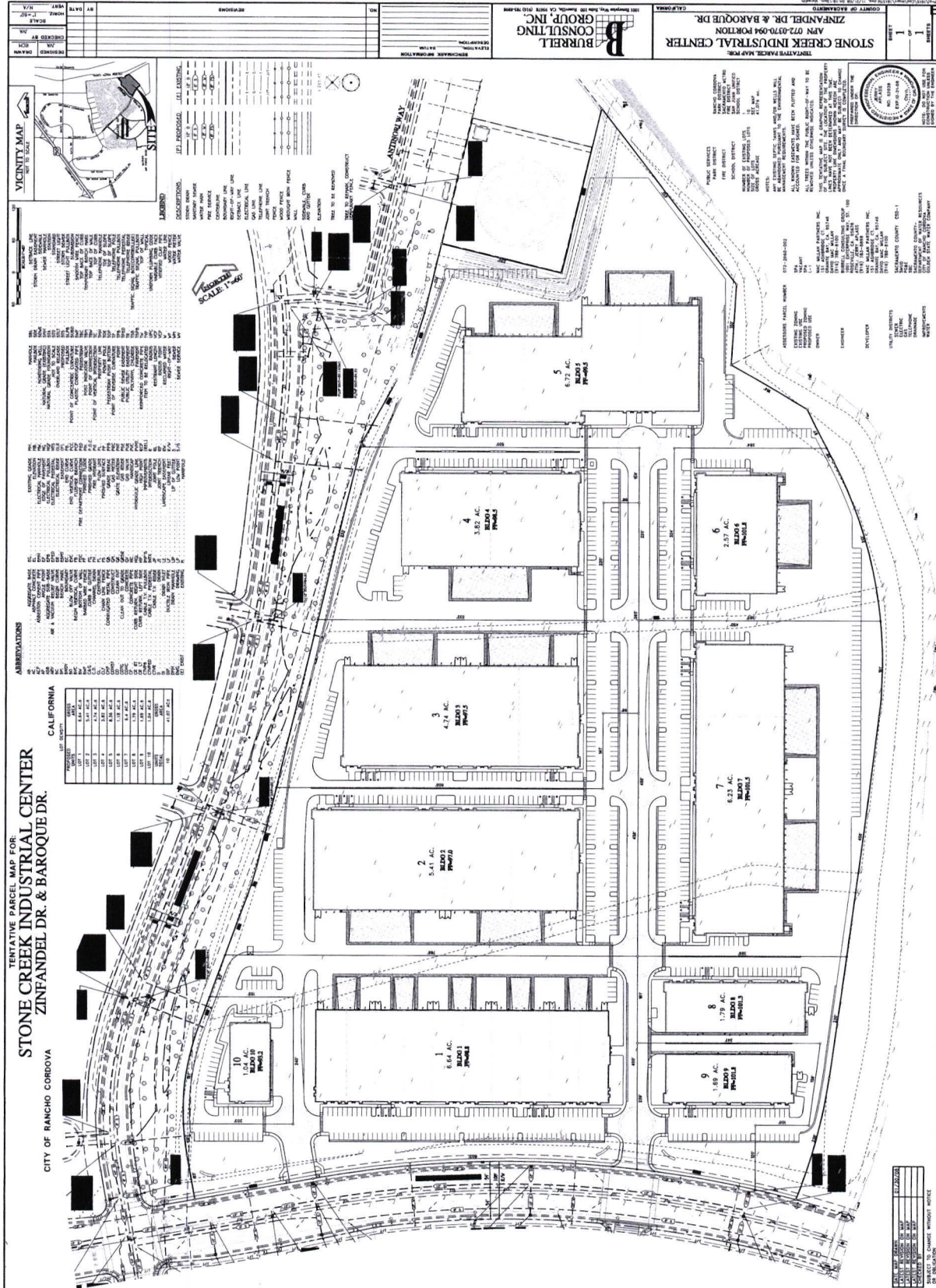
ATTEST:

Mindy Cuppy, City Clerk

TENTATIVE PARCEL MAP FOR:
STONE CREEK INDUSTRIAL CENTER
ZINFANDEL DR. & BAROQUE DR.
CITY OF RANCHO CORDOVA

CALIFORNIA

SECTION	ACRES
10	1.24
9	1.89
8	1.79
7	6.23
6	2.57
5	6.72
4	3.82
3	4.74
2	5.41
1	6.64
TOTAL	47.07



ABBREVIATIONS

STANDARD MAP SYMBOLS

LEGEND

NOTES

SCALE 1"=40'

VICINITY MAP

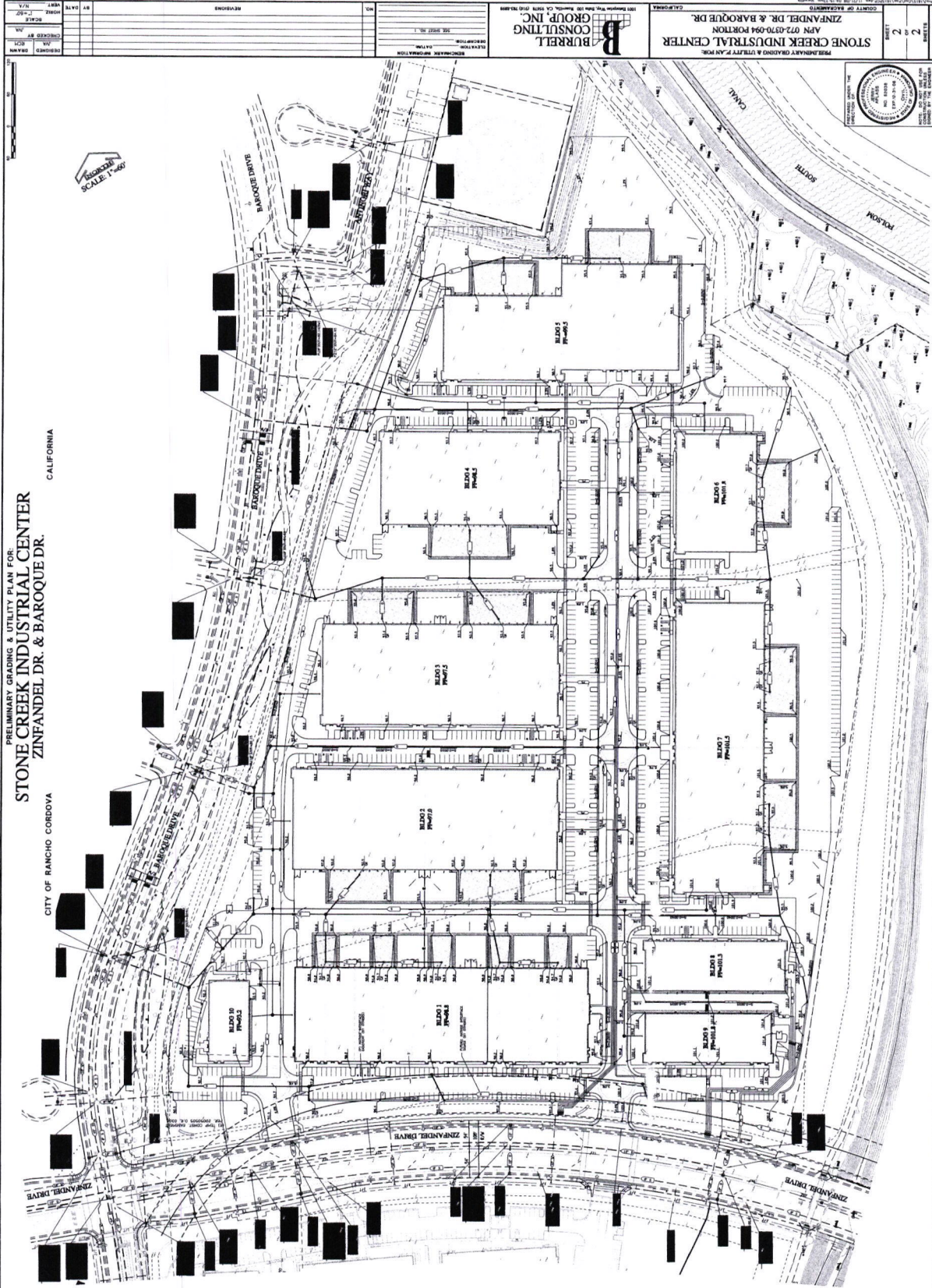
BURRELL GROUP, INC.
CONSULTING

STONE CREEK INDUSTRIAL CENTER
ZINFANDEL DR. & BAROQUE DR.
APN 077-0370-094 PORTION



DATE	11/11/2010
BY	W. J. BURRELL
CHECKED BY	W. J. BURRELL
DATE	11/11/2010

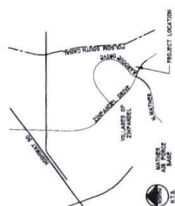
PRELIMINARY GRADING & UTILITY PLAN FOR:
STONE CREEK INDUSTRIAL CENTER
 ZINFANDEL DR. & BAROQUE DR.
 CITY OF RANCHO CORDOVA
 CALIFORNIA



STONE CREEK INDUSTRIAL CENTER
 ZINFANDEL DR. & BAROQUE DR.
 APR 07-0370-094 PORTION
 PRELIMINARY GRADING & UTILITY PLAN FOR

B BURRELL
 CONSULTING GROUP, INC.
 1800 Boulevard, Suite 100, Walnut, CA 91790 (916) 851-8888

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/07/03
2	REVISED FOR COMMENTS	04/07/03
3	REVISED FOR COMMENTS	04/07/03
4	REVISED FOR COMMENTS	04/07/03
5	REVISED FOR COMMENTS	04/07/03
6	REVISED FOR COMMENTS	04/07/03
7	REVISED FOR COMMENTS	04/07/03
8	REVISED FOR COMMENTS	04/07/03
9	REVISED FOR COMMENTS	04/07/03
10	REVISED FOR COMMENTS	04/07/03
11	REVISED FOR COMMENTS	04/07/03
12	REVISED FOR COMMENTS	04/07/03
13	REVISED FOR COMMENTS	04/07/03
14	REVISED FOR COMMENTS	04/07/03
15	REVISED FOR COMMENTS	04/07/03
16	REVISED FOR COMMENTS	04/07/03
17	REVISED FOR COMMENTS	04/07/03
18	REVISED FOR COMMENTS	04/07/03
19	REVISED FOR COMMENTS	04/07/03
20	REVISED FOR COMMENTS	04/07/03
21	REVISED FOR COMMENTS	04/07/03
22	REVISED FOR COMMENTS	04/07/03
23	REVISED FOR COMMENTS	04/07/03
24	REVISED FOR COMMENTS	04/07/03
25	REVISED FOR COMMENTS	04/07/03
26	REVISED FOR COMMENTS	04/07/03
27	REVISED FOR COMMENTS	04/07/03
28	REVISED FOR COMMENTS	04/07/03
29	REVISED FOR COMMENTS	04/07/03
30	REVISED FOR COMMENTS	04/07/03
31	REVISED FOR COMMENTS	04/07/03
32	REVISED FOR COMMENTS	04/07/03
33	REVISED FOR COMMENTS	04/07/03
34	REVISED FOR COMMENTS	04/07/03
35	REVISED FOR COMMENTS	04/07/03
36	REVISED FOR COMMENTS	04/07/03
37	REVISED FOR COMMENTS	04/07/03
38	REVISED FOR COMMENTS	04/07/03
39	REVISED FOR COMMENTS	04/07/03
40	REVISED FOR COMMENTS	04/07/03
41	REVISED FOR COMMENTS	04/07/03
42	REVISED FOR COMMENTS	04/07/03
43	REVISED FOR COMMENTS	04/07/03
44	REVISED FOR COMMENTS	04/07/03
45	REVISED FOR COMMENTS	04/07/03
46	REVISED FOR COMMENTS	04/07/03
47	REVISED FOR COMMENTS	04/07/03
48	REVISED FOR COMMENTS	04/07/03
49	REVISED FOR COMMENTS	04/07/03
50	REVISED FOR COMMENTS	04/07/03
51	REVISED FOR COMMENTS	04/07/03
52	REVISED FOR COMMENTS	04/07/03
53	REVISED FOR COMMENTS	04/07/03
54	REVISED FOR COMMENTS	04/07/03
55	REVISED FOR COMMENTS	04/07/03
56	REVISED FOR COMMENTS	04/07/03
57	REVISED FOR COMMENTS	04/07/03
58	REVISED FOR COMMENTS	04/07/03
59	REVISED FOR COMMENTS	04/07/03
60	REVISED FOR COMMENTS	04/07/03
61	REVISED FOR COMMENTS	04/07/03
62	REVISED FOR COMMENTS	04/07/03
63	REVISED FOR COMMENTS	04/07/03
64	REVISED FOR COMMENTS	04/07/03
65	REVISED FOR COMMENTS	04/07/03
66	REVISED FOR COMMENTS	04/07/03
67	REVISED FOR COMMENTS	04/07/03
68	REVISED FOR COMMENTS	04/07/03
69	REVISED FOR COMMENTS	04/07/03
70	REVISED FOR COMMENTS	04/07/03
71	REVISED FOR COMMENTS	04/07/03
72	REVISED FOR COMMENTS	04/07/03
73	REVISED FOR COMMENTS	04/07/03
74	REVISED FOR COMMENTS	04/07/03
75	REVISED FOR COMMENTS	04/07/03
76	REVISED FOR COMMENTS	04/07/03
77	REVISED FOR COMMENTS	04/07/03
78	REVISED FOR COMMENTS	04/07/03
79	REVISED FOR COMMENTS	04/07/03
80	REVISED FOR COMMENTS	04/07/03
81	REVISED FOR COMMENTS	04/07/03
82	REVISED FOR COMMENTS	04/07/03
83	REVISED FOR COMMENTS	04/07/03
84	REVISED FOR COMMENTS	04/07/03
85	REVISED FOR COMMENTS	04/07/03
86	REVISED FOR COMMENTS	04/07/03
87	REVISED FOR COMMENTS	04/07/03
88	REVISED FOR COMMENTS	04/07/03
89	REVISED FOR COMMENTS	04/07/03
90	REVISED FOR COMMENTS	04/07/03
91	REVISED FOR COMMENTS	04/07/03
92	REVISED FOR COMMENTS	04/07/03
93	REVISED FOR COMMENTS	04/07/03
94	REVISED FOR COMMENTS	04/07/03
95	REVISED FOR COMMENTS	04/07/03
96	REVISED FOR COMMENTS	04/07/03
97	REVISED FOR COMMENTS	04/07/03
98	REVISED FOR COMMENTS	04/07/03
99	REVISED FOR COMMENTS	04/07/03
100	REVISED FOR COMMENTS	04/07/03



PROJECT DATA

CITY OF PASADENA
GENERAL PLAN
ZONING CODE
OFFICE AND INDUSTRIAL/WAREHOUSE

SITE AREA 174,000 S.F.

BUILDING AREA

BUILDING 1	84,000 S.F.	BUILDING 6	33,000 S.F.
BUILDING 2	84,000 S.F.	BUILDING 7	84,000 S.F.
BUILDING 3	84,000 S.F.	BUILDING 8	14,000 S.F.
BUILDING 4	84,000 S.F.	BUILDING 9	14,000 S.F.
BUILDING 5	84,000 S.F.	BUILDING 10	14,000 S.F.

TOTAL BUILDING AREA 500,000 S.F.

PAVING 100,000 S.F.

STALLS 100

STALLS BY TYPE

STANDARD	80
HANDICAP	20

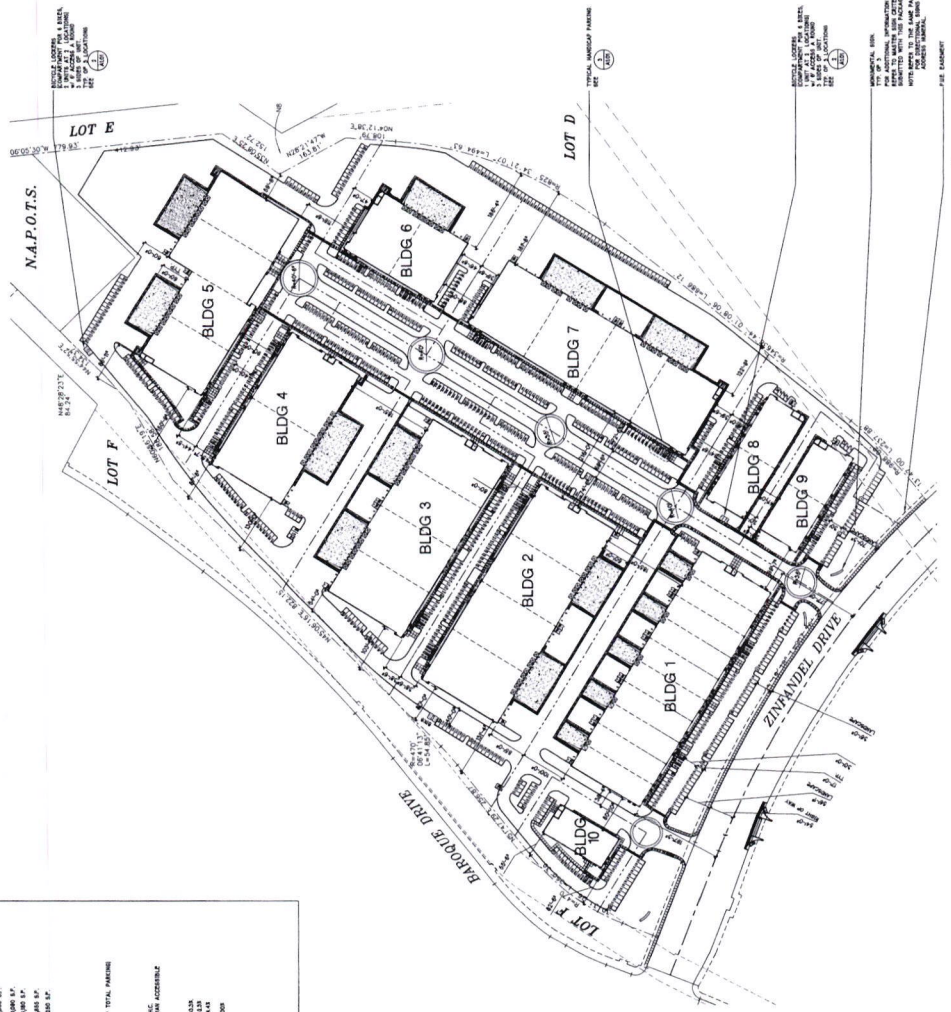
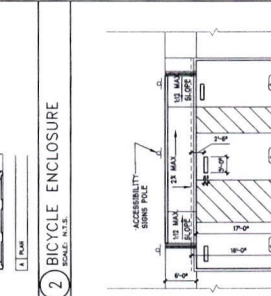
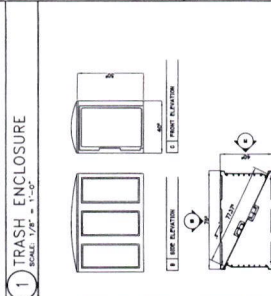
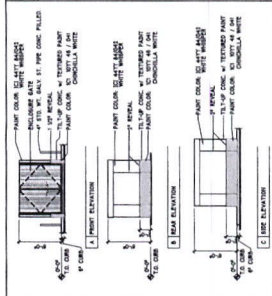
STALLS PROVIDED 100

STALLS BY TYPE

STANDARD	80
HANDICAP	20

SITE AREA COVERAGE

TOTAL BUILDING AREA	500,000 S.F.
PAVING AREA	100,000 S.F.
LANDSCAPE AREA	174,000 S.F.
TOTAL	774,000 S.F.



MASTER SITE PLAN
1
SCALE: 1/8" = 1'-0"



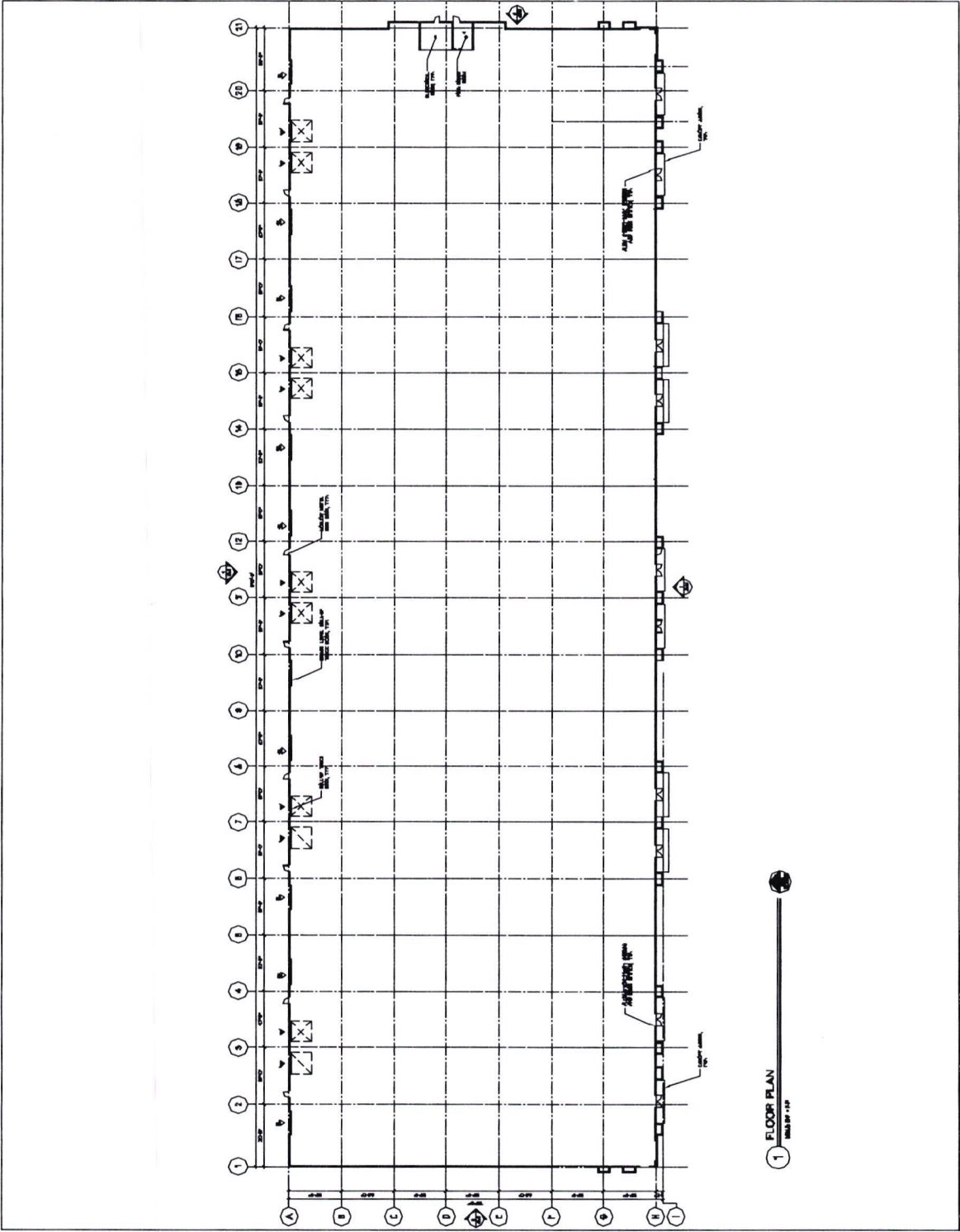
STONE CREEK
SUSTAINABLE
PARK

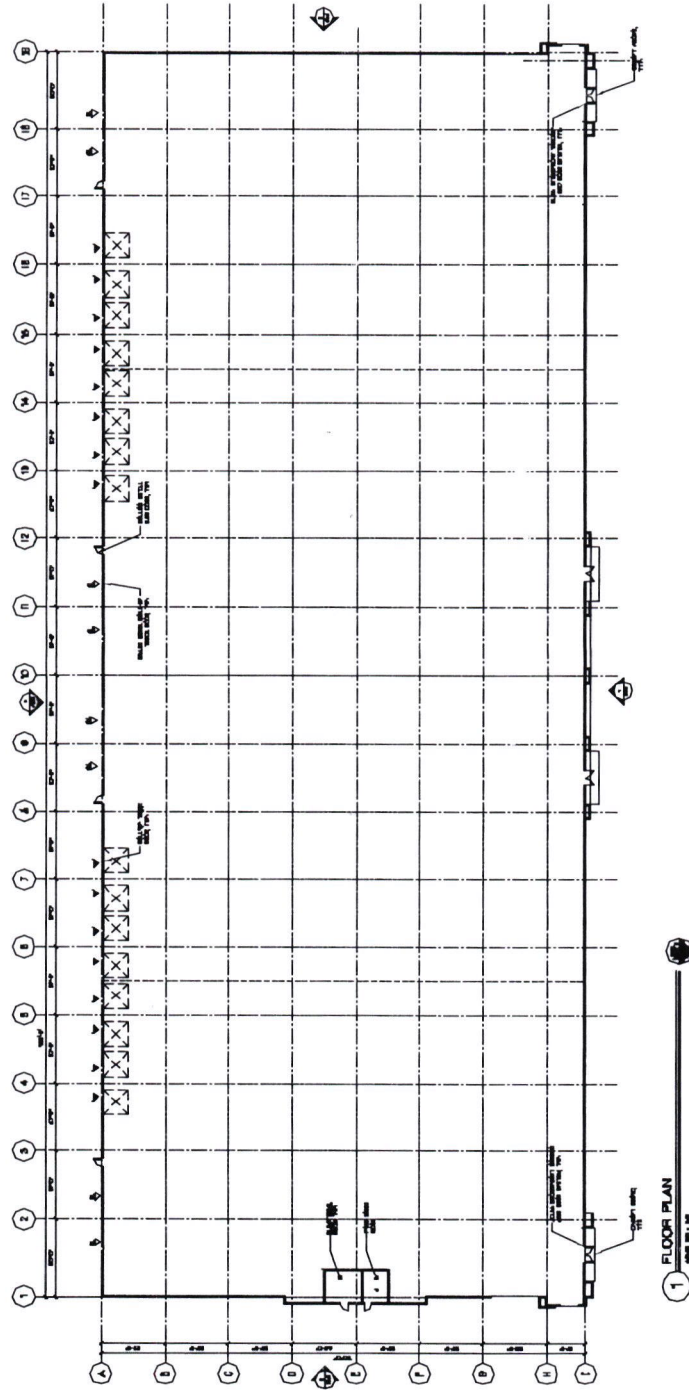
PROJECT NO. 15
JANUARY 12

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	

FLOOR PLAN
BUILDING 1

201



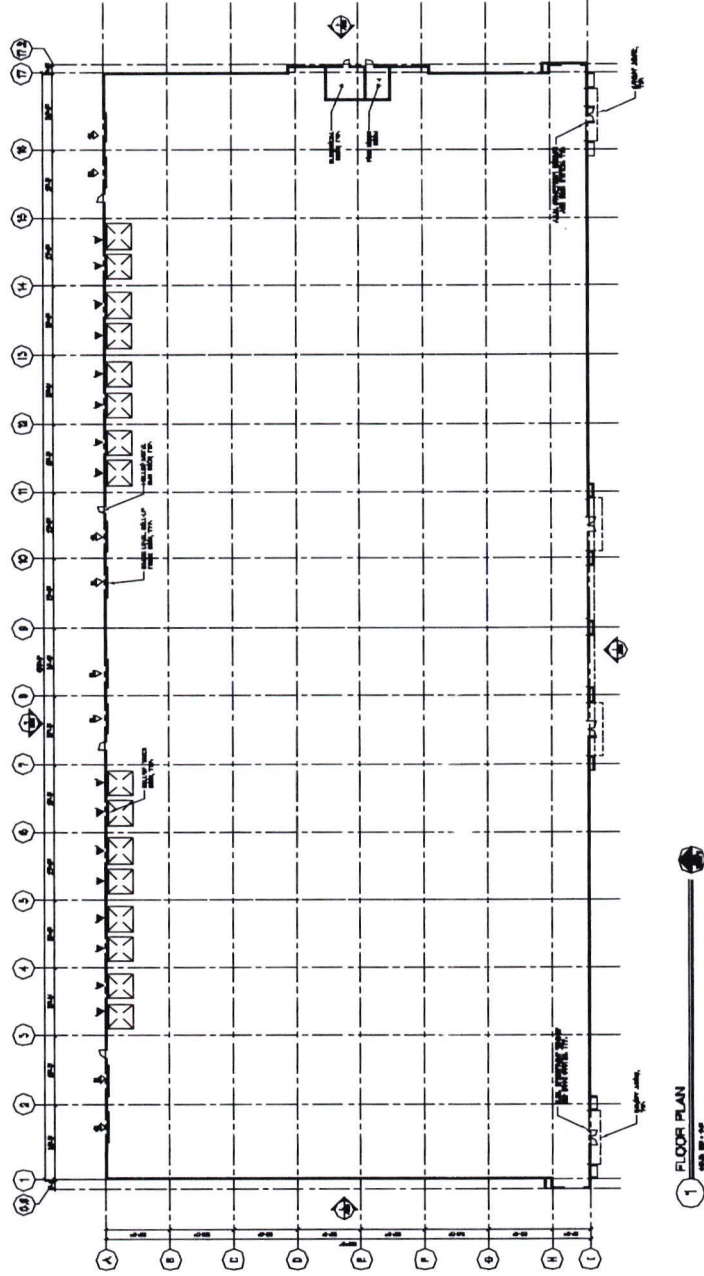


FLOOR PLAN

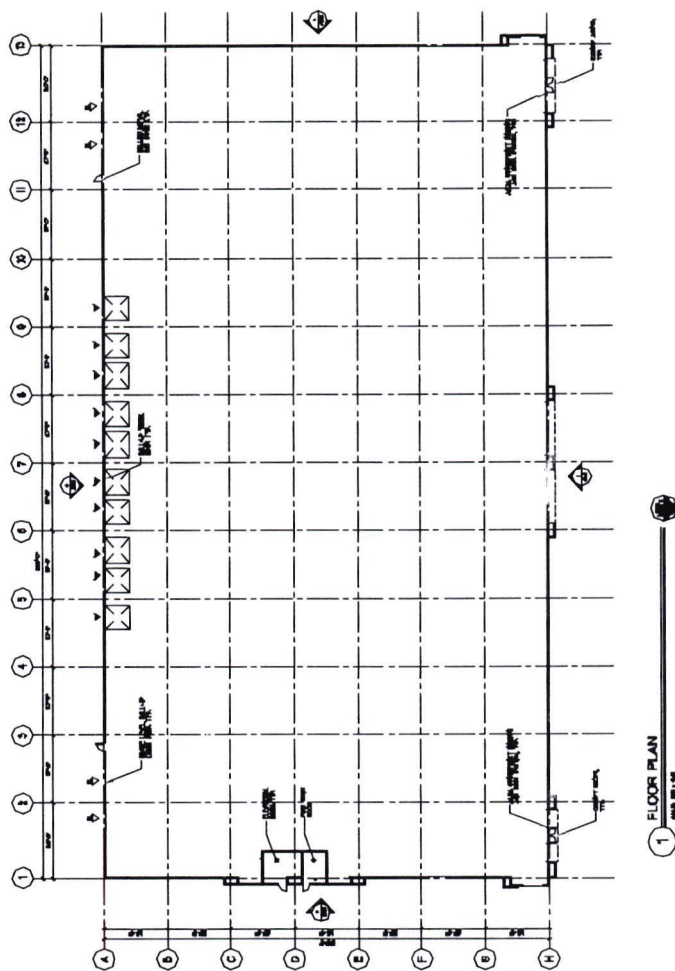
[illegible]

