

CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Monday, April 20, 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 April 20, 2009

2009

NOTE: PROPOSED REGULAR CITY COUNCIL MEETING DATES ARE SCHEDULED ON THE 1ST AND 3RD MONDAYS 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.

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NEW YEAR'S DAY (THURS, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 19)
PRESIDENT'S DAY (MON, FEB 16)
MEMORIAL DAY (MON, MAY 25)

2009 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)
INDEPENDENCE DAY (FRI, JUL 3) [OBSERVED?]
LABOR DAY (MON, SEP 7)
VETERAN'S DAY (WED, NOV 11)
THANKSGIVING DAY (THUR, NOV 26)

DAY AFTER THANKSGIVING (FRI, NOV 27)
CHRISTMAS EVE (THURS, DEC 24)
CHRISTMAS DAY (FRI, DEC 25)

2010

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NEW YEAR'S DAY (FRI, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 18)
PRESIDENT'S DAY (MON, FEB 15)
MEMORIAL DAY (MON, MAY 31)

2010 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)
INDEPENDENCE DAY (SUN, JUL 4)
LABOR DAY (MON, SEP 6)
VETERAN'S DAY (THUR, NOV 11)
THANKSGIVING DAY (THUR, NOV 25)

DAY AFTER THANKSGIVING (FRI, NOV 26)
CHRISTMAS EVE (FRI, DEC 24)
CHRISTMAS DAY (SAT, DEC 25)

2011

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

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

Monday, April 20, 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 City Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on Sea Cadettes Girl Scout Troop to **Perform Flag Ceremony and Lead the Pledge of Allegiance.**

4. INVOCATION

Becky Goodwin, United Methodist Church, will give the invocation.

5. PRESENTATIONS

- 5.1 Tribute to Leadership of **David B. Roberts, First Mayor of the City of Rancho Cordova** by Presiding Mayor Dan Skoglund.
- 5.2 Presentation by Kathleen Palley, President of the **Sacramento Children's Museum** regarding partnership with the **City of Rancho Cordova and Location of Museum in City Civic Complex.**
- 5.3 Presentation of Proclamation to Volunteers in Neighborhood Services (VINS) Members **Jeanette Galloway, Art Gold, Marilyn Hamm, Jody Harris, Maureen Nelson and Steve Serrott** in Recognition of National Volunteer Week.

Presentation of Proclamation to Assistant Manager Gary Goodman from Sac-Yolo Mosquito & Vector Control District in Recognition of Mosquito Awareness Week, April 20-24, 2009.

- 5.5 Presentation of Proclamation to **Chief Financial Officer Jane Bei** and **Business Development Manager Kristin DiLallo Sherrill** from **California Electronic Asset Recovery (CEAR)** in Recognition of Earth Day, April 22, 2009.

- 5.6 Presentation of Proclamation to **Sea Cadettes Girl Scout Troop** in Recognition of Creek Week, April 17-25, 2009.

6. PUBLIC COMMENT

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

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

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

- 8.1 **Subject:** Minutes:

- a) April 6, 2009 Regular Meeting Minutes; and
- b) April 14, 2009 Special Meeting Minutes

Recommendation: Adopt Minutes.

- 8.2 **Subject:** Ordinance Amending Title 8, "Animals," of the Rancho Cordova Municipal Code Regarding the Laws and Regulations Pertaining to Licensing, Vicious Animals and Functions of Animal Services, and a Resolution Establishing Updated Licensing Fees and Other Fees Related to Animal Services

Recommendation: Waive second reading and adopt Ordinance 8-2009 amending Title 8, "Animals of the Rancho Cordova Municipal Code regarding the laws and regulations pertaining to licensing, vicious animals and functions of Animal Services. **ROLL CALL VOTE**

Result of Recommended Action: Adoption of this ordinance will establish updated provisions relating to vicious animals, including regulations for hearings and keeping of potentially dangerous dogs, and will update the provisions regarding licensing of dogs and cats. The Ordinance will also provide regulations clarifying the responsibilities of City residents for the keeping and selling of animals. Adoption of the Resolution will update the City's licensing fees and establish other fees related to Animal Services. These fees will help the City continue to provide a high level Animal Services program and promote responsible animal ownerships.

Staff Report: Curt Haven, Economic Development Department, Kerry Simpson, Neighborhood Services – Animal Services Division, and Adam Lindgren, City Attorney

Office

Advances Goals: 1, 4, 6, 8, 10, and 13

- 8.3 **Subject:** Ordinance Amending Title 4, Business Regulations, by Adding Chapter 4.33, "Massage Establishments and Massage Technicians," Establishing Laws and Regulations Pertaining to Massage Establishments and Making Minor Consistency Amendments to the Municipal Code

Recommendation: Waive second reading and adopt Ordinance 9-2009. **ROLL CALL VOTE**

Result of Recommended Action: Adoption of this Ordinance will amend the City's Municipal Code by adding Chapter 4.33 related to massage establishments and massage technicians, and make minor consistency amendments to the Municipal Code relating to massage establishments and massage technicians in order to reflect changes in State law and better protect City residents and visitors against illegal massage practices by

Staff Report: Adam U. Lindgren, City Attorney, Ruben Meeks, Chief of Police

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

- 8.4 **Subject:** Ordinances Temporarily Suspending Automatically Programmed Annual Program Fee Adjustments for a Period of One Year for Certain Development Impact Fee Programs

Recommendation: Waive second reading and adopt Ordinance Nos. 5-2009, 6-2009 and 7-2009. **ROLL CALL VOTE**

Result of Recommended Action: Automatically programmed annual program fee adjustments will be suspended for a period of one year for the City Transportation Impact Fee, Sunrise Douglas Community Plan Fee, and the Villages of Zinfandel Development Impact Fee programs.

Staff Report: Donna Silva, Finance Department

Advances Goals: 1, 9, 11, and 13

- 8.5 **Subject:** Ordinance Amendment Approving an Extension of the Residential and Non-residential Fee Deferral Program for One Additional Year from July 1, 2009 to June 30, 2010

Recommendation: Waive second reading and adopt Ordinance No. 10-2009 approving an extension of the residential and non-residential Fee Deferral Program for one additional year from July 1, 2009 to June 30, 2010. **ROLL CALL VOTE**

Result of Recommended Action: Extends the City's temporary Development Impact Fee Deferral Program, currently set to expire automatically on June 30, 2009 for a period of one year.

Staff Report: Donna Silva, Finance Department

Advances Goals: 1, 11, and 13

9. CONSENT PUBLIC HEARING ITEMS

NONE

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Community Redevelopment Agency Resolution of Necessity Determining that the Public Interest and Necessity Require the Acquisition of 10153-10179 Folsom Boulevard, Rancho Cordova, California for the Rancho Cordova Redevelopment Project (the "Project")

Recommendation: Adopt Agency Resolution of Necessity No. CRA-4-2009.

The required findings for adoption are:

1. That the public interest and necessity require the Project;
2. That the Project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury; and
3. That the subject property is necessary for the Project.

Therefore, staff recommends that the Agency Board:

- Consider all evidence presented on whether the public interest and necessity require the Project.
- Consider all evidence presented on whether the Project is planned or located in the manner that will be the most compatible with the greatest public good and least private injury.
- Consider all evidence presented on whether the subject property is necessary for the Project.

If, based on the evidence presented, the Agency Board finds and determines each of the aforementioned then staff recommends that the Agency Board adopt the proposed Resolution of Necessity.

Result of Recommended Action: Adoption of the Resolution of Necessity will authorize the Agency Executive Director to direct the filing of an action in eminent domain to acquire the subject property for the Project.

Staff Report: Micah Runner, Economic Development Department

Advances Goals: 1, 7, 8 and 9

COUNCIL ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY

- 11.2 **Subject:** Folsom Boulevard Specific Plan Notification

Recommendation: Receive report.

Result of Recommended Action: Council will receive the background information pertaining to the notice requirements for the rezoning of Folsom Boulevard and Sunrise Boulevard corridors.

Staff Report: William Campbell, Planning Department

Advances Goals: None

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Rio del Oro

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>Monday, May 4, 2009</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, May 12, 2009</i>	<i>5:30 p.m. Work Session on Zoning Code Consistency - Folsom Boulevard Specific Plan Update and Edits to Zoning Code Development Standards</i>
<i>Monday, May 18, 2009</i>	<i>12:00-5:00 p.m. Budget Workshop Study Session 5:30 p.m. Regular Meeting</i>
<i>Monday, June 1, 2009</i>	<i>12:00-5:00 p.m. Budget Workshop Study Session (if needed) 5:30 p.m. Regular Meeting</i>
<i>Monday, June 15, 2009</i>	<i>4:00 p.m. Study Session (Subject To Be Determined) 5:30 p.m. Regular Meeting</i>
<i>Tuesday, June 30, 2009</i>	<i>5:30 p.m. Work Session (Subject To Be Determined)</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
Cordova Recreation and Parks District	(916) 362-9602
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9673
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 566-4000

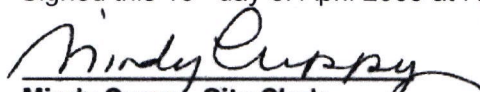
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune 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 April 20, 2009 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on April 16, 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 16th day of April 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, April 6, 2009

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:37 p.m.

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

Staff Present: Gaebler, Lindgren, Chinn, Cuppy, Lehr, Silva, Boeger, Simpson, Rodriguez, Haven, Snipes, Thomas, Holt, Racheal, Pearl, Flory, Bontrager, Sparkman and Snyder

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 Marjorie Haven to lead the Pledge.

4. INVOCATION

Fred Hammer, First Covenant Church, gave the invocation.

5. PRESENTATIONS

- 5.1 Economic Development Director Curt Haven and Executive Director Barbara Lehman reported on Fair Housing Month and presented a plaque to Mayor Skoglund.
- 5.2 Committee Members Scottie Moore and Betsy Carlson reported on Sister City Council annual report.

5.3 Mayor Skoglund reported on recent trip to our Sister City, Turrialba, Costa Rica.

The Mayor added the below presentation to the agenda:

5.4 Council Member Sander presented a proclamation to Assistant Chief of Police Rosanne Richeal and Eddie the Eagle in recognition of Gun Safety Month.

6. PUBLIC COMMENT

The following individuals addressed the Council:

1. Joy H. Moon regarding maintenance of healthcare system.
2. Dimitri Kogos regarding compliance of rezoning of property.
3. Tami Ashenbreuner regarding compliance of rezoning at 10089 Folsom Blvd.
4. Al Gonzalez regarding compliance of rezoning of property.

7. COUNCIL REPORTS

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, except Agenda Item 8.15 was pulled for separate discussion.

8.1 **Subject:** Minutes:

- a) March 2, 2009 Special and Regular Meeting;
- b) March 5, 2009 Special Meeting; and
- c) March 24, 2009 Special Meeting

Recommendation: Adopt Minutes.

8.2 **Subject:** Approval of Parcel Map Titled Parcel Map for Alcides A. Gonzalez; Subdivision No. RC-08-349

Recommendation: Submitted herewith for approval is the parcel map titled Parcel Map for Alcides A. Gonzalez; Subdivision No. RC-08-349; located northeasterly corner of Coloma Road and McGregor Drive.

Result of Recommended Action: Approval of this recommended action will result in the recording of the final parcel map creating two new parcels.

Staff Report: Cyrus Abhar, Public Works Department

8.3 **Subject:** Resolution Approving Annexation of Target Store Project to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)

Recommendation: Adopt Resolution No. 20-2009.

