

CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Tuesday, February 17, 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 17, 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
JANUARY							FEBRUARY							MARCH						
				1	2	3	1	2	3	4	5	6	7	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28
25	26	27	28	29	30	31								29	30	31				
MAY							JUNE							JULY						
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3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
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31																				
SEPTEMBER							OCTOBER							NOVEMBER						
		1	2	3	4	5				1	2	3		1	2	3	4	5	6	7
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13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
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27	28	29	30				25	26	27	28	29	30	31	29	30					
NEW YEAR'S DAY (THURS, JAN 1)							2009 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)							INDEPENDENCE DAY (FRI, JUL 3) [OBSERVED?]						
MARTIN LUTHER KING JR. DAY (MON, JAN 19)							LABOR DAY (MON, SEP 7)							DAY AFTER THANKSGIVING (FRI, NOV 27)						
PRESIDENT'S DAY (MON, FEB 16)							VETERAN'S DAY (WED, NOV 11)							CHRISTMAS EVE (THURS, DEC 24)						
MEMORIAL DAY (MON, MAY 25)							THANKSGIVING DAY (THUR, NOV 26)							CHRISTMAS DAY (FRI, DEC 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						
					1	2		1	2	3	4	5	6		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27	21	22	23	24	25	26	27
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31																				
MAY							JUNE							JULY						
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2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31
30	31																			
SEPTEMBER							OCTOBER							NOVEMBER						
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5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				
NEW YEAR'S DAY (FRI, JAN 1)							2010 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)							INDEPENDENCE DAY (SUN, JUL 4)						
MARTIN LUTHER KING JR. DAY (MON, JAN 18)							LABOR DAY (MON, SEP 6)							DAY AFTER THANKSGIVING (FRI, NOV 26)						
PRESIDENT'S DAY (MON, FEB 15)							VETERAN'S DAY (THUR, NOV 11)							CHRISTMAS EVE (FRI, DEC 24)						
MEMORIAL DAY (MON, MAY 31)							THANKSGIVING DAY (THUR, NOV 25)							CHRISTMAS DAY (SAT, DEC 25)						

2011

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



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

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

Tuesday, February 17, 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

Larry Stafford, First Covenant Church of Christ, will give the invocation.

5. PRESENTATIONS

- 5.1 Proclamation in Support of Spay Day USA, February 24, 2009 to Scottie Moore, President of SOCKs (Save Our Cats & Kittens).
- 5.2 Presentation by Stu Somach of Somach, Simmons and Dunn on the South Sacramento Habitat Conservation Plan (HCP) Discussion.

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

- 8.1 **Subject:** Regular Meeting Minutes of February 2, 2009
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Resolution Authorizing the City Manager to Execute a First Amendment Contract with Interwest Consulting for GIS Services in the Amount of \$100,000.00
Recommendation: Adopt Resolution No. 11-2009.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute First Amendment Contract No. 194-2007-1 with Interwest Consulting Group to continue providing internal GIS Service to the Public Works Department. The amendment will increase Contract No. 194-2007 from \$75,000 to \$175,000 and extend the term of service by two years to expire on December 10, 2010.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 4
- 8.3 **Subject:** Resolution in Support of the City's Partnership with Sacramento Municipal Utility District (SMUD) on a Grant Proposal to the Public Interest Energy Research Program of the California Energy Commission for the Renewable Based Energy Secure Communities Proposal
Recommendation: Adopt Resolution No. 12-2009.
Result of Recommended Action: Adoption of this resolution will confirm the Council's support for the City's partnership with SMUD on a grant proposal to the California Energy Commission for the Renewable Based Energy Secure Communities grant proposal.
Staff Report: Cyrus Abhar and Steve Harriman, Public Works Department
Advances Goals: 1, 4, 6, and 8
- 8.4 **Subject:** Resolution Approving Annexation of 10655 Coloma Road Project to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)
Recommendation: Adopt Resolution No. 13-2009.
Result of Recommended Action: Adoption of this resolution will:
a) Declare the results of the special mailed-ballot election for the 10655 Coloma Road Project Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance);
b) Order the annexation;

- c) Authorize the special tax levy on the project; and
 - d) Direct the recording of the Amended Notice of Special Tax Lien.
- There is no financial impact to existing residents.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goal: 11

- 8.5 **Subject:** Report Describing the Measures Taken to Alleviate the Conditions which Led to the Adoption of a Temporary Moratorium on the Establishment, Expansion or Relocation of Recycling Businesses and Resale Shops

Recommendation: Receive Report.

Result of Recommended Action: This report describes the measures taken to alleviate the conditions which led to the adoption of a temporary moratorium prohibiting the establishment, expansion, or relocation of recycling businesses and resale shops. This report complies with the requirements of Government Code Section 65858(d).

Staff Report: Adam U. Lindgren, City Attorney's Office; Curt Haven, Economic Development Department; and Jeff Beiswenger, Planning Department

Advances Goals: 1, 5, 6, 8, 10 and 13

GROWING STRONG NEIGHBORHOODS

9. CONSENT PUBLIC HEARING ITEMS

None

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** City Joint Application for State Neighborhood Stabilization Program (NSP) Funds (**CONTINUED FROM DECEMBER 15, 2008 AND JANUARY 20, 2009**)

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

Result of Recommended Action: City may make application for funds to undertake qualified NSP activities associated with a response to the foreclosure crisis.

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

Advances Goals: 1, 5, 6, 7, and 8

GROWING STRONG NEIGHBORHOODS

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Community Redevelopment Agency Resolution Requesting the Authorization of the Executive Director to Sign a Non-binding Letter of Intent with Habitat for Humanity

Recommendation: Adopt Agency Resolution CRA-1-2009.

Result of Recommended Action: Adoption of this resolution will result in the execution by the Agency's Executive Director Ted Gaebler of the Non-binding Letter of Intent with Sacramento Habitat for Humanity (SHfH). This action will permit SHfH to proceed with the creation of a formal development proposal for property located on Investment Circle. With a satisfactory proposal, it is anticipated that the Development Disposition Agreement will be returned to the Agency for consideration.

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

Advances Goals: 1, 6, 7, and 8

GROWING STRONG NEIGHBORHOODS

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

- 11.2 **Subject:** Community Redevelopment Agency Resolution Requesting the Authorization of the Executive Director to Sign a Memorandum of Understanding (MOU) and Exclusive Right to Negotiate (ERN) with the Alamo Group

Recommendation: Adopt Agency Resolution CRA-2-2009.

Result of Recommended Action: Adoption of this resolution will result in the execution of a MOU and ERN by the Agency's Executive Director Ted Gaebler.

Staff Report: Micah Runner, Economic Development Department

Advances Goals: 1,2, 8, and 9

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

19. 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>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 TBD</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 Council Discussion of Future Vision</i>
<i>Monday, April 6, 2009</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, April 14, 2009</i>	<i>5:30 p.m. Work Session on Folsom Boulevard Enhancements Phase II</i>
<i>Monday, April 20, 2009</i>	<i>5:30 p.m. Regular Meeting</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

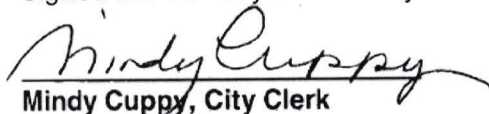
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune 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 17, 2009 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on February 12, 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 12th day of February 2009 at Rancho Cordova, California.


Mindy Cuppy, City Clerk



**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 & Special Meeting
David B. Roberts Council Chambers**

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

Staff Present: Gaebler, Lindgren, Chinn, Cuppy, Lehr, Oliver, Haven, Silva, McMurtry, Abhar, Pearl, Campbell and Loveless

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 Stephen Doyle to lead the Pledge.

4. INVOCATION

Curt Haven, gave the invocation.

5. PRESENTATIONS

5.1 Economic Development Director Curt Haven and Management Technician Megan McMurtry Presented Certificates of Recognition to the following recipients for the City of Rancho Cordova Best in Business Awards to the Following Businesses:

- Neighborhood Pioneer Recognition to Stephen Doyle and Alex Heney at Clean Energy Systems; and
- Exceptional Enterprise Recognition to George Pappas at D3 LED

5.2 Plant Manager Stan Dean from Regional Sanitation District Reported on Water Quality Issues Update.

6. PUBLIC COMMENT

NONE

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. 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.

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

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

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

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

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 vote Council adopted Resolution No. 9-2009 with an amendment to incorporate screening conditions within the property CCR guidelines.