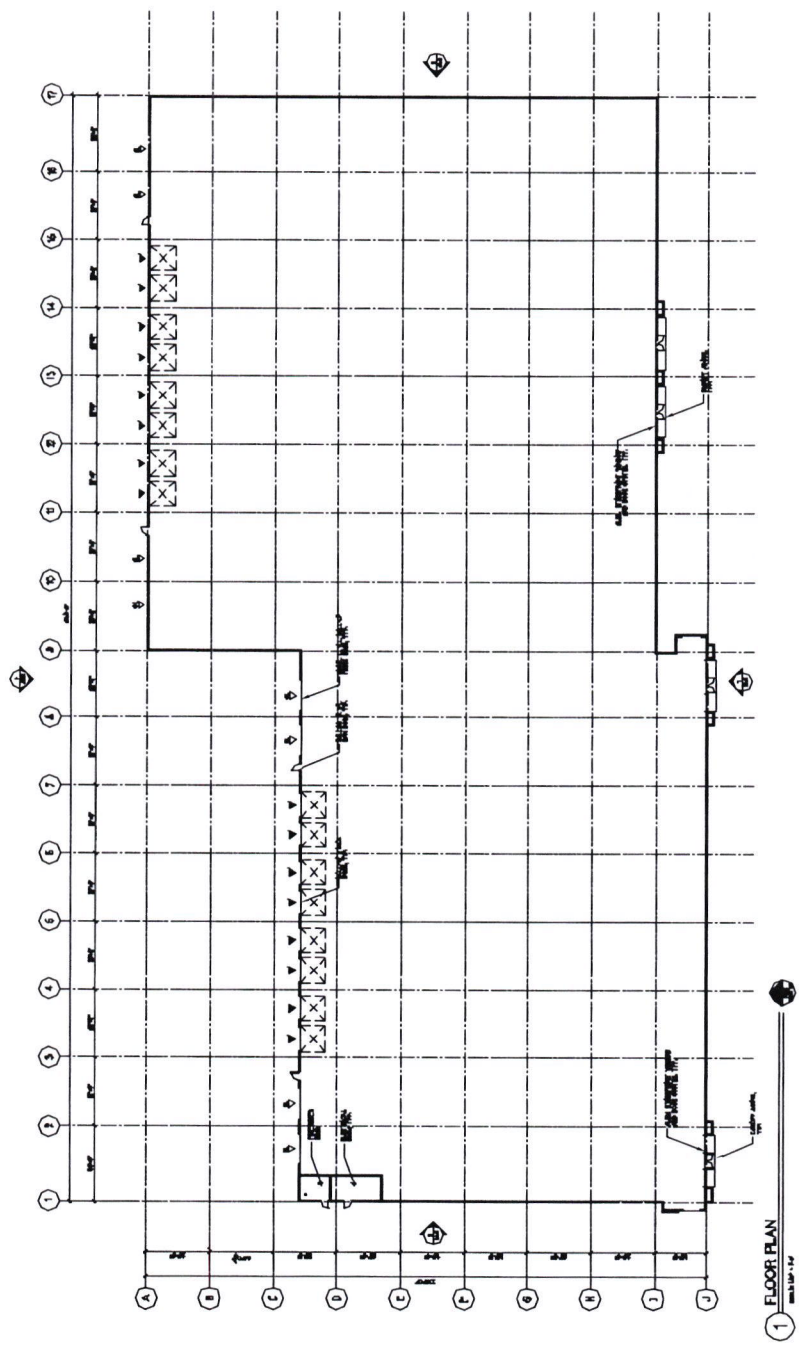
**FLOOR PLAN
BUILDING 3**

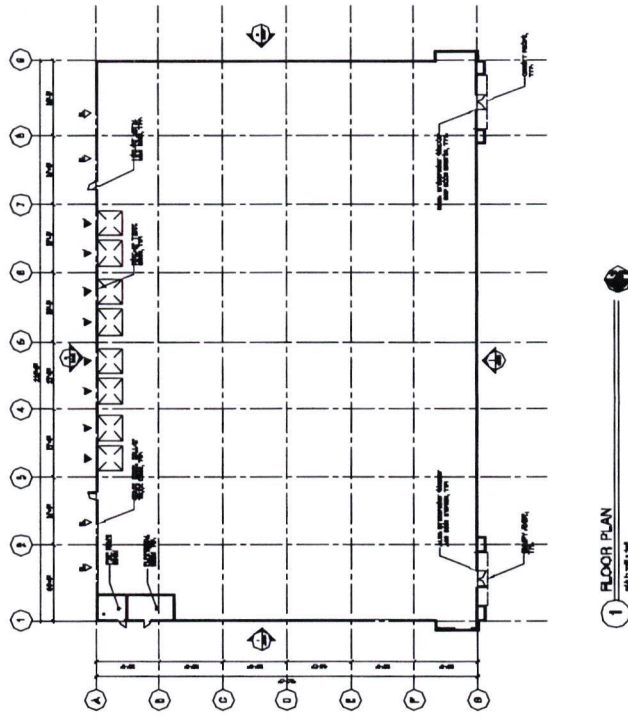
201



FLOOR PLAN









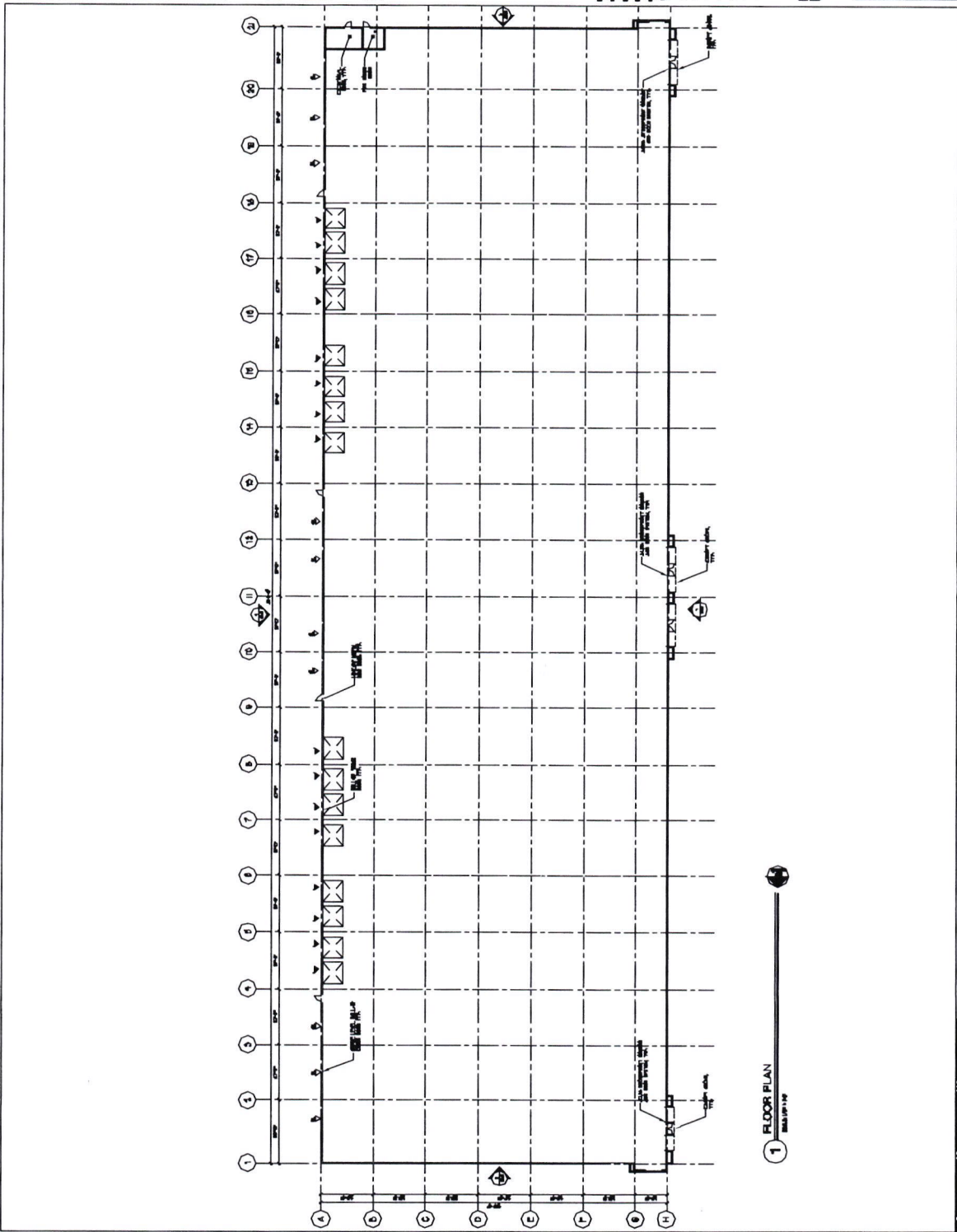
STONE CREEK
NATURAL
PARK

2000000 1000000 500000 250000 125000 62500 31250 15625 7812 3906 1953 976 488 244 122 61 30 15 7 4 2 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

FLOOR PLAN
BUILDING

201





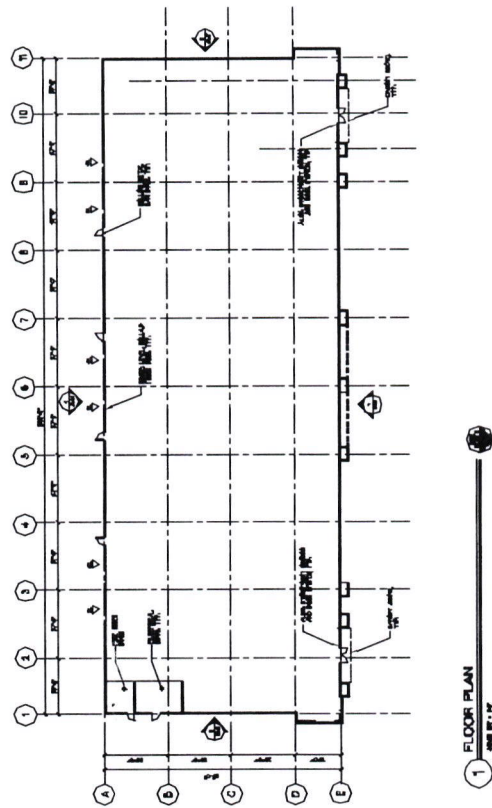
**STONE CREEK
INDUSTRIAL
PARK**

FROM THE EDITOR

A 10x10 grid of dots. In the top-left corner, there is a pattern of black dots that resembles the number '10'. In the bottom-left corner, there is a pattern of black dots that resembles the number '100'. The rest of the grid is empty.

FLOOR PLAN BUILDING

201



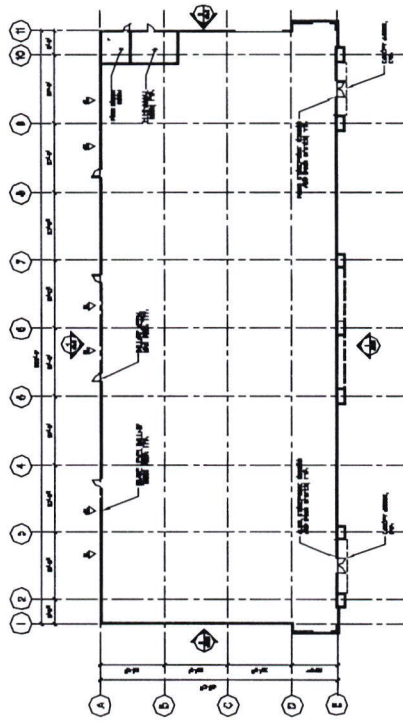


**STONE CREEK
INDUSTRIAL
PARK**

WILSON
14732002

**FLOOR PLAN
BUILDING 9**

201



FLOOR PLAN

1

100' 0" x 100' 0"

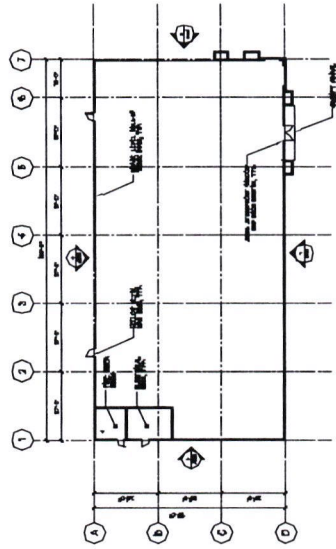


**STONE CREEK
INDUSTRIAL
PARK**

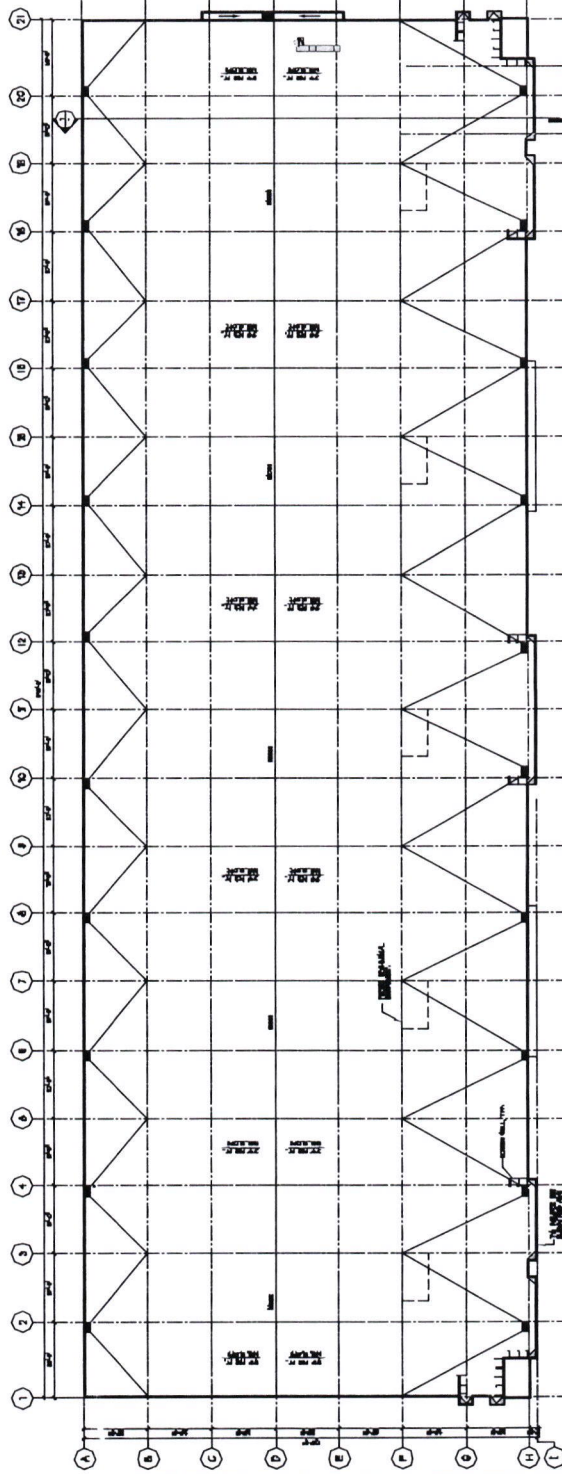
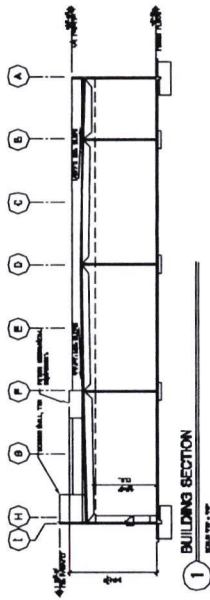
ИЗДАТЕЛЬСТВО

FLOOR PLAN
BUILDING 10

201

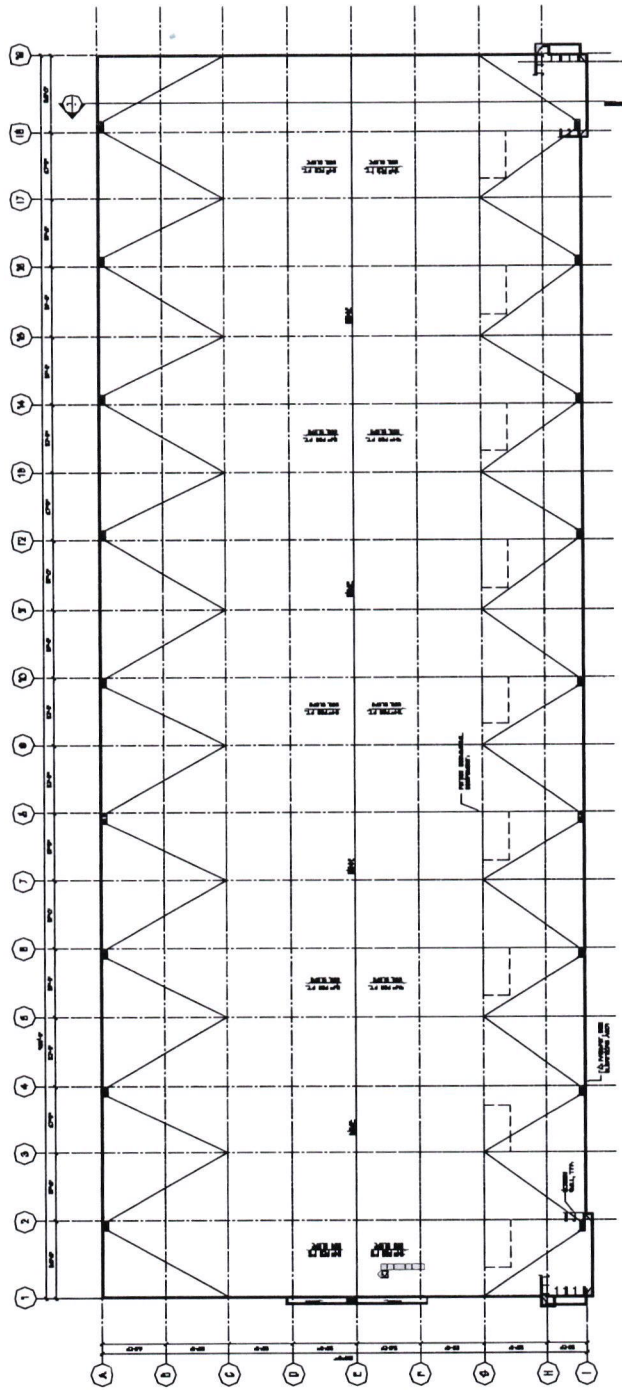
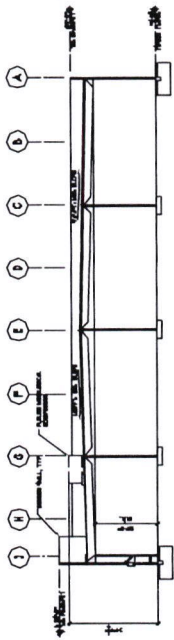


1
FLOOR PLAN
SCALE 1/4" = 1'-0"



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21

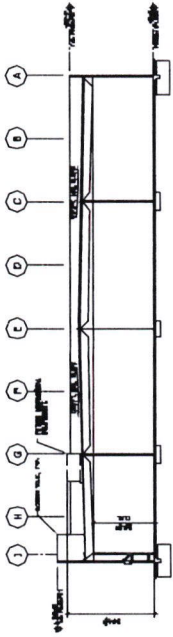
ROOF PLAN
BUILDING SECTION
BUILDING 1



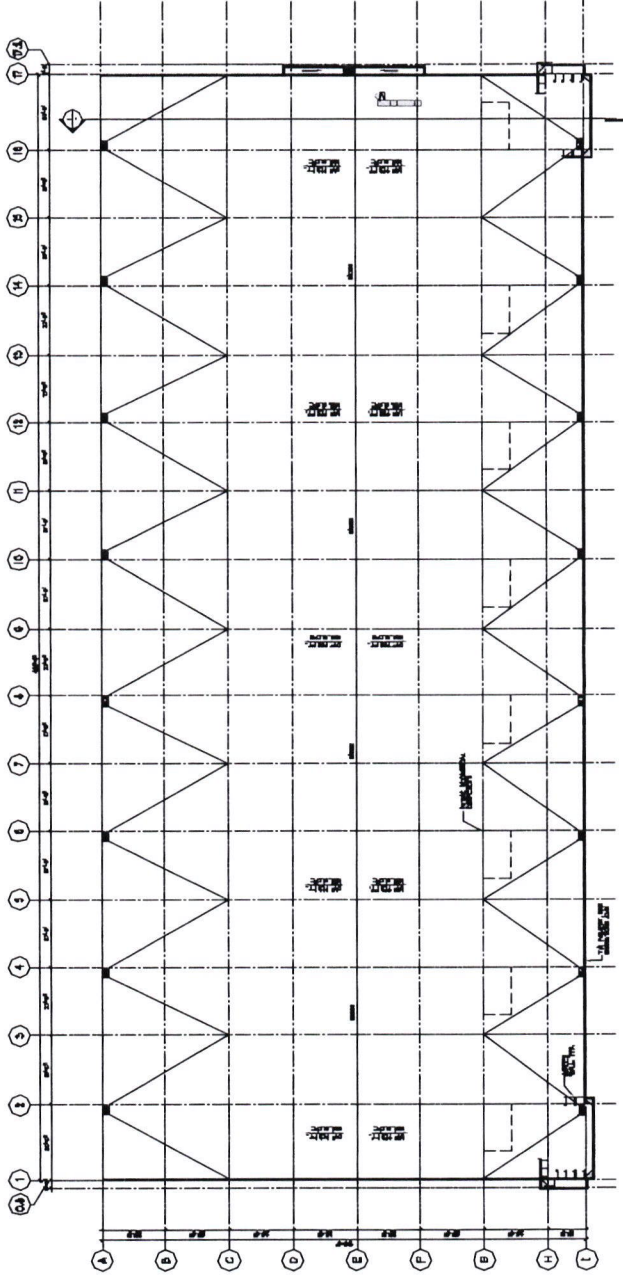
2 ROOF PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
BUILDING SECTION
BUILDING 2



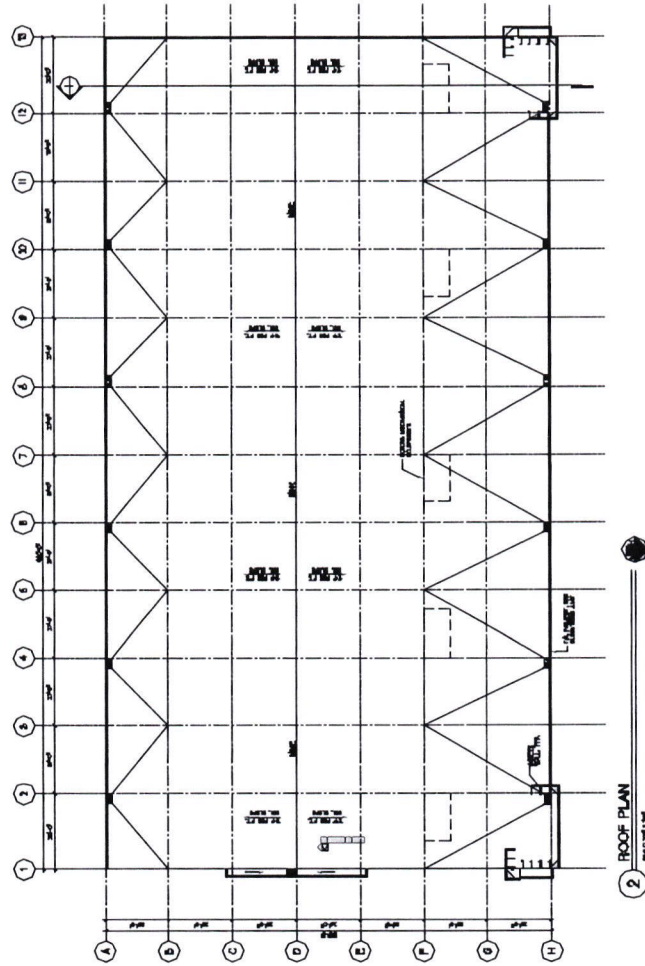
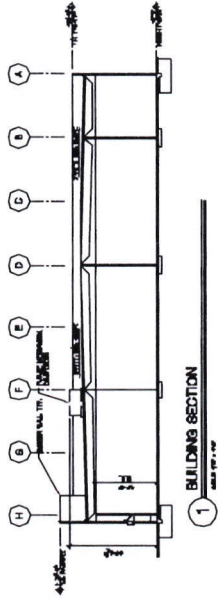
1 BUILDING SECTION
Scale: 1/8" = 1'-0"

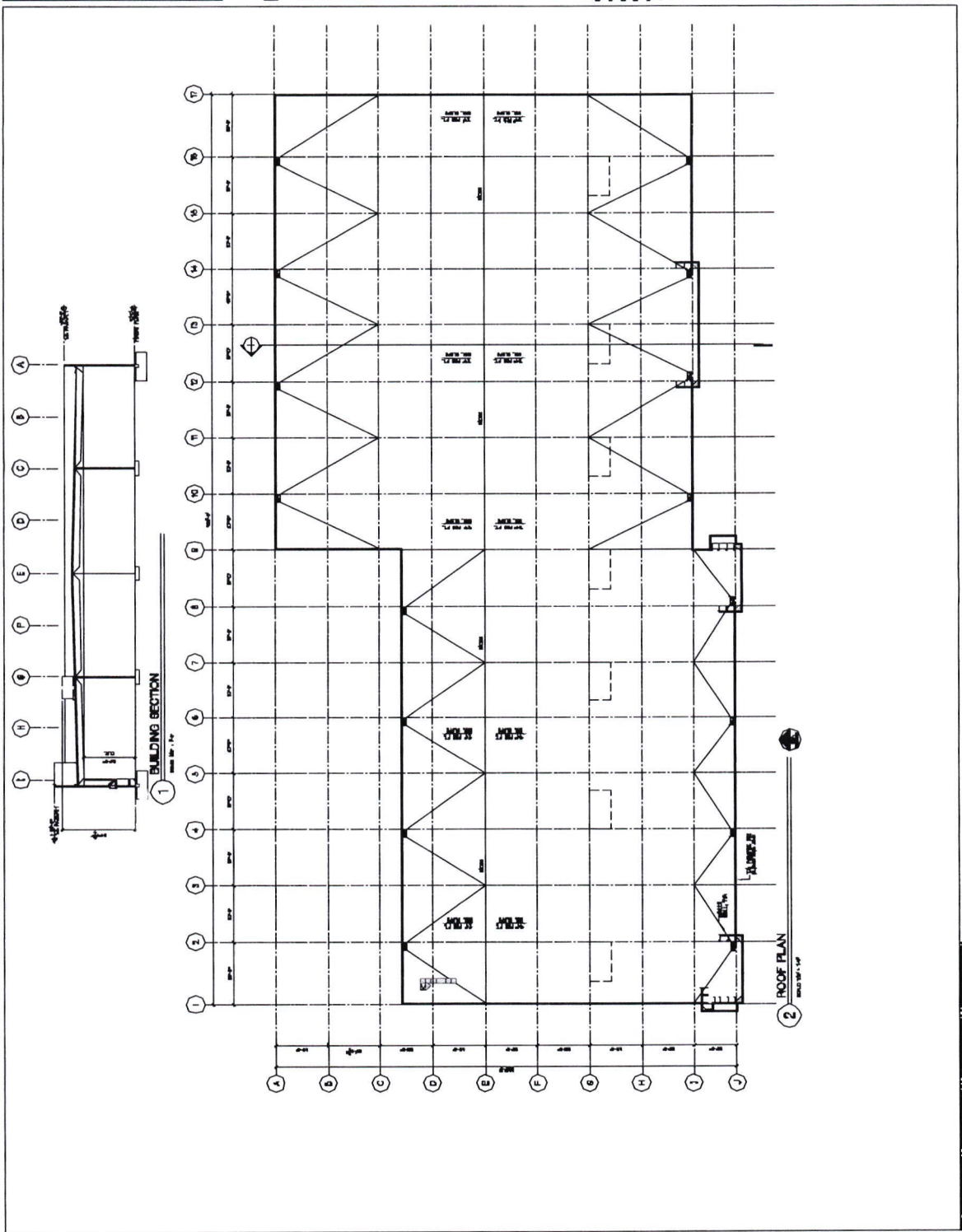


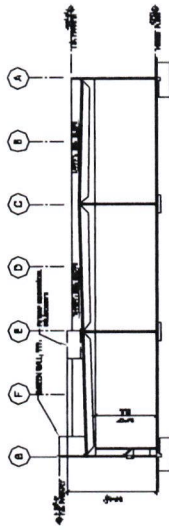
2 ROOF PLAN
Scale: 1/8" = 1'-0"



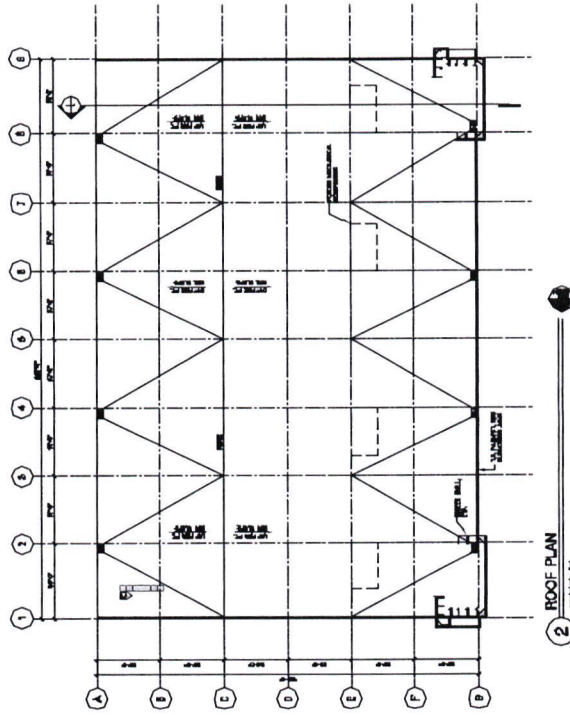
ROOF PLAN
BUILDING SECTION
BUILDING J



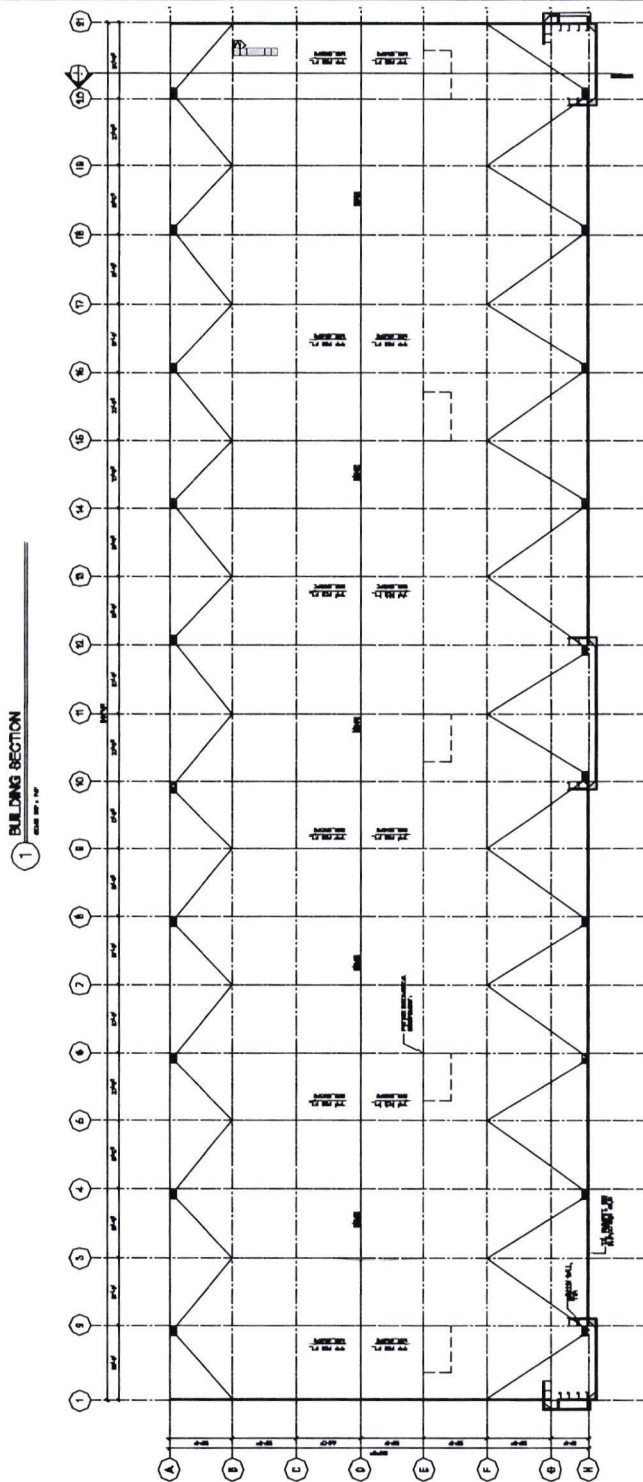
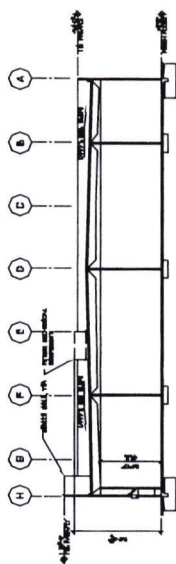