Result of Recommended Action: Adoption of this resolution will:

- a) Declare the results of the special mailed-ballot election for the Target Store Project Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance);
- b) Orders the annexation;
- c) Authorizes the special tax levy on that project; and
- d) Directs 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

- 8.4 **Subject:** Resolution Approving the Substitution of Developer for the Subdivision Improvement Agreement Related to Subdivision No. RC-03-002.0 Large Lot Map of North Douglas and Authorizing the Mayor to Execute the Agreement
Recommendation: Adopt Resolution No. 21-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.0 Large Lot Map of North Douglas executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.5 **Subject:** Resolution Approving the Substitution of Developer for The Subdivision Improvement Agreement Related To Subdivision No. RC-03-002.1 North Douglas Village 1 and Authorizing the Mayor to Execute the Agreement
Recommendation: Adopt Resolution No. 22-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.1 North Douglas Village 1 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.6 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.2 Map of North Douglas Village 2
Recommendation: Adopt Resolution No. 23-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.2 Map of North Douglas Village 2 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.7 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.3 Map of North Douglas Village 3
Recommendation: Adopt Resolution No. 24-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.3 Map of North Douglas Village 3 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.8 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.4 Map of North Douglas Village 4
Recommendation: Adopt Resolution No. 25-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.4 Map of North Douglas Village 4 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department

- 8.9 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.5 Map of North Douglas Village 5
Recommendation: Adopt Resolution No. 26-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.5 Map of North Douglas Village 5 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.10 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.6 Map of North Douglas Village 6
Recommendation: Adopt Resolution No. 27-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.6 Map of North Douglas Village 6 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.11 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.7 Map of North Douglas Village 7
Recommendation: Adopt Resolution No. 28-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.7 Map of North Douglas Village 7 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.12 **Subject:** Resolution Approving the Substitution of Subdivision Improvement Agreement for Subdivision No. RC-03-002.8 Map of North Douglas Village 8
Recommendation: Adopt Resolution No. 29-2009.
Result of Recommended Action: Approval of this recommended action will result in the City Council approving the substitution of the Subdivision Improvement Agreement for Subdivision No. RC-03-002.8 Map of North Douglas Village 8 executed by MS Rialto Residential Holdings, LLC; guaranteeing the completion of the public improvements, labor and materials, and warranty.
Staff Report: Cyrus Abhar, Public Works Department
- 8.13 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 20-2009 Third Amendment with Bureau Veritas North America, Inc. in the Amount of \$220,000.00
Recommendation: Adopt Resolution No. 31-2009.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the third amendment contract with Bureau Veritas North America, Inc. to continue providing on-call building plan review and inspection services for the Building and Safety Department. The amendment will increase the total contract amount from \$200,000 to \$420,000 and extend the term of service to June 30, 2010.
Staff Report: Cyrus Abhar, Building and Safety Department

- 8.14 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 35-2009 with Eskel Porter Consulting, Inc. in the Amount of \$60,000.00

Recommendation: Adopt Resolution No. 34-2009.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with Eskel Porter Consulting, Inc. This contract will allow for continued support services for the Finance Department's Microsoft Great Plains financial and payroll system, including project accounting assistance, integration of payroll processes with Automatic Data Processing, Inc. (ADP), and implementation of electronic timesheets. The previous two contracts (Contract No. 74-2006 and Contract No. 134-2007) with Eskel Porter Consulting, Inc. equaled \$164,647.00. The new contract is for an amount not to exceed \$60,000.00 and will expire on June 30, 2011.

Staff Report: Jay Hadley, Information Technology Department

- 8.16 **Subject:** Resolution Authorizing the City Manager to Sign an Amendment to the Master Services Agreement with the Sacramento Society for the Prevention of Cruelty to Animals (Contract No. 37-2009) to Provide Ongoing Kenneling Services for the City from January 1, 2009 through December 31, 2011 in the Amount of \$191,92.00

Recommendation: Adopt Resolution 36-2009.

Result of Recommended Action: Execution of this Amendment to the Master Services agreement between the City and the SSPCA will provide ongoing kenneling services for the City from January 1, 2009 through December 31, 2011. The SSPCA will also continue to collaborate with the City and provide adoption, spay, and neuter programs. The SSPCA will continue to provide the City the services needed to run an efficient Animal Services.

Staff Report: Kerry Simpson, Neighborhood Services – Animal Services Division

The following Agenda Item 8.15 was pulled for separate discussion:

- 8.15 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 45-2008 Change Order No. 2 with Granite Construction Company for Construction of the 2007/2008 Paving Rehabilitation Project Phase 1 in the Amount of \$51,899.10

Recommendation: Adopt Resolution No. 35-2009.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract Change Order No. 2 with Granite Construction Company to increase the current contract amount from \$2,242,566.32 to \$2,294,465.42 for the construction of the 2007/2008 Paving Rehabilitation Project Phase 1. The contract expiration date will not be affected by this change order.

Staff Report: Cyrus Abhar, Public Works Director

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. 35-2009.

9. CONSENT PUBLIC HEARING ITEMS

NONE

10. PUBLIC HEARING ITEMS

Agenda Item 10.4 was reordered by the Mayor:

- 10.4 **Subject:** Approval of Draft 2009-10 Community Development Block Grant Action Plan
Recommendation: That Council:
- Review the draft 2009-10 Community Development Block Grant (CDBG) Action Plan, including recommendations on funding allocations; and
 - Authorize the release of the Action Plan for public review and comment.
- Result of Recommended Action:** Provide the public with an opportunity to review and comment on the 2009-10 Action Plan, which serves as the annual budget for Community Development Block Grant (CDBG) funds. The Action Plan will be brought to the Council for adoption at the May 4, 2009 meeting.
- Staff Report:** Reed Flory, Economic Development Department – Housing Administration Division

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

1. Roberta Tikker (Bobbie) requesting the funding of a five day center luncheon program for seniors not be cut and thanked the City and Council for all past support.
2. Katie Willse and Jennifer Bennett regarding support for the Folsom Cordova Community Partnership's CDBG application for the CAKE program.
3. Barbara Lehman in support of the item.
4. Debra Morrow and Jeanine Brown in support of the item and senior nutrition programs in Rancho Cordova.
5. Ken Bennett in support of the item.
6. Mike Mitchum in support of the item.
7. Jean Wallace in support of the item.
8. LeRoy Kuykendall in support of the item and asks not to make any cuts for senior meals.
9. Susan Solomon in support of the item.

Mayor Skoglund closed the public comment period.

ACTION: By consensus Council reviewed the draft 2009-10 Community Development Block Grant (CDBG) Action Plan, including recommendations on funding allocations to be adopted on May 4th.

BREAK

AT THIS POINT Council took a brief recess at 8:45 p.m. The full council reconvened at 9:10 p.m.

10. PUBLIC HEARING ITEMS CONTINUED

- 10.1 **Subject:** Ordinance Amending Title 8, "Animals," of the Rancho Cordova Municipal Code Regarding the Laws and Regulations Pertaining to Licensing, Vicious Animals and Functions of Animal Services, and a Resolution Establishing Updated Licensing Fees and Other Fees Related to Animal Services
Recommendation: That Council:
- Waive first reading and Introduce Ordinance No. 8-2009 amending Title 8, "Animals of the Rancho Cordova Municipal Code regarding the laws and regulations pertaining to licensing, vicious animals and functions of Animal Services **ROLL CALL VOTE**; and
 - Adopt Resolution No. 30-2009 updating licensing fees and establishing other fees related to Animal Services.
- Result of Recommended Action:** Adoption of this ordinance will establish updated provisions relating to vicious animals, including regulations for hearings and keeping of

potentially dangerous dogs, and will update the provisions regarding licensing of dogs and cats. The Ordinance will also provide regulations clarifying the responsibilities of City residents for the keeping and selling of animals. Adoption of the Resolution will update the City's licensing fees and establish other fees related to Animal Services. These fees will help the City continue to provide a high level Animal Services program and promote responsible animal ownerships.

Staff Report: Curt Haven, Economic Development Department, Kerry Simpson, Neighborhood Services – Animal Services Division, and Adam Lindgren, City Attorney Office

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

1. Scottie Moore in support of the item.
2. Mike Oei in support of the item.

Mayor Skoglund closed the public comment period.

ACTION: Motion by Budge second by Skoglund and failed by a 2:2:1 roll call vote (Sander and Cooley dissenting, McGarvey absent); City Attorney Adam Lindgren advised Council to take an amended action upon Council Member McGarvey's return to dais to receive his vote.

AMENDED ACTION: Motion by McGarvey second by Budge and carried by a 3:2 roll call vote (Sander and Cooley dissenting); Council waived first reading and introduced Ordinance No. 8-2009 amending Title 8, "Animals of the Rancho Cordova Municipal Code regarding the laws and regulations pertaining to licensing, vicious animals and functions of Animal Services and adopted Resolution No. 30-2009 updating licensing fees and establishing other fees related to Animal Services.

AT THIS POINT Agenda Item's 10.2 and 10.3 were discussed together. Council took action on both items simultaneously.

10.2 **Subject:** Ordinances Temporarily Suspending Automatically Programmed Annual Program Fee Adjustments for a Period of One Year for Certain Development Impact Fee Programs

Recommendation: That Council:

- a) Waive first reading and adopt Ordinance Nos. 5-2009, 6-2009 and 7-2009 **ROLL CALL VOTE**; and
- b) Direct staff to suspend automatically programmed annual program fee adjustment for a period of one year for the City Transportation Impact Fee, the Sunrise Douglas Community Plan, and the Villages of Zinfandel Development Impact Fee Programs, waive full readings of the ordinances, and continue the ordinances to April 20, 2009 for adoption.

Result of Recommended Action: Automatically programmed annual program fee adjustments will be suspended for a period of one year for the City Transportation Impact Fee, Sunrise Douglas Community Plan Fee, and the Villages of Zinfandel Development Impact Fee programs.

Staff Report: Donna Silva, Finance Department

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

1. Dennis Rogers in support of the item.

Mayor Skoglund closed the public comment period.

ACTION: Motion by Cooley second by Budge and carried by a 5:0 roll call vote; Council waived first reading and introduced Ordinance Nos. 5-2009, 6-2009 and 7-2009 and directed staff to suspend automatically programmed annual program fee adjustments for a period of one year for the City Transportation Impact Fee, the Sunrise Douglas Community Plan, and the Villages of Zinfandel Development Impact Fee Programs.

AMENDED ACTION: Motion by Cooley second by Budge and carried by a 5:0 vote; Council amended staff recommendation to read, "introduced" not "adopted."

- 10.3 **Subject:** Ordinance Amendment Approving an Extension of the Residential and Non-residential Fee Deferral Program for One Additional Year from July 1, 2009 to June 30, 2010

Recommendation: That Council:

- a) Waive first reading and introduce Ordinance No. 10-2009 approving an extension of the residential and non-residential Fee Deferral Program for one additional year from July 1, 2009 to June 30, 2010 **ROLL CALL VOTE**; and
- b) Adopt Resolution No. 33-2009 extending temporary deferral of payment of certain development fees for a period of one year.

Result of Recommended Action: Extends the City's temporary Development Impact Fee Deferral Program, currently set to expire automatically on June 30, 2009 for a period of one year.

Staff Report: Donna Silva, Finance Department

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

ACTION: Motion by Cooley second by Budge and carried by a 5:0 roll call vote; Council waived first reading and introduced Ordinance No. 10-2009 approving an extension of the residential and non-residential Fee Deferral Program for one additional year from July 1, 2009 to June 30, 2010 and adopted Resolution No. 33-2009 extending temporary deferral of payment of certain development fees for a period of one year.

- 10.5 **Subject:** Ordinance Amending Title 4, Business Regulations, by Adding Chapter 4.33, "Massage Establishments and Massage Technicians," Establishing Laws and Regulations Pertaining to Massage Establishments and Making Minor Consistency Amendments to the Municipal Code

Recommendation: Waive first reading and introduce Ordinance No. 9-2009. **ROLL CALL VOTE**

Result of Recommended Action: Adoption of this Ordinance will amend the City's Municipal Code by adding Chapter 4.33 related to massage establishments and massage technicians, and make minor consistency amendments to the Municipal Code relating to massage establishments and massage technicians in order to reflect changes in State law and better protect City residents and visitors against illegal massage practices by

Staff Report: Adam U. Lindgren, City Attorney, Ruben Meeks, Chief of Police

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

ACTION: Motion by Budge second by Sander and carried by a 5:0 vote; Council waived first reading and introduced Ordinance No. 9-2009.

10.6 **Subject:** Continue Public Hearing Resolution Increasing City of Rancho Cordova Parking Violation Fees

Recommendation: Continue public hearing to April 20, 2009 to consider an increase of the City of Rancho Cordova Parking Violation Fines.

Result of Recommended Action: Continuation of this Agenda Item 10.6 to April 20, 2009 will allow additional time for review by staff and the City Attorney's office.