- 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

Mayor Skoglund opened the public comment period. The below speakers addressed the Council:

- Grey Hunter on a misunderstanding regarding a future project on the adjacent property.
- Justin Cunningham and Erin Brown on a misunderstanding regarding a future project on the adjacent property.

Mayor Skoglund closed the public comment period.

ACTION: Motion by Budge second by Cooley and carried by a 5:0 vote Council adopted Resolution No. 10-2009 with an amendment to incorporate screening conditions within the property CCR guidelines.

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

14. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Council Member attendance at the Rancho Cordova Rotary dinner
- City Manager attendance at the Sac Metro 114th Annual Awards dinner

- City Manager and Council Member Sander attendance at the Annual Rancho Cordova Chamber of Commerce retreat
- Announcement of the City's 3rd Annual Financial Issues Workshop scheduled for Friday, February 13th

City Attorney Adam Lindgren reported on the following:

- City Council Brown Act compliance with the back-to-back Rancho Cordova Chamber meetings
- City Attorney vacation dates
- Updates on the following projects: HCP, Panhandling Ordinance and the Finger Annexation

15. CLOSED SESSION

Mayor Skoglund adjourned the Regular meeting to Closed Session at 7:33 p.m. in the Community Board Room to discuss the following items:

Mayor Skoglund convened Closed Session at 7:40 p.m.

Conference with real property negotiators:

Property: Assessor Parcel 072-0680-048
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Zinfandel Holdings, Inc.
Under negotiation: Price and terms of payment.

Property: Assessor Parcel 072-0680-067
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: RREEF America Reit II Corporation
Under negotiation: Price and terms of payment.

Property: Assessor Parcel 072-0680-068
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Parcel 4 LLC
Under negotiation: Price and terms of payment.

Property: Assessor Parcels 072-0410-061 & 062
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Simon Building LLC and Ed Simon et al
Under negotiation: Price and terms of payment.

Property: Assessor Parcel 072-0410-054
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Frederick T. Jamieson Revocable Trust
Under negotiation: Price and terms of payment.

Property: Assessor Parcel 072-0410-015
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Monier Self Storage LLC
Under negotiation: Price and terms of payment.

Property: Assessor Parcels 072-02380-057 & -058, 072-02520-034, -035, & -036

Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: Cordova Recreation and Parks District
Under negotiation: Price and terms of payment.

Property: Assessor Parcel 072-0370-009
Agency negotiators: Cyrus Abhar and Craig Thurston
Negotiating party: U.S. Bureau of Reclamation
Under negotiation: Price and terms of payment.

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

Staff Present: Lindgren, Gaebler, Chinn and Abhar

16. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported there was no reportable action taken.

17. ADJOURNMENT

Mayor Skoglund adjourned the regular meeting at 8:05 p.m.

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: February 17, 2009

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT CONTRACT WITH INTERWEST CONSULTING FOR GIS SERVICES IN THE AMOUNT OF \$100,000.00**

RECOMMENDATION

Adopt Resolution No. 11-2009.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute First Amendment Contract No. 194-2007-1 with Interwest Consulting Group to continue providing internal GIS Service to the Public Works Department. The amendment will increase Contract No. 194-2007 from \$75,000 to \$175,000 and extend the term of service by two years to expire on December 10, 2010.

BACKGROUND

In December 2007, the City entered into a one-year contract with Interwest Consulting Group in the amount of \$75,000 to provide GIS Services to the Public Works Department. These services included a variety of mapping, analysis, data creation, implementation, and integration requests. The requests come from all working units within the Public Works Department. In evaluating work performed under the existing contract and forecasting the potential work effort that will need to be done over the next two years, it is necessary to increase the current limit from \$75,000 to \$175,000 and extend the expiration date to December 10, 2010.

ATTACHMENT

Resolution No. 11-2009 including **Exhibit A** – Contract 194-2007-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 11-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT CONTRACT
WITH INTERWEST CONSULTING GROUP**

WHEREAS, on December 10, 2007, the City of Rancho Cordova executed Contract 194-2007 with Interwest Consulting Group in the amount of \$75,000 for the purpose of providing GIS Services to the Public Works Department; and

WHEREAS, the City has evaluated the projected scope of work and cost estimates for specific services which will exceed the existing contract maximum; and

WHEREAS, the City of Rancho Cordova wishes to extend the contract amount to \$175,000 and extend the term of services to December 10, 2010; and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute a contract amendment with Interwest Consulting Group (**Exhibit A**), in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

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

This First Amendment to the Agreement for Consultant Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Interwest Consulting Group ("Consultant") as of December 10, 2008.

RECITALS

WHEREAS, the parties have previously entered into a consultant services agreement ("CSA") dated December 10, 2007 for the purpose of providing GIS Service; and

WHEREAS, the parties agree that changes to term of services provided for in the CSA is necessary in order for the City to continue receiving services by consultant; and

WHEREAS, to the extent the CSA is for the provision of "design professional services" subject to Section 2782.8 of the California Civil Code, the CSA is being amended to reflect the terms of AB 573 and Civil Code Section 2782.8, which went into effect on January, 1, 2007.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. The Consultant Services Agreement was entered into on December 10, 2007.
2. Section 1.1 "Term of Service". The term of this Agreement shall begin on the date first noted above and shall end on December 10, 2010, and Consultant shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
3. Section 2 of the CSA, "Compensation," provides for the City to pay consultant a sum not to exceed \$75,000. This amount shall now be read as "One Hundred Seventy Five Thousand Dollars (\$175,000)". All other terms and condition in Section 2 shall remain in full force and effect.
4. The document entitled "Scope of Work"; attached hereto as **Exhibit A**, shall replace and supersede the document entitled Scope of Services.
5. The document entitled "Compensation Schedule", attached hereto as **Exhibit B**, shall replace and supersede the document previously entitled "Compensation Schedule" that was attached to the CSA.
6. All other terms and condition in the CSA shall remain in full force and effect to the extend they are not in conflict with this Amendment.
7. All other terms and conditions in the CSA, entered into December 10, 2007, remain in full force and effect to the extent they are not in conflict with the aforementioned revised language.

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

CITY OF RANCHO CORDOVA

CONSULTANT

Ted A. Gaebler, City Manager

Mike Kashiwagi, Interwest Manager

Date: _____

Date: _____

Attest:

Mindy Cuppy, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

EXHIBIT A
GIS SCOPE OF WORK

ID	TASK DESCRIPTIONS	PERCENTAGE WORK ALLOCATION
1	Provide general GIS service in support of regular requests that come from working units within Public Works . Work includes creating new data layers, making maps, analysis, reports, and other related work as assigned	5%
2	Continue to work on Infrastructure map layers such as street signs, traffic signals, pavement inventory, and stripping. Work to integrate best qualities of County provided Hansen data and Transmap information. Focus on design that will allow for future integration with asset information already contained in Hansen	15%
3	Provide technical assistance from InterWest Consulting Group staff for Asset Management, Hansen Tracking, and related work as assigned.	2%
4	Create map layer depicting Public Works related permits and integrate with permit tracking database.	2%
5	Work on other Public Works asset layers such as landscape medians and corridors, trees, and related work as assigned	3%
6	Begin integration efforts with GIS technology with Hansen. This includes; meeting with Hansen technical team to explore the use of the Hansen GIS module, relationship between Hansen asset data / GIS, and possible integration of other viewer technology (ArcGIS Server) integrating Hansen and GIS.	10%
7	Integrate current CIP GIS map layer with future CIP tracking database and related work as assigned.	5%
8	Work with Public Works staff to create a "Digital Submission Requirement" that would require the development community to submit digital (AutoCAD) files of Parcel Maps and Improvement Plans at the latter stages of the development process.	2%
9	Prepare hardcopy maps that might be useful in the event of activation of an Emergency Operation Center. Maps may include population information, critical care facilities, shelter locations, localized flooding danger zones, levee-break inundation zones, and other information as assigned.	2%
10	Continue work on GIS data depicting Pedestrian / Bike Master Plan	25%
11	Work with ArcPublisher to maintain a publisher file for all Public Works staff to view. Data layers that will be published in this product include Public Works Assets, CIP Project Locations, Assessment Zones, Developer Agreement boundaries, contours, vernal pools, active projects, and other related work as assigned	4%
12	Prepare Overlay Drawings for Warranty Purposes tracking projects that have been accepted by the City, Identify future overlay projects	5%
13	Other work that may be requested by the Public Works Department	20%
The description of tasks and percentages shown are for estimating purposes only. Percentage work allocations may be adjusted between line items by Public Works staff as the needs arise. All work performed shall be requested by Public Works staff through task assignments.		