BUILDING SECTION



ROOF PLAN



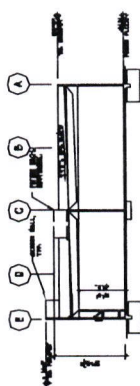


**STONE CREEK
INDUSTRIAL
PARK**

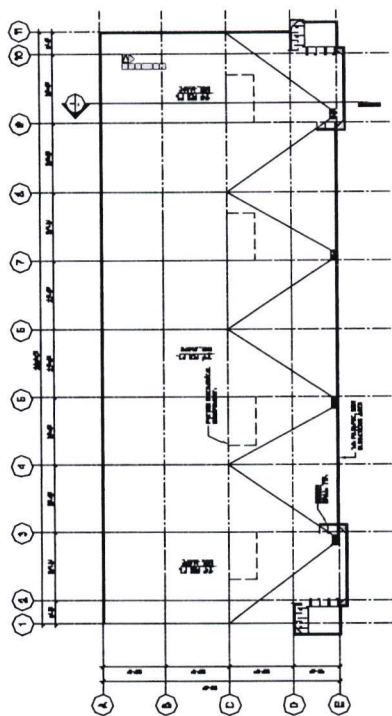
ROOM TENTONE

**ROOF PLAN
BUILDING 9**

202



1 BUILDING SECTION
EELS 118 - 1st



2 ROOF PLAN



STONE CREEK
INDUSTRIAL
PARK

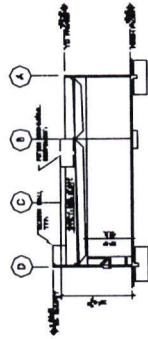
PHASE 1A
BUDGET 12

NO.	DATE	REVISION
1	12/1/12	ISSUED FOR PERMIT
2	12/1/12	REVISED PER COMMENTS
3	12/1/12	REVISED PER COMMENTS
4	12/1/12	REVISED PER COMMENTS
5	12/1/12	REVISED PER COMMENTS
6	12/1/12	REVISED PER COMMENTS
7	12/1/12	REVISED PER COMMENTS
8	12/1/12	REVISED PER COMMENTS
9	12/1/12	REVISED PER COMMENTS
10	12/1/12	REVISED PER COMMENTS
11	12/1/12	REVISED PER COMMENTS
12	12/1/12	REVISED PER COMMENTS
13	12/1/12	REVISED PER COMMENTS
14	12/1/12	REVISED PER COMMENTS
15	12/1/12	REVISED PER COMMENTS
16	12/1/12	REVISED PER COMMENTS
17	12/1/12	REVISED PER COMMENTS
18	12/1/12	REVISED PER COMMENTS
19	12/1/12	REVISED PER COMMENTS
20	12/1/12	REVISED PER COMMENTS
21	12/1/12	REVISED PER COMMENTS
22	12/1/12	REVISED PER COMMENTS
23	12/1/12	REVISED PER COMMENTS
24	12/1/12	REVISED PER COMMENTS
25	12/1/12	REVISED PER COMMENTS
26	12/1/12	REVISED PER COMMENTS
27	12/1/12	REVISED PER COMMENTS
28	12/1/12	REVISED PER COMMENTS
29	12/1/12	REVISED PER COMMENTS
30	12/1/12	REVISED PER COMMENTS
31	12/1/12	REVISED PER COMMENTS
32	12/1/12	REVISED PER COMMENTS
33	12/1/12	REVISED PER COMMENTS
34	12/1/12	REVISED PER COMMENTS
35	12/1/12	REVISED PER COMMENTS
36	12/1/12	REVISED PER COMMENTS
37	12/1/12	REVISED PER COMMENTS
38	12/1/12	REVISED PER COMMENTS
39	12/1/12	REVISED PER COMMENTS
40	12/1/12	REVISED PER COMMENTS
41	12/1/12	REVISED PER COMMENTS
42	12/1/12	REVISED PER COMMENTS
43	12/1/12	REVISED PER COMMENTS
44	12/1/12	REVISED PER COMMENTS
45	12/1/12	REVISED PER COMMENTS
46	12/1/12	REVISED PER COMMENTS
47	12/1/12	REVISED PER COMMENTS
48	12/1/12	REVISED PER COMMENTS
49	12/1/12	REVISED PER COMMENTS
50	12/1/12	REVISED PER COMMENTS
51	12/1/12	REVISED PER COMMENTS
52	12/1/12	REVISED PER COMMENTS
53	12/1/12	REVISED PER COMMENTS
54	12/1/12	REVISED PER COMMENTS
55	12/1/12	REVISED PER COMMENTS
56	12/1/12	REVISED PER COMMENTS
57	12/1/12	REVISED PER COMMENTS
58	12/1/12	REVISED PER COMMENTS
59	12/1/12	REVISED PER COMMENTS
60	12/1/12	REVISED PER COMMENTS
61	12/1/12	REVISED PER COMMENTS
62	12/1/12	REVISED PER COMMENTS
63	12/1/12	REVISED PER COMMENTS
64	12/1/12	REVISED PER COMMENTS
65	12/1/12	REVISED PER COMMENTS
66	12/1/12	REVISED PER COMMENTS
67	12/1/12	REVISED PER COMMENTS
68	12/1/12	REVISED PER COMMENTS
69	12/1/12	REVISED PER COMMENTS
70	12/1/12	REVISED PER COMMENTS
71	12/1/12	REVISED PER COMMENTS
72	12/1/12	REVISED PER COMMENTS
73	12/1/12	REVISED PER COMMENTS
74	12/1/12	REVISED PER COMMENTS
75	12/1/12	REVISED PER COMMENTS
76	12/1/12	REVISED PER COMMENTS
77	12/1/12	REVISED PER COMMENTS
78	12/1/12	REVISED PER COMMENTS
79	12/1/12	REVISED PER COMMENTS
80	12/1/12	REVISED PER COMMENTS
81	12/1/12	REVISED PER COMMENTS
82	12/1/12	REVISED PER COMMENTS
83	12/1/12	REVISED PER COMMENTS
84	12/1/12	REVISED PER COMMENTS
85	12/1/12	REVISED PER COMMENTS
86	12/1/12	REVISED PER COMMENTS
87	12/1/12	REVISED PER COMMENTS
88	12/1/12	REVISED PER COMMENTS
89	12/1/12	REVISED PER COMMENTS
90	12/1/12	REVISED PER COMMENTS
91	12/1/12	REVISED PER COMMENTS
92	12/1/12	REVISED PER COMMENTS
93	12/1/12	REVISED PER COMMENTS
94	12/1/12	REVISED PER COMMENTS
95	12/1/12	REVISED PER COMMENTS
96	12/1/12	REVISED PER COMMENTS
97	12/1/12	REVISED PER COMMENTS
98	12/1/12	REVISED PER COMMENTS
99	12/1/12	REVISED PER COMMENTS
100	12/1/12	REVISED PER COMMENTS

ROOF PLAN
BUILDING 10

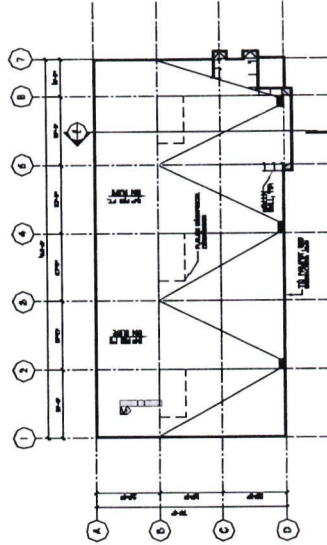
2.02

A



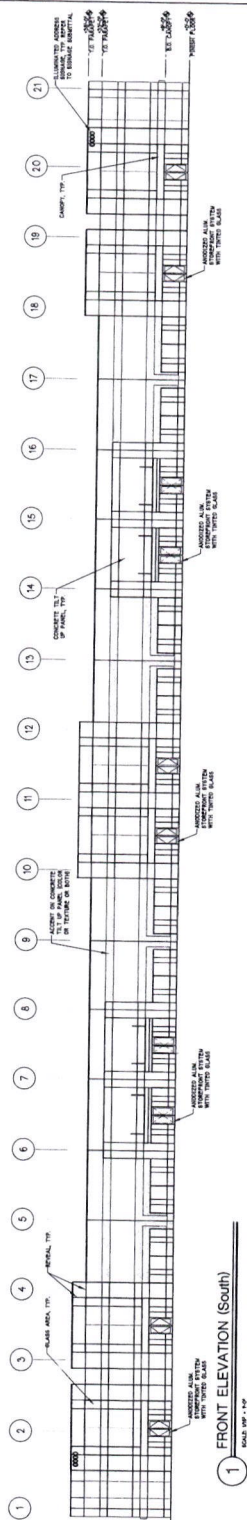
1 BUILDING SECTION

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

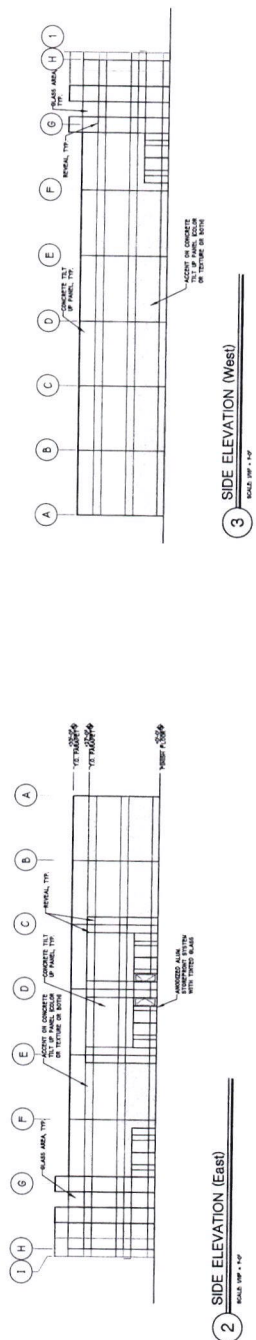


1 ROOF PLAN

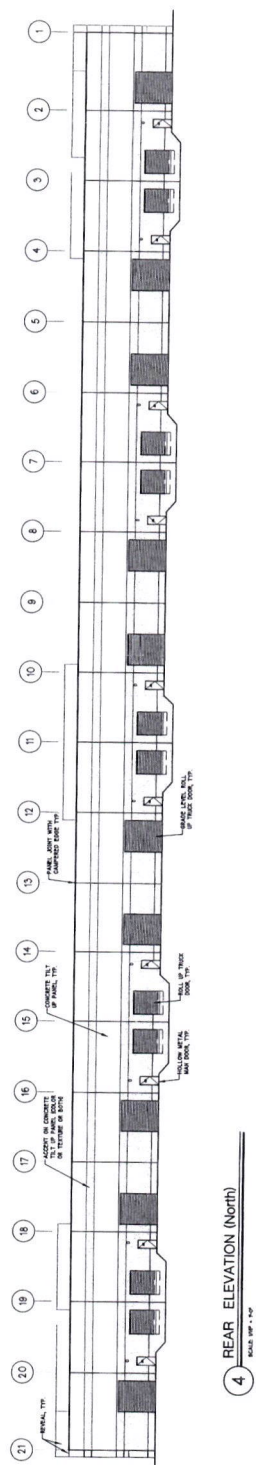
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (South)



SIDE ELEVATION (East)



REAR ELEVATION (North)

P1	PAINT COLOR	SC 84771 848043 WHITE WINTER
P2	PAINT COLOR	SC 80701 442041 CHOCOLATE WHITE
G	GLAZING	VSACOR - AZUREA 85 VW27 - 65 HOURS

EXTERIOR
ELEVATIONS
BUILDING 1

3.01

A

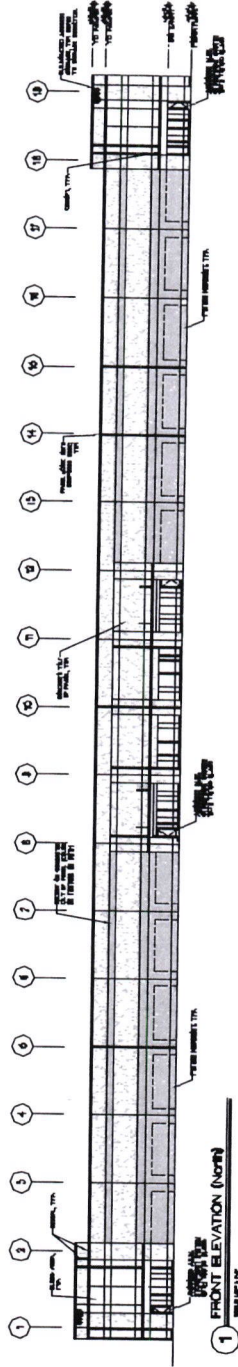
9th Edition

**EXTERIOR
ELEVATIONS
BUILDING 2**

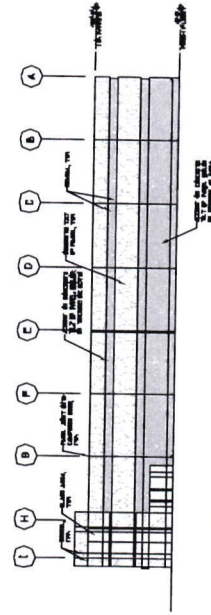
3.01

LEGEND

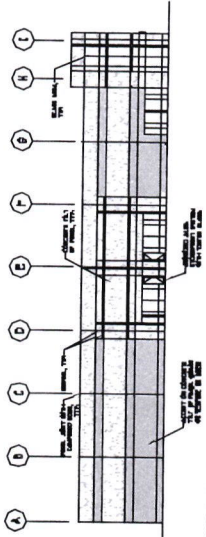
- | | |
|---|--------------------|
| 1 | new code 10-000000 |
| 2 | new code 10-000000 |
| 3 | code 10-000000 |



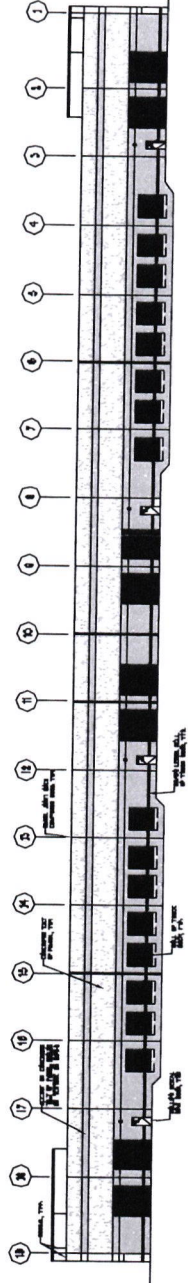
1 FRONT ELEVATION (North)



2 SIDE ELEVATION (West)



② **GRADE ELEVATION (E8881)**



REAR ELEVATION (Right)

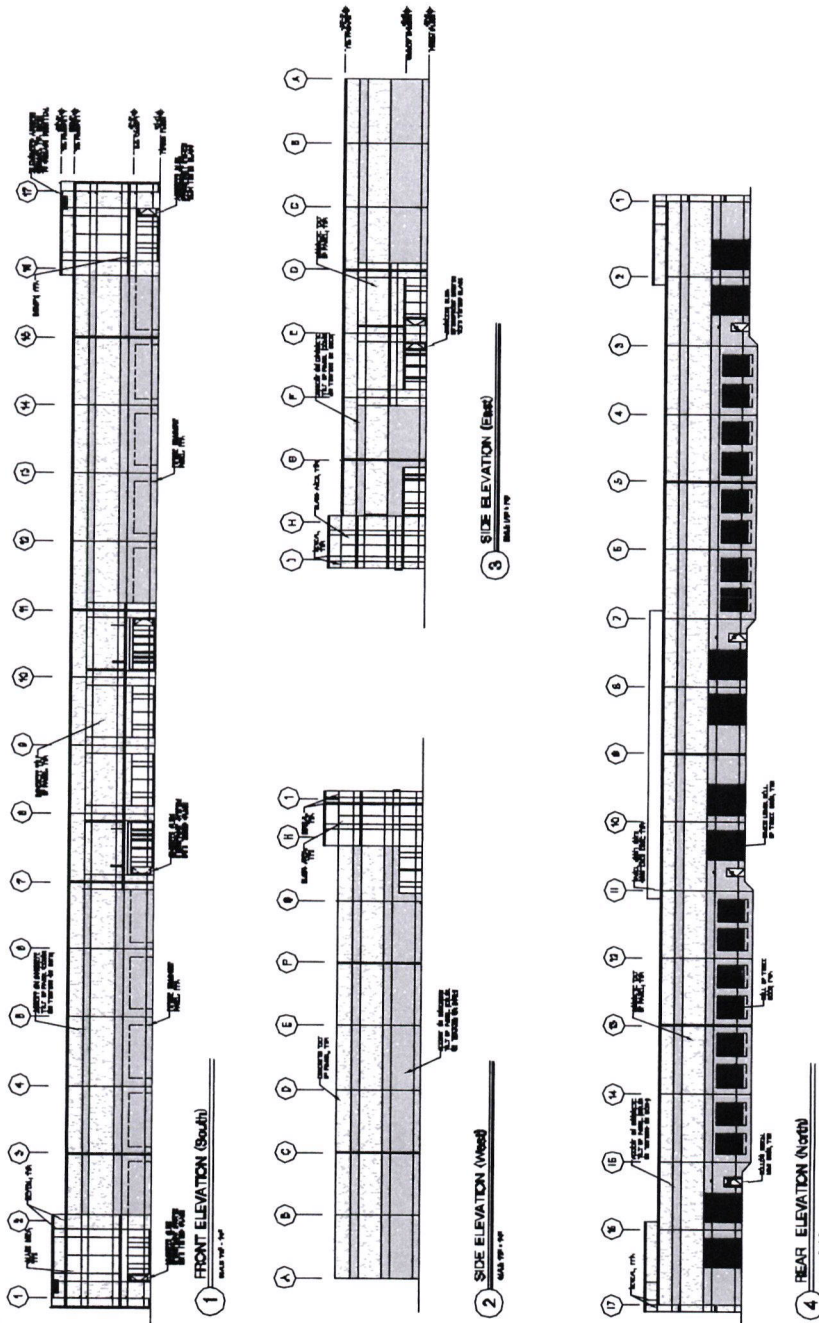


**STONE CREEK
INDUSTRIAL
PARK**

120 BOND

EXTERIOR ELEVATIONS & BUILDING

3.91



LEGEND

	W	lower clouds 10-2000 ft
	M	lower clouds 2000-5000 ft
	H	clouds 5000-10000 ft



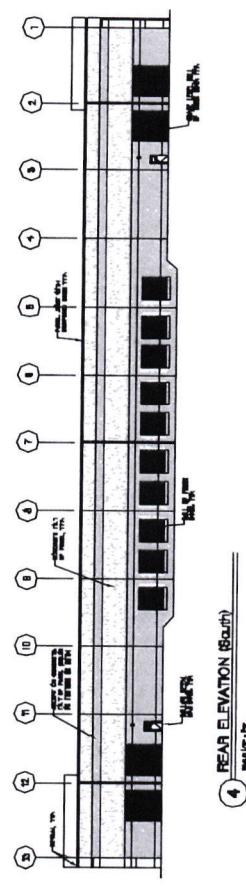
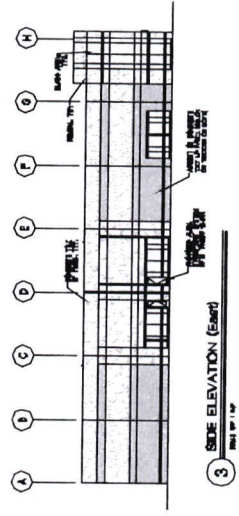
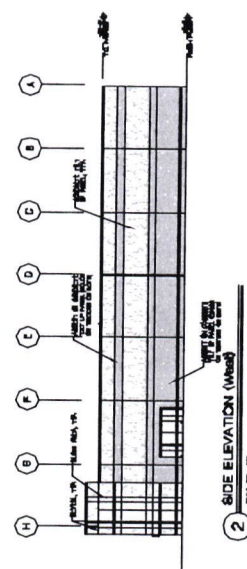
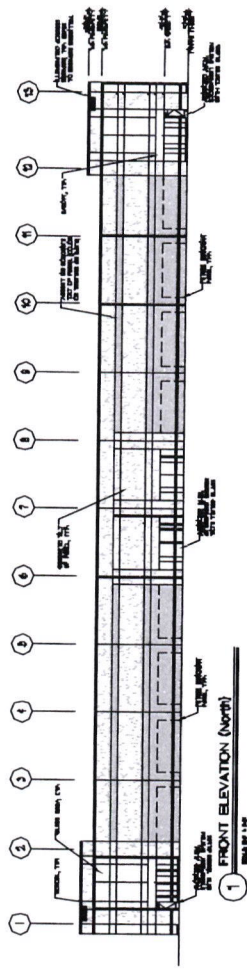
STONE CREEK
INDUSTRIAL
PARK

PHASE 2 & 3
SHEET 02

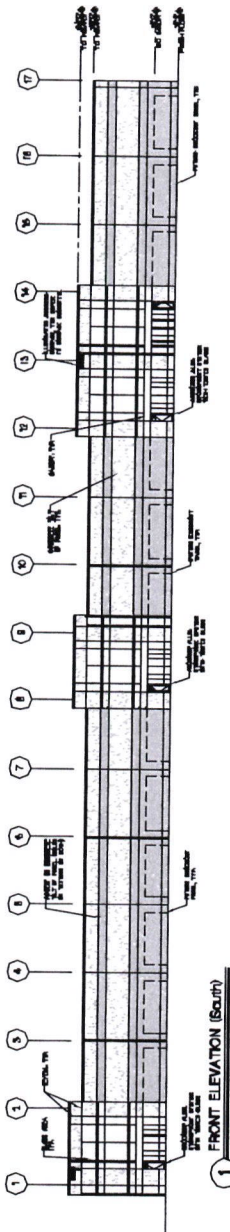
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

EXTERIOR
ELEVATIONS
BUILDING 4

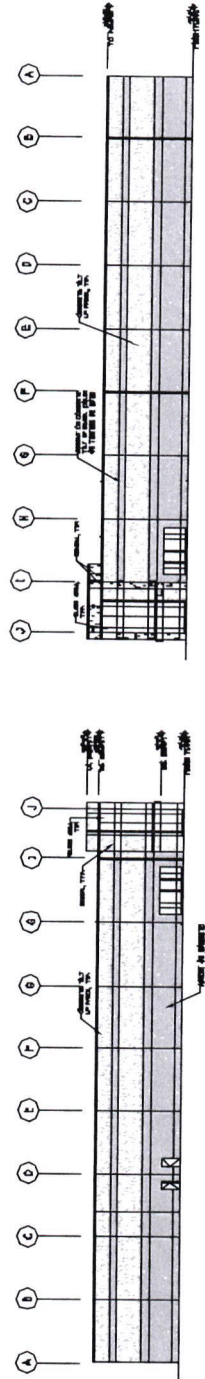
3.01



LEGEND	
1	new stone veneer
2	new stone veneer
3	new stone veneer
4	new stone veneer

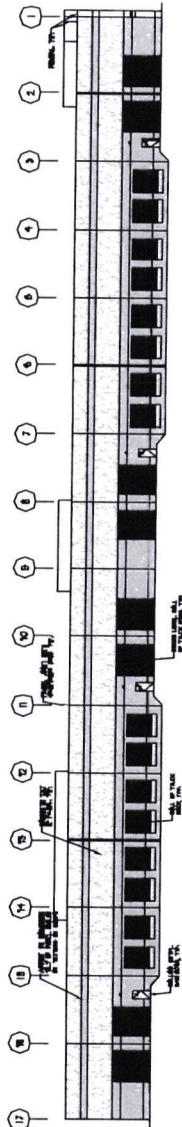


1 FRONT ELEVATION (South)
Scale 1/8" = 1'-0"



2 SIDE ELEVATION (West)
Scale 1/8" = 1'-0"

3 SIDE ELEVATION (East)
Scale 1/8" = 1'-0"



4 REAR ELEVATION (North)
Scale 1/8" = 1'-0"

LEGEND

Brick	Brick
Stone	Stone
Window	Window
Door	Door

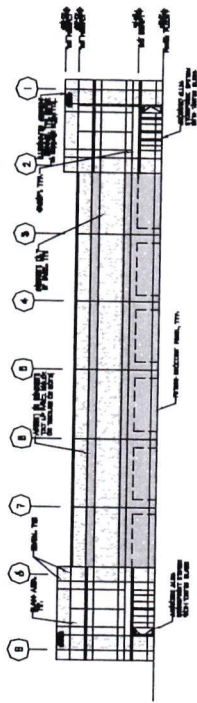
EXTERIOR
ELEVATIONS
BUILDING

3.01

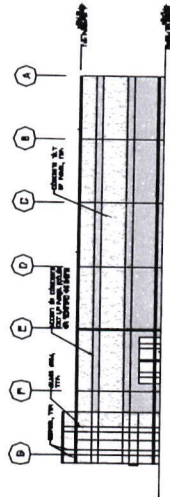
A

STONE OVER
ALUMINUM
PARK

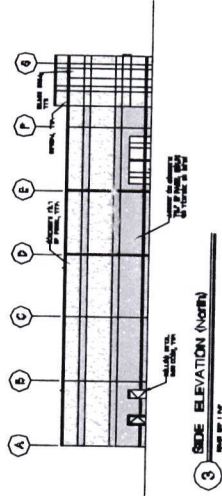
ZONING IS A
MAYORAL



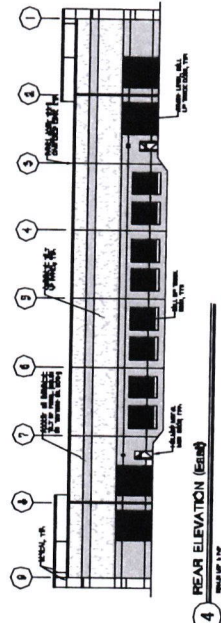
1 FRONT ELEVATION (West)
Scale 1/4" = 1'-0"



2 SIDE ELEVATION (South)
Scale 1/4" = 1'-0"



3 SIDE ELEVATION (North)
Scale 1/4" = 1'-0"



4 REAR ELEVATION (East)
Scale 1/4" = 1'-0"

LEGEND

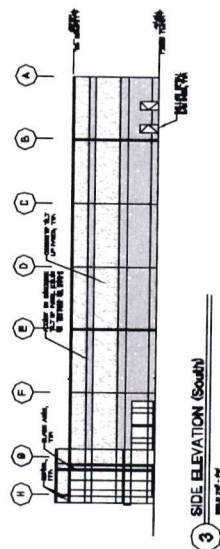
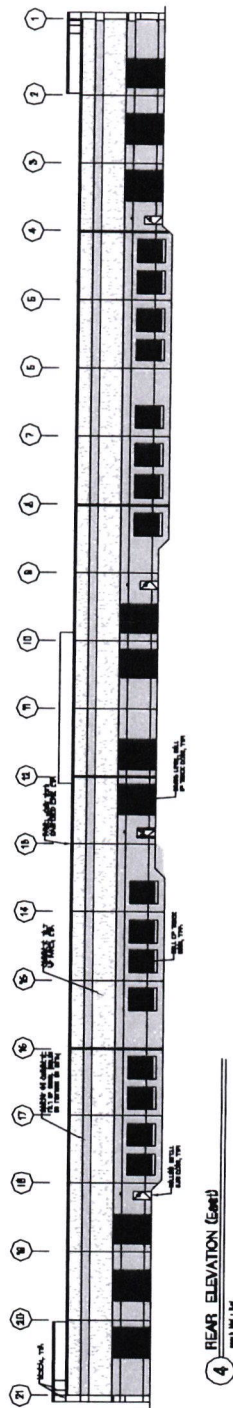
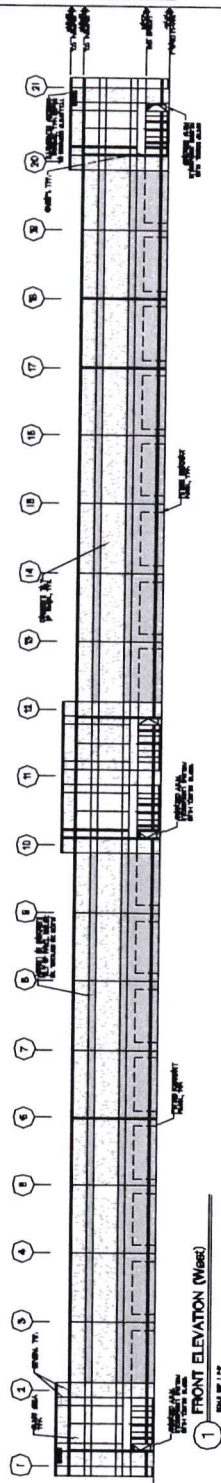
□	new stone masonry
■	new stone masonry
□	existing masonry