Staff Report: Reuben Meeks, Rancho Cordova Police Department

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

ACTION: Motion by Sander second by Budge and carried by a 5:0 vote; Council continued the public hearing to April 20, 2009 to consider an increase of the City of Rancho Cordova Parking Violation Fines.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution Authorizing the City Manager to Negotiate and Execute a Contract with Sacramento Regional Transit for the Management, Operation, and Maintenance for the City of Rancho Cordova Shuttle Service for a Period of Three Years in the Amount of \$750,000.00

Recommendation: Adopt Resolution No. 32-2009.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to negotiate and execute a contract with Sacramento Regional Transit and the project team will move forward with implementation of the Rancho Cordova Shuttle Service.

Staff Report: Cyrus Abhar, Troy Holt and Mark Thomas, Public Works Department

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

1. Jay Jeter in opposition to this item.
2. Michelle Smira in opposition to this item.
3. W.C. Pihl in opposition to this item.

Mayor Skoglund closed the public comment period.

ACTION: Motion by Budge second by and carried by a 3:0 vote (Sander and McGarvey recused); Council adopted Resolution No. 32-2009.

11.2 **Subject:** Approval of Folsom Boulevard Design Review Board for the Folsom Boulevard Specific Plan (Expedited Review)

Recommendation: Staff recommends Council authorize the preparation of updates to the Municipal Code to create a Design Review Board (DRB) for projects within the Folsom Boulevard Specific Plan and to initiate the recruitment process for DRB members.

Result of Recommended Action: Authorization will allow staff to prepare updates to the Municipal Code that will establish the Folsom Boulevard Design Review Board. Specific changes to the Municipal Code will be considered and acted upon by the City

Council at a future meeting; additionally, the authorization will allow staff to begin soliciting applications from qualified design professionals to serve on the DRB.

Staff Report: Jeff Beiswenger, 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 directed staff to bring back approval of the Folsom Boulevard Design Review Board for the Folsom Boulevard Specific Plan to a date not yet determined in the future, and to be presented with future discussions of Folsom Boulevard Specific Plan projects.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested an internal review of the City noticing procedures to the community regarding rezoning of Folsom Boulevard and asked for this to be an opportunity to improve how the City notices future projects.

Council Member Budge requested a holistic presentation about Folsom Boulevard Specific Plan issues and asked that staff provide an update on progress for planning for Folsom Boulevard.

Council Member Budge requested a review of sustainability of our development fees relative to the economy.

Council Member Sander requested discussions at a future Council meeting to discuss developer fees and urges staff to come back with a plan to make Rancho Cordova competitive within the region.

Council Member Budge requested Council consider the idea of placing a temporary community garden on the undeveloped acreage adjacent to the Kilgore Cemetery.

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- The City's bond rating increased by 2 points and shows a good measure for fiscal management.
- Provided a reminder about the City's vigorous graffiti removal process and encourages citizens to contact the City via MyCityHall or other mechanisms to report incidences of graffiti to staff.

14. CLOSED SESSION

Mayor Skoglund adjourned the regular meeting to Closed Session at 11:17 p.m.

Council adjourned to Closed Session to discuss the following item(s):

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: City of Rancho Cordova et al vs. County of Sacramento; Case No. 34-2008-00002478-CU-WM-GDS.

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: California Native Plant Society v. City of Rancho Cordova et al; Case No. 07CS01311.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

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

16. ADJOURNMENT

Mayor Skoglund adjourned the regular meeting at 11:45 p.m.

Mindy Cuppy, City Clerk



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

CITY COUNCIL AND PLANNING COMMISSION JOINT SPECIAL MEETING

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

Tuesday, April 14, 2009

MINUTES

WORK SESSION

The Joint Special meeting was called to order at 5:36 p.m.

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

Planning Commissioners Present: Vance, Cummings, Konarski, Savorn
Planning Commissioners Absent: Johnson, Burke, Moe

Staff Present: Gaebler, Lindgren, Cuppy, Garcia, Abhar, Junker, Haven,
Beiswenger, Lovelace, Flory, Chan

Work Session Topics

1. Folsom Boulevard Enhancements Phase II.

Oral Communications:

- Bryan Huarte
- Sam Manolakas
- Dimitrios Koyos

ACTION: Discussion item only; no action taken.

2. Zoning Code Consistency - Special Planning Areas Update.

Oral Communications:

- Paul Philley
- Bryan Axt

ACTION: Discussion item only; no action taken.

ADJOURNMENT

The Joint Special meeting was adjourned at 9:26 p.m.

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 8-2009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 8, ANIMALS, OF THE RANCHO CORDOVA MUNICIPAL CODE
REGARDING THE LAWS AND REGULATIONS PERTAINING TO LICENSING, VICIOUS
ANIMALS AND FUNCTIONS OF ANIMAL SERVICES**

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

SECTION 1. Title 8 of the Rancho Cordova Municipal Code, "Animals," is amended to replace all references to "Neighborhood Services Supervisor" with "Animal Services Manager."

SECTION 2. Chapter 8.01 of the Rancho Cordova Municipal Code, "Definitions," is amended to add the following definitions:

8.01.011 Animal Services Center or Animal Shelter.

"Animal Services Center" or "Animal Shelter" means the facilities provided by the City, or designated by the City, for the impoundment, relinquishment, quarantine, and adoption or sale of animals.

8.01.012 Animal Services Manager.

"Animal Services Manager" means the administrative head of the City of Rancho Cordova Animal Services and his or her duly authorized deputies.

8.01.013 Commercial Establishment.

"Commercial Establishment" means a place where commodities are exchanged, bought or sold, including, but not limited to, pet stores or other commercial businesses selling animals.

8.01.015 Domestic Animal.

"Domestic animal" means dogs, cats, horses, donkeys, mules, burros, cattle, sheep, goats, swine, llamas, emus, ostriches, camels, rabbits and fowl commonly kept or raised in the City as farm or livestock animals.

8.01.016 Farm.

"Farm" or "Ranch" means any land zoned and used for agriculture purposes.

8.01.017 Farm Cat.

"Farm Cat" means any cat residing on a farm or ranch as defined herein whose presence is for the purpose of rodent control on such farm or ranch as identified under Section 8.01.016 and whose ownership cannot be determined based on the definition contained in Section 8.01.040 of this Title.

AGENDA ITEM 8.2

8.01.018 Feral Animal.

Except as modified by Section 8.01.019, **"feral animal"** means any domestic animal which is known to live in a wild or semi-wild state without benefit of an owner, or any domestic animal which has escaped for a substantial period of time from the care of its owner and is existing in a wild state without benefit of domestication.

8.01.019 Feral Cat.

"Feral cat" means a cat which is known to live in a wild or semi-wild state without benefit of an owner or a cat which has escaped for a substantial period of time from the care of its owner and is existing in a wild state without benefit of domestication.

8.01.071 Veterinary Facilities.

"Veterinary facilities" means all premises where veterinary medicine, veterinary dentistry, veterinary surgery, and the various branches thereof is being practiced.

8.01.101 Working Ranch Dog.

"Working ranch dog" means a dog that has been trained and is used to herd and or guard livestock, and the dog owner resides on or is the owner of property designated in the City of Rancho Cordova Zoning Code for agricultural use.

8.01.110 Vicious Animal.

"Vicious animal" means any animal including a dog (except a dog assisting a peace officer engaged in law enforcement duties) which has, on one or more occasions, committed any one or more of the following acts:

1. Without provocation inflicted as defined in Section 8.01.140 severe injury on or killed a human being.
2. In an unprovoked manner, killed another domestic animal as defined in Section 8.01.015 of this Title, excluding rabbit or fowl, at a place other than upon the private property where the attacking animal is maintained.
3. Physically attacked, mauled, or physically injured by biting any person, without provocation, at a place other than upon the private property where the animal is maintained.
4. Physically attacked, mauled, or physically injured by biting any person, without provocation, when the owner thereof knows or should reasonably know that the animal poses a threat to public safety and has made no substantial effort to prevent the attack, or when the owner has purposefully encouraged or commanded the animal to attack, maul, or physically injure any person.
5. Physically attacked, mauled or physically injured by biting any guide dog for the blind, service dog for the disabled or signal (hearing) dog for the deaf, without provocation, at a place other than upon the private property where the attacking animal is maintained.

6. Physically attacked, mauled or physically injured by biting any guide dog for the blind, service dog for the disabled or signal (hearing) dog for the deaf, without provocation, when the owner of the attacking animal knows or should know that the animal poses a threat to public safety and has made no substantial effort to prevent the attack or when the owner has purposefully encouraged or commanded the animal to attack, maul or physically injure any guide dog for the blind, service dog for the disabled or signal (hearing) dog for the deaf.

7. Any animal previously determined to be, and currently listed as, a potentially dangerous animal which, after its owner or keeper has been notified of this determination, continues the behavior described in Section 8.01.120.

For purposes of this section, provocation does not include the acts of a person attempting to prevent an animal from physically attacking, mauling, or physically injuring by biting another person or animal.

8.01.120 Potentially Dangerous Animals.

"Potentially Dangerous Animal" means any animal including a dog (except a dog assisting a peace officer engaged in law enforcement duties) which,

1. When unprovoked, on two separate occasions within the prior thirty-six (36) month period, engages in any behavior that requires a defensive action by any person to prevent bodily injury when the person and the dog are off the property of the owner or keeper of the dog.

2. When unprovoked, bites a person causing a less severe injury than as defined in Section 8.01.140.

3. When unprovoked, on two separate occasions within the prior 36-month period, has killed, severely bitten, inflicted injury or otherwise caused injury attacking a domestic animal off the property of the owner or keeper of the offending animal.

Nothing in this section shall prevent an animal which commits an offense described in Section 8.01.110 from being determined vicious.

8.01.130 Vicious Behavior.

"Vicious behavior" means any acts committed by an animal as defined in Section 8.01.110.

8.01.140 Severe Injury.

"Severe Injury" means any physical injury to a human being or animal that results in muscle tears or disfiguring lacerations, or requires multiple sutures or corrective or cosmetic surgery.

SECTION 2. Chapter 8.03 of the Rancho Cordova Municipal Code, "General Provisions," is amended to add the following section:

8.03.005 Exemptions.

A. The licensing regulations in this Title are not applicable to the following:

1. Owners who use animals for diagnostic purposes or research, the use having been approved either by the California State Board of Public Health pursuant to Section 1666 of the Health and Safety Code or by the United States Department of Agriculture;

2. Owners who use animals for teaching purposes in accredited educational institutions;

3. Owners of animals kept as all or part of the stock of: (a) nonprofit zoological gardens open to the public; (b) circuses; or (c) animal exhibits when such enterprises are operated under business licenses granted by the City;

4. Unowned cats;

5. Farm cats as defined in Section 8.01.017; and any person or organization that is providing care for feral or farm cats and is making a reasonable effort to trap and sterilize the animals.

B. The licensing, sales and advertising regulations of this Title do not apply to the following:

1. Government agencies or animal rescue organizations that have demonstrated to the Animal Services Manager that they have implemented an ongoing sterilization program, as well as an adoption program; a sufficient demonstration may include written declaration to the Animal Services Manager, documentary evidence and/or site visitation and inspection of agency/organization facilities;

2. Humane societies or societies for the prevention of cruelty to animals if such societies are incorporated under the provisions of the California Corporations Code Section 10400 and the Nonprofit Public Benefit Corporation Law in Part 2 of the California Corporations Code, beginning at Section 5110;

3. Veterinary facilities.

SECTION 3. Section 8.03.060 of the Rancho Cordova Municipal Code is amended to read as follows:

8.03.060 Authority to Set Fees.

Unless a fee amount is specifically provided within this Title, the City Council shall from time to time, establish fees for services provided under this Title by resolution.

SECTION 4. Chapter 8.06 of the Rancho Cordova Municipal Code, "Licensing," is hereby deleted and replaced in its entirety to read as follows:

8.06.010 Unlicensed Dogs and Cats.

All persons owning or having custody of a dog or cat over the age of four (4) months of age shall obtain a license and tag for each dog and cat from the Animal Services Manager. Each applicant for such a license shall pay an annual fee as specified by the City Council and set forth in the fee schedule. Every owner of an unlicensed or untagged dog or cat shall be deemed to be in violation of this Title except as otherwise provided herein.