EXHIBIT B
COMPENSATION SCHEDULE

INTERWEST CONSULTING GROUP
GEOGRAPHIC INFORMATION SYSTEMS (GIS)

GEOGRAPHIC INFORMATION SYSTEMS – HOURLY BILLING RATES

GIS Manager.....	\$120
Sr. GIS Analyst.....	\$105
GIS Analyst.....	\$75
GIS Technician.....	\$65

Mark Dumford – GIS Manager
Steve Gay – GIS Manager
Ronnie Richards – Sr. GIS Analyst
Marie Adsetts – GIS Analyst
Jason Latoski – GIS Analyst
Brad Findlay – GIS Analyst
James Panis – GIS Technician

MEMORANDUM



DATE: February 17, 2009

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Steve Harriman, Integrated Waste Manager

SUBJECT: **RESOLUTION NO. 12-2009 IN SUPPORT OF THE CITY'S PARTNERSHIP WITH SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD) ON A GRANT PROPOSAL TO THE PUBLIC INTEREST ENERGY RESEARCH PROGRAM OF THE CALIFORNIA ENERGY COMMISSION FOR THE RENEWABLE BASED ENERGY SECURE COMMUNITIES PROPOSAL**

RECOMMENDATION

Adopt Resolution No. 12-2009.

RESULT OF RECOMMENDED ACTION

The proposed Resolution No. 12-2009 confirms City Council support for the City's partnership with SMUD on a grant proposal to the California Energy Commission for the Renewable Based Energy Secure Communities project.

BACKGROUND AND SUMMARY

The Public Interest Energy Research (PIER) program of the California Energy Commission (CEC) has released a competitive Research, Development and Demonstration grant entitled "Renewable-Based Energy Secure Communities" (RESCOs). The objective of the solicitation is to accelerate the development of renewable energy sources in California by solving the technical integration challenges that communities face when they attempt to expand their use of renewable resources.

SMUD is coordinating with several other jurisdictions within the County, several waste hauling companies, and the Sacramento Regional Wastewater Treatment Plant (SRWTP) on this project. In summary, the pilot project works as follows:

1. Food waste will be collected from local restaurants, school districts, grocery stores and food processing facilities in a designated collection vehicle. Food waste includes nearly all discarded food products from these facilities.
2. The collected food waste will be delivered to the SRWTP and placed into an anaerobic digester.
3. The primary byproduct of the anaerobic digestion process is methane gas, which can be used as a fuel source for a variety of applications.

SMUD's Local Biomass Program

SMUD operates a Local Biomass program, focusing on energy generation from problem waste materials. Over 200,000 tons of food residuals are disposed each year in Sacramento County jurisdictions. Because they have high moisture and organic content, food residuals contribute significantly to the cost and environmental impacts of waste transportation, and once in the landfill they can contribute to air and water pollution. Methane emissions from landfills, which result from organic waste decomposition, currently account for 1% of California's greenhouse gas emissions. Preliminary analysis, conducted by SMUD in partnership with UC Davis in 2005, concluded that approximately 37 GWh of electricity could be generated annually by diverting food waste from landfills and using anaerobic digestion technologies to convert the biomass to energy. This is enough electricity to supply 4,000 single-family homes in the Sacramento region annually.

City Benefits and Staff Participation

The primary benefits to the City resulting from participation in this grant include additional credit towards the 50% waste diversion requirement of AB 939, greenhouse gas reductions required by AB 32, and finally our continued role as a regional leader in energy efficiency and sustainability programs.

As of the date of this staff report, the exact role of City staff and corresponding funding request in the grant application has not been finalized. However, it is anticipated that Steve Harriman, Integrated Waste Manager for the City, will assist with the organics collection component of the project. Staff will update Council once the grant application has been finalized.

FISCAL IMPACT

This project will not require the City to contribute any funding. If the grant proposal is successful, the City will receive grant funding to support staff participation in the project.

CONCLUSION

Staff recommends that the Council adopt Resolution No. 12-2009 in support of the City's partnership with SMUD on the RESCO grant.

ATTACHMENT

Resolution No. 12-2009

CITY OF RANCHO CORDOVA

RESOLUTION NO. 12-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, IN
SUPPORT OF THE CITY'S PARTNERSHIP WITH SACRAMENTO MUNICIPAL UTILITY
DISTRICT (SMUD) ON A GRANT PROPOSAL TO THE PUBLIC INTEREST ENERGY
RESEARCH PROGRAM OF THE CALIFORNIA ENERGY COMMISSION FOR THE
RENEWABLE BASED ENERGY SECURE PROGRAM**

WHEREAS, the Rancho Cordova City Council confirms the City's commitment to implementing progressive and efficient programs and technologies that promote waste reduction, energy efficiency, greenhouse gas reduction, and environmental sustainability; and

WHEREAS, the City Council acknowledges that food wastes readily decompose in landfills, which creates greenhouse gas emissions and contributes to groundwater contamination; and

WHEREAS, the City Council acknowledges that the removal of food wastes from the waste stream and subsequent beneficial use for energy generation serves the public interest; and

WHEREAS, SMUD is a recognized leader in the promotion and development of alternative energy and sustainable technologies.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby support the City's partnership with SMUD on a grant application to the California Energy Commission to receive funding for an alternative energy pilot program.

PASSED AND ADOPTED by the City Council of on the 17th day of February, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: February 17, 2009

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: ANNEXATION OF 10655 COLOMA ROAD PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RECOMMENDATION

Adopt Resolution No. 13-2009.

RESULT OF RECOMMENDED ACTIONS

Adoption of Resolution No. 13-2009 declares the results of the special mailed-ballot election for the 10655 Coloma Road Project Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, orders the annexation, authorizes the special tax levy on that project, and directs the recording of the Amended Notice of Special Tax Lien. There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the resolution forming the CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent. Defining the Future Annexation Area provided the resolution of intention, noticing, and public hearing for the entire Future Annexation Area so these steps do not need to be repeated for each annexation. Thus the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition from the property owner(s), conducting the mailed-ballot election, and the Council adopting a resolution determining the election result, ordering the annexation, and authorizing the levy of special taxes.

The Project included in this action was conditioned to annex to the District to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way.

DISCUSSION

The City Clerk conducted the special mailed-ballot landowner election as required by the Act. The election was a landowner election as required by the Act when there are less than twelve registered voters residing within territory proposed to be annexed. A proposition was submitted to each qualified voter asking whether the Project should be annexed to the District and whether

a special tax should be levied on each parcel annexed to finance the costs of providing certain public services.

The City Clerk has canvassed the returns of the special election for the Project and has prepared a report of such election which is on file in the Clerk's office. The results of the 10655 Coloma Road Project election is as follows:

Total Votes Cast "Yes":	1
Total Votes Cast "No":	0
Total Votes Cast:	1

The results show that more than two-thirds (2/3) of all the votes cast were in favor of approving the annexation and levy of the special tax.

Adoption of the attached resolution confirms the election results and formally includes the Project in the District and authorizes the levy of the special tax. Taxable parcels in the District will remain subject to the special tax in perpetuity to finance the authorized maintenance services. The maximum annual special tax that will be levied on the project is based on the per square foot rates identified in the Rate and Method of Apportionment, ranging from \$0.03 per square foot for industrial buildings, \$0.08 per square foot for office buildings to \$0.09 per square foot for commercial buildings (in FY 08/09 dollars). The annual tax will escalate annually based on the construction cost index in Engineering News Record.

ATTACHMENT

Resolution No. 13-2009

RESOLUTION NO. 13-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING RESULTS OF SPECIAL MAILED-BALLOT ELECTION
FOR THE 10655 COLOMA ROAD PROJECT ANNEXATION TO THE CITY OF RANCHO
CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND
ROAD MAINTENANCE), ORDERING THE ANNEXATION, AUTHORIZING THE SPECIAL TAX
LEVY, AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN**

WHEREAS, the City Clerk has duly canvassed the votes cast by qualified landowners of the territory proposed to be annexed to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") at a special mailed-ballot election (the "Election") called for January 30, 2009, upon the proposition hereinafter set forth, and has reported to the City Council of the City of Rancho Cordova (the "City Council") the result of the votes cast at the Election upon such proposition, which said report is now on file in the office of the Clerk of the City of Rancho Cordova and attached as Exhibit A.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. The canvass of the votes cast in the territory to be annexed to the District at the Election, as shown by said report, is hereby approved and confirmed.