EXTERIOR
ELEVATIONS
BUILDING

3.01

STONE CREEK
NATURAL
PARK

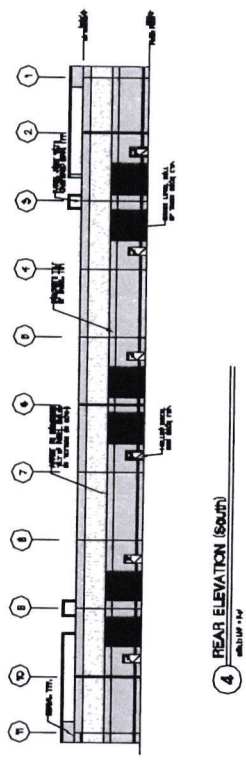
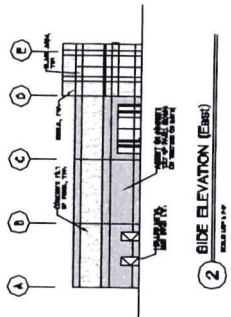
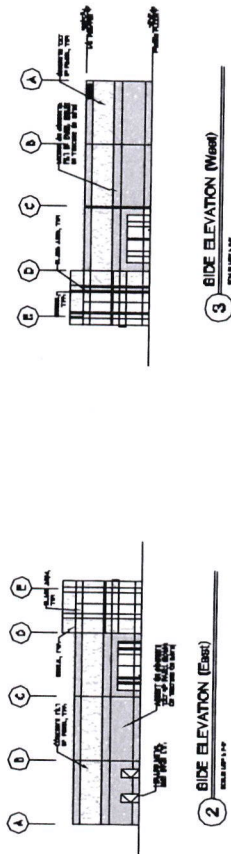
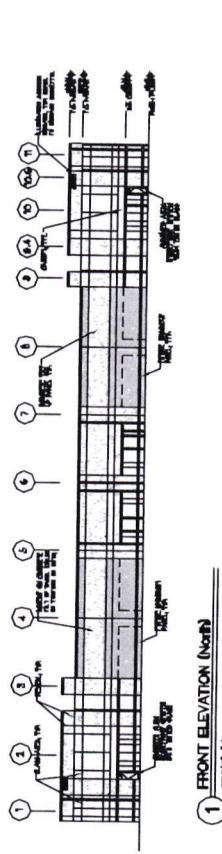
PROJECT 2014
MAY 2014



LEGEND	
☐ M	hour circle 12:00/1:00/2:00
☐ H	hour circle 12:00/1:00/2:00
☐ L	hour circle 12:00/1:00/2:00

EXTERIOR ELEVATIONS BUILDING 7

3.01



LEGEND

1	new side elevation
2	new side elevation
3	new side elevation
4	new side elevation

STONECREEK
PARK

3.01

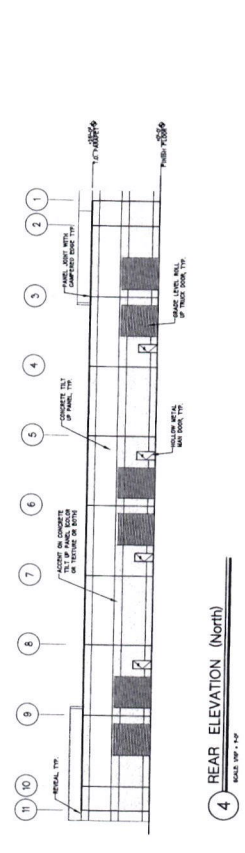
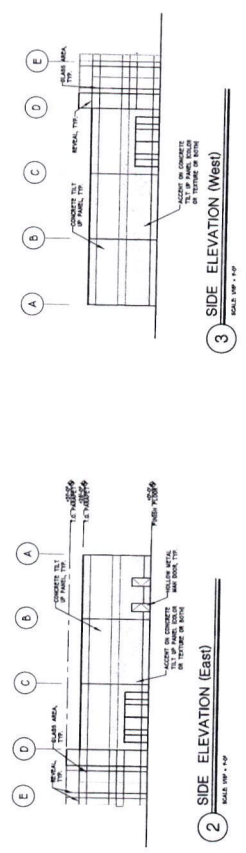
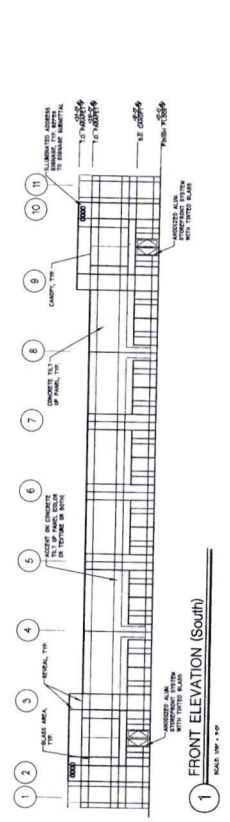




Stone Creek Industrial Park

STONE CREEK INDUSTRIAL PARK

2000 S. 1000 E. SALT LAKE CITY, UT 84143



EXTERIOR ELEVATIONS BUILDING 9

LEGEND

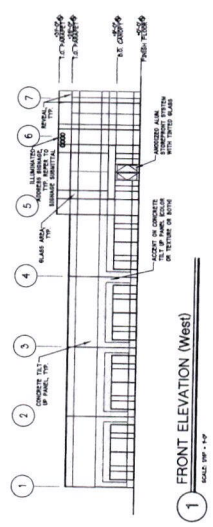
1	PAINT COLOR: LIGHT GREY
2	PAINT COLOR: LIGHT GREY
3	PAINT COLOR: LIGHT GREY
4	PAINT COLOR: LIGHT GREY
5	PAINT COLOR: LIGHT GREY
6	PAINT COLOR: LIGHT GREY
7	PAINT COLOR: LIGHT GREY
8	PAINT COLOR: LIGHT GREY
9	PAINT COLOR: LIGHT GREY
10	PAINT COLOR: LIGHT GREY
11	PAINT COLOR: LIGHT GREY

A 3.01

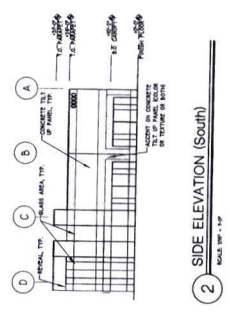


STONE CREEK INDUSTRIAL PARK

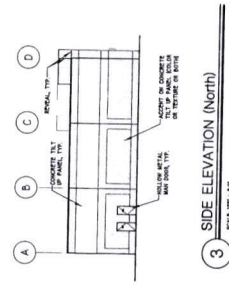
THOMAS, DE & MACQUEEN



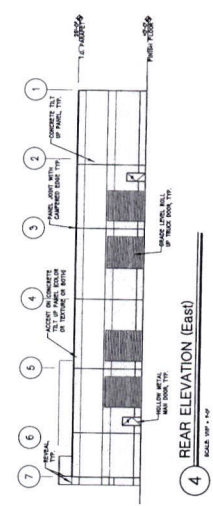
1 FRONT ELEVATION (West)
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (South)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (North)
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION (East)
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS
BUILDING 10

LEGEND

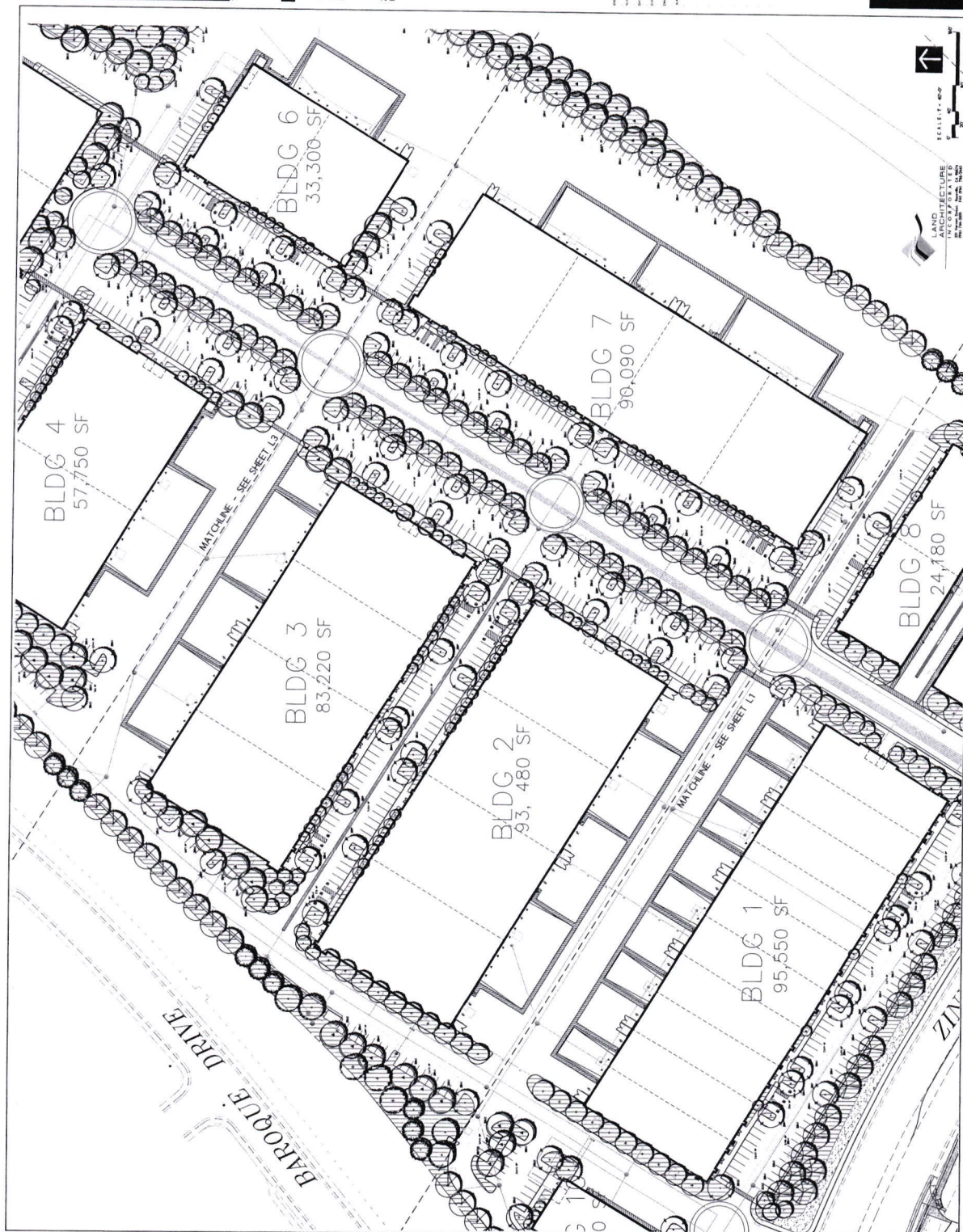
1	PAINT COLOR: EXTERIOR WALLS
2	PAINT COLOR: EXTERIOR ROOF
3	PAINT COLOR: EXTERIOR FLOOR
4	GLASS: TINTED GLASS

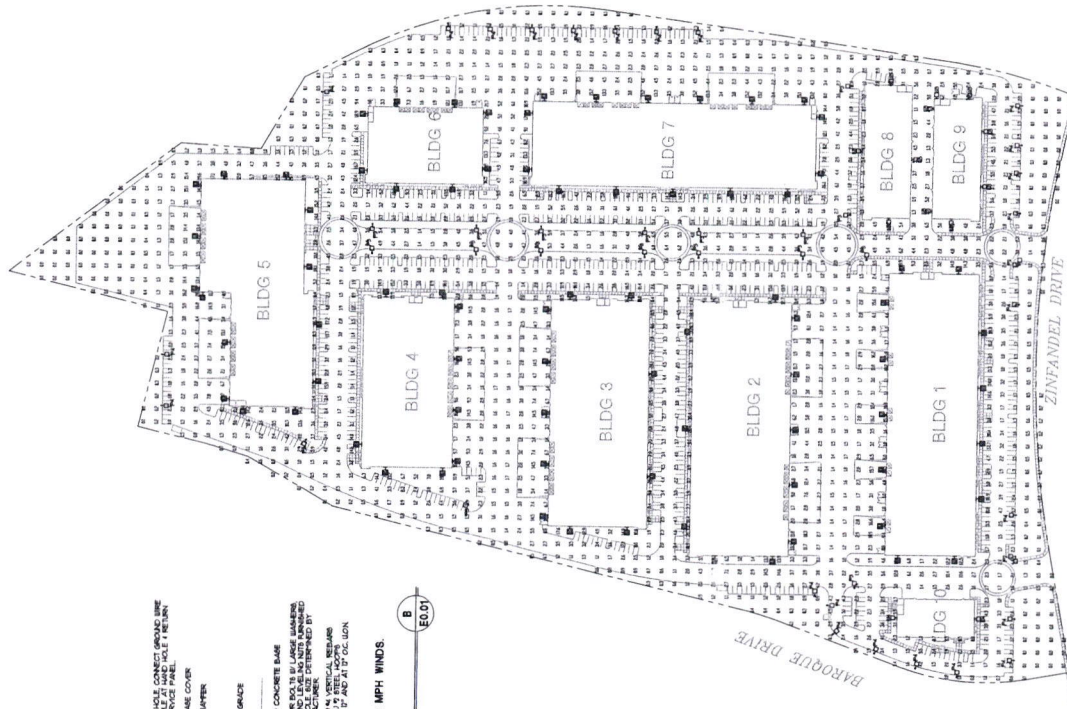
A 3.01



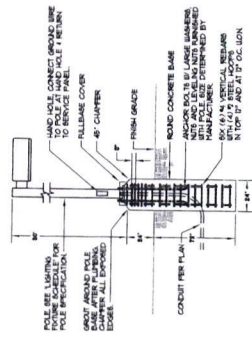
Max Wilkins Partners, Inc.
STONE CREEK
INDUSTRIAL
PARK
ZIMANDEL DR &
BAROQUE DR

1" = 10'	1" = 20'	1" = 40'	1" = 80'	1" = 160'	1" = 320'	1" = 640'	1" = 1280'	1" = 2560'	1" = 5120'	1" = 10240'	1" = 20480'	1" = 40960'	1" = 81920'	1" = 163840'	1" = 327680'	1" = 655360'	1" = 1310720'	1" = 2621440'	1" = 5242880'	1" = 10485760'	1" = 20971520'	1" = 41943040'	1" = 83886080'	1" = 167772160'	1" = 335544320'	1" = 671088640'	1" = 1342177280'	1" = 2684354560'	1" = 5368709120'	1" = 10737418240'	1" = 21474836480'	1" = 42949672960'	1" = 85899345920'	1" = 171798691840'	1" = 343597383680'	1" = 687194767360'	1" = 1374389534720'	1" = 2748779069440'	1" = 5497558138880'	1" = 10995116277760'	1" = 21990232555520'	1" = 43980465111040'	1" = 87960930222080'	1" = 175921860444160'	1" = 351843720888320'	1" = 703687441776640'	1" = 1407374883553280'	1" = 2814749767106560'	1" = 5629499534213120'	1" = 11258999068426240'	1" = 22517998136852480'	1" = 45035996273704960'	1" = 90071992547409920'	1" = 180143985094819840'	1" = 360287970189639680'	1" = 720575940379279360'	1" = 1441151880758558720'	1" = 2882303761517117440'	1" = 5764607523034234880'	1" = 11529215046068469760'	1" = 23058430092136939520'	1" = 46116860184273879040'	1" = 92233720368547758080'	1" = 184467440737095516160'	1" = 368934881474191032320'	1" = 737869762948382064640'	1" = 1475739525896764129280'	1" = 2951479051793528258560'	1" = 5902958103587056517120'	1" = 11805916207174113034240'	1" = 23611832414348226068480'	1" = 47223664828696452136960'	1" = 94447329657392904273920'	1" = 188894659314785808547840'	1" = 377789318629571617095680'	1" = 755578637259143234191360'	1" = 1511157274518286468382720'	1" = 3022314549036572936765440'	1" = 6044629098073145873530880'	1" = 12089258196146291747061760'	1" = 24178516392292583494123520'	1" = 48357032784585166988247040'	1" = 96714065569170333976494080'	1" = 193428131138340667952988160'	1" = 386856262276681335905976320'	1" = 773712524553362671811952640'	1" = 1547425049106725343623905280'	1" = 3094850098213450687247810560'	1" = 6189700196426901374495621120'	1" = 12379400392853802748991242240'	1" = 24758800785707605497982484480'	1" = 49517601571415210995964968960'	1" = 99035203142830421991929937920'	1" = 198070406285660843983859875840'	1" = 396140812571321687967719751680'	1" = 792281625142643375935439503360'	1" = 1584563250285286751870879006720'	1" = 3169126500570573503741758013440'	1" = 6338253001141147007483516026880'	1" = 12676506002282294014967032053760'	1" = 25353012004564588029934064107520'	1" = 50706024009129176059868128215040'	1" = 101412048018258352119736256430080'	1" = 202824096036516704239472512860160'	1" = 405648192073033408478945025720320'	1" = 811296384146066816957890051440640'	1" = 1622592768292133633915780102881280'	1" = 3245185536584267267831560205762560'	1" = 6490371073168534535663120411525120'	1" = 12980742146337069071326240823050240'	1" = 25961484292674138142652481646100480'	1" = 51922968585348276285304963292200960'	1" = 103845937170696552570609926584401920'	1" = 207691874341393105141219853168803840'	1" = 415383748682786210282439706337607680'	1" = 830767497365572420564879412675215360'	1" = 1661534994731144841129758825350430720'	1" = 3323069989462289682259517650700861440'	1" = 6646139978924579364519035301401722880'	1" = 13292279957849158729038070602803445760'	1" = 26584559915698317458076141205606891520'	1" = 53169119831396634916152282411213783040'	1" = 106338239662793269832304564822427566080'	1" = 212676479325586539664609129644855132160'	1" = 425352958651173079329218259289710264320'	1" = 850705917302346158658436518579420528640'	1" = 1701411834604692317316873037158841057280'	1" = 3402823669209384634633746074317682114560'	1" = 6805647338418769269267492148635364229120'	1" = 13611294676837538538534984297270728458240'	1" = 27222589353675077077069968594541456916480'	1" = 54445178707350154154139937189082913832960'	1" = 108890357414700308308279874378165827665920'	1" = 217780714829400616616559748756331655331840'	1" = 435561429658801233233119497512663310663680'	1" = 871122859317602466466238995025326621327360'	1" = 1742245718635204932932477990050653242654720'	1" = 3484491437270409865864955980101306485309440'	1" = 6968982874540819731729911960202612970618880'	1" = 13937965749081639463459823920405225941237760'	1" = 27875931498163278926919647840810451882475520'	1" = 55751862996326557853839295681620903764951040'	1" = 111503725992653115707678591363241807529902080'	1" = 223007451985306231415357182726483615059804160'	1" = 446014903970612462830714365452967230119608320'	1" = 892029807941224925661428730905934460239216640'	1" = 1784059615882449851322857461811868920478433280'	1" = 3568119231764899702645714923623737840956866560'	1" = 7136238463529799405291429847247475681913733120'	1" = 14272476927059598810582859694494951363827466240'	1" = 28544953854119197621165719388989902727654932480'	1" = 57089907708238395242331438777979805455309864960'	1" = 114179815416476790484662877555959610910619729920'	1" = 228359630832953580969325755111919221821239459840'	1" = 456719261665907161938651510223838443642478919680'	1" = 913438523331814323877303020447676887284957839360'	1" = 1826877046663628647754606040895353774569915678720'	1" = 3653754093327257295509212081790707549139831357440'	1" = 7307508186654514591018424163581415098279662714880'	1" = 14615016373309029182036848327162830196559325429760'	1" = 29230032746618058364073696654325660393118650859520'	1" = 58460065493236116728147393308651320786237301719040'	1" = 116920130986472233456294786617302641572474603438080'	1" = 233840261972944466912589573234605283144949206876160'	1" = 467680523945888933825179146469210566289898413752320'	1" = 935361047891777867650358292938421132579796827504640'	1" = 1870722095783555735300716585876842265159593655009280'	1" = 3741444191567111470601433171753684530319187310018560'	1" = 7482888383134222941202866343507369060638374620037120'	1" = 14965776766268445882405732687014738121276749240074240'	1" = 29931553532536891764811465374029476242553498480148480'	1" = 59863107065073783529622930748058952485106996960296960'	1" = 119726214130147567059245861496117904970213993920593920'	1" = 239452428260295134118491722992235809940427987841187840'	1" = 478904856520590268236983445984471619880855975682375680'	1" = 957809713041180536473966891968943239761711951364751360'	1" = 1915619426082361072947933783937886479523423902729502720'	1" = 3831238852164722145895867567875772959046847805459005440'	1" = 7662477704329444291791735135751545918093695610918010880'	1" = 15324955408658888583583470271503091836187391221836021760'	1" = 30649910817317777167166940543006183672374782443672043520'	1" = 61299821634635554334333881086012367344749564887344087040'	1" = 122599643269271108668667762172024734689499129774688174080'	1" = 245199286538542217337335524344049469378998259549376348160'	1" = 490398573077084434674671048688098938757996519098752696320'	1" = 980797146154168869349342097376197877515993038197505392640'	1" = 1961594292308337738698684194752395755031986076395010785280'	1" = 3923188584616675477397368389504791510063972152790021570560'	1" = 7846377169233350954794736779009583020127944305580043141120'	1" = 15692754338466701909589473558019166040255888611160086282240'	1" = 313855086769334038191789471160383320805117772223201725440'	1" = 627710173538668076383578942320766641610235544446403450880'	1" = 1255420347077336152767157884641533283220471088892806901760'	1" = 2510840694154672305534315769283066566440942177785613803520'	1" = 5021681388309344611068631538566133132881884355571227607040'	1" = 10043362776618689222137263077132266265763768711142455214080'	1" = 20086725553237378444274526154264532531527537422284910428160'	1" = 40173451106474756888549052308529065063055074844569820856320'	1" = 80346902212949513777098104617058130126110149689139641712640'	1" = 160693804425899027554196209234116260252220299378279283425280'	1" = 321387608851798055108392418468232520504440598756558566850560'	1" = 642775217703596110216784836936465041008881197513117133701120'	1" = 1285550435407192220433569673872930082017762395026234267402240'	1" = 2571100870814384440867139347745860164035524790052468534804480'	1" = 5142201741628768881734278695491720328071049580104937069608960'	1" = 10284403483257537763468557390983440656142099160209874139217920'	1" = 20568806966515075526937114781966881312284198320419748278435840'	1" = 41137613933030151053874229563933762624568396640839496556871680'	1" = 82275227866060302107748459127867525249136793281678993113743360'	1" = 164550455732120604215496918255735050498273586563357986227486720'	1" = 329100911464241208430993836511470100996547173126715972454973440'	1" = 658201822928482416861987673022940201993094346253431944909946880'	1" = 1316403645856964833723975346045880403986188692506863889819893760'	1" = 2632807291713929667447950692091760807972377385013727779639787520'	1" = 5265614583427859334895901384183521615944754770027455559279575040'	1" = 10531229166855718669791802768367043231889509540054911118559150080'	1" = 21062458333711437339583605536734086463779019080109822237118300160'	1" = 42124916667422874679167211073468172927558038160219644474236600320'	1" = 84249833334845749358334422146936345855116076320439288948473200640'	1" = 168499666669691498716668844293872691710232152640878577896946401280'	1" = 336999333339382997433337688587745383420464305281757155793892802560'	1" = 673998666678765994866675377175490766840928610563514311587785605120'	1" = 1347997333357531989733350754350981533681857221127028623175571210240'	1" = 2695994666715063979466701508701963067363714442254057246351142420480'	1" = 5391989333430127958933403017403926134727428884508114492702284840960'	1" = 10783978666860255917866806034807852269454857769016228985404569681920'	1" = 21567957333720511835733612069615704538909715538032457970809139363840'	1" = 43135914667441023671467224139231409077819431076064915941618278727680'	1" = 86271829334882047342934448278462818155638862152129831883236557455360'	1" = 172543658669764094685868896556925636311277724304259663766473114910720'	1" = 345087317339528189371737793113851272622555448608519327532946229821440'	1" = 690174634679056378743475586227702545245110897217038655065892459642880'	1" = 1380349269358112757486951172455405090490221794434077310131784919285760'	1" = 2760698538716225514973902344910810180980443588868154620263569838571520'	1" = 5521397077432451029947804689821620361960887177736309240527139677143040'	1" = 11042794154864902059895609379643240723921774355472618481054279354286080'	1" = 22085588309729804119791218759286481447843548710945236962108558708572160'	1" = 44171176619459608239582437518572962895687097421890473924217117417144320'	1" = 88342353238919216479164875037145925791374194843780947848434234834288640'	1" = 176684706477838432958329750074291851582748389687561895696868469668577280'	1" = 353369412955676865916659500148583703165496779375123791393736939337154560'	1" = 706738825911353731833319000297167406330993558750247582787473878674309120'	1" = 1413477651822707463666638000594334812661987117500495165574947757348618240'	1" = 2826955303645414927333276001188669625323974235000990331149895514697236480'	1" = 5653910607290829854666552002377339250647948470001980662299791029394472960'	1" = 11307821214581659709333104004754678501295896940003961324599582058788945920'	1" = 22615642429163319418666208009509357002591793880007922649199164117577891840'	1" = 45231284858326638837332416019018714005183587760015845298398328235155783680'	1" = 90462569716653277674664832038037428010367175520031690596796656470311567360'	1" = 180925139433306555349329664076074856020734351040063381193593312940623134720'	1" = 361850278866613110698659328152149712041468702080126762387186625881246269440'	1" = 723700557733226221397318656304299424082937404160253524774373251762492538880'	1" = 1447401115466452442794637312608598848165874808320507049548746503524985077760'	1" = 289480223093290488558927462
----------	----------	----------	----------	-----------	-----------	-----------	------------	------------	------------	-------------	-------------	-------------	-------------	--------------	--------------	--------------	---------------	---------------	---------------	----------------	----------------	----------------	----------------	-----------------	-----------------	-----------------	------------------	------------------	------------------	-------------------	-------------------	-------------------	-------------------	--------------------	--------------------	--------------------	---------------------	---------------------	---------------------	----------------------	----------------------	----------------------	----------------------	-----------------------	-----------------------	-----------------------	------------------------	------------------------	------------------------	-------------------------	-------------------------	-------------------------	-------------------------	--------------------------	--------------------------	--------------------------	---------------------------	---------------------------	---------------------------	----------------------------	----------------------------	----------------------------	----------------------------	-----------------------------	-----------------------------	-----------------------------	------------------------------	------------------------------	------------------------------	-------------------------------	-------------------------------	-------------------------------	-------------------------------	--------------------------------	--------------------------------	--------------------------------	---------------------------------	---------------------------------	---------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	------------------------------------	------------------------------------	------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	--------------------------------------	--------------------------------------	--------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	---	---	---	--	----------------------------------





PHOTOMETRIC PLAN
SCALE 1" = 80'-0"



NOTE: POLE SHALL WITHSTAND 100 MPH WINDS.

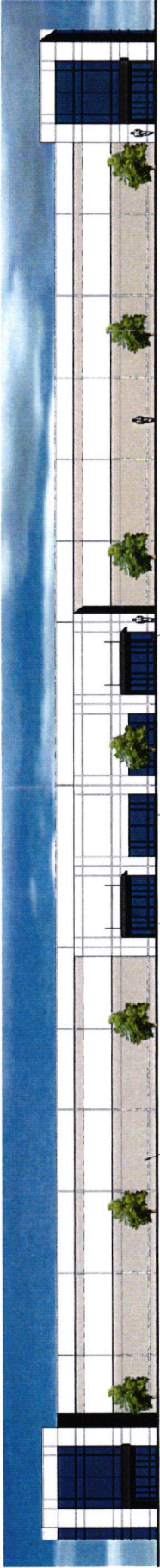
POLE BASE DETAIL

SCALE: NONE

[illegible][illegible]

U.S.A.
DERGROUNDSERVICE ALERT
1-800-271-2600
CONTACT PRIOR TO THE START OF ANY

RANCHO CORDOVA, CALIFORNIA
BUILDING #1



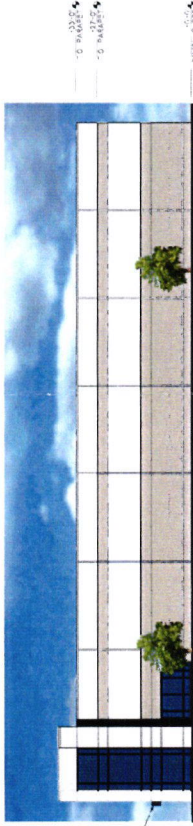
1 FRONT ELEVATION (North)

SCALE: 1/8" = 1'-0"
NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.



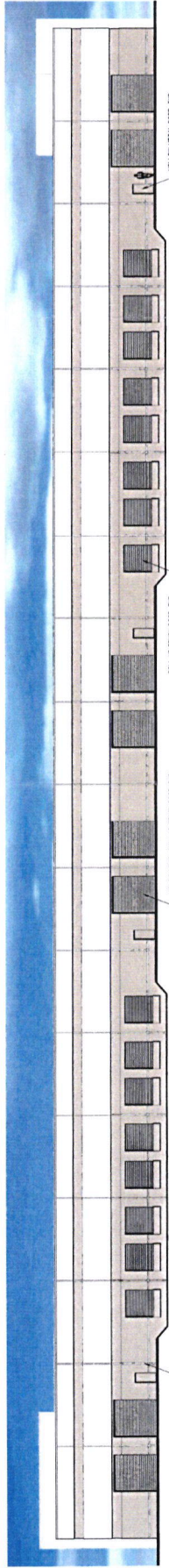
2 SIDE ELEVATION (East)

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



3 SIDE ELEVATION (West)

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



4 REAR ELEVATION (South)

SCALE: 1/8" = 1'-0"
NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.

LEGEND

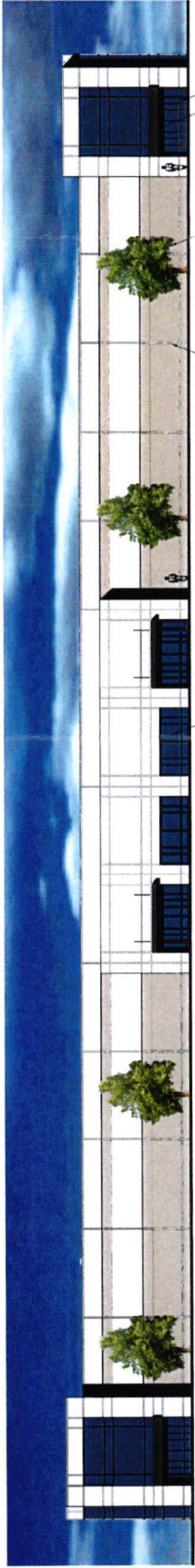
- Color P1: White Whisper
ICI - #44YY 84 / 042
- Azuris (Color) Glass
- Vinacore
- 1" VRE7-59 HS/HS
- 1/4" (6 mm) Azuris HS VRE-59 #2
- 1/2" (12 mm) airspace-mill finish
- 1/4" (6 mm) clear HS
- Color P2: Chinchilla White
ICI - #DYY 46/041
- STOREFRONT:
DURANAR - "Sunroom Silvermill"
PPG Industries, Inc.
Use UCS1742 Primer Only
-Canopies to be painted to match window system framing

ARCHITECTURE
PLANNING
INTERIORS
VITAE

STONECREEK INDUSTRIAL PARK

Mac Millan Partners, Inc.