8.06.020 Unvaccinated Dogs and Cats.

Every owner of a dog or cat that does not have a current vaccination for rabies, as evidenced by an official certificate, shall be deemed to be in violation of this Title except as otherwise provided herein.

8.06.030 Dog and Cat Licenses.

A. Every dog or cat over four (4) months of age shall be subject to an annual license fee. If the dog or cat is over four (4) months of age when acquired, the owner shall obtain a license within thirty (30) calendar days of acquisition of or entry into the City. Thereafter, such license fee shall become due and payable annually on the date of expiration of any license previously issued to the owner for the dog or cat. The amount of such fee shall be established in accordance with Section 8.03.060 of this Title, and shall be charged only in full and not on any pro rata formula.

B. No owner shall possess or harbor within the City any dog or cat over the age of four (4) months that has not been sterilized, unless such person holds an unaltered license, unaltered license with reduced fee, or is otherwise exempted as set forth in Sections 8.03.005 or 8.06.030(M). Upon the written certification of a veterinarian that a dog or cat has been surgically sterilized, the amount of the license fee shall be one-half or less than the fee established for intact dogs or cats.

C. Any owner of an unaltered dog or cat shall be eligible to pay a reduced unaltered license fee if, upon written proof provided annually, the owner demonstrates to the Animal Services **Manager that the animal qualifies as either a "competition dog or cat" or a "working ranch dog"** according to the following criteria:

1. Competition Dogs and Cats.

a. The owner registers each dog or cat with the American Kennel Club, United Kennel Club, American Dog Breeders Association, International Cat Association, the Cat Fanciers Association, or other valid registry approved by Animal Services;

b. The animal participates in at least one event sanctioned by a national registry within the previous twelve (12) month period from the date of issuance of the license or a showing that the animal has achieved a title from a purebred dog or cat registry. In the event that an owner cannot show proof that the animal has been shown in the previous twelve (12) month period, Animal Services shall have the discretion to determine whether this subsection has been met; and

c. The owner does not breed the dog or cat during the time the animal holds a reduced unaltered license. This does not preclude the owner from obtaining an unaltered license at the full rate for the year the owner intends to breed the animal.

Or;

2. Working Ranch Dogs.

a. The dog is defined as a working ranch dog; and

b. The owner does not breed the dog during the time the animal holds a reduced unaltered license. This does not preclude the owner from obtaining an unaltered license at the full rate for the year the owner intends to breed the animal.

D. No license shall be issued for any dog or cat for which the rabies vaccination is valid for less than the twelve (12) months period from the date of licensing or for any unvaccinated dog or cat. Should the rabies vaccination not be valid for twelve (12) months from the date of first application for licensing, the owner may elect either: (1) to be issued a license at full price which would be valid for less than twelve (12) months; or (2) to revaccinate the animal and be issued a license at full price which would be valid for no less than twelve (12) months.

E. A dog or cat license fee shall become delinquent the day after it becomes due and payable, and upon delinquency, a monetary penalty as established in accordance with Section 8.06.060 of this Chapter shall be added to the regular fee. An unpaid penalty shall be added to **the succeeding year's license fee.**

F. The Animal Services Manager shall procure and issue serially numbered license tags stamped with the name of the City and annual renewal licenses. The license shall only be issued upon the application of owners who have complied with the vaccination and fee provisions of this Title.

G. Upon presentation by a dog or cat owner of a properly completed license application form, including proof that the rabies vaccination will be valid throughout the licensing period, and the proper license fee, and, if applicable, a delinquent fee, the Animal Services Manager shall issue a dog or cat license and a license tag or renewal license. The owner shall retain the dog or cat license form for inspection by the Animal Services Manager.

H. Every dog or cat shall be provided with a suitable collar, harness, or other device to which the license tag shall be securely affixed by the owner. Alternate methods of identification may be allowable if approved in writing by the Animal Services Manager. The dog or cat owner shall ensure that the dog or cat wears such license tag or other approved identification at all times except when the animal is being prepared for or exhibited at a dog or cat show.

I. A license tag issued for one dog or cat shall not be transferred or attached to any other dog or cat.

J. A valid license issued pursuant to this Section to one owner may be transferred to a new owner of the licensed animal for a transfer fee of ten dollars (\$10.00).

K. Whenever a license tag or decal is lost, stolen, or damaged the owner shall apply for and obtain a replacement tag or decal from the Animal Services Manager upon payment of the prescribed replacement fee.

L. Despite anything in this Title to the contrary, when an owner brings into the City a dog or cat that has been licensed in another jurisdiction, the dog or cat shall not be subject to the licensing provisions of this Section for so long as the out-of-city license would be current and valid at its place of issuance, but not more than twelve (12) months from entering the City, and so long as issuance of said license would have satisfied the provisions of Section 8.06.030 (b) of this Chapter. Upon surrender of the license from the other jurisdiction, the owner shall be issued a City of Rancho Cordova dog or cat license at no charge.

M. The following are excused from ordinarily applicable license fee requirements, as specified:

1. No fee shall be charged for working dogs that are documented as having been appropriately trained and actively used by law enforcement agencies for law enforcement purposes.

2. A fee shall not be levied for any dog license issued for a seeing-eye dog owned by a blind or partially blind person, or for any dog duly trained and registered with a training agency to assist a disabled person when such dog is actively used for the purpose trained.

3. Dogs and cats that are certified in writing by a licensed veterinarian as not being suitable subjects for sterilizing due to health or age reasons will be assessed the altered license fee. If the animal at a later date is determined by the veterinarian to be suitable for sterilization then the appropriate fee will be assessed.

8.06.040 Sentry Dogs.

Every dog that is commercially used as a protection or sentry dog must, in addition to satisfaction of the provisions of Section 8.06.030, wear a distinctive type of identification at all times, as authorized and provided by the Animal Services Manager which identifies to the public that the animal is a protection or sentry dog.

8.06.050 Sale of Young Animals.

A. No puppy or kitten shall be sold or transferred under the age of eight weeks unless the puppy or kitten is approved for sale, as evidenced by written documentation from a veterinarian licensed to practice in California, prior to any physical transfer of the puppy or kitten from the seller or transferor to the new owner.

B. For the purposes of this Section, the sale of a puppy or kitten shall not be considered complete unless and until the seller or transferor physically transfers the puppy or kitten to the new owner.

8.06.055 Advertisements, Sale or Transfer of Animals.

A. Any person who advertises to the public the availability of any dog or cat for sale or transfer, whether for compensation or otherwise, shall prominently display the license number as described in Section 8.06.030 of this Chapter in any such advertisement except as provided in subsection (a)(3) of this Section.

1. If the person is selling a litter of puppies and/or kittens under the age of four (4) months, the license number of the animal who was bred must be displayed.

2. If the person is selling a dog or cat over the age of four (4) months, the license number of the animal who is being sold or transferred must be displayed.

3. If the person is selling a puppy or kitten under the age of four (4) months, the **person selling the puppy or kitten shall disclose the name and address of the animal's original owner** upon request by the new owner or Animal Services.

B. The license holder of any dog or cat must provide the license number to any person who purchases or receives any dog or cat from the license holder. The license number must also be included on any receipt of sale or transfer document. If the animal being sold or transferred is a locally bred puppy or kitten under the age of four (4) months, the license holder must provide the license number of the animal who was bred on any receipt of sale or transfer document. If **the puppy or kitten was bred from an animal residing outside the City's jurisdictional boundaries**, then the person selling the animal shall provide the name and address of the source of such dog or cat and any other pertinent information required by the Animal Services Manager.

C. No person shall present any dog or cat for sale or transfer, whether for compensation or otherwise, in any public place. The term public place shall include, but not be limited to, streets, highways, sidewalks, carnivals, flea markets, swap meets, outdoor markets, boardwalks, and areas in front of commercial establishments.

D. No person shall give away any dog or cat as a prize or as an inducement to enter into any contest, lottery, drawing, game, or competition.

E. No person shall give away any dog or cat as an inducement to enter a place of business, or to enter into a business arrangement.

F. A commercial establishment selling locally bred dogs or cats on the premises shall prominently display the license number(s) of the dogs and/or cats that are sold in said establishment and any other pertinent information required by the Animal Services Manager.

1. If the commercial establishment is selling a litter of puppies and/or kittens under the age of four months, the license number of the animal who was bred must be displayed.

2. If the commercial establishment is selling a dog or cat over the age of four (4) months, the license number of the animal who is being sold or transferred must be displayed.

3. If the commercial establishment is selling a puppy or kitten under the age of four (4) months, the commercial establishment shall display the source or origin of the puppy or kitten. Source or origin refers to where the animal came from, which would include name and address.

4. If a commercial establishment is advertising the commercial establishment itself, and not a particular animal for sale or transfer, then no license number is required to be displayed in said advertisement.

G. A commercial establishment selling dogs or cats on the premises that were bred within the State of California but not within the City shall make available the name and address of the source of such dogs, and/or cats, and any other pertinent information required by the Animal Services Manager, to Animal Services during regular business hours.

H. Notwithstanding Section 8.06.050, no person shall sell or transfer a dog or cat under the age of four (4) months of age that was bred outside the State without first providing the Animal Services with a current or valid California health certificate for each animal intended to be sold or transferred within the City, and upon request, provide the new owner with said California health certificate.

8.06.060 Penalties.

A violation of any of the provisions of Chapter 8.06 may be punishable criminally as a misdemeanor or, in the alternative, by imposition of administrative monetary penalties pursuant to Section 8.04.050 of this Title. Administrative monetary penalties shall be enforced and collected according to the procedures set forth in Section 8.36.130.

8.06.065 Use of Fees and Penalties.

Animal Services will use a percentage of all penalty fees collected pursuant to Section 8.06.060 and a percentage of all unaltered license fees to assist public or private programs that provide pet sterilization programs to low income individuals and families in the City.

SECTION 5. Chapter 8.07 of the Rancho Cordova Municipal Code, "Vicious Animals," is hereby deleted and replaced in its entirety to read as follows:

Chapter 8.07 VICIOUS ANIMALS

8.07.010 Purpose.

The purpose of this Chapter is to regulate the keeping of animals which are potentially vicious or involve a threat to the safety of people and other animals on streets, sidewalks, and private property where the animals are not properly maintained as such animals constitute a serious hazard within the City. The increasing tendency to maintain dogs which, by virtue of breeding or training, have a propensity to attack others, compounds the hazard. Injuries to innocent persons and other animals resulting from attacks by animals illustrate the need for proper regulation which would reduce the safety hazard.

Every owner of an animal is held strictly accountable for the exercise of such control over the animal as necessary to insure that the animal does not injure innocent human beings or other animals that are not on the premises where the animal is maintained. Such strict accountability is hereby imposed whether or not the injury results from the negligence or other fault of the owner, and regardless of the degree of precaution or control exercised by the owner.

8.07.015 Owner Responsible and Penalty.

Any owner of any animal is deemed responsible for the acts committed by that animal when the owner has failed to comply with the legal requirements for the keeping of that animal as defined in this Title. No person shall permit or suffer an animal to act in such a manner that constitutes vicious behavior as defined in Section 8.01.130 of this Title.

A violation of any of the provisions of this Chapter is punishable as otherwise provided in this code and as follows:

Any violations of this Chapter involving a potentially dangerous dog shall be punished by a fine not to exceed five hundred dollars (\$500). Any violation of this Chapter involving a vicious dog shall be punished by a fine not to exceed one thousand dollars (\$1,000). Any animal owner who maintains any animal in such a manner as to permit or suffer it to exhibit vicious behavior shall also be guilty of a misdemeanor.

Nothing in this Chapter shall prevent prosecution for violations of other statutes or codes which may deal with other or more specific offenses, including, but not limited to, penal and civil statutes.

8.07.020 Sale Prohibited.

No animal held in custody by the Animal Services, which is known to have exhibited vicious behavior as defined in this Title, shall be released for sale to any member of the public. Such animal shall be destroyed upon exhaustion of the required period of impoundment unless legally reclaimed by the owner.

8.07.025 Quarantine.

No animal which has been declared vicious, or against which a vicious animal affidavit has been filed, may be impounded or quarantined at any place other than the Animal Services Center unless authorized by the Animal Services Manager.