Section 3. At the Election the following proposition was submitted to the qualified voters of the territory to be annexed to the District and the number of votes cast for and against such proposition, as set forth in said report, is determined to be as follows:

"Shall the territory known as the 10655 Coloma Road Project, which is included in the Future Annexation Area as shown on Exhibit A to Resolution No. 108-2008 adopted October 6, 2008 and as shown on the Annexation Map No. 2 (10655 Coloma Road) recorded at Book 110, Page 0014, of the Official Records of the County of Sacramento, be annexed to City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended; and

Shall a special tax with a maximum rate and method of apportionment as provided in Exhibit C of Resolution No. 129-2008, the Resolution of Formation of the District adopted by the City Council on November 17, 2008, be levied within said territory proposed to be annexed to finance certain public services for the CFD and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established at \$12,000,000?"

Section 4. The total number of votes cast at the Election for and against such proposition was and is set forth in said report.

Section 5. More than two-thirds of all the votes cast at the Election were cast in favor of such proposition, and such proposition carried, and the territory proposed to be

annexed shall be included in the District and a special tax levied to finance the cost of providing the certain public services therein.

Section 6. The City Clerk is hereby directed to enter this resolution on the minutes of the City Council, which shall constitute the official declaration of the result of such Election.

Section 7. The City Council finds and determines that the Territory shown in Exhibit B is hereby added to and made a part of the District with full legal effect.

Section 8. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal year 2009-10, and the rate and method of apportionment of said tax shall be as set forth in Exhibit B of the Resolution of Formation, incorporated herein, and made a part hereof.

Section 9. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit C attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February, 2009, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CANVASS AND STATEMENT OF RESULT OF ELECTION

CITY OF RANCHO CORDOVA
Community Facilities District No. 2008-1
(Street Lighting and Road Maintenance)

I hereby certify that on February 17, 2009, I canvassed the returns of the election held on in the Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) of the City of Rancho Cordova and the total number of ballots cast in said District and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	<u>Qualified Landowner Votes</u>	<u>Votes Cast</u>	<u>YES</u>	<u>NO</u>
Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) of the City of Rancho Cordova, Special Tax Election, January 30, 2009	1	1	1	0

BALLOT MEASURE: "Shall the territory known as the 10655 Coloma Road Project, which is included in the Future Annexation Area as shown on Exhibit A to Resolution No. 108-2008 adopted October 6, 2008 and as shown on the Annexation Map No. 2 (10655 Coloma Road) recorded at Book 110, Page 0014, of the Official Records of the County of Sacramento, be annexed to City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended; and

Shall a special tax with a maximum rate and method of apportionment as provided in Exhibit C of Resolution No. 129-2008, the Resolution of Formation of the District adopted by the City Council on November 17, 2008, be levied within said territory proposed to be annexed to finance certain public services for the CFD and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established at \$12,000,000?"

YES: _____

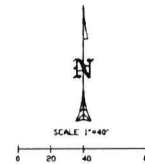
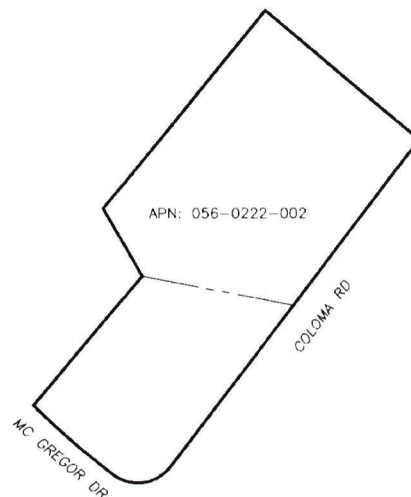
NO: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND on February 17, 2009.

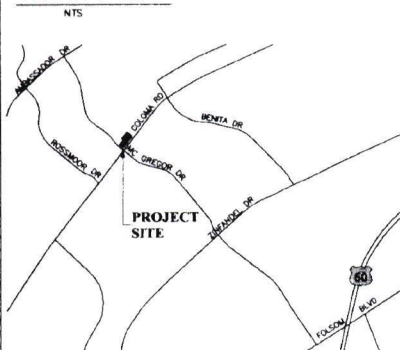
By: _____
Mindy Cuppy, City Clerk
City of Rancho Cordova

ANNEXATION MAP NO. 2 (10655 COLOMA ROAD)
 COMMUNITY FACILITIES DISTRICT No. 2008-1
 (STREET LIGHTING AND ROAD MAINTENANCE)

CITY OF RANCHO CORDOVA
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 JANUARY 2009, SHEET 1 OF 1



VICINITY MAP



CLERK'S MAP STATEMENT

I HEREBY STATE THAT THE AREA SHOWN ON THIS MAP OF PROPOSED ANNEXATION TO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULAR MEETING THEREOF, HELD ON THE 8TH DAY OF OCTOBER 2008, BY ITS RESOLUTION NO. 108-2008.

Nindy Lupp
 CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS 21 DAY OF January, 2009.

Nindy Lupp
 CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS 21 DAY OF JANUARY, 2009, AT THE HOUR OF 10:25 O'CLOCK A.M. IN BOOK 110 OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 0721 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

FREDERICK B. BARLA
 COUNTY RECORDER OF THE COUNTY OF SACRAMENTO,
 CALIFORNIA.

BY: *[Signature]* DEPUTY

FILE: 0620090121 pg 0721

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

NOTICE OF SPECIAL TAX LIEN

CITY OF RANCHO CORDOVA
Community Facilities District No. 2008-1
(Street Lighting and Road Maintenance)

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Rancho Cordova, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City of Rancho Cordova, County of Sacramento. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in **Exhibit A** attached hereto and hereby made a part hereof.

The special tax is authorized to be levied within Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD") which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in **Exhibit B** attached hereto and hereby made a part hereof. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are: None.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Sacramento, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD in accordance with Section 3115.5 of the Streets and Highways Code of California.

The name(s) of the owner(s) and the assessor's tax parcel numbers of the real property included within the area of the CFD and not exempt from the special tax are as set forth in **Exhibit C** attached hereto and hereby made a part hereof.

EXHIBIT C

Reference is made to the boundary map of the CFD recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California, which map is now the final boundary map of the CFD, and Annexation Map No. 2, recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 0014 (Document No. 20090121-0721)), in the office of the County Recorder for the County of Sacramento, State of California, which is the map of the above referenced parcel annexed to the District. The original boundary map along with the recorded annexation map now comprise the boundary map of the District.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Chief Financial Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670; telephone number (916) 851-8700.

Dated: As of _____, 2009

By: _____
Mindy Cuppy, City Clerk
City of Rancho Cordova

EXHIBIT A

CITY OF RANCHO CORDOVA Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)

DESCRIPTION OF DISTRICT SERVICES

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

"Square Foot," "Square Footage," or "Square Feet" means the building square footage reflected on the original building permit issued for construction of a building.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

"Tax Zone" means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

"Tax Zone 1" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

"Tax Zone 2" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

"Tax Zone 3" means the geographic areas that are identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. *Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. *Additional Load Parcels*

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. *Additional Load and Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

**ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN
COMMUNITY FACILITIES DISTRICT**

<u>Assessor's Parcel No.</u>	<u>Names of Property Owners</u>
Tax Zone 1: 077-0050-085-0000	JPI XXIX, L.P.
Tax Zone 2: 067-0010-060-0000	Sacramento Medical Foundation
Tax Zone 3: 072-0500-040-0000	Brian Porter
072-0500-041-0000	Brian Porter
067-1000-001-0000	Mather Development Partners III, L.P.
067-0990-001-0000	Mather Development Partners III, L.P.
056-0222-002-0000	Alcides A. Gonzalez Trust

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: February 17, 2009
TO: Agency Director and Members
THRU: Curt Haven, Assistant Director
FROM: Reed Flory, Housing Services Administrator
SUBJECT: **NON-BINDING LETTER OF INTENT WITH SACRAMENTO HABITAT FOR HUMANITY**

RECOMMENDATION

Adopt Agency Resolution No. CRA-1-2009 (**Attachment 1**) authorizing the Executive Director to execute the Non-Binding Letter of Intent with Sacramento Habitat for Humanity.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will result in the execution by the Agency's Executive Director of the Non-Binding Letter of Intent with Sacramento Habitat for Humanity (SHfH) (**Attachment 2**). This action will permit SHfH to proceed with the creation of a formal development proposal for property located on Investment Circle. With a satisfactory proposal, it is anticipated that a Development Disposition Agreement will be returned to the Agency for consideration.