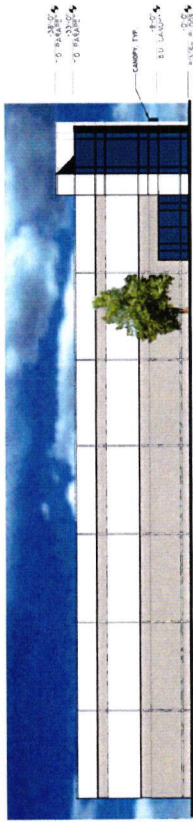
RANCHO CORDOVA, CALIFORNIA
BUILDING #2



1 FRONT ELEVATION (South)

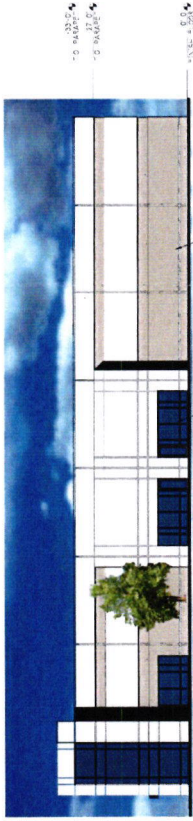
SCALE 1/8" = 1'-0"

NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.



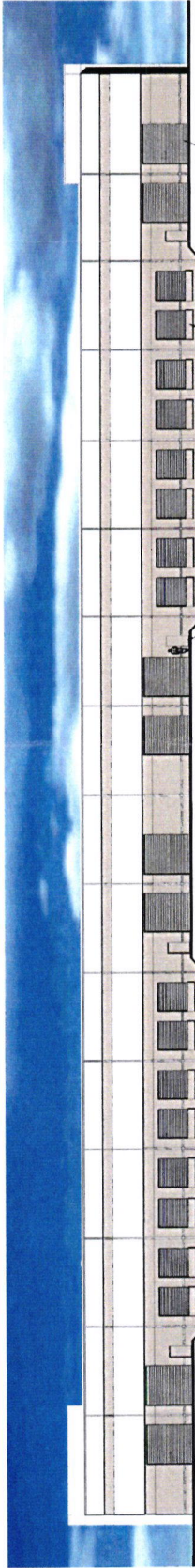
2 SIDE ELEVATION (West)

SCALE 1/8" = 1'-0"



3 SIDE ELEVATION (East)

SCALE 1/8" = 1'-0"



4 REAR ELEVATION (North)

SCALE 1/8" = 1'-0"

NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.

LEGEND

Color P1: White Whisper
ICI-444YY R4.042

Azurba (Color) Glass
Vincen
1/4" VRLT-59 HS-15
1/4" VRLT-59 HS-15
1/2" (13.2 mm) aerospace-mill finish
1/4" (6 mm) clear HS

Color P2: Chinchilla white
ICI-107YY A6.041

STOREROOM
DURANAR "Sunstream Silvermill"
PPG Industries, Inc.
Use UC51742 Primer Only
-Canopies to be painted to match window system framing

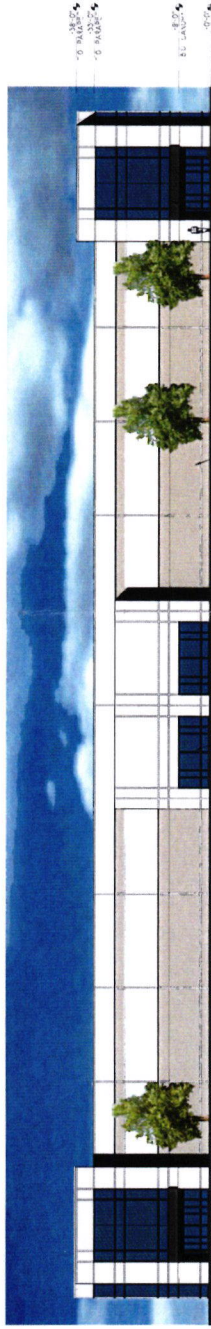
ARCHITECTURE
PLANNING
INTERIORS

Mac Millan Partners, Inc.

STONECREEK INDUSTRIAL PARK

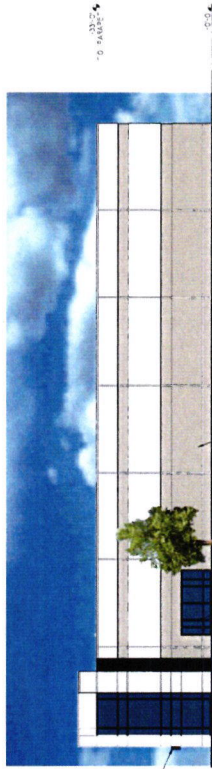
RANCHO CORDOVA, CALIFORNIA
BUILDING #3

V I T A E



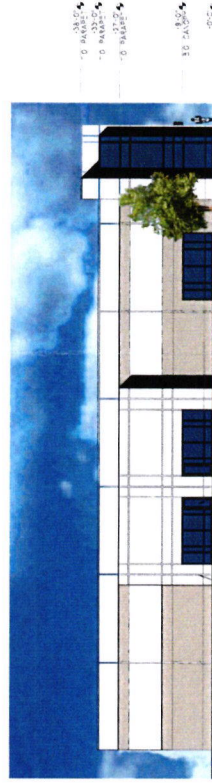
1 FRONT ELEVATION (North)

SCALE 1/8" = 1'-0"



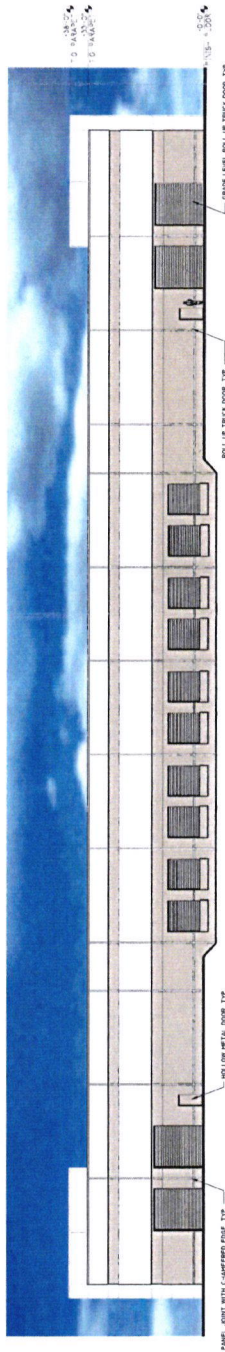
2 SIDE ELEVATION (West)

SCALE 1/8" = 1'-0"



3 SIDE ELEVATION (East)

SCALE 1/8" = 1'-0"



4 REAR ELEVATION (South)

SCALE 1/8" = 1'-0"

LEGEND



Color P1: White Whisper
ICI - 4457 84.042

Color P2: Chacchilla White
ICI - 10YY 46/041

Azura (Color) Glass

Vincent
VRL-59 HS HS
14" (355 mm) airspace-mill finish
1/4" (6 mm) clear HS

STOREFRONT
VRL-59 HS HS
14" (355 mm) airspace-mill finish
1/4" (6 mm) clear HS

PGC Industries, Inc.
Use UC51742 Primer Only
-Canopies to be painted to match window system framing

ARCHITECTURE

PLANNING

INTERIORS

V I T A E

STONECREEK INDUSTRIAL PARK

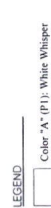
RANCHO CORDOVA, CALIFORNIA

BUILDING #4

Mac Millan Partners, Inc.



NOTE: FOR ELEVATION HEIGHTS REFER TO ELEVATIONS #1, #2 & #4 OF THIS SHEET.



REAR ELEVATION (North)

SCALE 1000 • 1:200

Color "A" (P1): White Whisper
ICI #44YY 84/042

Color "B" (P2): Chinchilla White
ICI - #10YY 46/041

Azuria (Color) Glass
Viracon
1" VRE7-59 HS/HS
1/4" (6 mm) Azuria HS VRE-59 #2
1/2" (13.2 mm) airspace-mill finish
1/4" (6 mm) clear HS

DURANAR "Sunstorm Silversmith"
PPG Industries, Inc.
Use UCS1742 Primer Only
Canopies to be painted to match wind

Use UCS1742 Printer Only
Canopies to be painted to match window system framing

ARCHITECTURE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

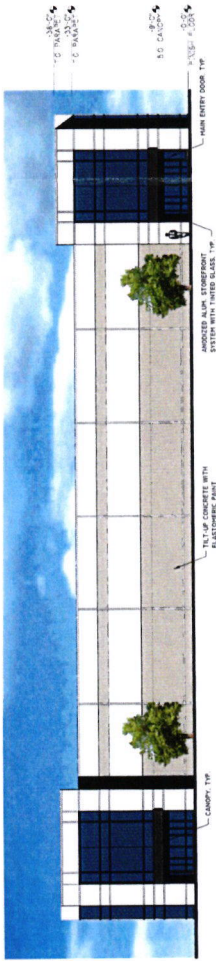
U
Z
-
Z
Y
A

 Mac Millan Partners, Inc.

STONECREEK INDUSTRIAL PARK

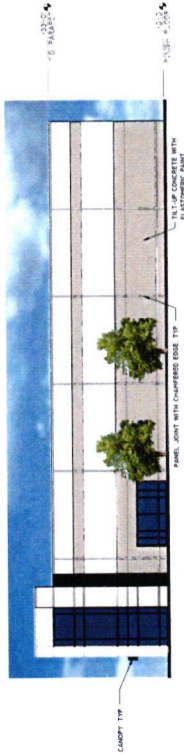
RANCHO CORDOVA, CALIFORNIA

SHU DING HE



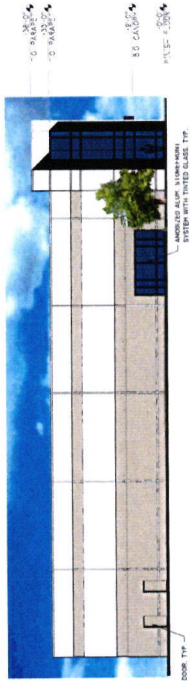
1 FRONT ELEVATION (West)

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



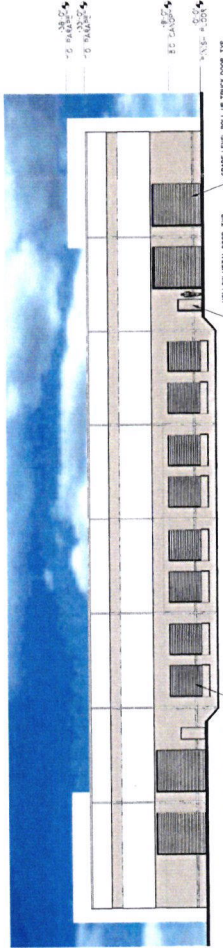
2 SIDE ELEVATION (South)

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



3 SIDE ELEVATION (North)

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

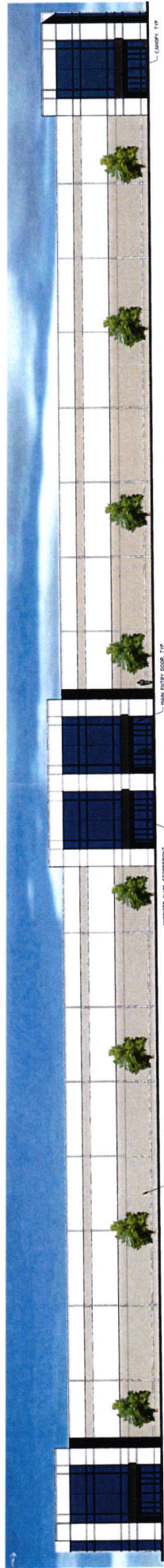


4 REAR ELEVATION (East)

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

LEGEND

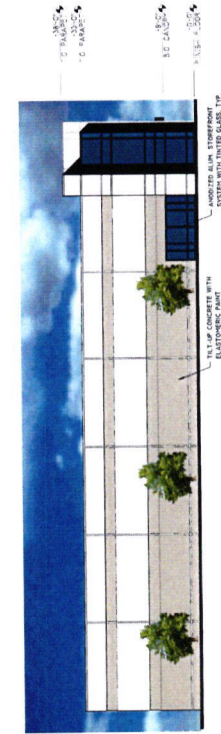
- Color P1: White Whisper
ICI - 444YY 84 / 042
- Color P2: Chinchilla White
ICI - 40YY 40/041
- STONEFRONT
DURANAK "Sunstorm Silvermist"
PPG Industries, Inc.
Use UC51742 Primer Only
-Canopies to be painted to match window system framing
- Vincon
Azura (Color) Glass
1" VRE7-59 HSHS
1/4" (6 mm) Azura HS VRE-59 / 2
1/2" (12.2 mm) airspace-mill finish
1/4" (6 mm) clear IS



1 FRONT ELEVATION (West)

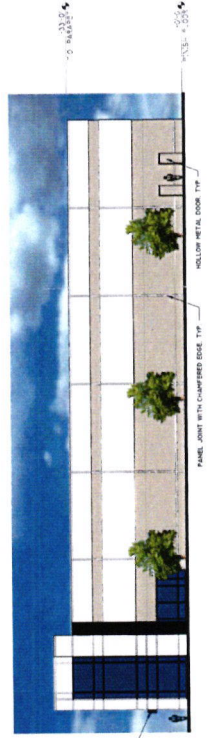
SCALE: 1/8" = 1'-0"

NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.



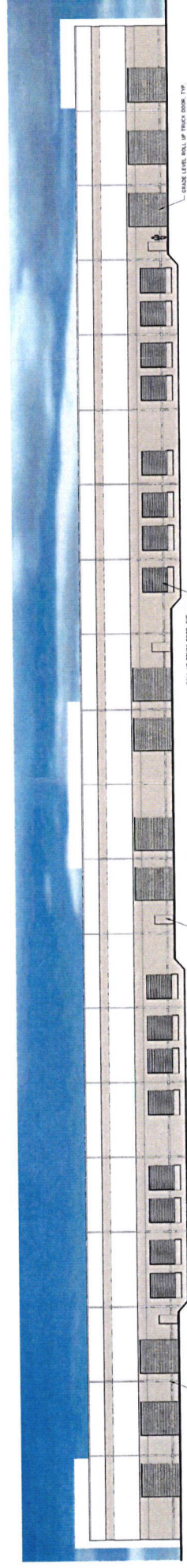
2 SIDE ELEVATION (North)

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



3 SIDE ELEVATION (South)

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



4 REAR ELEVATION (East)

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

NOTE: FOR ELEVATION HEIGHTS REFER TO
SIDE ELEVATIONS #2 & #3 OF THIS SHEET.

LEGEND

- Color P1: White Whisper
ICI - #44YY 84 042
- Azurita (Color) Glass
Vintec
VRE-59 HS
1/4" (6 mm) Azurita HS VRE-59 #2
1/2" (12.2 mm) airspace-mill finish
1/4" (6 mm) clear HS

- Color P2: Chinchilla White
ICI - #10YY 46 041

STOREFRONT:
DURANAK "Sunstone Silverstone"
Vintec
VRE-59 HS
1/4" (6 mm) Azurita HS VRE-59 #2
1/2" (12.2 mm) airspace-mill finish
1/4" (6 mm) clear HS

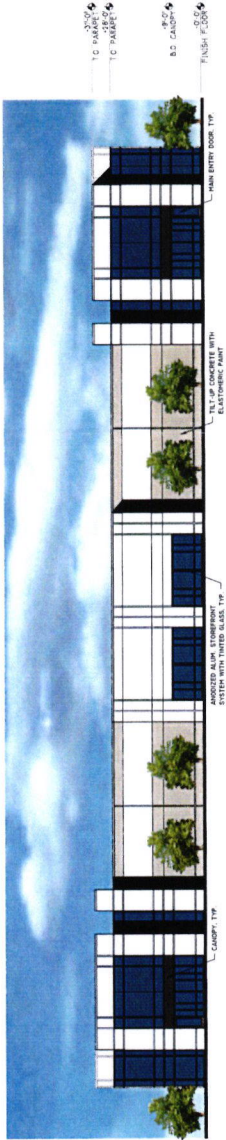
Canopies to be painted to match window system framing

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

STONECREEK INDUSTRIAL PARK

RANCHO CORDOVA, CALIFORNIA
BUILDING #7



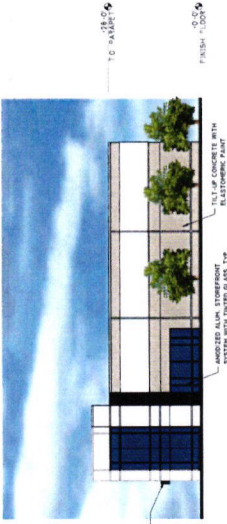
1 FRONT ELEVATION (North)

SCALE 1/8" = 1'-0"



2 SIDE ELEVATION (East)

SCALE 1/8" = 1'-0"



3 SIDE ELEVATION (West)

SCALE 1/8" = 1'-0"



4 REAR ELEVATION (South)

SCALE 1/8" = 1'-0"

LEGEND

Color P1: White Whisper
ICI - #44YY 84 / 042

Azuria (Color) Glass
Vincem
1/4" (6 mm) Azuria HS VRE-59 #2
1/2" (13.2 mm) airspace-mill finish
1/4" (6 mm) clear HS

Color P2: Chicchilla White
ICI - #10YY 46/041

STOREFRONT:
DURANAK "Sunform Silvermish"
PPG Industries, Inc.
1/4" (6 mm) clear glass
Canopies to be painted to match window system framing

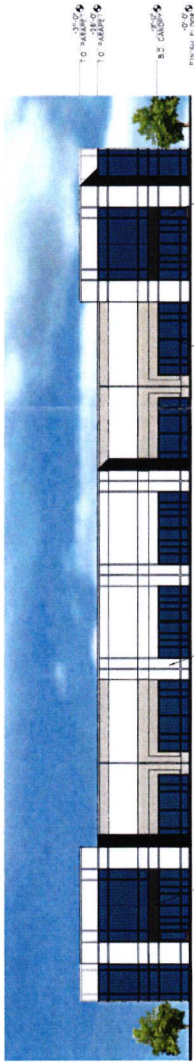
ARCHITECTURE
PLANNING
INTERIORS

V I T A E

STONECREEK INDUSTRIAL PARK

RANCHO CORDOVA, CALIFORNIA
BUILDING #8

Mac Millan Partners, Inc.



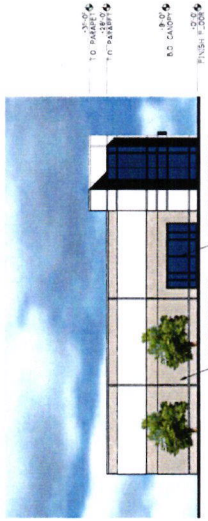
1 FRONT ELEVATION (South)

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



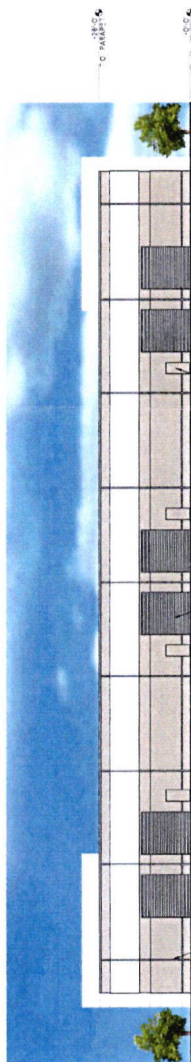
2 SIDE ELEVATION (East)

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



3 SIDE ELEVATION (West)

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



4 REAR ELEVATION (North)

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

LEGEND

- Color P1: White Whisper
ICI-444YY R4 / 02
- Azuris (Color) Glass
Vincor
- 1" VRE7-59 HSHS
1/4" (6 mm) Azuris HS VRE-59 #2
1/4" (6 mm) Azuris HS VRE-59 #1
1/4" (6 mm) clear HS

- Color P2: Chinchilla White
ICI-444YY 4041
- STOREFRONT
DURANAK "Sunatom Silvermish"
PPG Industries, Inc.
Use UC51742 Primer Only
-Canopies to be painted to match window system framing

ARCHITECTURE
PLANNING
INTERIORS
V I T A E

 Mac Millan Partners, Inc.

STONECREEK INDUSTRIAL PARK

RANCHO CORDOVA, CALIFORNIA
BUILDING #9

Stonecreek Industrial Park Design and Development Guidelines

Rancho Cordova, CA

A development by:

Mac Millan Partners Inc.
151 Ashridge Court
Granite Bay, CA 95746

Prepared by:

V I T A E Architecture Planning Interiors
640 Second Street
San Francisco, CA 94107

and

Land Architecture Inc.
231 Vernon Street
Roseville, CA 95678

January 21, 2009

Stonecreek Industrial Park Design and Development Guidelines

Table of Contents

I. Introduction	
A. Purpose	1
B. Administrative Review and Approval	1
II. Site Planning	
A. Contextual Relationship and Organization	3
B. Access and Circulation	4
C. Parking and Service Areas	6
D. Miscellaneous Elements	7
III. Landscaping	
A. Concept	8
1. Streetscapes	8
2. Building Zone	11
3. Parking Lots	13
4. Perimeter Screening	14
B. Planting Design	15
1. Plant Palettes	15
2. Plant Material Sizes	15
3. Trees	15
4. Shrubs and Ground Covers	16
C. Plant List	16
1. Trees	16
2. Shrubs	18
3. Vines /Ornamental Grasses / Ground Covers	19
D. Landscape Maintenance	21
1. Irrigation	21
2. Soil Preparation	21
3. Tree and Shrub Care	22
4. Lawn and Turf Care	23

IV. Architecture

A. Concept	24
B. Building Image	24
C. Building Massing	25
D. Façade Treatment	26
E. Exterior Areas	27

V. Signage

A. Introduction	29
B. General Information	29
C. Center Identity Wall	29
D. Address Post and Panel	30
E. Wall/Fascia Signs	31
F. Restrictions	33

I. Introduction

Stonecreek Industrial Park is a 40.63 acre business center designed for large warehouse, distribution, research and development and related uses. The site is located at the intersection of Zinfandel Drive and Baroque Drive in the City of Rancho Cordova. These guidelines apply to a project with gross building square feet on site, ranging from 600,000 to 1,200,000 square feet.

To promote the quality of design planned for this project, the design guidelines given in this document define criteria for site planning, landscaping, site lighting, architecture and signage that enhance the organization, function and identity of the site, while maintaining a compatible relationship with the community. All site planning, landscaping, lighting, architecture and signing design is to be coordinated to provide a consistent and comprehensive design character for the project.

A. Purpose

Industrial users' needs vary greatly and often require amendments to speculative developments. The approved site plan and architecture represents the master developer's preferred configuration. However, in order to accommodate potential users, the approved Design Review may require amendments. These Design Guidelines were created in anticipation of the potential need for such changes. The purpose of these Design Guidelines is to provide a framework by which potential design review amendments may be reviewed and processed by the Planning Department, in lieu of subsequent public hearings before Planning Commission and City Council.

These guidelines are supplemental to, and therefore do not supersede, the City of Rancho Cordova Zoning Ordinance and the Villages of Zinfandel Special Planning Area (SPA). Conformance with these documents will be at the discretion of the City of Rancho Cordova Planning Department. For the purpose of clarity, the exhibits included within this document show one particular site configuration although multiple site configurations are possible.

B. Administrative Review and Approval

The administrative review process waives the applicant's obligation to return to the Planning Commission and City Council for minor changes to the approved Design Review. Instead, the applicant is required to submit an application for a Design Review Amendment for review and ultimate approval by the Planning Director. Any applications which staff determines are not within substantial compliance of the General Plan, Zoning Code, and these Design Guidelines will be subject to the traditional Design Review process, including public hearings before both Planning Commission and City Council.

Upon receipt of the application for administrative review, Planning Staff shall provide written notification to the residential owners and occupants within 500 feet of the project site, the Planning Commission, and the City Council. This notification shall include a brief project description of the proposed changes. The purpose of this notification is to provide parties an opportunity to seek more information or contest the amendment. The notification will specify a period of 20 days to respond to the notification; if no responses are received either verbally or in writing during the 20 day review period, staff shall proceed with the administrative review and approval process. If objections are raised, staff may, depending on the complexity of the objection, arrange a meeting with the concerned parties and the developer or follow the traditional Design Review process, including public hearings before the Planning Commission and City Council. Administrative approval shall be given in writing and is subject to appeal according to the Zoning Code.

II. Site Planning

The objective for **site planning** is to establish a functional and effective organization of buildings, circulation, parking and service areas that enhances the identity and efficiency of the project and its relation to surrounding developments. The project will allow safe access to, from and within the site for pedestrians, commercial vehicles, visitors and bicyclists.

A. Contextual Relationship and Organization

Located in the Villages of Zinfandel SPA, Stonecreek Business Park is surrounded by single family residential to the north, industrial to the south and east and a water channel to the south. An open space park buffers the site from Baroque Drive and from adjacent residential to the north. The future Creekside Commerce Center is located directly across Zinfandel Drive and shared a signalized intersection at the main entrance to the park.

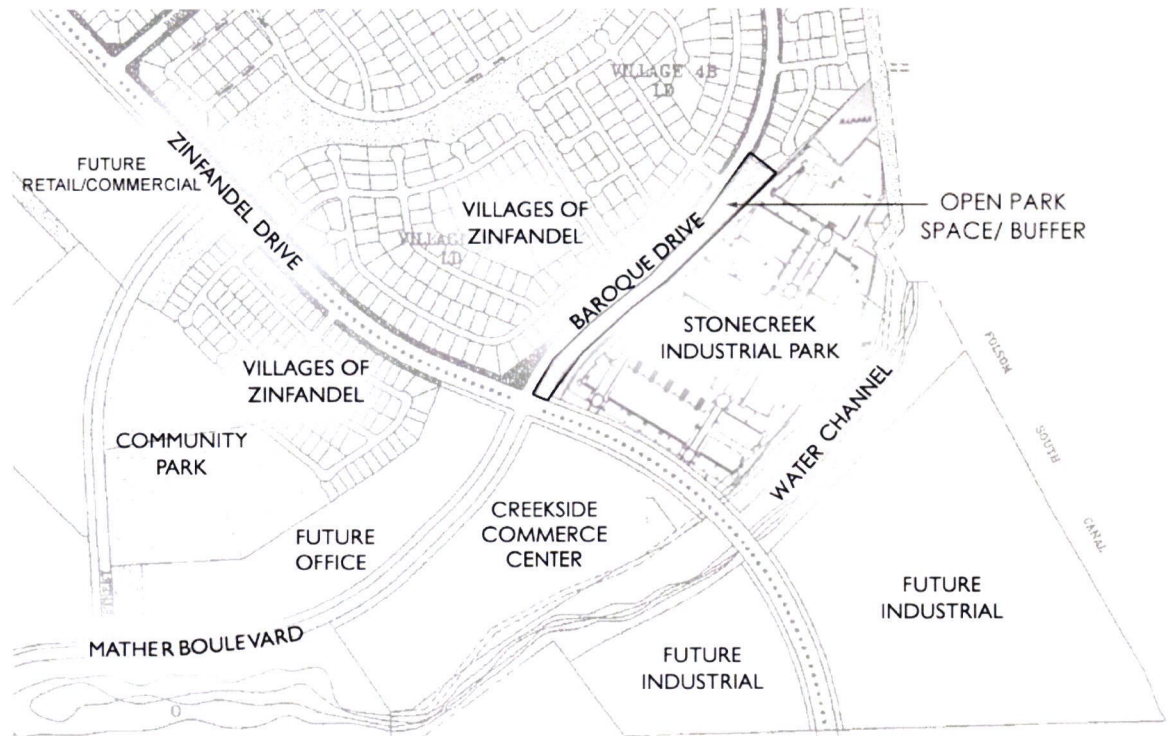


Figure 2.1- Contextual Relationships

B. Access and Circulation

Vehicular access to the development will be from Zinfandel Drive only. Left-in turning movements will be allowed at a signalized intersection, while right-in right-out movements are available at one other drive cut. The signalized intersection will be aligned with the entrance to the adjacent Creekside Commerce Center project. Buildings should be oriented to front Zinfandel Drive.

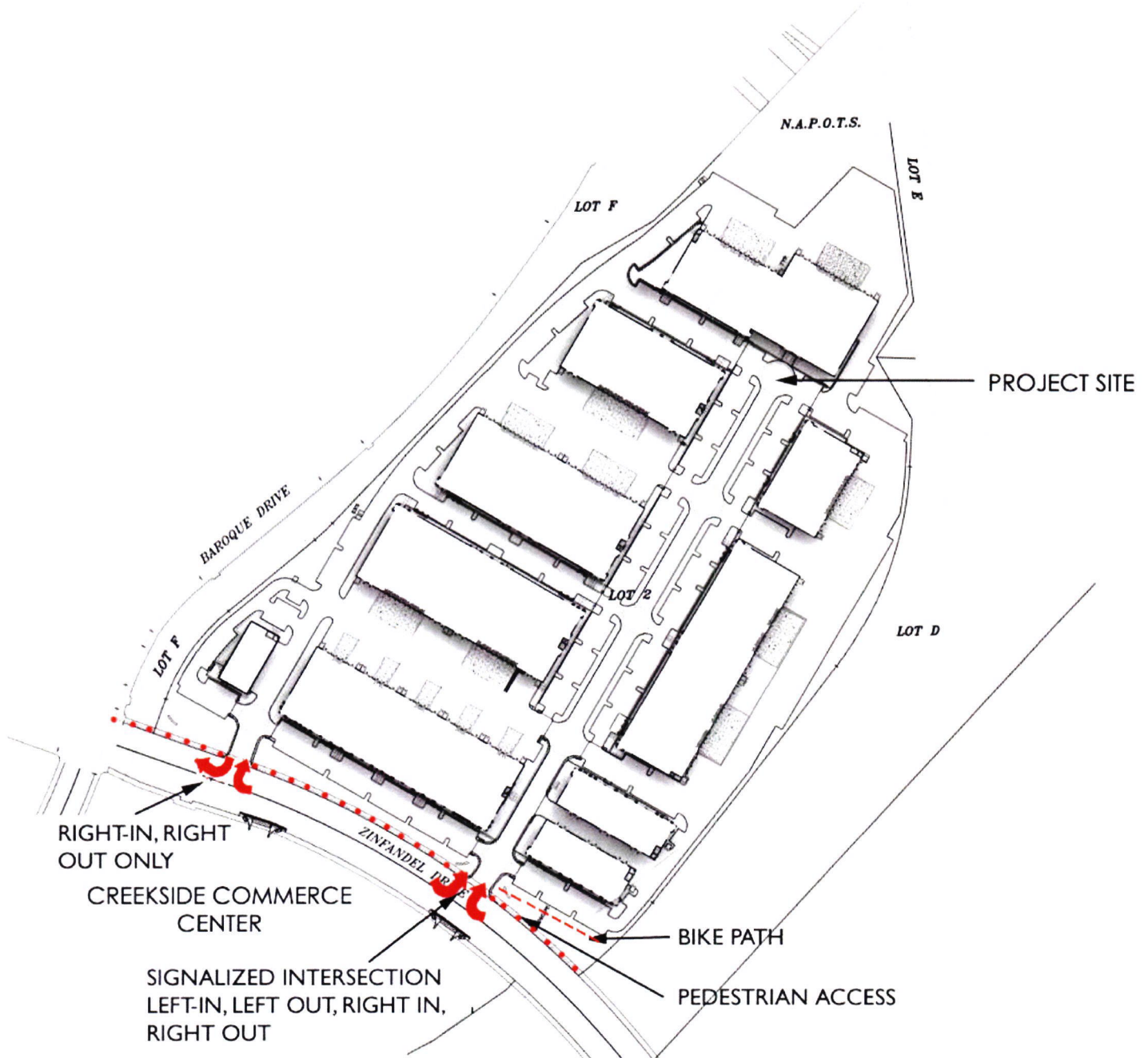


Figure 2.2 - Pedestrian, Vehicular and Bicycle Access

The site should be organized through clear circulation paths. Pedestrian sidewalks should be clearly identified and separated from the vehicular way whenever possible. Truck circulation and loading should be grouped and contained by orienting service areas of adjacent buildings toward each other.