8.07.030 Filing of Charges.

Any person, including employees of Animal Services, possessing personal knowledge of facts that there exists a vicious or dangerous animal within the City may file with Animal Services a written affidavit, signed under penalty of perjury, which contains the following facts:

1. A description of the offending animal including, to the extent known, the color, size, sex, breed and name of the animal, and the name and address of the owner of the animal;
2. An assertion that the animal described is a vicious animal within the meaning of Section 8.01.110, or a dangerous animal within the meaning of Section 8.01.120, together with a statement of the facts upon which the assertion is based, including the name and address of any person who has been victimized or injured by the animal; the name and address of the owner of any animal that has been injured; a description of the extent of the injuries; the names and addresses of any witnesses thereto; the time, date, and location of any incident related to the assertion; and, an explanation of how the personal knowledge of the affiant was acquired; and
3. The name, residential and occupational addresses and telephone numbers of the affiant.

8.07.035 Timely Filing.

Unless otherwise provided, the filing of a vicious or dangerous animal affidavit must be made within thirty (30) calendar days of the most recent event or circumstances occasioning the affidavit. Upon evidence that good cause exists that the affidavit could not be filed within thirty (30) calendar days, the Animal Services Manager may extend the deadline for filing of the affidavit.

8.07.040 Impoundment of Animal.

Upon receipt by the Animal Services Manager of an affidavit filed in compliance with Section 8.07.030 and Section 8.07.035 of this Chapter, the Animal Services Manager shall initiate an investigation of the incident or incidents described in the affidavit for the purpose of verifying the facts stated or obtaining other information. The investigation shall be completed no later than

seven (7) business days after the date the affidavit is filed. If, after an investigation, the identified facts show the existence of a vicious animal within the meaning of Section 8.01.110 or a dangerous animal within the meaning of Section 8.01.120 of this Title, the Animal Services Manager shall locate and impound the animal which is the subject of the charges within forty-eight (48) hours of the date the investigation is completed.

8.07.045 Notice of Hearing.

Not later than fourteen (14) calendar days after the impoundment of a purportedly vicious or dangerous animal, or at such time as is determined by the Animal Services Manager, the Animal Services Manager shall either personally serve upon or mail to the residential address of the owner of the animal and the affiant the following:

1. A written notice of the time, date, and place of the hearing prescribed by Chapter 8.09 of this Title, the date of said hearing to be scheduled not earlier than fourteen (14) calendar days following the date of personal service or deposit in the United States mail of the notice;
2. A copy of the affidavit filed pursuant to Section 8.07.030 and Section 8.07.035; and
3. A copy of the provisions of this Title.

Conversely, if, or after an investigation, the identified facts show that no cause exists to conduct a vicious or dangerous animal hearing, the Animal Services Manager shall notify the affiant and the animal owner of this in writing.

8.07.050 Bond Required.

At the discretion of the Animal Services Manager, any animal impounded or quarantined pursuant to the provisions of this Chapter may be returned to the custody of its owner pending the conduct of the vicious or dangerous animal hearing and the rendering of a decision by the Hearing Officer provided such return is determined to pose no threat to public health and safety. The owner, if authorized by the Animal Services Manager, may gain custody of the animal by posting a cash bond in the amount of one thousand dollars (\$1,000), or such greater amount as is justified in writing and approved by the Animal Services Manager as necessary to assure the return of the animal, or by furnishing other security upon review and approval by the City Attorney. Said bond or other security shall be forfeited in the event the animal is not delivered into the custody of Animal Services if so ordered in the decision rendered by the Hearing Officer.

8.07.055 Registration.

Any animal which has been declared by the Hearing Officer to be vicious within the meaning of Section 8.01.110 or potentially dangerous within the meaning of Section 8.01.120 shall be subject to special registration requirements as follows:

1. An owner of a vicious or potentially dangerous animal is required to pay, in addition to any required licensing or permit fee, an annual special registration fee (as applicable) which shall be valid and renewable concurrent with the effective dates of the licensing of the animal. Late registration is subject to a penalty fee equal to the annual special registration fee; and

2. An owner of a vicious or potentially dangerous animal shall allow Animal Services to implant a microchip under the skin of the animal prior to release to the owner in order to identify the animal as a vicious or potentially dangerous animal. The microchip number shall be added to the City and national register for micro-chipped animals. The owner of a vicious or potentially dangerous animal shall reimburse Animal Services for the cost of micro-chipping and registration.

8.07.060 Keeping of a Potentially Dangerous Animal.

Except as otherwise provided in the decision rendered by the Hearing Officer, the keeping of an animal which has been declared potentially dangerous shall, at a minimum, be subject to the following provisions:

1. The animal shall be properly licensed and vaccinated. The Animal Services Manager shall include the potentially dangerous designation in the records of the animal, either after the owner or keeper of the animal has agreed to the designation, or a Hearing Officer has determined the designation applies to the animal.

2. If the animal in question dies, or is sold, transferred, or permanently removed from the location where the owner or keeper resides, the owner of a dangerous animal shall notify Animal Services of the changed condition and new location of the animal in writing within two working days.

3. If there are no additional instances of the behavior described in Section 8.01.120 within a 36-month period from the date of designation as a dangerous animal, the animal shall be removed from the list of potentially dangerous animals. The animal may, but is not required to be, removed from the list of potentially dangerous animals prior to the expiration of the 36-month period if the owner or keeper of the dog demonstrates to the Animal Services Manager that changes in circumstances or measures taken by the owner or keeper, such as training of the animal, have mitigated the risk to public safety.

4. The owner of an animal that has been designated as potentially dangerous must abide by all conditions imposed at the hearing regarding how to keep the potentially dangerous animal. This involves proper enclosure for such animal. For purposes of this Section, **"enclosure" means a fence or** structure suitable to prevent the entry of young children, and which is suitable to confine a vicious dog in conjunction with other measures which may be taken by the owner or keeper of the dog. The enclosure shall be designed in order to prevent the animal from escaping. The animal shall be housed pursuant to Section 597t of the California Penal Code.

All costs associated with these provisions or any other or additional provisions ordered by the Hearing Officer shall be borne by the owner of the animal which has been declared to be potentially dangerous.

8.07.070 Destruction; Non-Destructions; Conditions.

A. An animal determined to be vicious, within the meaning of Section 8.01.110, may be destroyed by Animal Services when it is found, after proceedings conducted under Section 8.09.050, that the release of the animal would create a significant threat to the public health, safety, and welfare.

B. If it is determined that an animal found to be vicious shall not be destroyed, the Hearing Officer shall impose conditions upon the ownership of the animal that protect the public health, safety, and welfare.

SECTION 6. Chapter 8.09 of the Rancho Cordova Municipal Code, "Procedures," is hereby deleted and replaced in its entirety to read as follows:

Chapter 8.09 PROCEDURES

8.09.010 Purpose.

The purpose of this Chapter shall be to create special procedures to assure full access to administrative remedies in the application or enforcement of this Title, and for the mediation of disputes involving any animal governed by this Title. Such procedures shall be administered by the Animal Services Manager and conducted by the Hearing Officer.

8.09.020 Cause for Hearing.

Hearings may be held to determine the following:

1. That an animal is a vicious animal within the meaning of this Title;
2. That the decision of the Hearing Officer has been breached; or
3. That cause for an order no longer exists and the owner may be relieved of the conditions imposed by said order;
4. That a permit has been denied, issued conditionally, or revoked in accordance with the provisions of this Title; or
5. Whether an administrative penalty is required to be paid.

A person shall be deemed to have shown cause for a hearing to be held when he or she complies with the applicable appeal, complaint or charge filing provisions specified in this Title.

As requested by the Animal Services Manager, hearings may be held in order to attempt mediation of such other matters as may arise from the keeping of animals.

8.09.030 Authority of Hearing Officer.

The Hearing Officer shall be authorized, within the scope of authority given by Title 8 and the Animal Services Manager, to conduct hearings to resolve conflicts arising from the application and enforcement of this Title, to make binding determinations and to mediate disputes related to the keeping of animals pursuant to this Title.

8.09.040 Oaths and Subpoenas.

The Hearing Officer shall have the power to administer oaths or affirmations. At the request of either the Animal Services Manager or the animal owner, the City Clerk shall, on behalf of the City Council, issue subpoenas for attendance of witnesses at the hearing.

8.09.050 Hearing.

A. Not later than thirty (30) calendar days following the date of filing either an appeal under this Title, the Hearing Officer shall conduct a hearing to determine whether the requested action should be granted or denied. Written notice of the time, date, and place of the hearing shall be served upon the Animal Services Manager, the affiant and the animal owner not later than fourteen (14) calendar days preceding the date of the hearing.

During the hearing, the burden of proof shall rest with the plaintiff and such proof shall be based upon a preponderance of the evidence. The provisions of the California Administrative Procedure Act (commencing at Section 11500 of the Government Code) shall not be applicable to such hearing nor shall formal rules of evidence in civil or criminal judicial proceedings be applicable. The affiant and the animal owner may appear, present evidence, and examine and cross-examine witnesses.

Absent extraordinary circumstances as determined by the Hearing Officer, no animal may be presented as evidence or be present during the hearing.

In the event the affiant or the animal owner fails to appear at the time, date, and place appointed for the hearing, the hearing shall be conducted in the absence of the affiant or animal owner and the Hearing Officer shall render a decision based upon evidence presented during the hearing.

For good cause as determined by the Hearing Officer, the hearing may be continued, but for not more than thirty (30) calendar days, upon request of either the Animal Services Manager, the affiant or the animal owner. Notice of the continuance, if granted, and the new date and time of the hearing shall be made to all parties to the hearing.

For the convenience of the Hearing Officer only, the hearing shall be tape recorded and the tape recordings and all documents presented as evidence shall be maintained for a period of three (3) years as a part of the record of the hearing.

B. Unless otherwise agreed by the parties, within fourteen (14) calendar days of the conclusion of the hearing, the Hearing Officer shall issue a written decision, including, but not limited to, findings of fact and conclusions relative to the following:

1. Whether, based upon the evidence presented during the hearing, the action requested is granted or denied; and

2. What disposition should be made as a consequence.

C. The Hearing Officer shall make a disposition based upon consideration of all of the facts and circumstances revealed by the evidence presented in the hearing and may order either:

1. That Animal Services destroys the animal in question;

2. That the Animal Services Manager release the animal in question to the owner, subject to such conditions or special registration requirements as may be specified in this Title, or required to ensure public safety and animal welfare;

3. That the Animal Services Manager remove the animal in question for disposition in accordance with the applicable provisions of this Title;

4. That the Animal Services Manager releases the animal in question to the owner subject to payment of such fees and expenses as may be applicable according to the provision of this Title.

D. Unless otherwise agreed by the parties, notice of the written decision, including a copy thereof, shall be filed with the Animal Services Manager and shall be personally served upon or deposited in the United States mail to the affiant and the animal owner not later than twenty-one (21) calendar days following the date on which the hearing was concluded.

E. Failure to comply with any procedural requirements or time limits of this Title shall not deprive the Hearing Officer of jurisdiction over the issue nor shall not vitiate any hearing conducted or order made pursuant to this Title unless such failure constitutes a denial of due process of law.

8.09.060 Finality of Determination.

The decision of the Hearing Officer shall be final and there shall be no appeal to the City Council.

8.09.070 Disposition of Animal.

Except as otherwise provided, in the event that the Hearing Officer orders destruction of an animal, the Animal Services Manager shall immediately impound or continue to impound said animal until fourteen (14) days following the date of personal service upon or deposit in the **United States mail of notice of the Hearing Officer's decision** to the owner. In the event that the Animal Services Manager is personally served with summons or other legal process in **connection with a lawsuit which seeks review of the Hearing Officer's decision, the animal shall not be destroyed and shall continue to be impounded at the owner's expense while the lawsuit is pending.**

8.09.080 Release of Animal.

No animal impounded pursuant to Chapter 8.07 shall be released to any person other than the owner of such animal. Should the owner fail to redeem the animal by the date specified in the decision of the Hearing Officer, unless for good cause as determined by the Animal Services Manager, the animal shall be destroyed.

Notwithstanding any other provision in this Chapter or a decision or order by the Hearing Officer to the contrary, the Animal Services Manager shall not release an animal impounded pursuant to Chapter 8.07 to the owner absent compliance with the provisions relating to redemption prescribed by State law, including, but not limited to, the payment by the owner of all fees and charges for impoundment.