BACKGROUND

Sacramento Habitat for Humanity (SHfH) is a 501(c)(3) non-profit local affiliate of Habitat for Humanity International. The organization builds affordable for-sale homes and enjoys a commendable reputation in the greater Sacramento area. SHfH also operates ReStore their business which sells donated materials, home furnishings and furniture. Many materials from the renovation of City Hall were donated to this organization, resold and the proceeds applied to fund administrative costs of the corporation. SHfH has participated in many of workshops and hearings associated with this City's efforts to update its Housing Element. Early last year, in an informational session open to all staff, SHfH presented an explanation of its program. As a result of learning of the competency

of the organization, staff and consultants identified several sites which might serve an initial effort in the City.

After review, vacant lots (**Attachment 3**) found on Investment Circle off Folsom Boulevard between Coloma and Mills Park Drive were found to fit the program requirements of SHfH. Initial site planning suggests the possibility of nine new construction, detached, attractive units involving upgraded landscaping, solar energy conversion and LEED targeted construction. Staff is currently satisfying Agency requirements for notice and involvement of the current landowners. It is anticipated that concept drawings and a workable financial strategy will soon be completed permitting staff to return to the Agency requesting consideration of a Development Disposition Agreement.

ATTACHMENTS

1. Agency Resolution CRA-1-2009
2. Non-Binding Letter of Intent between Sacramento Habitat for Humanity (SHfH) and the Community Redevelopment Agency of the City of Rancho Cordova
3. Site map

AGENCY RESOLUTION NO. CRA-1-2009

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE NON-BINDING LETTER OF INTENT WITH SACRAMENTO HABITAT FOR HUMANITY

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova (**the "Agency"**) is duly created, established and authorized to transact business and exercise its powers pursuant to the provisions of the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (**the "CRL"**); and

WHEREAS, the Agency desires to develop quality affordable housing on the Property, which will set the standard for revitalization of the entire area and act as a catalyst project in an area of the City that is ready for redevelopment; and

WHEREAS, Sacramento Habitat for Humanity's (SHfH) organizational commitment to building quality communities would meet the needs of the residents of the City of Rancho Cordova and is consistent with the Agency's redevelopment goals; and

WHEREAS, SHfH is in the business of constructing and coordinating developments which include for-sale housing affordable to persons and families of very-low and low-income; and

WHEREAS, SHfH intends to purchase approximately .935 acres, of real property (**the "Property"**) located in the City of Rancho Cordova, California and known as Sacramento County Assessor's Parcel Numbers 057-0211-039, and 057-0211-038; and

WHEREAS, the Property is located in the Rancho Cordova Redevelopment Project Area (**"Project Area"**); and

WHEREAS, SHfH has conducted preliminary discussions with Agency staff concerning development of the Property as a for-sale development with units affordable to very-low and low-income households (**the "Project"**); and

WHEREAS, SHfH and Agency have agreed to enter into this Letter of Intent to mutually explore the feasibility of development of the Project by SHfH on the Property.

NOW, THEREFORE, BE IT RESOLVED, By the Community Redevelopment Agency of the City of Rancho Cordova Board of Directors that it hereby authorizes the Executive Director to execute the Non-Binding Letter of Intent with Sacramento Habitat for Humanity.

ATTACHMENT 1

PASSED AND ADOPTED by the Community Redevelopment Agency of the City of Rancho Cordova on the 17th day of February, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Agency Chair

ATTEST:

Mindy Cuppy, Agency Secretary

February, _____, 2009

Sacramento Habitat for Humanity
8351 Umbria Avenue
Building 5, Bay 1
Sacramento, CA 95828

Re: Non-Binding Letter of Intent with Sacramento Habitat for Humanity ("SHfH")

Dear Sirs:

The Community Redevelopment Agency (the "Agency" of the City of Rancho Cordova (the "City")) has discussed with you the potential development of an affordable for-sale, new construction housing development (the "Proposed Project") for property located off Investment Circle within the Redevelopment Area of the City (the "Property") [as more particularly described in Attachment A hereto]. This Non-Binding Letter of Intent confirms the Agency's understanding of the discussions to date, subject to the Conditions set forth below:

Understandings

1. The Agency and SHfH (collectively, the "Parties"), will cooperate to develop a mutually agreeable development concept for the Property.
2. SHfH shall develop an acceptable design plan including consideration of solar-assisted units, LEED certification, and visual attractiveness of the Proposed Project.
3. SHfH shall also propose an acceptable financing concept for the Proposed Project, to include application to all appropriate sources of funding and development subsidies so as to minimize the amount of Agency financing resources requested for the Proposed Project.
4. The Agency shall review the proposed financing concept and, if approved, shall endeavor to provide financing assistance to the Proposed Project toward purchase of the land and incremental costs associated with a solar program, approved design upgrades, and certain predevelopment and other costs to which the Parties may subsequently agree.
5. The Agency shall assist SHfH in developing an affordable housing plan for the Proposed Project, including timely review of and assistance in formulating the plan, assistance in the preparation and/or review of necessary applications in connection with such plan, and consideration of design features and regulatory conditions in response to requirements of sources of financial assistance and/or subsidies for the Proposed Project.
6. SHfH shall assume sole responsibility for buyer selection, buyer education, and project management oversight during the term of any approved regulatory agreement between SHfH and the Agency and/or the City of Rancho Cordova.
7. The Agency and SHfH shall agree to select a mutually agreeable third party to negotiate the price and terms under which the Property will be acquired.

Conditions of Agency Assistance

Conditions of the Agency's assistance as set forth above include the following:

1. SHfH's acquisition of a fee simple interest in the Property, or of an exercisable option to acquire a fee simple interest in the Property ("Site Control").
2. SHfH's completion of all due diligence with respect to the Property, including but not limited to environmental inspections and assessments, resulting in reports satisfactory to the Agency, in its sole discretion.
3. Agency's verification through a pro forma acceptable to the Agency, in its sole discretion, of a gap in financing for the Proposed Project.
4. SHfH's demonstration to the satisfaction of the Agency, in its sole discretion, that SHfH will be able to attract buyers for the Proposed Project.
5. Upon satisfactory completion of a plan design, financing strategy, and implementation of Site Control, and compliance with all applicable law, including without limitation the California Environmental Quality Act, the good faith negotiation of an Owner Participation Agreement between the Parties or similar agreement satisfactory to the Agency (the "OPA").
6. Approval of the OPA by the Agency's governing board (the "Agency Board").

It is understood and agreed that this Non-Binding Letter of Intent is intended solely as an expression of general intent and interest; is neither an offer, an acceptance, or a contract; and does not contain all of the essential terms that the Parties expect would be part of the OPA. Neither the Agency nor the SHfH shall have any contractual duties or implied covenants to one another, including but not limited to an implied covenant of good faith and fair dealing, arising from this Non-Binding Letter of Intent. This Non-Binding Letter of Intent shall remain non-binding unless and until the Parties fully execute and deliver the OPA and obtain the approval of the Agency Board therefor.

If you agree with the terms of this Non-Binding Letter of Intent, please have your authorized representative execute one copy and return it to me prior to _____.

The Community Redevelopment Agency of the City of Rancho Cordova, a public body, corporate and politic

By: Ted Gaebler
Its: Executive Director

Sacramento Habitat for Humanity,
A Section 501(c)(3) nonprofit corporation

By:
Its:





Sacramento Habitat for Humanity

Credentials: What this Habitat affiliate brings to the City of Rancho Cordova.