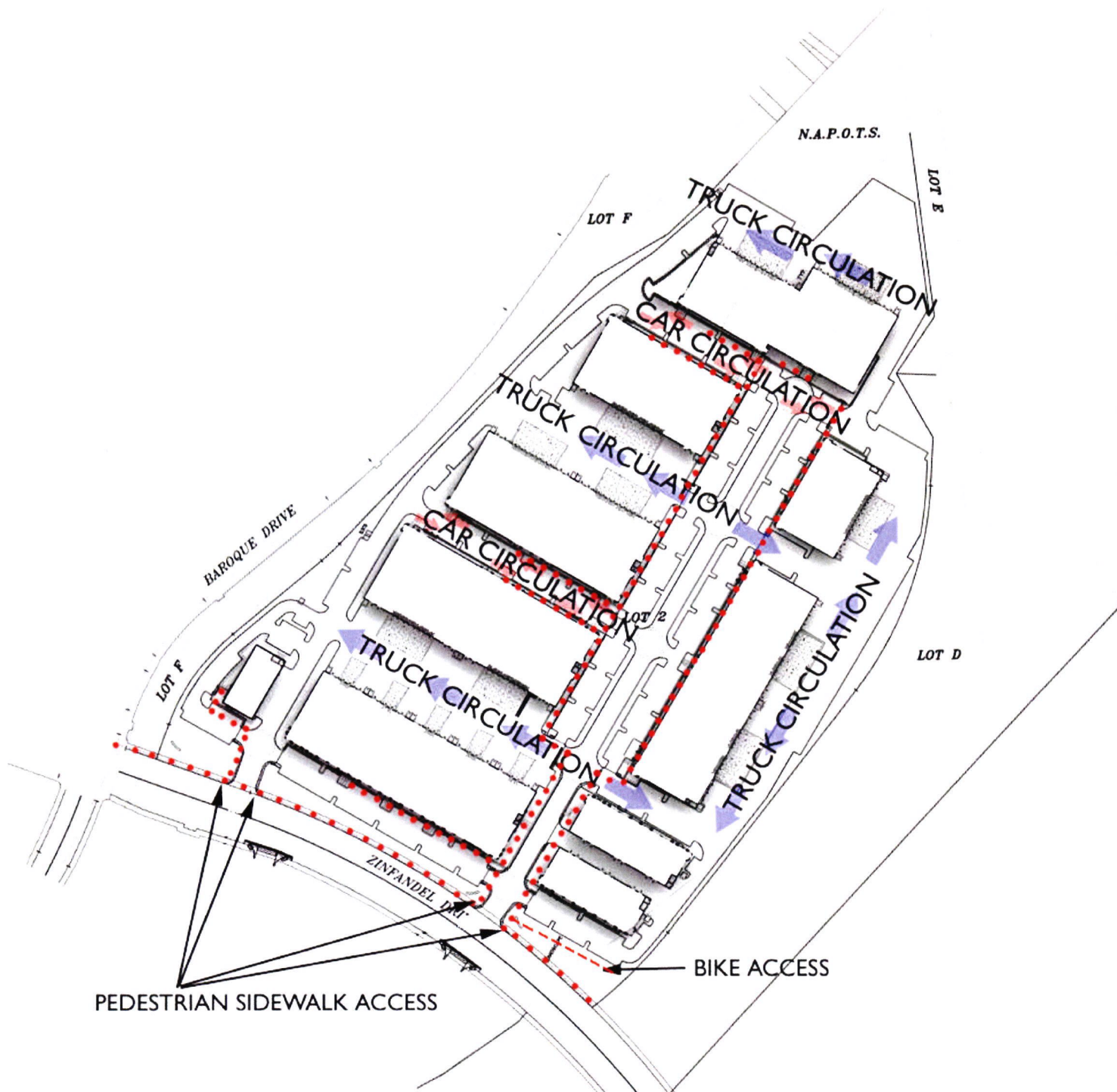


Figure 2.3 - Circulation Example

C. Parking and service areas

While parking should be distributed throughout the site and around the buildings, it should be concentrated directly adjacent to buildings whenever possible. Large open parking fields should be avoided. Handicap parking should be located adjacent to building entries. Landscaping should be used to shade parking areas and enhance the overall exterior, consistent with City of Rancho Cordova Zoning Code standards.

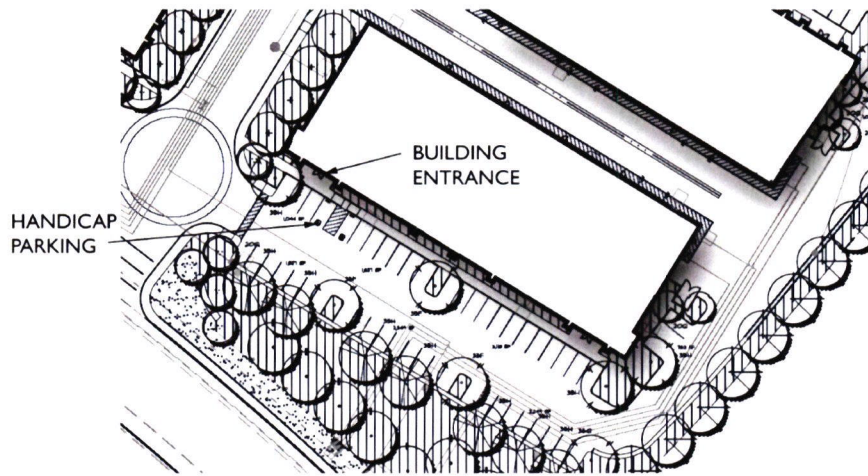


Figure 2.4 – Parking Configuration near Building Entrance

Service areas should be oriented inward, avoiding exposure to the public streets. Service areas of adjacent buildings should be grouped together when possible to minimize truck turning movements and potential conflicts with other vehicular and pedestrian traffic.

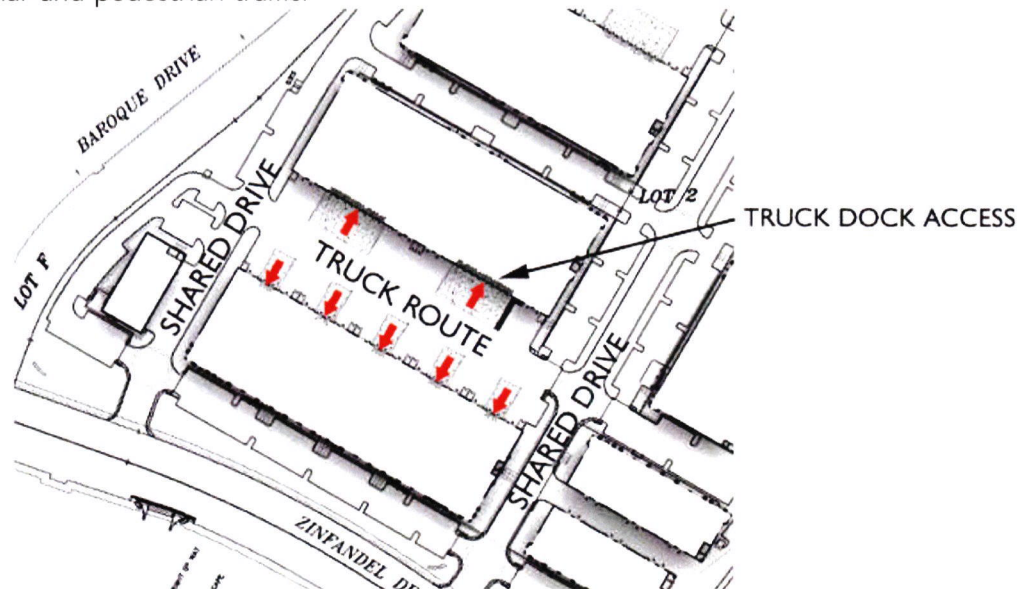


Figure 2.5 - Service Areas/ Configuration

D. Miscellaneous Elements

Large trash, recycling, mechanical units, generators, electrical equipment and the like shall be located within enclosures and screened from view. These site elements should be located within or adjacent to building service areas. Where this is not possible, enclosures should be within landscape planters. Access doors to enclosures, when in an open position, shall not interfere with vehicular traffic.

Storage yards shall be enclosed and screened from view where facing the public way. Screening which faces the public way shall be of CMU block or black wrought iron or tubular steel fencing. Chain link will only be allowed when not visible from the public way.

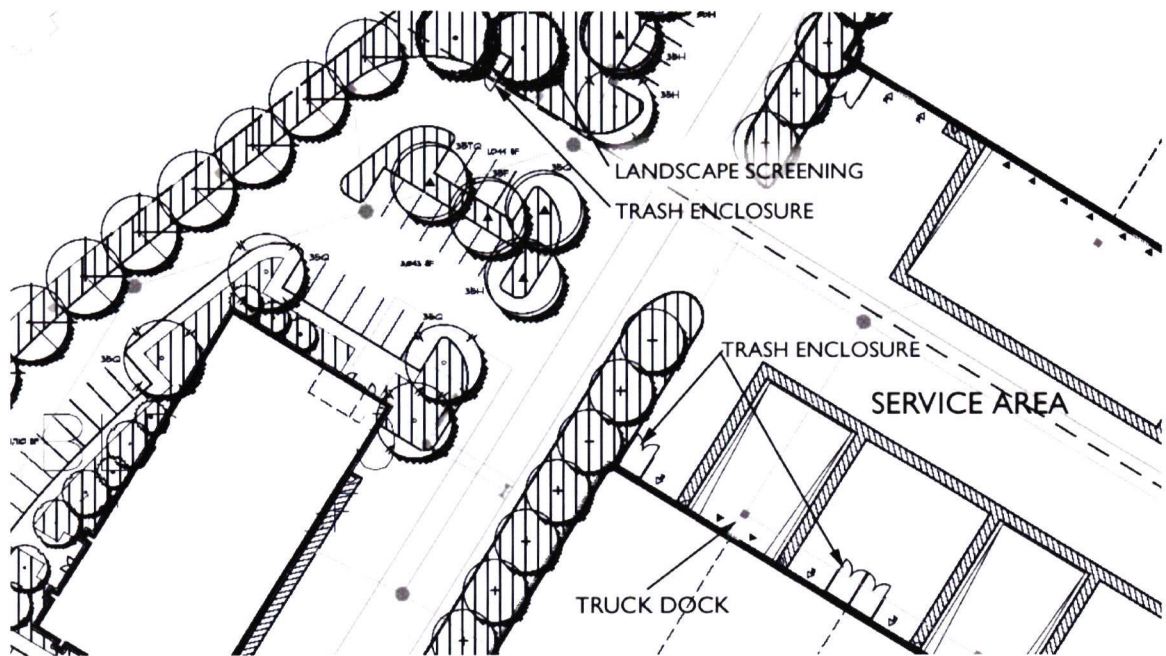


Figure 2.6 – Service Area Example

III. Landscaping

The objective for **landscaping design** is to create a pleasant and distinctive environment that reinforces the site plan, enhances building frontages, softens parking areas, buffers the residential uses to the west, buffers service areas and maintains street continuity.

A. Concept

The Landscape Design Guidelines can be conceptualized into 4 main components: Streetscapes, Building Envelope, Parking Lot, and Perimeter Screening.

1. Streetscapes

The streetscapes are the landscape corridors adjacent to the project's one arterial street and one internal collector drive. The Landscape corridors are to be constructed along the arterial streets in accordance with the Rancho Cordova Design Guidelines and the Zinfandel SPA Design Guidelines. Stonecreek Industrial Park is adjacent to one major arterial, Zinfandel Drive and is separated from one collector street, Baroque Drive, by a 100 ft. greenbelt. The landscape corridor along the collector street shall be developed per this guideline.

a. Frontage Landscape Corridors

Street trees planted within the 25' landscape corridor are to be the same species along the arterial street and must be from the SRCSD approved list, as the corridor is within their easement. In the event that the SRCSD easement is abandoned, the streetscape tree palette shall be per the Recommended Plant Materials List in The Villages of Zinfandel Design Guidelines.

- i. Primary street tree consisting of deciduous trees that provide shade for pedestrians, frame the street, and define the public space.

Platanus acerifolia 'Bloodgood'
Quercus virginiana
Zelkova serrata 'Village Green'

- ii. Subordinate tree that complement and support the primary trees in form and function.

Ginkgo biloba 'Autumn Gold'
Prunus cerisifera 'Thundercloud'

- iii. Accent tree used to define entrances, add variety in form and color, or highlight other focal points of the street.

Lagerstroemia indica
Pyrus calleryana 'Aristocrat'

- iv. Background, facer and accent shrubs used to form the under story and further define entrances and provide screening of parked cars where necessary.

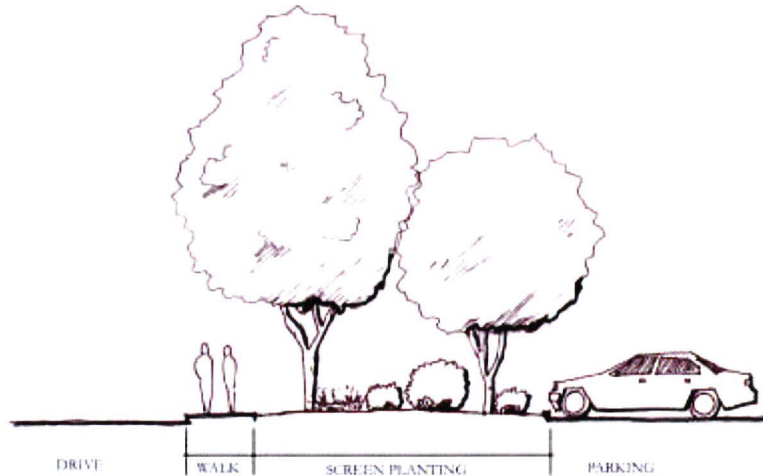


Figure 3.1 – Typical Frontage Landscape

b. Internal Drive Landscape Corridor

Stonecreek Industrial Park has one internal collector drive planned that bisects the project with a number parking lots entering at intervals along its' length. Design of the streetscape would include the following elements:

- i. Primary street tree consisting of deciduous trees that provide shade for pedestrians and cars while framing the street.

Platanus x. acerifolia 'Columbia'

- ii. Background, facer and accent shrubs used to form the under story and further define entrances and provide screening of parked cars where necessary.

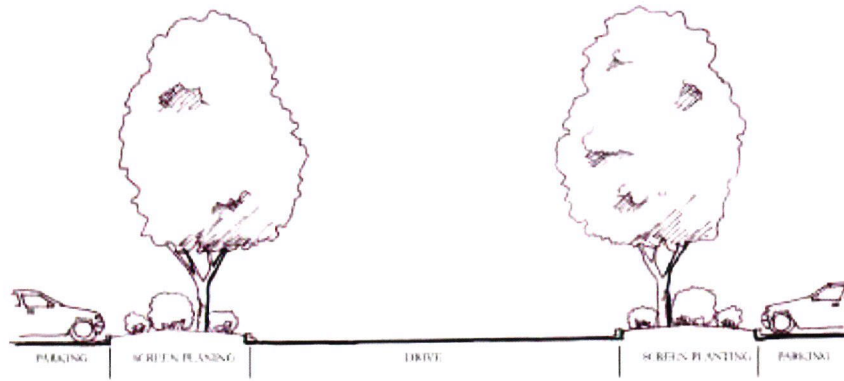


Figure 3.2 – Typical Internal Drive Landscape

iii. Major Entry

Major Entrances are enlarged landscaped areas appended to the landscape corridors at highly visible street intersections. The major entries are off of Zinfandel Drive, with their locations to be determined by building layout and driveway setback requirements. The entrances are free of buildings and contain enhanced landscape features and may contain monument signage. These entrances shall have a consistent design and utilize the common paving, monument sign, and planting materials.

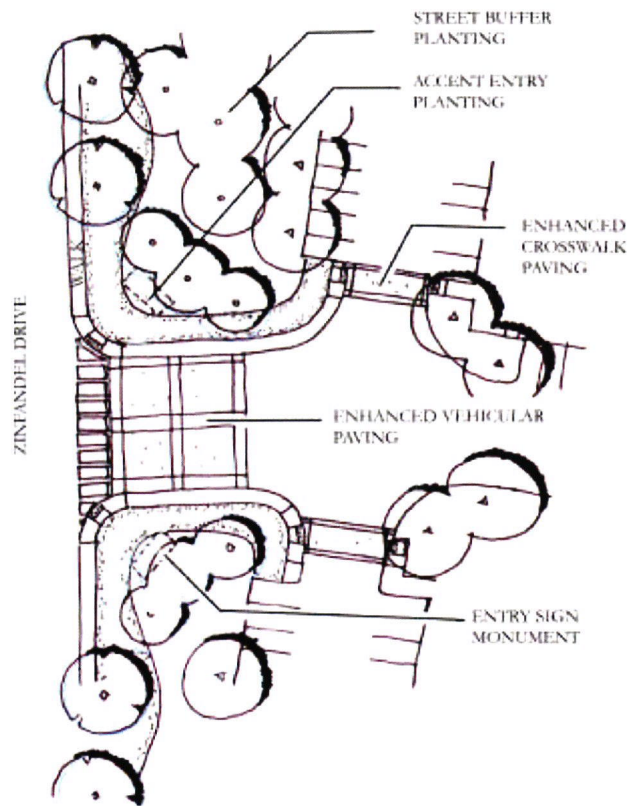


Figure 3.3 – Typical Site Entry

2. Building Zone

The area immediately adjacent to and between the buildings and the parking facilities. Site amenities are encouraged along with enhanced landscaped areas and pedestrian plazas where appropriate. Building entries shall provide for enhanced landscape features, including but not limited to planters and enhanced paving.

a. Building Entries

The planting design within the building envelope shall be a mix of evergreen foundation shrubs to soften the building along with accent shrubs and ground covers to highlight the building entrances. Special care shall be given to ensure proper heights of shrubs are specified to not interfere with windows. All ground mounted HVAC units, gas, electrical meters, and other equipment shall be screened using shrubs and ground covers.

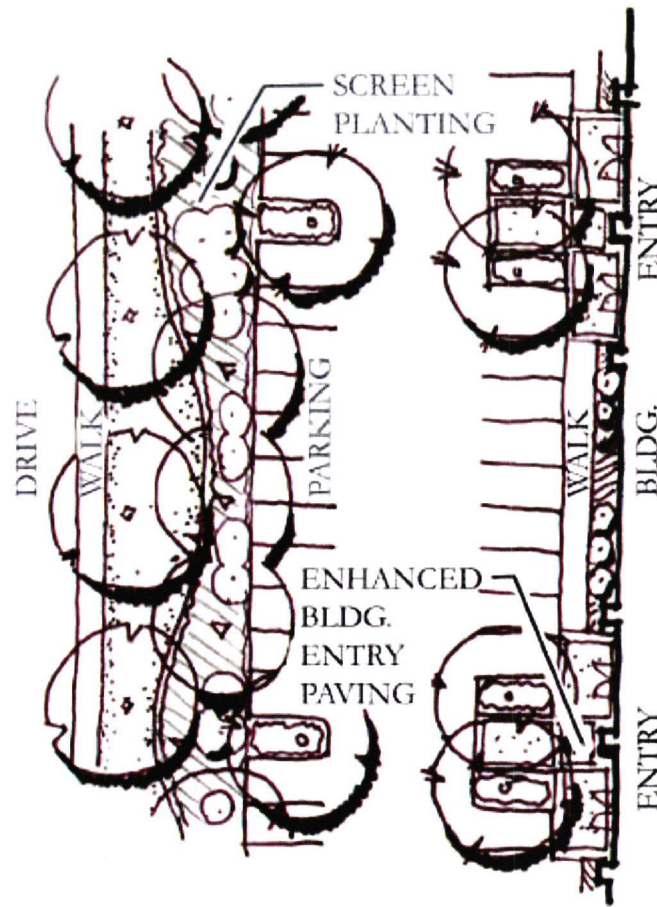


Figure 3.4 – Typical Building Entry

b. Building Bays and Loading Docks

Industrial buildings with bays and loading docks should be oriented so that the bays and loading docks do not directly face the primary street frontage. The bays and loading docks may be mitigated through proper placement and design of buildings and intensified landscaping. Evergreen screen trees and shrubs shall be used to provide screening.

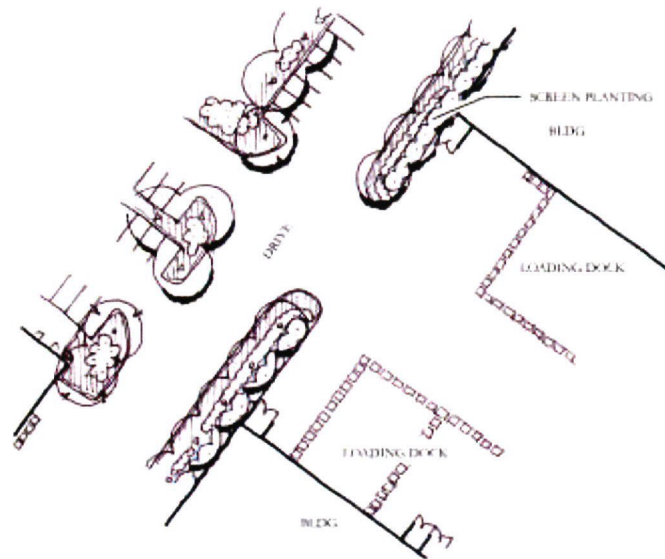


Figure 3.5 – Typical Building Bay and Loading Docks

3. Parking Lots

Parking lot shade trees shall provide for shading per the City of Rancho Cordova Zoning Code and Guidelines. The under story plantings of shrubs and ground covers shall be designed to be colorful and provide visual interest. Pedestrian linkages shall be provided within the site plan to link public pedestrian corridors to the building zones.

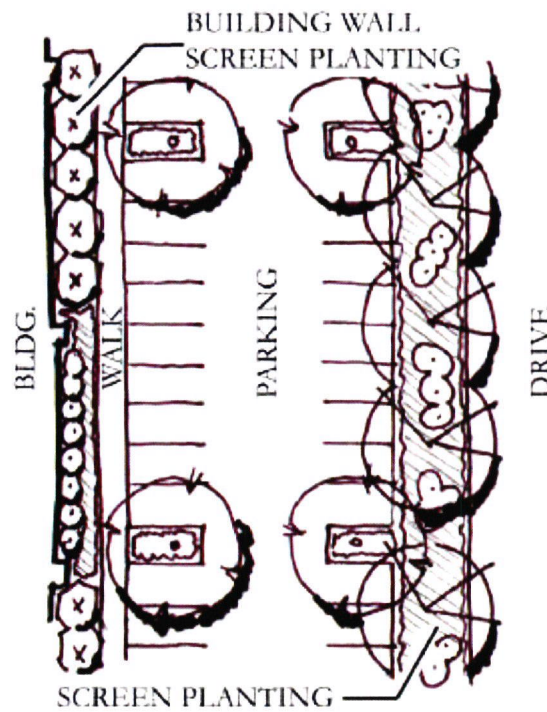


Figure 3.6 – Typical Parking Lot

4. Perimeter Screening

Stonecreek Industrial Park must meet the 10' interior and rear setbacks required per the Zinfandel SPA Design Guidelines

i. North, West and South Perimeter

The perimeter planting shall be a mixture of evergreen and deciduous trees along with mixed species and forms of shrubs for interest, color, and buffering of the industrial center from the adjacent projects.

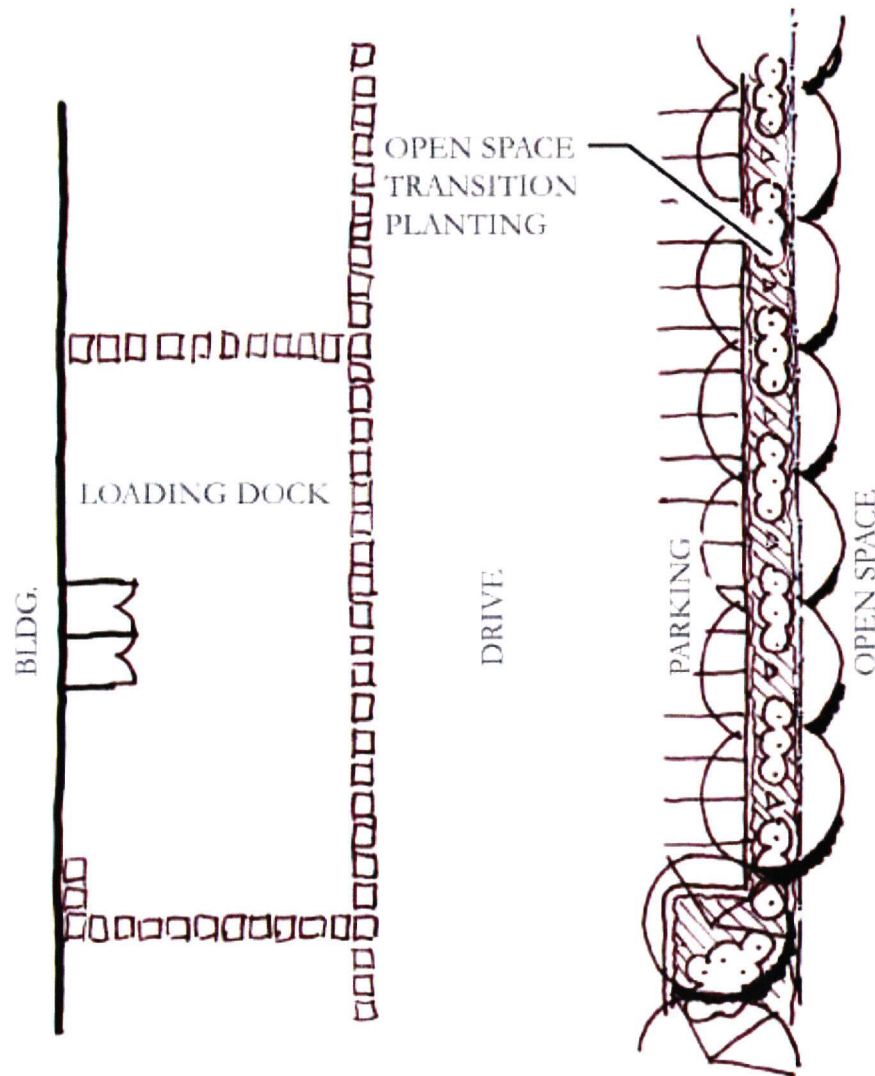


Figure 3.7 – Typical Perimeter Screening

B. PLANTING DESIGN

1. Plant palettes

Plant palettes are to emphasize massing and shall include a mixture of deciduous and evergreen species. Planting concepts shall apply tiered planting schemes as illustrated in Figure 3.8.

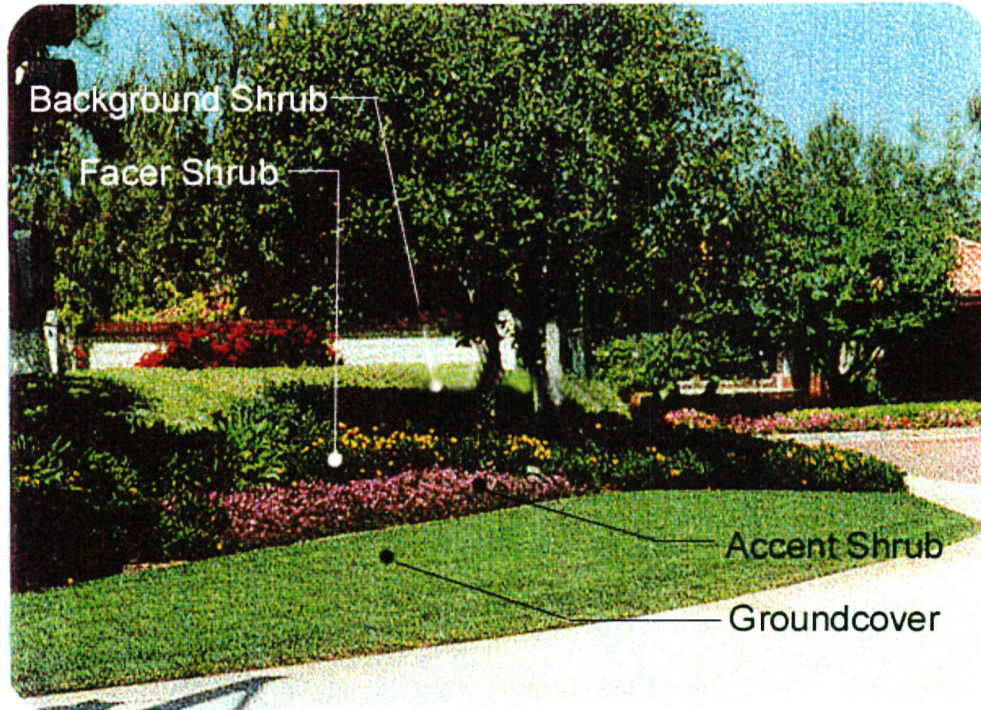


Figure 3.8 – Typical Planting Concept

2. Plant material sizes

Plant material sizes for landscape corridor planting areas are as follows:

ITEM	CONTAINER SIZE
Street Trees	15 gallon
Subordinate Trees	15 gallon
Accent Trees	24" Box
Shrubs	1 gallon or larger
Ground cover	1 gallon minimum

3. Trees

Trees are to be a minimum of fifteen-gallon size with larger sized trees and specimens to be planted in accent areas.

4. Shrubs and Ground Covers

Under story ground cover and shrub masses are to be layered in height from low in the foreground to medium height in the background.