8.09.090 Notification of Change.

At such time as an animal declared to be vicious dies, or the location where the animal is kept changes either through change of residence or of ownership, the person owning the animal must notify, in writing within five (5) calendar days, the Animal Services Manager of the change.

Such notification must include the date of the animal's death and the place of burial or disposal of the animal or the name and the residential and occupational addresses and telephone numbers of the new owner and the new address and telephone number where the animal is to be kept.

8.09.095 Time for Compliance.

The owner shall comply with the order of the Hearing Officer within fourteen (14) calendar days following the date on which notice of the written decision is served upon the owner pursuant to section 8.09.50 of this chapter.

8.09.100 Failure to Comply.

Failure of the owner to comply with the provisions of this Chapter or the order of the Hearing Officer is a misdemeanor.

8.09.110 Breach of Conditions.

Jurisdiction shall continue in the Hearing Officer to order the removal and destruction of any animal which has been declared vicious, should any of the conditions imposed by the order of the Hearing Officer be breached. Such action shall be taken pursuant to a hearing initiated by the Animal Services Manager and scheduled and conducted in accordance with the provisions of Section 8.09.050 except that once prima facie evidence of the breach of conditions has been established, the burden of proof shall be upon the owner to show cause as to why the animal should not be removed and destroyed.

8.09.120 Relief.

If, after a period of two (2) years from the date of the determination of the Hearing Officer that the animal is vicious, it can be demonstrated that the owner has complied with the order of the Hearing Officer and that no further cause exists for the order to stay in force, the owner may apply to the Hearing Officer in writing, for relief from the conditions for keeping or the provisions for special registration of the animal. Upon investigation by the Animal Services Manager and concurrence by the Hearing Officer, relief may be granted and the owner so notified in writing or a hearing may be conducted to determine if cause for relief exists.

8.09.130 Administrative Fines or Penalties - Procedures.

A. Administrative penalties established pursuant to this Title shall be imposed and collected as set forth herein.

B. Notice of Violation. When a violation of any of the provisions of this Title is identified, the Animal Services Manager shall issue a Notice of Violation to the owner. The Notice shall be on a form prescribed by the Animal Services Manager and shall contain the following information:

1. Date, approximate time, and address or definite description of the location where the violation(s) was observed;
2. The code section violated and a description of the violation;
3. A description of the action required to correct the violation;

4. An order to the owner to correct the violation(s) within a time specified and an explanation of the consequences of failure to correct the violation(s);

5. The amount of the monetary penalty for the violation(s);

6. An explanation of how the penalty shall be paid, the time period by which it shall be paid, and the place to which the penalty shall be paid;

7. Identification of rights of appeal, including the time within which the Notice may be contested and the place to obtain a Notice of Appeal and Request for Hearing form to contest the Notice of Violation; and

8. The name and signature of the citing officer and, if possible, the signature of the responsible owner. A single Notice of Violation may charge a violation for one or more days on which a violation exists, and for the violation of one or more code sections.

C. Service of Citation. The Animal Services Manager shall impart notice to the owner of the violation in the following manner:

1. Personal Service. The Animal Services Manager shall attempt to locate and personally serve the responsible owner and, if possible, obtain the signature of the responsible owner on the Notice of Violation. If the responsible owner served refuses or fails to sign the Notice, the failure or refusal to sign shall not affect the validity of the Notice or of subsequent proceedings.

2. Mail. If, for any reason, the Animal Services Manager is unable to personally serve the Notice of Violation on the responsible owner, the Notice shall be mailed to the responsible owner by certified mail, postage prepaid with a requested return receipt. Concurrently, the citation shall be sent by regular mail. Service by mail shall be sent to the **responsible owner's address as shown on public records or as known by the City**. If the Notice is sent by certified mail and returned unsigned, then service shall be deemed effective by regular mail, provided the Notice sent by regular mail is not returned by the post office. Service by mail shall be effective on the date of mailing.

3. Posting Notice. As an alternative to service by mail, and if the Animal Services Manager is unable for any reason to personally serve the responsible owner, the Animal Services Manager may post the Notice of Violation at a conspicuous location on any real property within the City in which the Animal Services Manager has knowledge that the responsible owner has a legal interest, and such posting shall be deemed effective service. Service shall be deemed effective pursuant to posting on the date that the Notice is actually posted.

4. The failure of any responsible owner to receive any notice served in accordance with this Section will not affect the validity of any proceedings taken under this Chapter.

D. Opportunity to Correct the Violation. Once a Notice of Violation has been served upon a responsible owner, the owner shall be allowed fourteen (14) days to correct or remedy the violation. If the responsible owner properly corrects or remedies the violation, he or she shall not be assessed an administrative penalty. If the responsible owner fails to correct or remedy the

violation, administrative penalties shall be assessed from the date written upon the Notice. This subsection shall not be construed to waive any fee or payment that would ordinarily be required pursuant to this Title.

E. Satisfaction of Notice of Violation.

1. Upon receipt of a Notice of Violation, the responsible owner must do the following: (i) pay the administrative penalty to Animal Services; and (ii) demonstrate to the Animal Services Manager that the violation has been corrected or remedied, if the violation(s) is of such a nature that it can be remedied.

2. If a responsible owner fails to properly correct or remedy a continuing violation in accordance with subsection (d) or otherwise, the owner shall pay the accrued penalty amount to the Animal Services. Penalty amounts shall continue to accrue as specified up until the date the responsible owner satisfies the Notice of Violation or files a Notice of Appeal. Payment of an **accrued penalty shall not excuse or discharge the owner's responsibility to correct or remedy** the cited violation, nor shall it bar further enforcement action by the Animal Services Manager.

F. Appeal of Citation.

1. Any recipient of a Notice of Violation may contest that there was a violation of this Title or that he or she is the responsible owner by completing a Notice of Appeal and Request for Hearing form and filing it with Animal Services within fifteen (15) calendar days from the date of issuance of the Notice, together with an advance deposit of the total amount of the monetary penalty, or the timely filing of a Request for an Advance Deposit Hardship Waiver pursuant to subsection (g) of this Section, and the hearing fee as established by the City Council. Any appeal of the Notice of Violation must include a detailed written explanation of as to the grounds for appeal.

2. The filing of a Notice of Appeal does not stay, postpone or excuse the responsible owner's **duty to correct or remedy a cited violation. The proper filing of a Notice of Appeal**, along with an advance deposit of the total accrued penalty including any fees that are the subject of the Notice of Violation and the hearing fee as established by the City Council, will toll any late penalties that would accrue thereafter for a continuing violation. If the Hearing Officer upholds the Notice of Violation, any applicable late penalties shall begin to accrue again on the day following the issuance of the **Hearing Officer's** written Decision. Any penalty amount that has been deposited in advance shall be refunded if it is determined, after a hearing, that the person charged in the Notice of Violation was not responsible for the violation(s) or that there was no violation(s) as charged in the Notice of Violation.

3. The failure to submit a timely and complete request for hearing will terminate a **person's right to contest the Notice of Violation and result in a failure to exhaust administrative remedies**, and the order of the Notice of Violation will serve as a formal determination and **conclusive evidence of the named responsible owner's liability.**

G. Advance Deposit Hardship Waiver. A person seeking an administrative hearing may request a hardship waiver of the penalty deposit by filing with the Animal Services Manager a **completed "Advance Deposit Hardship Waiver," which must be signed under penalty of perjury.** The request must be submitted along with the request for hearing. The person requesting the waiver bears the burden of establishing that such person does not have the financial ability to make the deposit. The request will be decided by the Animal Services Manager within three (3)

business days from the date the request is received, and the Animal Services Manager's decision is final. The applicant will be notified by telephone, facsimile, or in person of the decision on the request. The filing of a request for hardship waiver does not extend the time to file for an administrative hearing or pay the penalty when due. If the request for hardship waiver is denied, an administrative hearing will not be scheduled unless the penalty deposit is paid within five (5) business days following the Animal Services Manager's **determination on the** request for a hardship waiver.

H. Hearing Officer. The City Hearing Officer shall conduct the administrative hearing. In addition to the authority conferred in this Section, the Hearing Officer shall have the authority set forth in Section 8.09.030 of this Chapter.

I. Hearing Procedure. The following rules shall apply to the conduct of a hearing under this section:

1. No hearing to contest an administrative penalty before a Hearing Officer shall be held unless and until: (a) a Notice of Appeal and Request for Hearing form has been completed and timely filed, (b) the hearing fee as established by the City Council has been paid and (c) either the total amount of the penalty has been timely deposited in advance with the Animal Services Manager or a Request for an Advance Deposit Hardship Waiver has been timely filed pursuant to Subsection (G) of this Section;

2. The hearing before the Hearing Officer shall be set for a date that is not less than fifteen (15) and not more than sixty (60) calendar days from the date that the Notice of Appeal and Request for Hearing form is filed in accordance with the provisions of this Section. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) calendar days prior to the date of the hearing;

3. The Hearing Officer shall only consider evidence relevant to whether the violation(s) occurred and whether the responsible owner has caused, maintained or allowed the violations of this Chapter;

4. The person contesting the administrative penalty shall be given the opportunity to testify and present witnesses and evidence concerning the alleged violation;

5. The failure of any recipient of a Notice of Violation to appear at the hearing or, in the alternative, to present written or demonstrative evidence, shall constitute an admission of the violation by the recipient and an admission that the amount of the administrative penalty is appropriate as well as a failure to exhaust administrative remedies that may bar judicial review;

6. The Notice of Violation and any additional documents submitted by the Animal Services Manager shall constitute prima facie evidence of the respective facts contained in those documents;

7. If the Animal Services Manager submits an additional written report concerning the alleged violation to the Hearing Officer for consideration at the hearing, then a copy of this report also shall be served by first class mail on the person requesting the hearing at least five (5) days prior to the date of the hearing;

8. At least ten (10) days prior to the date of the hearing, the recipient of a Notice of Violation shall be provided with copies of the notices, reports and other documents submitted or relied upon by the Animal Services Manager. No other discovery is permitted. Formal rules of evidence shall not apply;

9. The Hearing Officer may continue the hearing and request additional information from the Animal Services Manager or the recipient of the Notice of Violation prior to issuing a written decision;

10. The Hearing Officer is not required to provide transcripts of hearings, but is required to make available tapes of hearings for a fee.

J. Hearing Officer's Decision.

1. After considering all of the testimony and evidence submitted at the hearing, the Hearing Officer shall issue a written decision within ten (10) days of the date of the hearing to uphold or cancel the Notice of Violation and shall list in the Decision the reasons for that determination. The decision of the Hearing Officer shall be final;

2. If the Hearing Officer determines that the Notice of Violation should be upheld, then the Animal Services Manager shall retain the penalty amount, including any fee that is the subject of the Notice of Violation, on deposit with the Animal Services Manager;

3. If the Hearing Officer determines that the Notice of Violation should be upheld, and the penalty has not been deposited pursuant to an advance deposit hardship waiver, the Hearing Officer shall set a payment schedule for the payment of the penalty, including any fee that is the subject of the Notice of Violation. Accrual of any late penalty charges shall resume on the day following the date of the Hearing **Officer's** Decision;

4. If the Hearing Officer determines there has been no violation and the penalty was deposited with the Animal Services Manager, then the Animal Services Manager shall promptly refund the amount of the deposited penalty;

5. The recipient of the Notice of Violation shall be served with a copy of the Hearing **Officer's** written Decision.

K. Failure to Pay Administrative Penalties.

1. The failure of any person to pay the administrative penalties assessed in connection with a Notice of Violation within the time specified on the Notice constitutes a debt to the City and may result in the matter being referred to a collection agency, which may file a claim with the small claims court or, in the alternative, utilize any means within its power to collect the amount owed. The City may pursue any other legal remedy to collect the administrative fines.

2. Any person who fails to pay to the City any administrative penalty imposed pursuant to this Title on or before the date the fine is due shall also be liable in any action brought by the City for all costs incurred in securing payment of the delinquent amount, **including, but not limited to, administrative costs and attorneys' fees. Such collection costs are** in addition to any required fees, penalties, interest and late charges.

3. Notwithstanding all of the procedures set forth in this Section, the Animal Services Manager shall have the ability and discretion to enforce violations of this Title, to impose necessary conditions, to forgive portions of a debt or penalty owed to the City under this Title, and to coordinate collection and enforcement efforts with a collection agency.