- **Experience** – Sacramento Habitat for Humanity (SHfH) is a local 501(c)3 nonprofit organization with over twenty-three years' experience in affordable homebuilding in our County of Sacramento service area.
- **Performance** – over the last 23 years, SHfH has built 67 homes in the County of Sacramento and tithed to build 121 homes overseas for a total of 188 homes built worldwide. The majority of this home construction has been inner city infill lots in the Oak Park and Del Paso Heights redevelopment areas to help revitalize local low-income neighborhoods. The affiliate is working on its first 14 unit, 2-story, 3 & 4 bedroom multi-home development project located on less than one acre on Indian Lane in south Sacramento. This project is located across the street from a Regional Transit Light Rail station and has "smart growth" features desired by local city planners.
- **Safety** – the affiliate conducts daily and ongoing construction safety orientations/training on home job sites. SHfH enforces a stringent set of safety policies that is compliant with Federal and California OSHA and SB 198 IIPP (Injury Illness Prevention Program) and MSDS (Material Safety Data Sheets). Our nonprofit was the recipient of the California State Fund's Award for Workman's Comp. "Zero Accidents" for two years in a row. This safety history is a record for nonprofit organizations in the State of California from 2006 through 2008.
- **Licensing** – SHfH holds a current Corporate General B Contractors License (License # 922515) with the California State License Board (CSLB). With over 25 years of construction management experience, our Director of Construction Dan Wilson serves as our RME (responsible managing employee) to ensure compliance with all governmental laws and regulations.
- **Quality construction** – as a nonprofit homebuilder, SHfH maintains high construction standards that meet/exceed for-profit homes and requirements of the Uniform Building Code (UBC). We have excellent relations with local building departments and mutual respect for high standards of building and conduct. SHfH is also environmentally conscious and complies with SWPPP (Storm Water Pollution Prevention Program) per project to aid in protecting our communities' streams, rivers, lakes and oceans.
- **Staff** – our seven person SHfH professional construction staff has over 150 years of on-the-job, construction related experience. They take ongoing continuing education courses to remain current with evolving building standards and techniques.
- **Training** – our staff trains thousands of novice volunteers annually. Emphasis is on safety, building the home correctly the first time to pass local building department inspections and ensuring volunteers learn how to build, have a good time and want to come back and volunteer with us again.
- **Habitat for Humanity branding** – the Habitat for Humanity brand is one of the strongest brands in the United States and around world valued in 2006 at over \$3.1 Billion dollars. Positive branding translates into local awareness and support from a broad spectrum of the local community.

- **Community partnerships** – SHfH brings existing local, state and national partnerships with resources to leverage our ability to perform. A small sampling:
 - + *Local* – SHfH engages thousands of volunteers annually from corporations, businesses, faith-based groups, civic clubs, individuals and a myriad of community organizations.
 - + *Sacramento Housing and Redevelopment Agency (SHRA)* – the SHRA joint power authority of the City and County of Sacramento has provided land for low-income construction.
 - + *County of Sacramento, Department of Finance* – the County’s negotiated tax lien sales have allowed SHfH to acquire tax defaulted properties at a discount of 40%-95% off the market value.
 - + *State of California Housing and Community Development (HCD)* – HCD provides first time homebuyer mortgage assistance, technical assistance and PROJECT development grants.
 - + *SHOP (Self-help Housing Opportunity Program)* – the U.S. Department of Housing and Urban Development (HUD) is providing SHOP development construction grants.
 - + *AmeriCorps* – SHfH has Federal AmeriCorps National Direct corps members assigned to our construction department and engages AmeriCorps NCCC teams throughout the year.
- **LEED certification** – SHfH is on the leading edge of “Green Building” as a member of the U.S. Green Building Council (USGBC). We are building to a project specific LEED (Leadership in Environmental and Energy Design) certification standards to produce energy efficient, low operating energy cost and healthy homes for our Habitat families.
- **Land** – SHfH is constantly searching and acquiring property to maintain our “land bank” and keep our construction operation producing more homes for more qualified low-income families.



Sacramento Habitat for Humanity SHfH Management Team Biographies of Key Personnel

Ken Cross, Chief Executive Officer (CEO) – West Point graduate, class of 1974, with a BS degree in Civil Engineering and over 34 years experience leading organizations in government, business and the not-for-profit sectors. Ken's strengths are leadership, communications, creativity and global thinking. He specializes in organizational development from a global perspective and creative solutions for putting systems and processes in place for increased operational efficiency and effectiveness. With help of the SHfH staff, Ken has helped reorganize the affiliate operation and achieve double digit home production.

Responsible for: Board development, strategic planning, overall financial planning, fund development planning, financial and operational goals and objectives, ensuring short and long-term profitability and growth, primary affiliate spokesperson and developing strategic partnerships.

[November 15, 2003 to present]

Greg Cerlenko, Chief Operations Officer (COO) – BA in Business and History from Portland University education 40 year veteran sales and marketing executive with Moore Business Systems (printing) and high technology start-up companies. Greg's possess unique talents in raising funds and managing complex operations. Over the last five years, he has helped our ReStore achieve distinction as one of the top 5% in sales production of the 500 plus ReStores nationwide producing over \$700,000 in gross sales in CY 2006.

Responsible for: Day-to-day executive administration and management, supervises and directs all affiliate business systems, departments and operational activities (except community relations); oversees home construction management and ReStore operations; shares with CEO responsibility for attaining affiliate financial and operational goals and objectives.

[November 26, 2003 to present]

Anne Gambino, Chief Financial Officer (CFO) – holds a BS degree in Linguistics from Georgetown University, MA in Speech and Language Pathology from Hofstra University and an MBA in Finance from Columbia University. Anne has 30 plus years experience in seeking funding for cross-border private placement business, venture capital financial consulting to assist both well-established firms and start-up ventures in raising financing for new equipment, expansion, and acquisitions and acting as a Chief Financial Officer for start up companies. Anne possesses unique financial expertise and attention-to-detail in refining the affiliate fiscal processes and systems.

Responsible for: Day-to-day administration and financial management, bookkeeper supervision, contracts and grant reporting, and affiliate financial systems, processes and accountability; prepares the annual budget, monthly financial statements, annual independent audit, and capitalization models, supervises accounts payable, financial database and implements financial management policies, procedures and reports; plans investment activities, manages the investment portfolio and oversees homeowner escrow, property tax and insurance.

[June 16, 2006 to present]

Dan Wilson, Director of Construction – Licensed General B1 Contractor with State of California Contractors License Board # 847512 and RME (responsible managing employee) for Sacramento Habitat for Humanity. Over 25 years experience in residential home and commercial construction in roles as: Principal of company/President with Sunset West Executive Communities, Inc., Area Operations/Construction Manager with Ryland Homes, Inc., and JTS Communities, Inc., Vice President of Construction for Beazer Homes and Superintendent & acting General Superintendent with Kaufman & Broad. Dan possesses strong leadership and team building skills. He is technically knowledgeable in all aspects of residential home construction techniques and the building code.

[June 18, 2008 to present]

Responsible for: Plans and directs all aspects of the home construction, layout of equipment, workflow, construction methods, materials, staff and volunteer work force and safety; ensures quality control, adherence to construction blueprints, passage of building inspections and completion with a local municipality Certificates of Occupancy; selects and monitors site supervisors and subcontractors, ensures all projects are completed on time, within budget and in compliance with the Uniform Building Code (UBC); communicates construction objectives and progress to CEO and board of directors; addresses post-construction warranty issues.

[May 4, 2004 to present]

Jeannie Barry-Sanders, Director of Programs and Services – holds AA degree in English and Literature from Sacramento City College, BA in Journalism from CSU Fresno and MS in Journalism from the University of Illinois. Various positions in the social service arena – case manager with Volunteers of America, development specialist with River Oak Center for Children, office manager for The Union Institute in addition to over 20 years in journalism. Adept at writing, public speaking and networking, Jeannie has breathed new life into our community outreach program for families and volunteers producing numbers of people that we have never previously experienced.

Responsible for: Conducts a community outreach program to recruit, orient, and select/assign volunteers and families to support SHfH's programs and services, prepares the home sales contracts and documents, maintains homeowner relations and works with the bookkeeper to assure effective loan servicing and accurate records; maintains volunteer database and employee personnel records; manages the volunteer and employee HR performance and recognition program.

[February 21, 2006 to present]

Leah Miller, Fund Development Officer – Leah is a 1999 graduate of California State University, Chico with undergraduate studies in journalism and public relations. Previously she has served as the Special Events Coordinator and Community Relations Coordinator for Families First, Director of Development for WIND Youth Services and Development Officer for Mercy Foundation at Mercy General Hospital in Sacramento.

Responsible for: Soliciting funds for home sponsorships, implementing the Benevon annual giving model and supervising the Blackbaud Raiser's Edge donor database. Helps develop strategic partnerships and guides the marketing, public relations and communications efforts for the SHfH affiliate. Assists in developing fund development projects, capital campaigns, major gifts and planned giving.

[February 3, 2009 to present]

Des Nelson, Director of Community Partnerships – Des is an ordained pastor with almost 20 years experience in pastoral and youth ministry. He is a 1989 graduate of Vanguard University with degree in religion and is working on his Masters of Divinity from Global University. He has a background in pastoral support and management, development of youth and pastoral programs and building community relationships. Des is also a Chaplain in the U.S. Army Reserves.