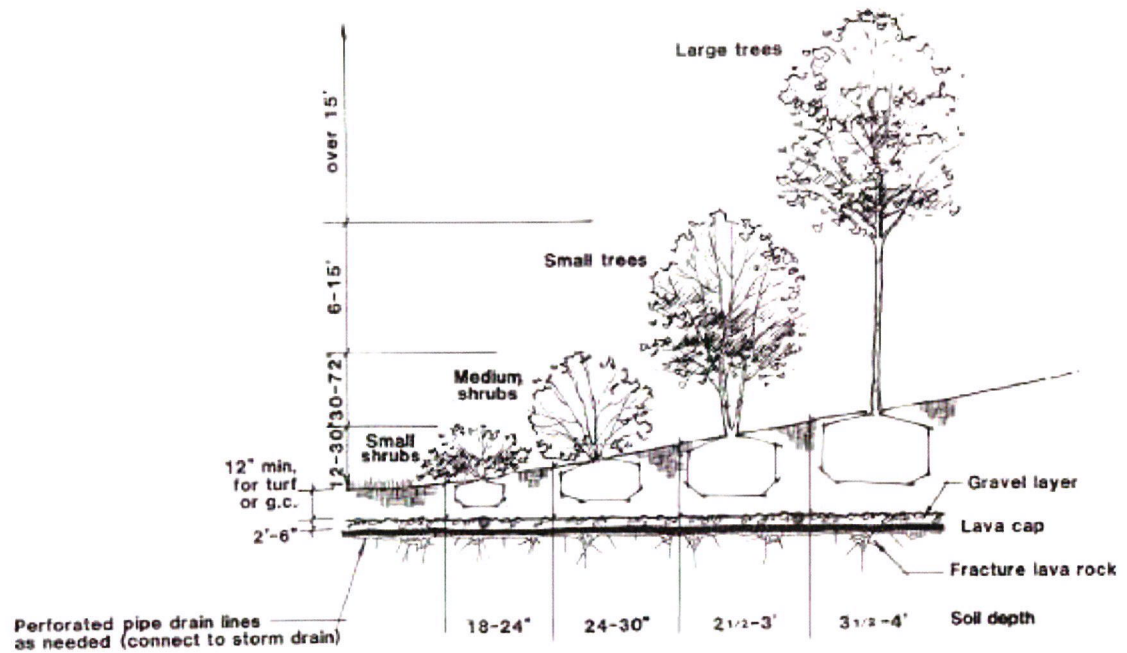


Figure 3.9 – Typical Plant Sizes

C. PLANT LIST

The various plant list(s) included for trees, shrubs, and ground covers are included as a guide for further plant selections with the use of common materials being repeated throughout the project as a means to reinforce the concept of a common, and cohesive, theme. A soil fertility analysis is required for each building site after the project is rough graded. Plant material must be selected that is suitable to the soil pH and texture. These list(s) are not intended to be all-inclusive. Other selections of appropriate genus, species, and varieties are encouraged and may be used with the City of Rancho Cordova review and approval.

1. Trees

To avoid problems with monocultures, one tree variety shall not comprise more than 25% of the total number of trees.

Large Trees (30'-50'):

Water Usage	Botanical Name	Common Name
LOW	Cedrus deodara	Deodar Cedar

LOW	<i>Cercis canadensis</i>	Eastern Redbud
MEDIUM	<i>Cinnamomum camphora</i>	Camphor
MEDIUM	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair Tree
HIGH	<i>Nyssa sylvatica</i>	Sour Gum
LOW	<i>Pinus eldarica</i>	Afghan Pine
LOW	<i>Pistachia chinensis</i> 'Keith Davey'	Chinese Pistache
MEDIUM	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree
MEDIUM	<i>Platanus acerifolia</i> 'Columbia'	London Plane Tree
MEDIUM	<i>Platanus acerifolia</i> 'Yarwood'	London Plane Tree
MEDIUM	<i>Pyrus calleryana</i>	Ornamental Pear
LOW	<i>Quercus virginiana</i>	Southern Live Oak
LOW	<i>Quercus wislizenii</i>	Interior Live Oak
HIGH	<i>Tilia cordata</i>	Linden
MEDIUM	<i>Ulmus parvifolia</i>	Chinese Elm
MEDIUM	<i>Zelkova serrata</i> 'Village green'	Village Green Zelkova

Small Trees (15'-30'):

Water Usage	Botanical Name	Common Name
MEDIUM	<i>Arbutus unedo</i>	Strawberry Tree
LOW	<i>Cercis occidentalis</i>	Western Redbud
HIGH	<i>Cornus florida</i>	White Eastern Dogwood
MEDIUM	<i>Eriobotrya deflexa</i>	Bronze Loquat
MEDIUM	<i>Geijera parviflora</i>	Australian Willow
MEDIUM	<i>Koelreuteria paniculata</i>	Goldenrain Tree
LOW	<i>Lagerstroemia indica</i> (Indian series)	Crape Myrtle
HIGH	<i>Malus floribunda</i>	Flowering Maple
HIGH	<i>Podocarpus macrophyllus</i>	Yew Pine
HIGH	<i>Prunus serrulata</i>	Flowering Cherry
MEDIUM	<i>Prunus blieriana</i>	Flowering Plum
MEDIUM	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
MEDIUM	<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum
MEDIUM	<i>Pyrus calleryana</i> 'Aristocrat'	Evergreen Pear

2. Shrub

Large Shrubs (6'-15'):

Water Usage	Botanical Name	Common Name
LOW	<i>Berberis thunbergii</i>	Barberry
LOW	<i>Callistemon citrinus</i>	Lemon Bottlebrush
LOW	<i>Ceanothus thyrsiflorus</i>	Blue Blossom
LOW	<i>Cotoneaster lacteus</i>	Parney Cotoneaster
LOW	<i>Diosma album</i>	White Breath of Heaven
LOW	<i>Diosma pulchrum</i>	Pink Breath of Heaven
LOW	<i>Dodonea viscosa</i>	Hopseed Bush
LOW	<i>Dodonea viscosa</i> 'Purpurea'	Purple Hopseed Bush
LOW	<i>Euonymus alata</i>	Burning Bush
LOW	<i>Heteromeles arbutifolia</i>	Toyon
LOW	<i>Lagerstroemia indica</i>	Crape Myrtle
LOW	<i>Laurus nobilis</i>	Grecian Laurel
LOW	<i>Mahonia lomarifolia</i>	Burmese Grape
LOW	<i>Nerium oleander</i> 'Little White'	Oleander

Medium Shrubs (3'-6'):

Water Usage	Botanical Name	Common Name
LOW	<i>Agapanthus orientalis</i> 'Alba'	Lily-of-the Nile
LOW	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree
LOW	<i>Berberis thunbergii</i> 'Atropurpurea'	Red-leaf Barberry
LOW	<i>Cistus purpureus</i>	Orchid Rockrose
LOW	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender
LOW	<i>Lavandula dentata</i>	French Lavender
LOW	<i>Lavandula stoechas</i>	Spanish Lavender
LOW	<i>Mahonia aquifolium</i>	Oregon Grape
LOW	<i>Nandina domestica</i> 'Compacta'	Dwarf Heavenly Bamboo
LOW	<i>Nandina domestica</i>	Heavenly Bamboo
LOW	<i>Nerium oleander</i> "Petite"	Oleander
LOW	<i>Raphiolepis indica</i>	India Hawthorn
LOW	<i>Rosmarinus officinalis</i>	Rosemary
LOW	<i>Salvia clevelandii</i>	Cleveland Sage

LOW	Salvia leucantha	Mexican Bush Sage
LOW	Viburnum tinus 'Spring Bouquet'	Viburnum
LOW	Xylosma congestum 'Compacta'	Shiny Xylosma

Small Shrubs (below 3'):

Water Usage	Botanical Name	Common Name
LOW	Agapanthus orientalis 'Peter Pan'	Dwarf Lily-of-the-Nile
LOW	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
LOW	Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape
LOW	Myrtis communis 'Compacta'	Dwarf Myrtle
LOW	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
LOW	Teucrium chamaedrys	Germander
LOW	Tulbaghia violacea 'Variegata'	Society Garlic

3. Vines / Ornamental Grasses / Ground Covers

Vines:

Water Usage	Botanical Name	Common Name
HIGH	Ficus pumila	Creeping Fig
MEDIUM	Gelsemium sempervirens	Carolina Jessamine
MEDIUM	Hardenbergia violacea	Lilac Vine
MEDIUM	Jasminum polyanthum	Pink Jasmine
MEDIUM	Lonicera japonica 'Purpurea'	Purple Honeysuckle
MEDIUM	Lonicera japonica 'Halliana'	Hall's Honeysuckle
MEDIUM	Mandevilla laxa	Chilean Jasmine
MEDIUM	Parthenocissus tricuspidata	Boston Ivy
MEDIUM	Parthenocissus quinquefolia	Virginia Creeper
MEDIUM	Rosa banksiae 'Alba Plena'	Bank's White Rose
MEDIUM	Rosa banksiae 'Lutea'	Bank's Yellow Rose
MEDIUM	Trachelospermum jasminoides	Star Jasmine
MEDIUM	Wisteria floribunda 'Plena'	Japanese Wisteria
MEDIUM	Wisteria sinensis 'Blue'	Chinese Wisteria

Ornamental Grasses:

Water Usage	Botanical Name	Common Name
MEDIUM	Acorus	Sweet Flag
MEDIUM	Briza media	Quaking Grass
MEDIUM	Calamagrotis acutiflora 'Stricta'	Feather Reed Grass
MEDIUM	Carex oshimensis aurea- variegata	Variegated Japanese Sedge
MEDIUM	Carex buchanii	Fox Red Curly Sedge
MEDIUM	Carex testacea	Orange-colored Sedge
MEDIUM	Elymus condensatus 'Canyon Prince'	Giant Blue Wild Rye
LOW	Festuca amethystine 'April Green'	ncn
LOW	Festuca ovina "Glaucia"	Blue Fescue
MEDIUM	Helictotrichon sempervirens	Blue Oat Grass
LOW	Imperata cylindrica rubra	Japanese Blood Grass
MEDIUM	Miscanthus sinensis	Eulalia
MEDIUM	Muhlenbergia rigens	Deer Grass
MEDIUM	Stipa pulchra	Purple Needlegrass

Groundcovers:

Water Usage	Botanical Name	Common Name
LOW	Arctostaphylos 'Emerald Carpet'	Bearberry
LOW	Cotoneaster horizonatalis	Rock Cotoneaster
LOW	Festuca californica	Fescue
LOW	Festuca ovina "Glaucia"	Blue Fescue
LOW	Gazania	Gazania
LOW	Hypericum calycinum	Creeping St. John's Wart
LOW	Rosmarinus officinalis	Rosemary
LOW	Santolina virens	ncn
LOW	Santolina chamaecyparissus	Lavender Cotton
LOW	Thymus citriodorus	Lemon Thyme
LOW	Vinca minor "Bowles"	Dwarf Periwinkle
HIGH	Bolero	Dwarf Fescue Sod

Turf is only be used along the street frontage per the Zinfandel SPA Design Guidelines and as a public recreation resource in part of the open space/park buffer.

D. LANDSCAPE MAINTENANCE

To ensure that the plant material is installed and maintained in a way that will promote good plant health and the future success of the project landscape, the following guidelines shall be followed.

1. Irrigation

The irrigation system shall be designed to incorporate the latest in water conservation technology. High efficiency sprinkler heads and subsurface drip shall be used where possible. The controller shall be capable of using ET technology to adjust run times.

2. Soil Preparation

a. Soils Testing and Deep Tilling

The Landscape Contractor shall be responsible for providing soils tests per soils testing recommendations.

b. Soils shall be deeply tilled to alleviate the soil compaction resulting from construction. Deep ripping shall occur after the installation of pavements and before irrigation.

c. Deep tilling can be accomplished by a disc plow or other implements to a minimum depth of 12". Contractor shall identify all underground utilities before deep ripping operation begins. The Contractor is solely responsible for repair of any existing improvements.

d. All stones larger than 3 inches, sticks and other extraneous materials shall be removed at this time.

e. After the soils analysis are complete and the soils test report submitted to landscape architect, planting areas shall be amended per the soils report recommendations.

3. Tree and Shrub Care

- a. Watering: Maintain a water basin around plants so that enough water can be applied to establish moisture through the major root zone. When hand-watering, use a water wand to break the water force. Maintain mulches to reduce evaporation and frequency of watering. Use a soil probe (especially on boxed trees), to insure rootballs and backfills are neither too dry nor too wet.
- b. Pruning
 - i. Trees:
 - a) Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached and which have a vertical spacing of from 18" to 48" and radial orientation so as not to overlay one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain growth within space limitations; to maintain a natural appearance; to balance crown with roots.
 - b) Under no circumstances will stripping of lower branches ("raising up") of young trees be permitted. Lower branches shall be retained in a "tipped-back" or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches can be cut flush with the trunk only after tree is able to stand erect without staking or other support.
 - c) Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage.
 - d) The primary pruning of deciduous trees shall be done during the dormant season.
 - e) Damaged trees or those that constitute health or safety hazards shall be pruned at any time of the year, as required.
 - ii. Shrubs:
 - a) The objectives of shrub pruning are the same as for trees. Shrubs shall not be clipped into balled or boxed forms unless such is required by the design.
 - b) All pruning cuts shall be made to lateral branches or buds or flush with the trunk. "Stubbing" will not be permitted.
 - c) Staking and Guying
 - i) Remove stakes and guys as soon as they are no longer needed. Stakes and guys are to be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds.

- ii) Continually inspect and replace or repair all damaged or broken tree ties and guys.
- d) Weed Control: Keep basins and areas between plants free of weeds. Use a site-specific herbicide appropriate for local weed population and compatible with ornamental plants. Hand weeding is acceptable. Contractor shall assume responsibility for use of herbicides. Avoid frequent soil cultivation that destroys shallow roots. Use mulches to help prevent weed seed germination.
- e) Insect and Disease Control: Maintain a reasonable control with approved materials.
- f) Fertilization
 - i) Fertilize all planting areas with the following: 5 lbs./1,000 sq.ft. at 30-day intervals
 - ii). Avoid applying fertilizer to the base of main stem; rather, spread evenly over root zone or entire planting area.
 - iii) Replacement of Plants: Replace dead, dying and missing plants with plants of a size, condition and variety similar to what is being replaced.

4. Lawn and Turf Care

- a. Mowing and Edging:
 - i. Mowing of turf will commence when the grass has reached a height of two to two and one half inches. The height of grass after cutting will be 2". Mowing will be at least weekly after the first cut.
 - ii. Excess grass clippings shall be picked up and removed from the site and premises.
 - iii. Edges shall be trimmed at least twice monthly or as needed for neat appearance. Clippings shall either be vacuumed or blown off walks.
- b. Watering: Lawns shall be watered at such frequency as weather conditions require to replenish soil moisture below root zone.
- c. Weed Control: If needed, control broad-leaf weeds with selective herbicides.

IV. Architecture

The objectives for **architectural design** is to create a distinctive but compatible building image appropriate for the park use, while maintaining a character consistent with forms and materials appropriate for the community.

A. Concept

The purpose of this section is to identify design criteria that are necessary to ensure both a consistent level of design quality and visual cohesion through-out the Stonecreek Industrial Park. The architectural guidelines are intentionally prescriptive to achieve these two objectives.

B. Building Image

1. Create individual buildings with a strong, contemporary identity that is harmonious with a pleasing aesthetic quality.
2. All buildings will avoid a highly stylized façade treatment which causes a distinctive historical or thematic connotation not compatible with the contemporary architectural identity of the park and the surrounding community.



Figure 4.1 Building Image Example

C. Building Massing

1. Create a group of related building forms using visually appealing elements to reinforce clear and efficient circulation patterns.
2. Massing can vary from building to building, but must reinforce the concept of visual cohesion, the separation of public and service areas, and a strong contemporary character.

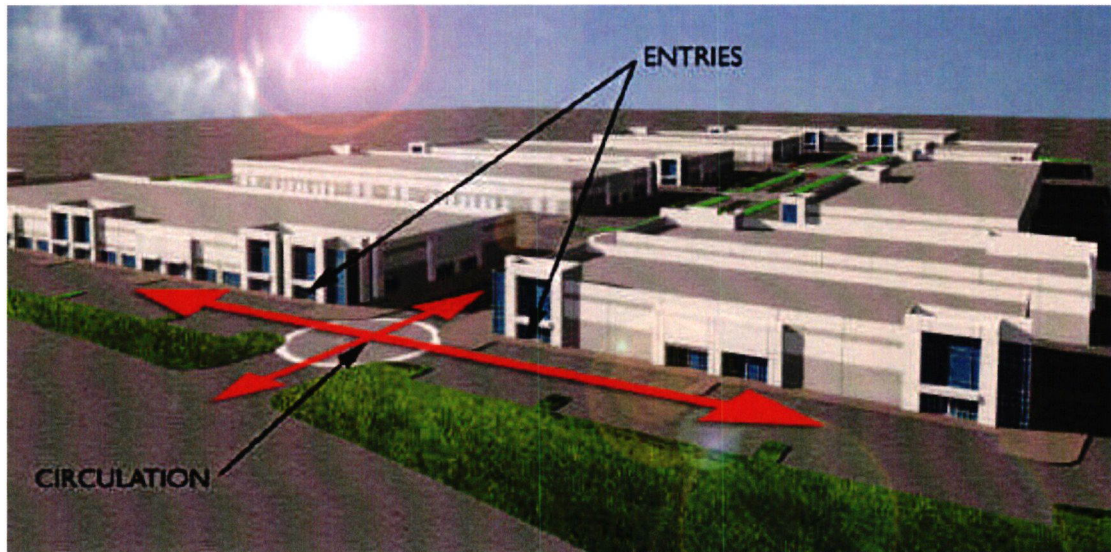


Figure 4.2 – Building Massing Example

3. Encourage articulation of the building forms with material changes, fenestration changes, provision of an arcade or expression of building entrances.



Figure 4.3- Building Forms Example

D. Façade Treatment

1. Create buildings with distinctive visual identity which will be harmonious with the overall community. Provide interesting finishes and materials which can be combined harmoniously to unify individual buildings and to ensure a consistent level of design quality.

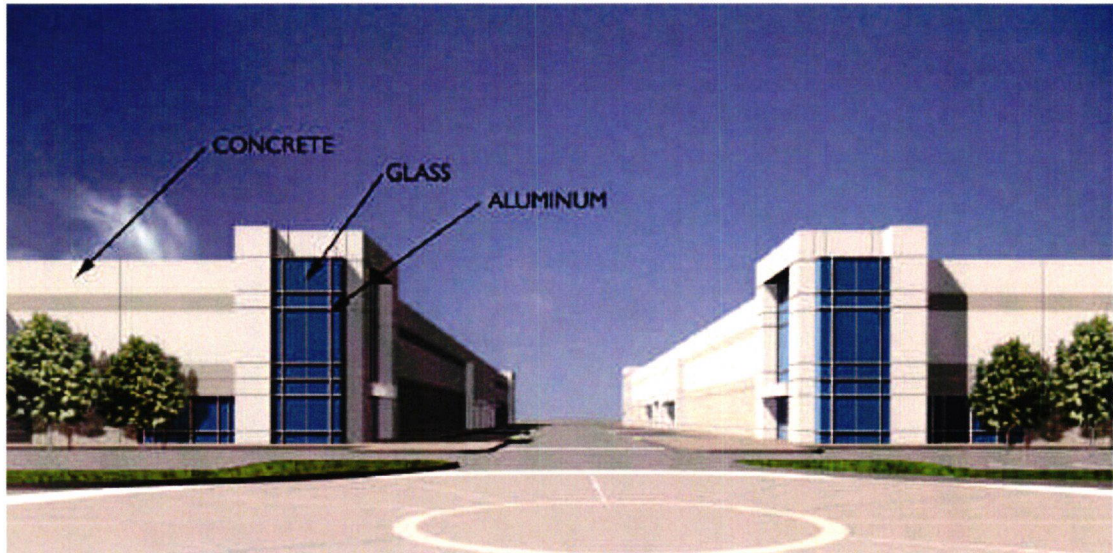


Figure 4.4 Building Materials

2. A cohesive mix of building forms and materials is encouraged. The primary materials may be concrete, acrylic plaster (EIFS), tile and glass. No more than one primary and two accent materials should be used on any one building elevation. The use of exterior wood siding and wood or clay roof tiles is discouraged.
3. Predominant glass should be clear, blue tinted or moderately blue reflective.
4. Use a variation of wall and window planes through the use of reveals, recesses, projections or attachments.
5. There should be some diversity and contrast of color value, tone and hue. Bright colors are to be used sparingly for design accent.

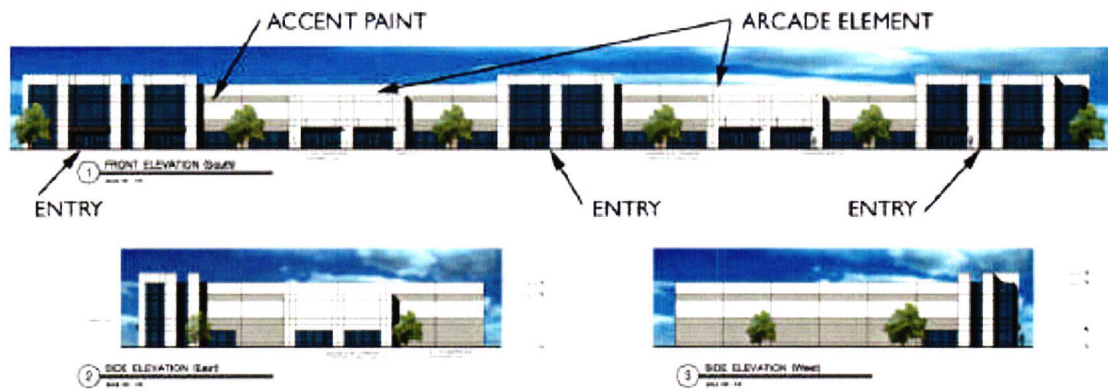


Figure 4.5 – Building Elevation Example

E. Exterior Areas

1. Entry areas will compliment the building architecture and through the use of contrasting forms and/or accent materials, reinforce the concept of well-defined building entries.

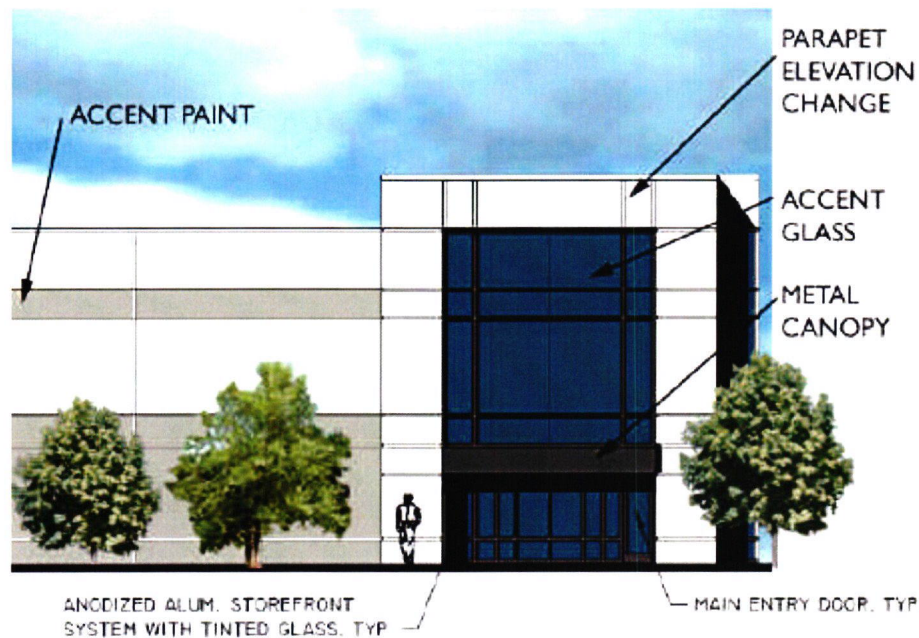


Figure 4.6 – Entry Example

2. These spaces will be user friendly with planting and hardscape.

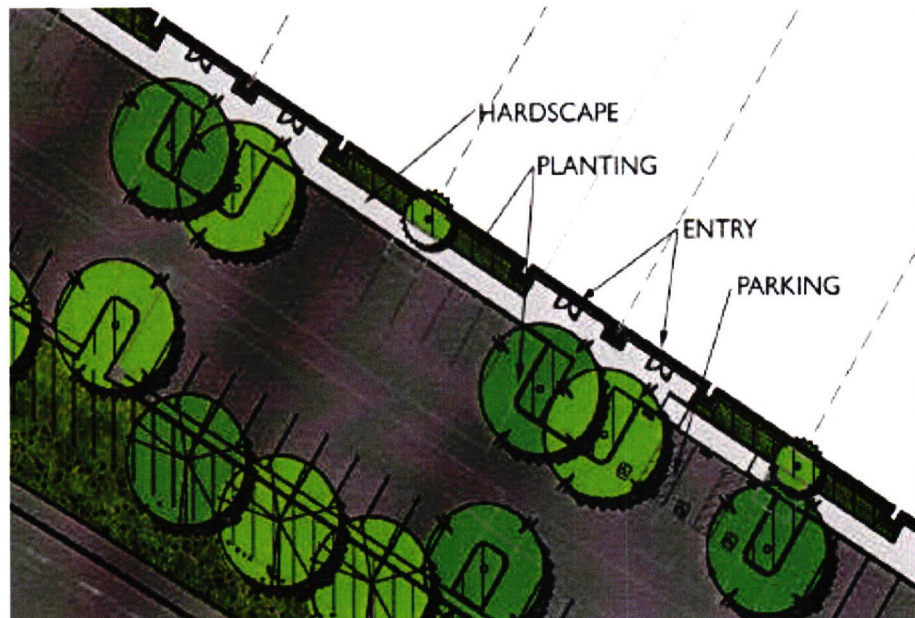


Figure 4.7 – Planting and Hardscape Example

V. Signage

The objective for **exterior signage** is to provide identity and information for tenants and users of the site while avoiding visual competition and chaos.

A. Introduction

The Stone Creek Industrial Park Master Sign Criteria has been established to provide a professional sign program that is beneficial to the City of Rancho Cordova and to Stone Creek Industrial Park'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 Stone Creek Industrial Park. Tenants will be required to comply with the sign criteria and with the City of Rancho Cordova zoning codes.

B. General Information

1. Tenant shall submit, before fabrication, four copies of the proposed signs, including one copy, which is to be colored, to the Landlord for written approval. The drawing shall show signs in relationship to the fascia over the storefront. The four 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 Stone Creek Industrial Park and the surrounding properties.

C. Center Identity Wall (refer to Figure 5.1)

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

2. Location
 - a. The center identity wall shall be set back at least ten feet from all property lines.
 - b. The center identity wall(s) shall be located on the corner of Baroque Drive and Zinfandel Drive and on both sides of the Zinfandel entrance
3. Height and Overall Sign Area
 - a. The maximum height shall be six feet with a ten foot setback.
 - b. The maximum area of the entry sign excluding the base and/or embellishments shall be no larger than one hundred square feet.

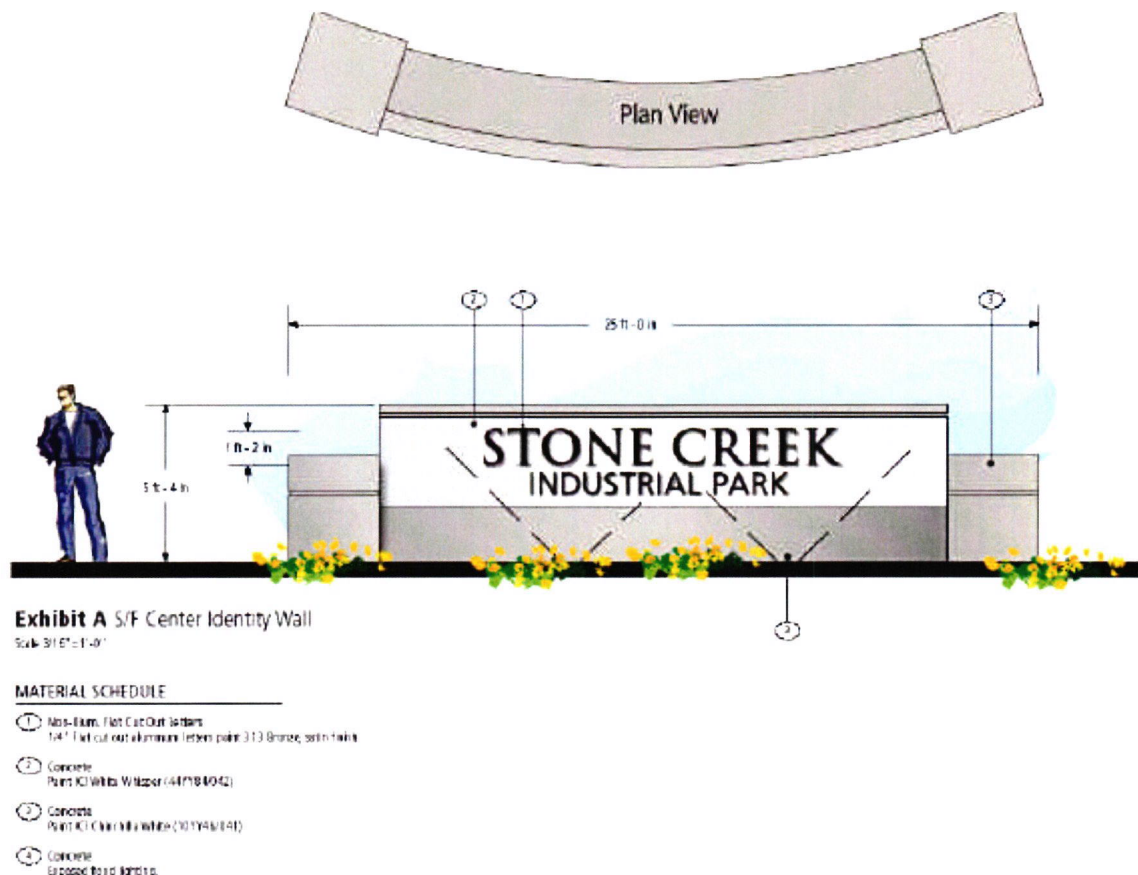


Figure 5.1 – Identity Wall Example

D. Address Post and Panel (refer to Figure 5.2)

1. Materials
 - a. Architectural radius post with flush mounted panel. Colors, shall be compatible with the buildings
2. Location
 - a. Signs shall be set back at least ten feet from all property lines.

3. Area of Wall Signs

- a. Buildings with a fifty feet or greater set back front the street right of way are allowed a total area of all signs not to exceed three square feet per linear foot of tenant frontage (3:1 Ratio)
- b. 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 square feet per linear foot or tenant frontage (2:1 Ratio)
- b. The length of wall signs shall not exceed seventy five percent (75%) of the length of the tenant space façade or building façade.
- c. "Area or 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.

4. Size of Wall Signs

- a. Sign characters and/or logos shall have a maximum height of twenty four inches.
- b. An additional six inches will be allowed for ascenders and/or descenders.

5. Wall Sign Construction and Design

- a. All tenant signs shall be of individual letter construction (except when letters, graphic representation, and/or borders are connected and combined to form the company logotype as a single unit)
- b. A sign may consist of a company logo and/or company name only. Other wording is permitted at the discretion of the Landlord.
- c. 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 the Landlord and the City of Rancho Cordova.

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

- i. Illuminated letters. Return shall be 5" deep, .063 aluminum, with 1" corresponding trim-cap. Internal neon illumination.
- ii. Halo-Illuminated letters. Return shall be 3 1/2" deep, .125 aluminum face, with clear lexan backs. Internal neon illumination.
- iii. Halo-illuminated letters greater than 8" shall have a minimum thickness of 1". Letters less than 8" shall have a minimum thickness of 1/4".
- iv. Illuminated letters shall be Neon or L.E.D. to meet U.L. Specifications.
- d. Letter style and letter face color to be Tenant's choice with Landlord's approval.



Figure 5.3 – Wall/Fascia Signs Example

F. 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 rooftop 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 Ranch Cordova's Sign Ordinance.

7. No signs that create a traffic safety hazard by interfacing with a driver's sign 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.