L. Right to Judicial Review. Any person aggrieved by an Administrative Decision of a Hearing Officer on an administrative citation may obtain review of the Administrative Decision by filing a Petition for Review with the Sacramento County Superior Court in accordance with the timelines and provisions as set forth in California Government Code section 53069.4.

SECTION 7. Severability.

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

SECTION 8. Effective Date and Publication.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this _____ day of _____, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 9-2009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 4, BUSINESS REGULATIONS, OF THE RANCHO CORDOVA
MUNICIPAL CODE BY ADDING CHAPTER 4.33, "MASSAGE ESTABLISHMENTS AND
MASSAGE TECHNICIANS," ESTABLISHING LAWS AND REGULATIONS PERTAINING TO
MASSAGE ESTABLISHMENTS AND MAKING MINOR CONSISTENCY AMENDMENTS**

RECITALS

WHEREAS, the City of Rancho Cordova ("City") was incorporated on July 1, 2003; and

WHEREAS, pursuant to Ordinance No. 20-2003 and Ordinance No. 21-2003, the City adopted by reference most of the County of Sacramento Municipal Code, including regulations pertaining to massage establishments; and

WHEREAS, the City recognizes the health benefits of massage performed by qualified massage technicians. Consistent with the documented health benefits of massage, the City desires to update its massage regulations; and

WHEREAS, the Rancho Cordova City Council wishes to update and revise the City's regulations pertaining to massage establishments in order to reflect changes in State law and to better serve the needs of the City; and

WHEREAS, on June 18, 2007, the City adopted Ordinance No. 16-2007 as an urgency ordinance imposing a forty-five (45) day moratorium on the establishment, expansion, or relocation of new and existing massage establishments; and

WHEREAS, on July 16, 2007, the City adopted Ordinance No. 20-2007, and on May 19, 2008 the City adopted Ordinance No. 15-2008 extending the moratorium on the establishment, expansion, or relocation of new and existing massage establishments; and

WHEREAS, during the moratorium, City staff analyzed the City's current code regulating massage establishments and massage technicians and determined that those provisions needed to be updated in order to reflect changes in State law and better serve and protect City residents against illegal massage practices; and

WHEREAS, this Ordinance updates the City's massage regulations and removes such regulations from the City Municipal Code Chapter related to adult-related establishments. This Ordinance does not make any substantive changes to regulations related to adult-related establishments; and

WHEREAS, Senate Bill 731 related to Massage Therapy was signed by Governor Schwarzenegger on September 27, 2008, which establishes a voluntary State certification program for massage technicians. This Ordinance incorporates those provisions of the State legislation in order to comply with State law; and

WHEREAS, the proposed regulations ensure massage establishments are properly regulated as legitimate businesses, and incorporate those provisions consistent with the recently adopted State law for those massage technicians certified by the State.

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

SECTION 1. Title 4 of the Rancho Cordova Municipal Code, is amended to include Chapter 4.33 "Massage Establishments and Massage Technicians," to read as follows:

Article 1. General Provisions

4.33.005 Definitions.

Unless the provisions or the content otherwise requires, the definitions set forth in this Section govern the construction of this Chapter.

A. "Massage" or "massage therapy" means any method of pressure or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external surfaces of the body with hands or with any object or appliance;

B. "Massage establishment" means an establishment whose primary business is the offering of massage in exchange for pecuniary compensation, consideration, hire or reward;

C. "Massage technician" or "massage therapist" means any person who, for pecuniary compensation, consideration, hire or reward, engages in the practice of massage. Unless otherwise specified, massage technician shall include persons certified by the Massage Therapy Organization under Business and Professions Code section 4601(c) as massage therapists, and persons certified under Business and Professions Code section 4601(b) as massage practitioners.

D. "Massage technician permit" means a permit issued by the City of Rancho Cordova authorizing a person to engage in the business of massage therapy within the City. Massage technician permits are separate and distinct from general and special business licenses.

E. "Massage Therapy Organization" or "MTO" means the non-profit organization created pursuant to Business and Professions Code section 4600 *et seq.*, which has the authority to issue certificates to massage therapists and massage practitioners.

F. "Mobile massage service" means any business, not licensed as a massage establishment under the provisions of this Chapter, wherein the primary function of such business is to engage in or carry on massage for pecuniary compensation, consideration, hire or reward not at a fixed location, but at a location designated by the customer or client;

G. "Recognized school of massage" means a school recognized by the State of California which: (1) teaches the theory, ethics, practice, profession and work of massage; and (2) requires a residence course of study to be given before the student is furnished with a diploma or certificate of learning or completion; and (3) meets the minimum standards for training and curriculum in massage and related subjects and that either was recognized by the California Department of Consumer Affairs Bureau for private post-secondary and vocational education pursuant to Section 94931 of the Education Code prior to July 1, 2007, or is recognized by the

Bureau, by an institution accredited by the senior commission or the junior commission of the Western Association of Schools and Colleges, by a college or university of the State higher education system as defined in Section 100850 of the Education Code, or by a school of equal or greater training that is approved by the corresponding agency in another state. A "recognized school of massage," as those terms are used above, shall not include a school or institution of learning offering or allowing correspondence course credit not requiring actual attendance at class;

H. "State-issued certificate" means the certificate, or conditional certificate, issued by the State of California pursuant to California Business and Professions Code section 4600 *et seq.*;

I. "Special business license" means the business license issued to the massage establishment pursuant to Chapter 4.10 of this Title, authorizing the massage establishment to offer massage services on its premises.

4.33.010. Exemptions.

The provisions of this Chapter shall not be applicable to, or include, the following:

- A. Hospitals, nursing homes, sanitariums, or persons working in any such establishments;
- B. Persons holding an unrevoked certificate to practice the healing arts under the laws of the State of California or persons working under the direction of any such persons;
- C. Barbers or cosmetologists lawfully carrying out their particular occupation or business and holding a valid, unrevoked license or certificate of registration issued by the State of California; however, any massage therapist engaged in massage at such an establishment shall be required to obtain a massage therapist permit unless he/she has a State-issued certificate;
- D. Athletic clubs or fitness facilities, where such facility is designed and equipped for indoor sports, exercise, or physical education shall not be required to obtain a general business license and special business license for massage purposes; however, any massage therapist engaged in massage at such establishment shall be required to obtain a massage technician permit unless he/she has a State-issued certificate;
- E. Trainers of any amateur, semi-professional or professional athlete or athletic team;
- F. Physicians, surgeons, nurses, chiropractors, osteopaths, acupuncturists, naturopathic doctors and physical therapists who are duly licensed to practice their respective professions in the State, and massage therapists working under the direct supervision of such duly licensed physicians, surgeons, chiropractor, osteopaths, acupuncturists, naturopathic doctors and physical therapists;
- G. Reflexologist performing reflexology; however, any reflexologist engaged in massage shall be required to obtain a massage therapist permit; and
- H. A recognized school of massage, as defined by Section 4.33.005(G) of this Chapter.

4.33.015 Employment of Minors.

It shall be unlawful for the operator, or any other person in charge of a massage establishment, to employ or retain any person who is under the age of eighteen (18) years to perform any service on the premises of the establishment.

4.33.020 Schools of Massage.

No massage establishment shall use the facilities or premises of such a recognized school of massage in connection with the operations of the massage establishment. Students in training at a recognized school of massage, as defined by Section 4.33.005(G) of this Chapter, may perform massage on a member of the general public while on the premises of the school of massage in compliance with the following requirements:

A. The student performs the massage only under the direct personal supervision of an instructor certified by the California Department of Consumer Affairs Bureau for post-secondary and vocational education, a State-approved educational facility, an approved national massage organization or association, or similar organization; and

B. Massage is performed in compliance with this Chapter.

4.33.025 Application of this Chapter to Persons Engaged in Massage as of the Effective Date of this Chapter

A. This Chapter shall apply to all persons engaged in massage prior to the effective date of this Chapter, to all persons employed as massage technicians prior to the effective date of this Chapter and all new applications for massage establishment special business licenses or massage technician permits.

B. All persons holding a valid and unexpired massage technician permit from the City at the time of adoption of Ordinance No. 9-2009:

1. Shall provide proof of compliance with the educational requirements and all other requirements of this Chapter when applying for renewal of his/her massage technician permit occurring on or after January 1, 2011;

2. All terms and conditions of this Chapter, besides the educational requirement, shall apply to all massage technicians and establishments in the jurisdiction, regardless of his/her or the establishment's date of licensing; and

3. Such persons holding a valid and unexpired massage technician permit must provide proof of compliance with this Chapter to the Finance Director as part of the application for renewal of his/her massage technician permit. Failure to do so shall make the continued operation of such business or continued employment of a massage technician unlawful, and a violation of this Chapter.

4.33.030 Minimum Qualifications – Massage Managers.

Each massage establishment and mobile massage service shall be managed by a person who possess a valid, unrevoked massage technician permit or State-issued certificate.

A massage establishment and service shall not be deemed managed as required by this Section unless a person possessing the required massage technician permit or State-issued certificate, having the authority and responsibility to supervise personnel employed or retained to perform services and to supervise the delivery of services, is on the premises of the establishment not less than 75 percent of the time the business is open for the delivery of services.

4.33.035 Minimum Educational Requirements – Massage Technicians

An applicant for a massage technician permit shall possess the following minimum educational qualifications: a diploma or certificate of graduation from a recognized school of massage evidencing that the person has completed not less than two hundred (200) hours of instruction at a recognized school of massage, as defined by Section 4.33.005(G) of this Chapter. Transcripts or certificates of graduation from more than one recognized school of massage school, as defined by Section 4.33.005(G), may be combined to meet the educational requirements of this Section.

4.33.040 Employment of Massage Technicians.

It shall be unlawful for any massage establishment and mobile massage service to employ or retain a person to provide services as a massage technician, and unlawful for any person to work for such an establishment or service, unless the person possesses a valid, unexpired and unrevoked massage technician permit issued pursuant to this Chapter or has a valid and unexpired State-issued certificate.

Article II. Licenses and Permits

4.33.100 Massage Establishment – General and Special Business Licenses Required.

A. It shall be unlawful for any person to operate, engage in, conduct or allow the operation of a massage establishment unless under and by authority of a valid, unexpired and unrevoked general business license issued pursuant to Chapter 4.06 of this Title and special business license issued pursuant Chapter 4.10 of this Title.

B. Pursuant to State law, massage establishments that only employ or use persons with State-issued certificates shall also be required to obtain a general business license issued pursuant to Chapter 4.06 of this Title and special business license pursuant to the provisions of Chapter 4.10 of this Title.

C. An applicant for a special business license to operate a massage establishment that will only employ or use persons with State-issued certificates shall provide copies of the State-issued certificate for each person the establishment will employ or use to provide massage services. Copies of the certificate shall be provided to the Finance Director of the City. The holder of the special business license for the massage establishment shall have a continuous duty to provide copies of the State-issued certificate for each new State certificate holder that the massage establishment employs or uses to provide massage services. The requirement to file copies of the State-issued certificates shall not eliminate the requirement to maintain evidence on the premises of the massage establishment that the massage technicians employed by the establishment are certified by the State.

4.33.105 Massage Technicians – Permit Required.

It shall be unlawful for any person to act as a massage technician unless: 1) under and by authority of a valid, unexpired and unrevoked massage technician permit, issued pursuant to this Chapter; or 2) under and by authority of a valid, unexpired State-issued certificate. Massage technicians that have received and hold a valid and unexpired State-issued certificate shall not be required to obtain a City massage technician permit, provided the State-issued certificate remains valid and current for the duration of their practice.

4.33.110 Massage Technician Permit – Application Filing.

Applications for a massage technician permit shall be filed in the office of the Finance Director. The Finance Director shall receive any fee required for the application, assure that the application is complete, and refer the application to the Police Department for processing, investigation, review and action.

4.33.115 Massage Technician Permit – Contents of Application.

An application for a massage technician permit shall be filed on a form and contain such information as required by the Police Department, including, at a minimum, the following:

- A. The name and current residential address of the applicant;
- B. The name and address of the business which has retained the services of the applicant for which the permit is required;
- C. A list of each conviction of the applicant, plea of guilty, or plea of nolo contendere. The list shall, for each such conviction, set forth the date of arrest, the offense charged and the offense of which the applicant was convicted;
- D. Proof of the age of the applicant;
- E. The name and address of each recognized school of massage attended or provider of instructional services in massage which has been received, the name and address of the school or provider, the dates of attendance or receipt of instruction, and a copy of any certificate or diploma or other evidence of completion which the applicant has received; and
- F. Two identical passport photos.