Responsible for: Developing a comprehensive fundraising and marketing strategies to develop long-term community partners, a fund development program that addresses annual giving (United Way), faith relations, direct mail, home sponsorships and HFHI programs with clear fundraising goals and objectives to meet the affiliate's construction capacity; marketing policies, objectives and initiatives that are adjusted to marketplace and industry changes, managing the public relations and media program.

[October 1, 2007 to present]

Larry Bailey, Forward Planning Manager – holds a BS degree in Architectural Engineering from California Polytechnic University (Cal Ploy) and Master of Architecture (Urban Design) from the University of Washington. Retired licensed architect with over 30 years experience and the recipient of numerous national urban design awards. Larry is tenacious and patient in his attention-to-detail in wading through local government bureaucracy to move our pre-construction projects forward to approval.

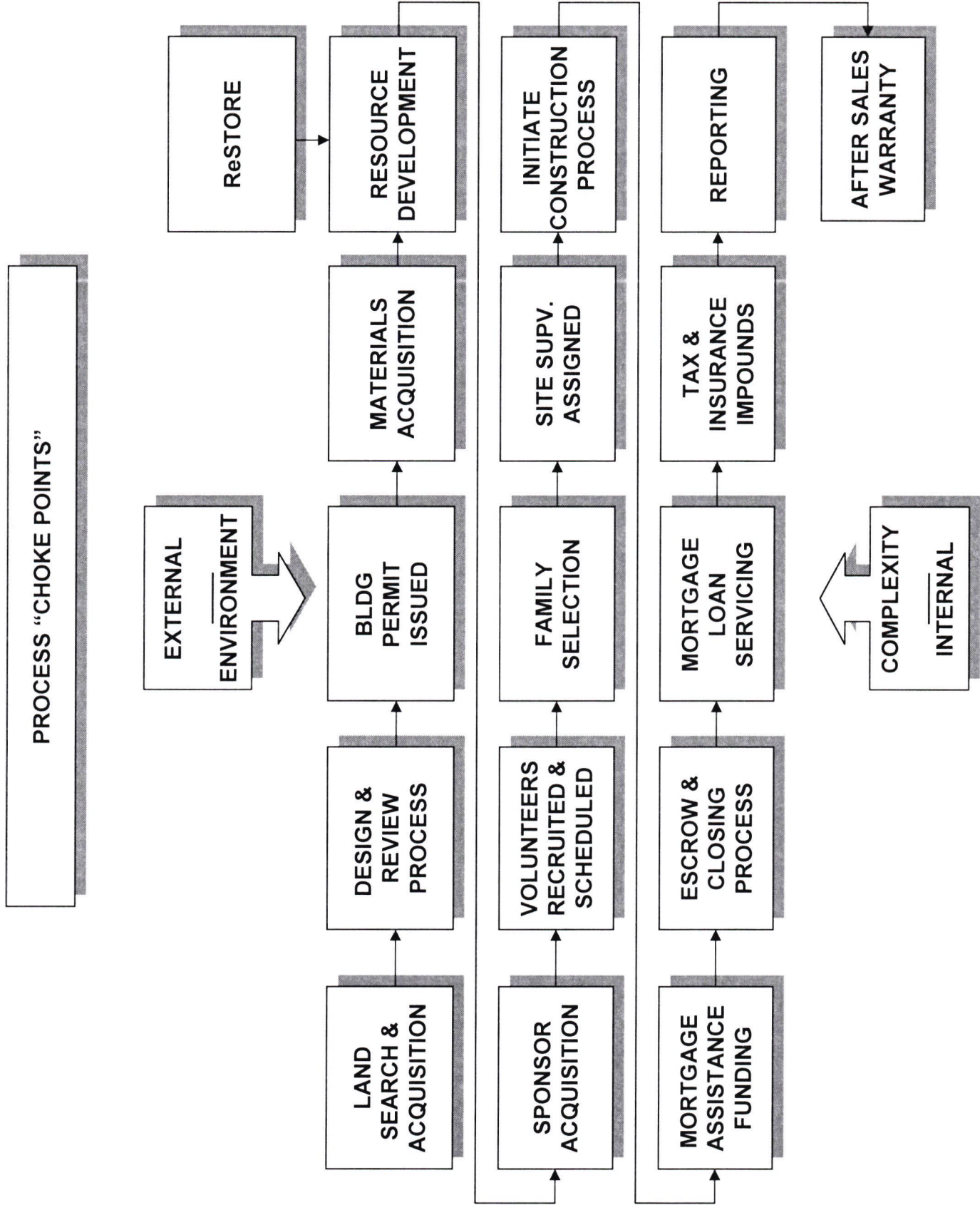
Responsible for: Real estate acquisition and forward planning process for future inner city infill and high density, multi-home development construction projects; building plans, facilitating the local government design and review process, obtaining building permits and paying appropriate municipal fees; coordinating the pre-construction process with professional architects, engineers, surveyors, and title search companies to ensure a steady stream of entitled properties to meet the affiliate construction schedule; building a "land bank" to strategically prepare the affiliate 3-5 years in advance for future developments and the entitlement process.

[January 30, 2006 to present]

Robert Farley, ReStore Director – 25 years of experience in managing small business retail operations to maximize sales and inventory turn over for profit. Bob is even tempered and works well with demanding ReStore retail customers. Each month Bob's ReStore team sets new sales records compared to the previous year culminating in CY 2006 record gross sales of over \$700,000. Bob has been selected by HFHI to set on several national ReStore committees and was chosen as a presenter at the 2007 HFHI National ReStore Conference in Austin, TX.

Responsible for: Managing day-to-day ReStore operations to generate positive earned income, operate at a net profit and support the affiliate business plan; formulating a marketing plan to increase donated material inflow and sales, overseeing material acquisition, pick-up, warehousing, pricing, advertising & merchandising, sales, delivery, inventory, recycling and improve overall business processes and systems; working with directors of construction and forward planning to plan and distribute building supplies and materials to support Habitat home builds.

[June 1, 2005 to present]



SACRAMENTO HABITAT FOR HUMANITY

INVESTMENT CIRCLE
RANCHO CORDOVA, CA 95670
PRELIMINARY DESIGN

SHEET INDEX		REVISIONS	
001	COVER PAGE / ELEVATIONS	DESCRIPTION	
002	SITE PLAN		
003	FLOOR PLANS		
VICINITY MAP N(13)			



SACRAMENTO HABITAT FOR HUMANITY
INVESTMENT CIRCLE
RANCHO CORDOVA, CA 95670

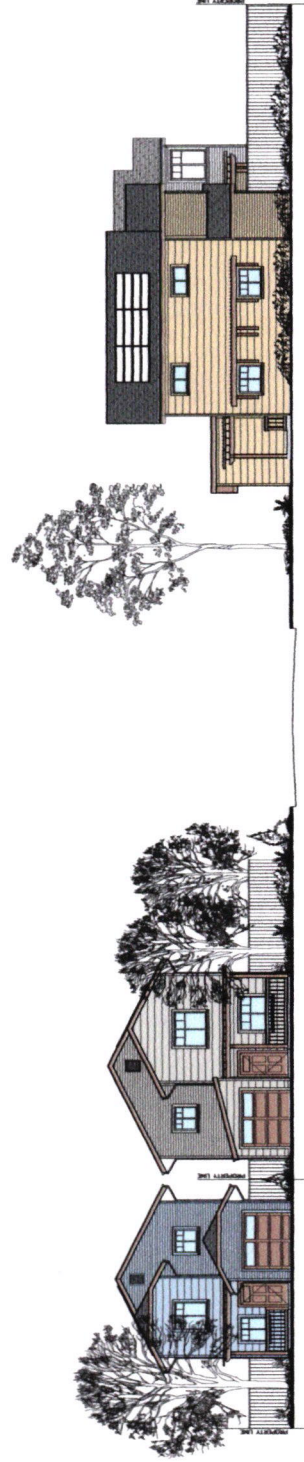
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Job No.	EDR1016
Sheet	