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
1. Applicant shall not carry a balance with the City for the processing of the project. If a balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofanchorage.org for the status of your account with the City.	ONGOING	FINANCE		N		137
2. The entitlement approved by this action is for a Design Review and a Tentative Subdivision Map Amendment to subdivide one (1) parcel into ten (10) parcels located at the south side of the Villages of Zinfandel, bounded by Zinfandel Dr. to the west, south of the greenbelt on the south side of Baroque Drive, and Morrison Creek to the east and south, for industrial/business/commercial uses as described in the Planning Commission staff report and associated Exhibits and Attachments.	ONGOING	PLANNING		N		101
3. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	ONGOING	PLANNING		N		102
4. 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.	ONGOING	PLANNING		N		103

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
5. The Tentative Subdivision Map approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	ONGOING	PLANNING		N		105
6. Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	ONGOING	PUBLIC WORKS		N		104
7. 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.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		126
8. Enter into a frontage agreement and bond for construction of public improvements to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		123
9. Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		122
10. Applicant shall submit final landscape plans for review and approval demonstrating conformance with the Water Use and Conservation provisions.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		124
11. Number, size, and location of driveway are subject to approval by the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		125
12. Provide drainage easements pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	FINAL MAP - RECORD	DRAINAGE		N		115

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
13.	If the drainage system is to be private, then it shall be labeled as such on the improvement plans and a copy of an approved and executed private maintenance agreement shall be provided to the Sacramento County Department of Water Resources.	FINAL MAP - RECORD	DRAINAGE		N		116
14.	Offsite drainage easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.	FINAL MAP - RECORD	DRAINAGE		N		117

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
15.	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 recorded with the Public Records Office having jurisdiction and shall provide for 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") and/or width of twenty feet (20') C. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping D. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems E. Unrestricted use of and access to the roadways covered by the agreements. F. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.	FINAL MAP - RECORD	METRO FIRE		N		114
16.	Dedicate a twelve and one-half foot wide Pedestrian Easement contiguous to Zinfandel Drive right-of-way.	FINAL MAP - RECORD	PUBLIC WORKS		N		106
17.	Dedicate a Bike Path Easement in the southwest portion of the property as necessary to accommodate proposed bike path and to the satisfaction of the Public Works Department.	FINAL MAP - RECORD	PUBLIC WORKS		N		107

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
18.	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.	FINAL MAP - RECORD	PUBLIC WORKS		N		108
19.	Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the private utilities.	FINAL MAP - RECORD	PUBLIC WORKS		N		109
20.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Final Map or issuance of Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		110
21.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and 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 Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Final Map or issuance of Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		112

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
22.	The applicant shall submit an addendum to The Villages of Zinfandel Sewer Study approved April 9, 2003. The addendum shall confirm proper sizing based on the proposed alignment as well as confirm that proper allowances have been made downstream.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		118
23.	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.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		119
24.	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.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		121
25.	The subject property owners shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments or streets and drives within these easements damaged by District maintenance and 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 non-asphaltic paving, landscaping, lighting, curbing and all non-drivable street appurtenances.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		120
26.	Applicant shall not carry a balance with the City for the processing of the project. If a balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	BUILDING PERMIT - ISSUANCE	FINANCE		N		138

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
27.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Final Map or issuance of Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		111
28.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and 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 Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Final Map or issuance of Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		113

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
29. 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: - New street striping as necessary to accommodate improvements. - New 7' detached sidewalks and frontage improvements along entire property frontage adjacent to Zinfandel Drive pursuant to city standards. - New 7-foot detached sidewalk shall extend along Zinfandel Drive and connect to the existing sidewalk ramp located on the south side of Baroque Drive where it intersects with Zinfandel Drive. The 7-foot detached sidewalk shall then continue to the east to connect with the existing bike trail. - A new signal on Zinfandel Drive south of the intersection with North Mather Boulevard. The existing bike path, south of the southerly boundary and parallel to the creek, shall be re-routed to the new signal location, south of N. Mather Blvd, and accommodations made for bicycle and pedestrian crossing on both sides of Zinfandel. - A minimum of two paved connections from the proposed north side of the parking lot to the existing bike trail. Location and alignment of connections shall be to the satisfaction of the Public Works Department. - All newly constructed bike paths shall be minimum 10-foot paved width with additional 2-foot of compacted decomposed granite shoulder on both sides.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		127

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
Public improvement plans shall clearly delineate all transitions to existing improvements. The Sacramento Regional County Sanitation District (SRCSD) is currently performing construction activities in the vicinity of the west side of the subject property. If, as determined by the Public Works Department, specific frontage improvements cannot reasonably be constructed due to conflict with SRCSD construction activities, then deferral of the specific frontage improvements will be allowed. The timing of the deferral shall be an extension of time or subsequent building permitting phase at the discretion of the Public Works Department. During the deferral period, building certificate of occupancy shall not be unreasonably withheld due to incomplete frontage improvements in locations directly impacted by SRCSD construction, unless those frontage improvements are essential to the safe function of the development. All improvements outside of the SRCSD construction zone shall be completed in full.						
30.	Building Permit - Issuance All-weather access to the existing SRCSD easement and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impeded vehicular access by SRCSD for maintenance purposes.	SANITATION DISTRICT		N		129

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
31. Prior to the approval and recordation of the Final Map, the applicant shall obtain SRCSD approval, in writing, of any landscaping plans, utility plans, grading plans, and improvement plans, and/or any other documentation necessary to demonstrate the following conditions have been met: - Any improvement or proposed use within the existing SRCSD easement area shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other authorized SRCSD representative. - Any improvement or proposed use that restricts SRCSD access to its existing easements for the purpose of constructing, operating, maintaining, and repairing its facilities shall not be permitted unless express written permission is obtained from SRCSD. - Construction staging and stockpiling within the existing SRCSD easement area shall not be permitted unless express written permission is obtained from SRCSD. - Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement area unless express written permission is obtained from SRCSD. - Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Grape Myrtle, Yew Pine, Purple Leaf Plum, and/or African Sumac; driveways or surface parking; and a parkway, shall not be permitted within the existing SRCSD easement areas unless express	BUILDING PERMIT - ISSUANCE	SANITATION DISTRICT		N		128

Draft Conditions of Approval/Mitigation Measures

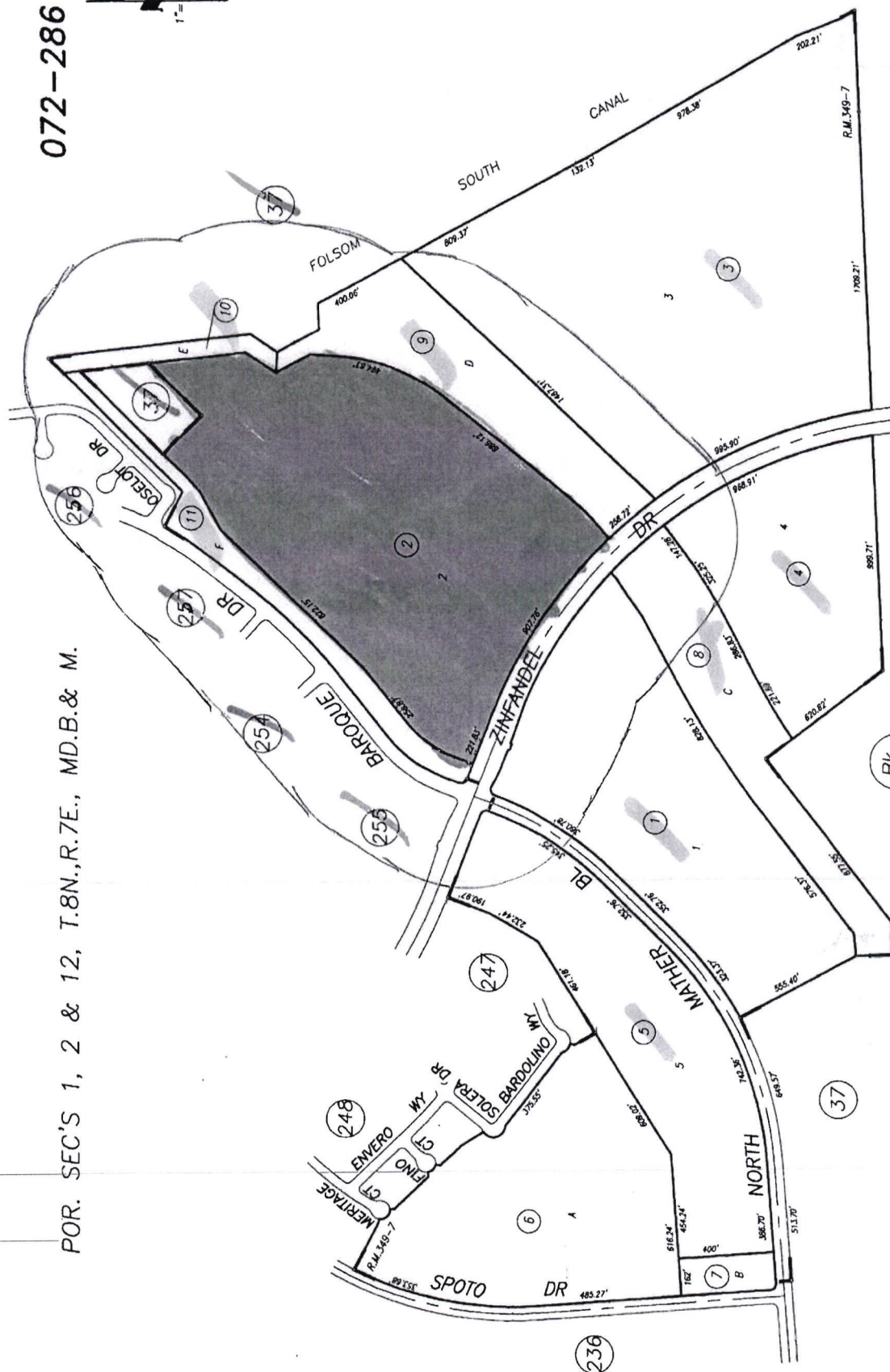
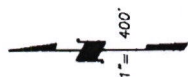
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
written permission is obtained from SRCSD. - No trees shall be planted over the interceptor alignment, without express written permission obtained from SRCSD. - Trees, shrubs, groundcover, and any other form of landscaping that obstructs or limits SRCSD's access to its manholes or other structures shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. - All-weather access to the existing SRCSD easement and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes. - Any proposed utility crossing of the existing SRCSD interceptor shall be at a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. - Any proposed utility crossing of the existing SRCSD interceptor shall have a minimum vertical clearance of 5 (five) feet. - Parallel utilities (water, drain, electrical, etc.) shall not be permitted within the existing SRCSD easement area unless express written permission is obtained from SRCSD. - Sewer service lateral shall not be permitted to connect directly to the SRCSD interceptor system. The tentative subdivision map for the proposed						

Draft Conditions of Approval/Mitigation Measures							
Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
	project shall show the existing SRCSD easement on the map.						
32.	Install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	BUILDING PERMIT - OCCUPANCY	DRAINAGE		N		135
33.	Offsite drainage improvements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.	BUILDING PERMIT - OCCUPANCY	DRAINAGE		N		136
34.	Applicant shall not carry a balance with the City for the processing of the project. If a balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	BUILDING PERMIT - OCCUPANCY	FINANCE		N		139
35.	Install public improvements to the satisfaction of the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		130
36.	Designer shall certify the installed landscaping conforms to City water conserving landscape requirements and the approved plan.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		131
37.	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.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		132

Draft Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
38.	Install one paved connection from the proposed north side of the parking lot to the existing bike trail. Location and alignment of the connection shall be to the satisfaction of the Public Works Department. Note that this connection is one of a total of two connections to be constructed. This condition must be met prior to Building Inspection of the first unit within lots 1 or 2 or 10.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N	
39.	Install one paved connection from the proposed north side of the parking lot to the existing bike trail. Location and alignment of the connection shall be to the satisfaction of the Public Works Department. Note that this connection is one of a total of two connections to be constructed. This condition must be met prior to Building Inspection of the first unit within lots 3 or 4 or 5.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N	
						Internal ID# 133
						134

072-286

POR. SEC'S 1, 2 & 12, T.8N., R.7E., MD.B.& M.



CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 286
County of Sacramento, Calif.

Villages Of Zinfandel Unit No.10, R.M. Bk.349 Pg.7 (4-7-2006)

Bk. 067

Owner labels

DB 344

072 0370 009 0000
UNITED STATES OF AMERICA
Sunrise Blvd
Rancho Cordova, CA 95670

072 0580 010 0000
AMERICAN RIVER DEVELOPMENT COR
3400 Sunrise Blvd
Rancho Cordova, CA 95742

072 2540 002 0000
L & L Rico
3587 Blanchett Way
Rancho Cordova, CA 95670

072 2540 005 0000
Barbara Nolan
3571 Blanchett Way
Rancho Cordova, CA 95670

072 2540 008 0000
ELLIOTT HOMES INC
11032 Viansa Way
Gold River, CA 95670

072 2540 011 0000
ELLIOTT HOMES INC
11044 Viansa Way
Gold River, CA 95670

072 2550 008 0000
Ronell Buchanan
3572 Debina Way
Rancho Cordova, CA 95670

072 2550 011 0000
Perez
3585 Debina Ct
Rancho Cordova, CA 95670

072 2550 014 0000
Paul & Kathleen Carroll
3569 Debina Way
Rancho Cordova, CA 95670

072 2550 028 0000
ELLIOTT HOMES INC
3566 Blanchett Way
Gold River, CA 95670

072 0370 097 0000
SOUTHERN CALIFORNIA WATER COMP
3445 Oselot Way
Rancho Cordova, CA 95670

072 0580 016 0000
COUNTY OF SACRAMENTO
Recycle Rd
Rancho Cordova, CA 95742

072 2540 003 0000
Samuel Choe
3583 Blanchett Way
Gold River, CA 95670

072 2540 006 0000
ELLIOTT HOMES INC
3563 Blanchett Way
Gold River, CA 95670

072 2540 009 0000
ELLIOTT HOMES INC
11036 Viansa Way
Gold River, CA 95670

072 2540 049 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2550 009 0000
Marilyn Edgar
3576 Debina Ct
Rancho Cordova, CA 95670

072 2550 012 0000
Joel & Kelli Berliner
3581 Debina Ct
Rancho Cordova, CA 95670

072 2550 026 0000
Douglas Angove
3554 Blanchett Way
Rancho Cordova, CA 95670

072 2550 029 0000
Luis Sergio & Jennifer Jean Castiblanco
3570 Blanchett Way
Rancho Cordova, CA 95670

072 0370 099 0000
SACRAMENTO MUNICIPAL UTILITY D
PO Box 15830
Sacramento, CA 95852

072 2540 001 0000
ELLIOTT HOMES INC
3591 Blanchett Way
Gold River, CA 95670

072 2540 004 0000
ELLIOTT HOMES INC
3579 Blanchett Way
Gold River, CA 95670

072 2540 007 0000
ELLIOTT HOMES INC
11026 Viansa Way
Gold River, CA 95670

072 2540 010 0000
ELLIOTT HOMES INC
11040 Viansa Way
Gold River, CA 95670

072 2550 007 0000
Richard & Salina Wong Pickar
3568 Debina Way
Rancho Cordova, CA 95670

072 2550 010 0000
James & Sun Duck Lee
3580 Debina Ct
Rancho Cordova, CA 95670

072 2550 013 0000
Gary & B Jones
3577 Debina Ct
Rancho Cordova, CA 95670

072 2550 027 0000
Anita & David Marth
3562 Blanchett Way
Rancho Cordova, CA 95670

072 2550 030 0000
Grant Lien
3574 Blanchett Way
Rancho Cordova, CA 95670

072 2550 031 0000
ELLIOTT HOMES INC
3578 Blanchett Way
Gold River, CA 95670

072 2550 034 0000
Christina & Oscar Culapan
3590 Blanchett Way
Rancho Cordova, CA 95670

072 2560 016 0000
ELLIOTT HOMES INC
3415 Oselot Way
Gold River, CA 95670

072 2560 019 0000
ELLIOTT HOMES INC
3456 Oselot Way
Gold River, CA 95670

072 2560 022 0000
ELLIOTT HOMES INC
11187 Soave Ct
Gold River, CA 95670

072 2560 025 0000
ELLIOTT HOMES INC
3436 Oselot Way
Gold River, CA 95670

072 2560 028 0000
ELLIOTT HOMES INC
11194 Perel Ct
Gold River, CA 95670

072 2560 031 0000
ELLIOTT HOMES INC
11195 Perel Ct
Gold River, CA 95670

072 2560 046 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2570 002 0000
ELLIOTT HOMES INC
3443 Listan Way
Gold River, CA 95670

072 2550 032 0000
Pradeep & Umlesh Kaur Singh
3582 Blanchett Way
Rancho Cordova, CA 95670

072 2550 035 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2560 017 0000
ELLIOTT HOMES INC
3419 Oselot Way
Gold River, CA 95670

072 2560 020 0000
ELLIOTT HOMES INC
11194 Soave Ct
Gold River, CA 95670

072 2560 023 0000
ELLIOTT HOMES INC
11191 Soave Ct
Gold River, CA 95670

072 2560 026 0000
ELLIOTT HOMES INC
3430 Oselot Way
Gold River, CA 95670

072 2560 029 0000
ELLIOTT HOMES INC
11190 Perel Ct
Gold River, CA 95670

072 2560 032 0000
ELLIOTT HOMES INC
3416 Oselot Way
Gold River, CA 95670

072 2560 047 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2570 003 0000
ELLIOTT HOMES INC
3447 Listan Way
Gold River, CA 95670

072 2550 033 0000
ELLIOTT HOMES INC
3586 Blanchett Way
Gold River, CA 95670

072 2550 036 0000
CORDOVA REC & PARK DISTRICT
2197 Chase Dr
Rancho Cordova, CA 95670

072 2560 018 0000
ELLIOTT HOMES INC
3423 Oselot Way
Gold River, CA 95670

072 2560 021 0000
ELLIOTT HOMES INC
11186 Soave Ct
Gold River, CA 95670

072 2560 024 0000
ELLIOTT HOMES INC
11195 Soave Ct
Gold River, CA 95670

072 2560 027 0000
ELLIOTT HOMES INC
3424 Oselot Way
Gold River, CA 95670

072 2560 030 0000
ELLIOTT HOMES INC
11191 Perel Ct
Gold River, CA 95670

072 2560 033 0000
ELLIOTT HOMES INC
3412 Oselot Way
Gold River, CA 95670

072 2570 001 0000
ELLIOTT HOMES INC
3439 Listan Way
Gold River, CA 95670

072 2570 004 0000
ELLIOTT HOMES INC
3453 Listan Way
Gold River, CA 95670

072 2570 005 0000
ELLIOTT HOMES INC
3457 Listan Way
Gold River, CA 95670

072 2570 008 0000
ELLIOTT HOMES INC
3469 Listan Way
Gold River, CA 95670

072 2570 011 0000
ELLIOTT HOMES INC
3481 Listan Way
Gold River, CA 95670

072 2570 014 0000
ELLIOTT HOMES INC
3509 Obester Ct
Gold River, CA 95670

072 2570 017 0000
ELLIOTT HOMES INC
3500 Obester Ct
Gold River, CA 95670

072 2570 020 0000
ELLIOTT HOMES INC
3472 Listan Way
Gold River, CA 95670

072 2570 023 0000
ELLIOTT HOMES INC
3454 Listan Way
Gold River, CA 95670

072 2570 027 0000
ELLIOTT HOMES INC
3437 Grappa Way
Gold River, CA 95670

072 2570 033 0000
ELLIOTT HOMES INC
11081 Terra Blanca Way
Gold River, CA 95670

072 2570 044 0000
ELLIOTT HOMES INC
3495 Bouquet Ct
Gold River, CA 95670

072 2570 006 0000
ELLIOTT HOMES INC
3461 Listan Way
Gold River, CA 95670

072 2570 009 0000
ELLIOTT HOMES INC
3473 Listan Way
Gold River, CA 95670

072 2570 012 0000
ELLIOTT HOMES INC
3501 Obester Ct
Gold River, CA 95670

072 2570 015 0000
ELLIOTT HOMES INC
3508 Obester Ct
Gold River, CA 95670

072 2570 018 0000
ELLIOTT HOMES INC
3480 Listan Way
Gold River, CA 95670

072 2570 021 0000
ELLIOTT HOMES INC
3464 Listan Way
Gold River, CA 95670

072 2570 024 0000
ELLIOTT HOMES INC
3446 Listan Way
Gold River, CA 95670

072 2570 028 0000
ELLIOTT HOMES INC
11073 Robust Way
Gold River, CA 95670

072 2570 034 0000
ELLIOTT HOMES INC
11075 Terra Blanca Way
Gold River, CA 95670

072 2570 045 0000
ELLIOTT HOMES INC
3499 Bouquet Ct
Gold River, CA 95670

072 2570 007 0000
ELLIOTT HOMES INC
3465 Listan Way
Gold River, CA 95670

072 2570 010 0000
ELLIOTT HOMES INC
3477 Listan Way
Gold River, CA 95670

072 2570 013 0000
ELLIOTT HOMES INC
3505 Obester Ct
Gold River, CA 95670

072 2570 016 0000
ELLIOTT HOMES INC
3504 Obester Ct
Gold River, CA 95670

072 2570 019 0000
ELLIOTT HOMES INC
3476 Listan Way
Gold River, CA 95670

072 2570 022 0000
ELLIOTT HOMES INC
3460 Listan Way
Gold River, CA 95670

072 2570 025 0000
ELLIOTT HOMES INC
3442 Listan Way
Gold River, CA 95670

072 2570 032 0000
ELLIOTT HOMES INC
11072 Robust Way
Gold River, CA 95670

072 2570 043 0000
ELLIOTT HOMES INC
3491 Bouquet Ct
Gold River, CA 95670

072 2570 046 0000
CORDOVA RECREATION & PARKS DIS
2197 Chase Dr
Rancho Cordova, CA 95670

072 2570 047 0000
CORDOVA RECREATION & PARKS DIS
2197 Chase Dr
Rancho Cordova, CA 95670

072 2580 065 0000
CORDOVA RECREATION & PARKS DIS
2197 Chase Dr
Rancho Cordova, CA 95670

072 2860 003 0000
SACRAMENTO METROPOLITAN FIRE
2101 Hurley Way
Sacramento, CA 95825

072 2860 008 0000
CITY OF RANCHO CORDOVA
2729 Prospect Park Dr
Rancho Cordova, CA 95670

072 2860 011 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

072 2580 026 0000
ELLIOTT HOMES INC
3429 Listan Way
Gold River, CA 95670

072 2860 001 0000
CREEKSIDE COMMERCE CENTER LLC
151 Ashridge Ct
Granite Bay, CA 95746

072 2860 004 0000
STONECREEK INDSTL LLC
80 Iron Point Cir #110
Folsom, CA 95630

072 2860 009 0000
CITY OF RANCHO CORDOVA
2729 Prospect Park Dr
Rancho Cordova, CA 95670

072 2580 027 0000
ELLIOTT HOMES INC
3438 Listan Way
Gold River, CA 95670

072 2860 002 0000
STONE CREEK INDUSTRIAL PARK
151 Ashridge Ct
Granite Bay, CA 95746

072 2860 005 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

072 2860 010 0000
ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630

Occupant Labels

08-344

072 0370 009 0000
Occupant At
Sunrise Blvd
Rancho Cordova, CA 95670

072 0580 010 0000
Occupant At
3440 Recycle Rd
Rancho Cordova, CA 95742

072 2540 002 0000
Occupant At
3587 Blanchett Way
Rancho Cordova, CA 95670

072 2540 005 0000
Occupant At
3571 Blanchett Way
Gold River, CA 95670

072 2540 008 0000
Occupant At
11032 Viansa Way
Gold River, CA 95670

072 2540 011 0000
Occupant At
11044 Viansa Way
Gold River, CA 95670

072 2550 008 0000
Occupant At
3572 Debina Way
Rancho Cordova, CA 95670

072 2550 011 0000
Occupant At
3585 Debina Ct
Rancho Cordova, CA 95670

072 2550 014 0000
Occupant At
3569 Debina Way
Rancho Cordova, CA 95670

072 2550 028 0000
Occupant At
3566 Blanchett Way
Gold River, CA 95670

072 0370 097 0000
Occupant At
3445 Oselot Way
, CA 95670

072 0580 016 0000
Occupant At
Recycle Rd
Rancho Cordova, CA 95742

072 2540 003 0000
Occupant At
3583 Blanchett Way
Gold River, CA 95670

072 2540 006 0000
Occupant At
3563 Blanchett Way
Gold River, CA 95670

072 2540 009 0000
Occupant At
11036 Viansa Way
Gold River, CA 95670

072 2540 049 0000
Occupant At
Tinta Fina Dr
Rancho Cordova, CA 95670

072 2550 009 0000
Occupant At
3576 Debina Ct
Rancho Cordova, CA 95670

072 2550 012 0000
Occupant At
3581 Debina Ct
Rancho Cordova, CA 95670

072 2550 026 0000
Occupant At
3554 Blanchett Way
Gold River, CA 95670

072 2550 029 0000
Occupant At
3570 Blanchett Way
Rancho Cordova, CA 95670

072 0370 099 0000
Occupant At
Kilogre Rd
Rancho Cordova, CA 95670

072 2540 001 0000
Occupant At
3591 Blanchett Way
Gold River, CA 95670

072 2540 004 0000
Occupant At
3579 Blanchett Way
Gold River, CA 95670

072 2540 007 0000
Occupant At
11026 Viansa Way
Gold River, CA 95670

072 2540 010 0000
Occupant At
11040 Viansa Way
Gold River, CA 95670

072 2550 007 0000
Occupant At
3568 Debina Way
Rancho Cordova, CA 95670

072 2550 010 0000
Occupant At
3580 Debina Ct
Rancho Cordova, CA 95670

072 2550 013 0000
Occupant At
3577 Debina Ct
Rancho Cordova, CA 95670

072 2550 027 0000
Occupant At
3562 Blanchett Way
Rancho Cordova, CA 95670

072 2550 030 0000
Occupant At
3574 Blanchett Way
Rancho Cordova, CA 95670

072 2550 031 0000
Occupant At
3578 Blanchett Way
Gold River, CA 95670

072 2550 034 0000
Occupant At
3590 Blanchett Way
Rancho Cordova, CA 95670

072 2560 016 0000
Occupant At
3415 Oselot Way
, CA 95670

072 2560 019 0000
Occupant At
3456 Oselot Way
, CA 95670

072 2560 022 0000
Occupant At
11187 Soave Ct
, CA 95670

072 2560 025 0000
Occupant At
3436 Oselot Way
, CA 95670

072 2560 028 0000
Occupant At
11194 Perel Ct
, CA 95670

072 2560 031 0000
Occupant At
11195 Perel Ct
, CA 95670

072 2560 046 0000
Occupant At
Baroque Dr
Rancho Cordova, CA 95670

072 2570 002 0000
Occupant At
3443 Listan Way
, CA 95670

072 2550 032 0000
Occupant At
3582 Blanchett Way
Rancho Cordova, CA 95670

072 2550 035 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2560 017 0000
Occupant At
3419 Oselot Way
, CA 95670

072 2560 020 0000
Occupant At
11194 Soave Ct
, CA 95670

072 2560 023 0000
Occupant At
11191 Soave Ct
, CA 95670

072 2560 026 0000
Occupant At
3430 Oselot Way
, CA 95670

072 2560 029 0000
Occupant At
11190 Perel Ct
, CA 95670

072 2560 032 0000
Occupant At
3416 Oselot Way
, CA 95670

072 2560 047 0000
Occupant At
Oselot Way
Rancho Cordova, CA 95670

072 2570 003 0000
Occupant At
3447 Listan Way
, CA 95670

072 2550 033 0000
Occupant At
3586 Blanchett Way
Gold River, CA 95670

072 2550 036 0000
Occupant At
Debina Ct
Rancho Cordova, CA 95670

072 2560 018 0000
Occupant At
3423 Oselot Way
, CA 95670

072 2560 021 0000
Occupant At
11186 Soave Ct
, CA 95670

072 2560 024 0000
Occupant At
11195 Soave Ct
, CA 95670

072 2560 027 0000
Occupant At
3424 Oselot Way
, CA 95670

072 2560 030 0000
Occupant At
11191 Perel Ct
, CA 95670

072 2560 033 0000
Occupant At
3412 Oselot Way
, CA 95670

072 2570 001 0000
Occupant At
3439 Listan Way
, CA 95670

072 2570 004 0000
Occupant At
3453 Listan Way
, CA 95670

072 2570 005 0000
Occupant At
3457 Listan Way
, CA 95670

072 2570 008 0000
Occupant At
3469 Listan Way
, CA 95670

072 2570 011 0000
Occupant At
3481 Listan Way
, CA 95670

072 2570 014 0000
Occupant At
3509 Obester Ct
, CA 95670

072 2570 017 0000
Occupant At
3500 Obester Ct
, CA 95670

*072 2570 020 0000
Occupant At
3472 Listan Way
, CA 95670

072 2570 023 0000
Occupant At
3454 Listan Way
, CA 95670

072 2570 027 0000
Occupant At
3437 Grappa Way
, CA 95670

072 2570 033 0000
Occupant At
11081 Terra Blanca Way
, CA 95670

072 2570 044 0000
Occupant At
3495 Bouquet Ct
, CA 95670

072 2570 006 0000
Occupant At
3461 Listan Way
, CA 95670

072 2570 009 0000
Occupant At
3473 Listan Way
, CA 95670

072 2570 012 0000
Occupant At
3501 Obester Ct
, CA 95670

072 2570 015 0000
Occupant At
3508 Obester Ct
, CA 95670

072 2570 018 0000
Occupant At
3480 Listan Way
, CA 95670

072 2570 021 0000
Occupant At
3464 Listan Way
, CA 95670

072 2570 024 0000
Occupant At
3446 Listan Way
, CA 95670

072 2570 028 0000
Occupant At
11073 Robust Way
, CA 95670

072 2570 034 0000
Occupant At
11075 Terra Blanca Way
, CA 95670

072 2570 045 0000
Occupant At
3499 Bouquet Ct
, CA 95670

072 2570 007 0000
Occupant At
3465 Listan Way
, CA 95670

072 2570 010 0000
Occupant At
3477 Listan Way
, CA 95670

072 2570 013 0000
Occupant At
3505 Obester Ct
, CA 95670

072 2570 016 0000
Occupant At
3504 Obester Ct
, CA 95670

072 2570 019 0000
Occupant At
3476 Listan Way
, CA 95670

072 2570 022 0000
Occupant At
3460 Listan Way
, CA 95670

072 2570 025 0000
Occupant At
3442 Listan Way
, CA 95670

072 2570 032 0000
Occupant At
11072 Robust Way
, CA 95670

072 2570 043 0000
Occupant At
3491 Bouquet Ct
, CA 95670

072 2570 046 0000
Occupant At
Boroque Dr
Rancho Cordova, CA 95670

072 2570 047 0000
Occupant At
Boroque Dr
Rancho Cordova, CA 95670

072 2580 065 0000
Occupant At
Optima Dr
Rancho Cordova, CA 95670

072 2860 003 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 008 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 011 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2580 026 0000
Occupant At
3429 Listan Way
, CA 95670

072 2860 001 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 004 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 009 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2580 027 0000
Occupant At
3438 Listan Way
, CA 95670

072 2860 002 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 005 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670

072 2860 010 0000
Occupant At
Zinfandel Dr
Rancho Cordova, CA 95670