DR1

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

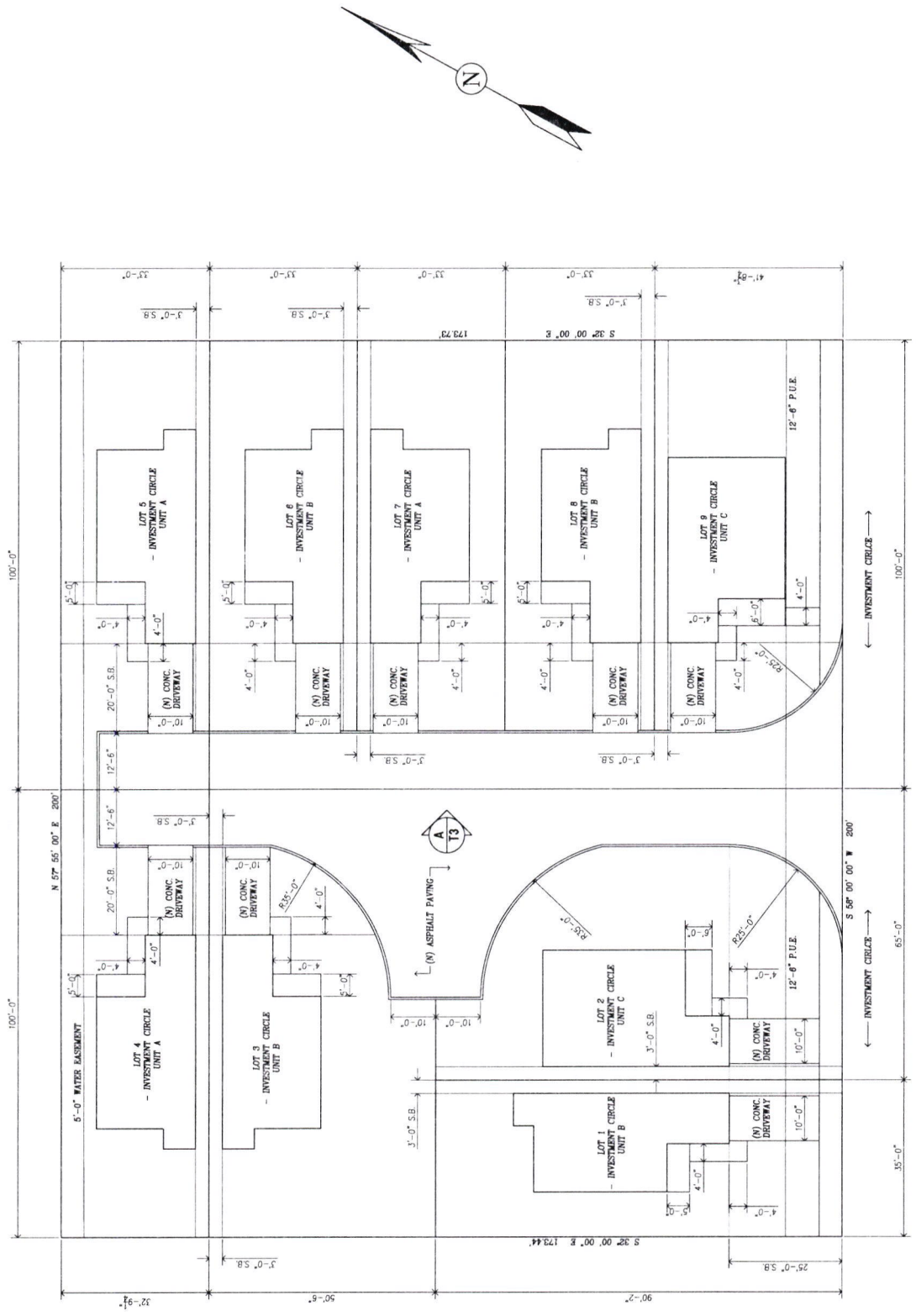


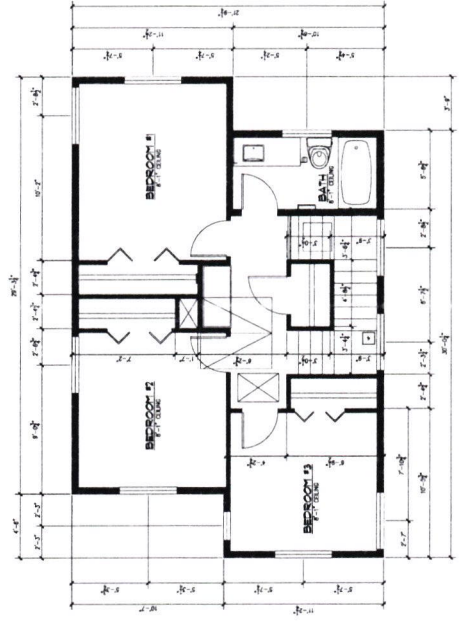
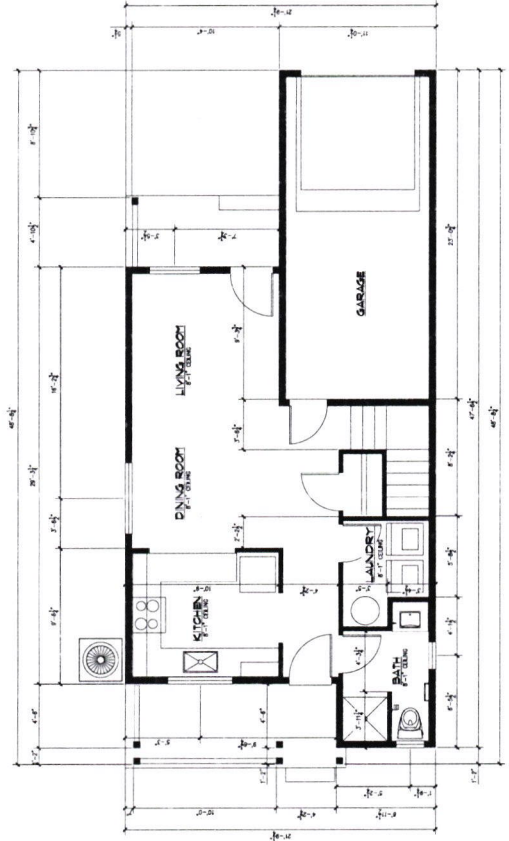
ELEVATION "A"
Rancho Cordova, CA



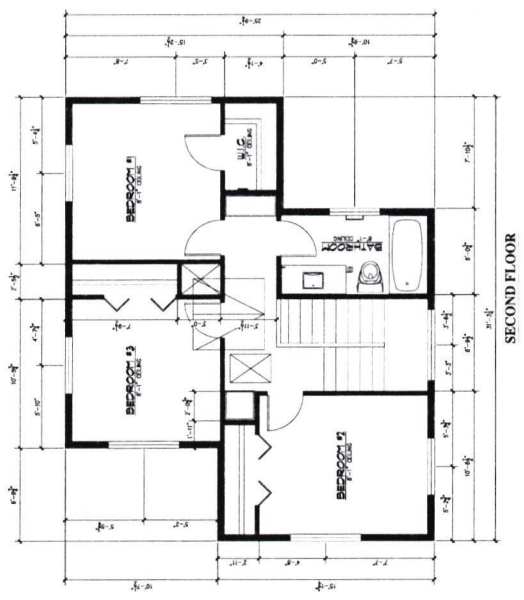
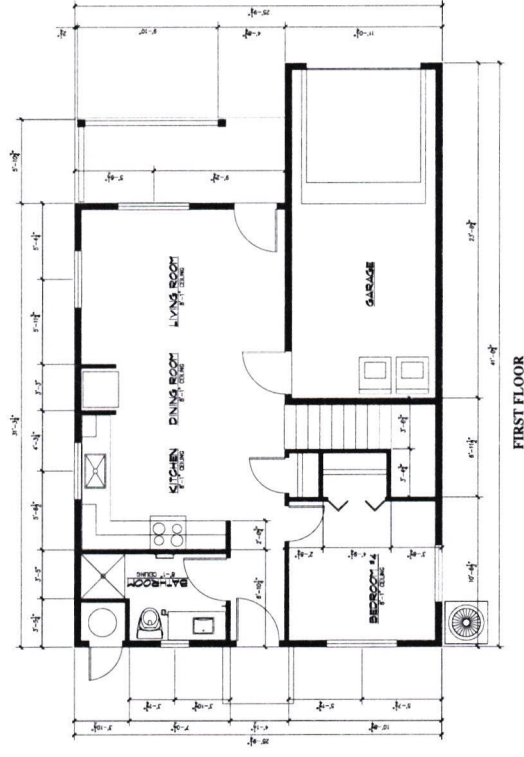
ELEVATION "B"
Rancho Cordova, CA

ELEVATIONS





FLOOR PLAN UNIT A (UNIT B OPPOSITE HAND)



FLOOR PLAN "UNIT C"