4.33.120 Massage Technician – Investigation.

The Police Department shall conduct such investigation of the background of the applicant for a massage technician permit as is necessary in order to determine whether the minimum qualifications which have been prescribed are satisfied and as otherwise deemed appropriate. Such investigation shall include the fingerprinting and photographing of the applicant. The applicant shall be responsible for paying any fees associated with the application processing or investigation.

4.33.125 Massage Technician Permit – Issuance.

A. Upon receipt of an application for a massage technician permit to act as a manager of a massage establishment or a massage technician, the Chief of Police shall conduct such investigation pursuant to Section 4.33.120 of this Chapter as is deemed necessary and the application shall be processed in compliance with Section 4.10.090 of this Title. The Chief of Police shall issue the permit unless he or she finds, pursuant to Section 4.10.090 of this Title, any of the following:

1. That the application fails to contain information required by the Chief of Police or Section 4.33.115 of this Chapter, or is otherwise incomplete;
2. That information contained in the application is false or otherwise inaccurate;
3. That the applicant has been convicted of a crime and the time for appeal has elapsed, or when an order granting probation is made suspending the imposition of sentence, irrespective of the entry of a subsequent order under Section 1203.4 of the California Penal Code; or has done any act involving dishonesty, fraud or deceit with intent to substantially benefit him or herself, or another, or substantially injure another; and the Chief of Police concludes that by reason of the crime or act the applicant would not perform his or her duties as a manager, and/or massage technician in a law-abiding manner or in a manner which does not subject patrons to risk of harm or criminal, deceitful or otherwise unethical practices;
4. That the applicant is under 18 years of age; or
5. That the applicant does not meet the educational requirements set forth in Section 4.33.035 of this Chapter.

B. Notwithstanding the foregoing, an application shall not be denied solely on the basis that a person has been convicted of a felony if the person has obtained a certificate of rehabilitation under Section 4852.01 et seq. of the California Penal Code, or that the person has been convicted of a misdemeanor if the person has met all applicable requirements of the criteria of rehabilitation developed to evaluate the rehabilitation of a person when considering the denial of a license under Section 482(a) of the California Business and Professions Code.

4.33.130 Massage Technician Permits – Transferability.

A massage technician permit shall not be transferable or assignable from one person to another. The permit shall contain such information as the Police Department requires, including the permit holder's name and address, the name and address of the enterprise or enterprises retaining his or her services for which the permit is issued, the expiration date of the permit, a physical description of the permit holder and a picture of the permit holder.

4.33.135 Massage Technician Permits – Renewal

Applications for renewal shall be filed, processed and permits issued in the manner and pursuant to the standards and procedures prescribed by Sections 4.10.075 through 4.10.090 of this Title.

4.33.140 Massage Technician Permits – Revocation.

A. A massage technician permit may be revoked or suspended pursuant to Section 4.10.140 of this Title upon any of the following grounds:

1. Violation of any of the duties, requirements or prohibitions contained in this Chapter;
2. Violation of any of the duties, requirements or prohibitions set forth in any administrative regulations issued pursuant to Section 4.02.085 of this Title;
3. Misrepresentation of a material fact contained in the application for the massage technician permit; or
4. That since issuance or renewal of the massage technician permit the Chief of Police has acquired information supporting the determination the massage technician permittee is not qualified to have a massage technician permit because he/she has not met the education requirements contained in Section 4.33.035 of this Chapter.

B. Revocation of massage technician permits shall be in accordance with the provisions related to employee permits set forth in Chapter 4.10 of this Title.

Article III. Operation of Business and Conditions of Facilities

4.33.200 Hours of Operation.

It shall be unlawful for any massage establishment to be operated or remain open for business between the hours of 10:00 p.m. and 8:00 a.m. of the following day.

4.33.205 Alcoholic Beverages.

It is unlawful for any person to sell, give, dispense, provide or keep, or cause to be sold, given, dispensed, provided or kept, any alcoholic beverage, as defined by California Business and Professions Code § 23004, on the premises of any massage establishment or in conjunction with any massage business.

4.33.210 Display of License and Massage Technician Permits.

A. Each massage establishment shall display the special business license in a conspicuous place within the establishment so that the same may be readily seen by persons entering the premises.

B. Each massage establishment shall display the massage technician permit or State-issued certificate issued to each individual employed by or performing massage at the establishment.

C. A person engaged in a mobile massage service shall have the license available for inspection at all times while providing mobile massage services.

4.33.215 Massage Establishments – Sanitation Requirements.

Massage establishments shall at all times be equipped with an adequate supply of clean sanitary towels, coverings and linens. Towels, coverings and linens shall not be used on more than one patron unless they have first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one patron. Soiled linens and paper towels shall be deposited in approved receptacles.

Within massage establishments, wet and dry heat rooms, steam or vapor rooms or cabinets, shower rooms and compartments, toilet rooms and pools shall be thoroughly cleaned and disinfected as needed, and at least once each day the premises are open, with a disinfectant approved by the Health Officer. Bathtubs shall be thoroughly cleaned after each use with a disinfectant approved by the Health Officer. All walls, ceilings, floors and other physical facilities shall be in good repair and maintained in a clean and sanitary condition. Instruments for massage shall not be used on more than one patron unless they are sterilized before each use by sterilization methods approved by the Health Officer.

4.33.220 Massage Technician – Sanitation and Decency Requirements.

While performing any massage services, massage technicians shall wear garments which cover the entire body, exclusive of the head, neck, arms, legs, hands and feet. The massage technician must be fully covered from a point of not more than four inches above the center of the kneecap to the base of the neck, excluding the arms. Such garments shall not be transparent and shall be maintained in a clean and sanitary condition.

4.33.225 Personnel Registers.

Operators of massage establishments shall maintain personnel registers, which shall contain the names and massage technician numbers, State certificate numbers of each person employed or retained to perform massage on the premises.

4.33.230 List of Services.

A list of the services available and the price of such services shall be posted in an open and clearly visible place on the premises of the massage establishment. The services available shall be described in readily understandable language. No massage establishment or massage therapist shall render or provide, or offer to render or provide, any service other than those posted.

4.33.235 Prohibition Against Warning Devices.

The presence of any device which can be utilized as an early warning system to alert the employees or operator of a massage establishment to the presence of any law enforcement or local authorities on the premises is prohibited in any massage establishment. Such prohibited devices include, but are not limited to, light or music dimmers, electronic detection devices, external or internal video equipment and alarm systems other than those used for fire alarms or with alarm companies.

4.33.240 Prohibition Against Locked Areas for Massage Services.

Massages may not be carried on within any separate cubicle, room, booth or area within a massage establishment which is fitted with a door capable of being locked. Additionally, all reception and hallway doors must remain unlocked during business hours. The prohibition against locks on the door shall not apply to sole proprietorships where the massage therapist has a State-issued certificate, or to massage establishments that only employ massage therapists with State-issued certificates.

SECTION 2. In consolidating and updating all massage regulations under Title 4 of the Municipal Code, the following amendments are required:

A. *The second paragraph of Section 4.06.005, "License Required," of the Rancho Cordova Municipal Code is amended to read as follows:*

Notwithstanding any other provision in this Chapter to the contrary, a massage establishment or a mobile massage service, as such terms are defined in Chapter 4.33 RCMC, shall secure a general business license.

B. *The fifth paragraph of Section 4.06.065, "Number of Licenses," of the Rancho Cordova Municipal Code is amended to read as follows:*

Notwithstanding any other provision of this Section, only one general business license for a massage establishment or mobile massage service, as such businesses are defined in Chapter 4.33 RCMC, shall be issued and in effect at any one time for any one business location. This one general business license shall be the only license that authorizes the offering or conduct of massage at, or from, the particular business location as applicable. If the massage establishment or mobile massage service business has more than one fixed location or branch, each branch or location thereof shall have its own general business license for that particular location that authorizes the offering or conduct of massage at that branch or location.

C. *The first paragraph of Section 4.34.000, "Purposes," of the Rancho Cordova Municipal Code is amended to read as follows:*

There has been a proliferation throughout the City of Sacramento of adult-related establishments, such as escort bureaus, introductory services, public bathhouses, model studios, sexual encounter centers, and similar businesses which offer patrons services or entertainment characterized by an emphasis on matters depicting, describing or relating to specified sexual activities or specified anatomical areas. There has been a demonstrable relationship between high incidence of unlawful prostitution and drug-related crime, and the adult-related establishments regulated by this Chapter. Such businesses operate as fronts for houses of prostitution and for illegal drug-related transactions. Past regulation by the City of some of these establishments has been unsuccessful because the establishments evade the regulations by changing their names to indicate different objects or purposes from the types of businesses regulated.

D. The first paragraph of Section 4.34.010, "Adult-Related Establishment," of the Rancho Cordova Municipal Code is amended to read as follows:

"Adult-related establishment" means a bathhouse, escort bureau, introductory service, modeling studio or sexual encounter center, as defined by this Chapter. "Adult-related establishment" shall also include any other business or establishment which has available for or offers any patron, for pecuniary compensation, consideration, hire or reward, services or entertainment or activities which involve specified sexual activities or the display of specified anatomical areas.

E. Section 4.34.030, "Definitions – Massage Services," of the Rancho Cordova Municipal Code is hereby repealed.

F. Subsection (E) of Section 4.34.055, "Exemptions," of the Rancho Cordova Municipal Code is deleted in its entirety.

G. Section 4.34.070, "Personnel Registers," of the Rancho Cordova Municipal Code is amended to read as follows:

4.34.070 Personnel Registers.

Operators of adult-related establishments shall maintain personnel registers which shall be available for inspection by the Chief of Police at all times during regular business hours as follows:

A. With respect to an escort service, a personnel register shall be maintained which includes the name and employee permit number of each person employed or retained as an escort.

B. With respect to a modeling studio, a personnel register shall be maintained which includes the name and employee permit number of each person employed or retained as a figure model.

C. With respect to any adult-related establishment, other than a modeling studio or escort service, a personnel register shall be maintained which includes the names of all persons employed or retained on the premises to provide services, the Title of the position of each such person, and as to those persons required to possess employee permits by this Chapter, their employee permit numbers.

H. Sections 4.34.080 and 4.34.085 of the Rancho Cordova Municipal Code are hereby repealed.

I. Sections 4.34.095, 4.34.100, and 4.35.105 of the Rancho Cordova Municipal Code are hereby repealed.

J. Section 4.34.205, "Display of License," of the Rancho Cordova Municipal Code is amended to read as follows:

4.34.205 Display of license.

Each adult-related establishment shall display the special business license in a conspicuous place within the establishment so that the same may be readily seen by persons entering the premises.

K. Section 4.34.210, "Employee Permit Required," of the Rancho Cordova Municipal Code is amended to read as follows:

4.34.210 Employee permits required.

A. It shall be unlawful for any person to provide any of the following services without possessing a valid, unexpired and unrevoked employee permit issued pursuant to the provisions of Chapter 4.10 RCMC and this Chapter:

1. Act as a manager of an adult-related establishment by supervising or controlling the personnel of such an establishment or the services rendered therein;
2. Act as an escort; or
3. Act as a figure model in a modeling studio.

B. It shall be unlawful for the operator of any adult-related establishment to employ or retain a person to perform any of the above services unless such person possesses such an employee permit.

L. Subsection (C) of Section 4.34.215, "Application," of the Rancho Cordova Municipal Code is deleted in its entirety.

M. Section 4.34.220, "Issuance," of the Rancho Cordova Municipal Code is amended to read as follows:

4.34.220 Issuance.

A. Upon receipt of an application for an employee permit to act as a manager of an adult-related establishment, an escort or a figure model, the Chief of Police shall conduct such investigation pursuant to RCMC 4.10.085 as is deemed necessary. The Chief of Police shall issue the permit unless he or she finds, pursuant to RCMC 4.10.090, any of the following:

1. That the application fails to contain information required by the Chief of Police or RCMC 4.34.215, or is otherwise incomplete;
2. That information contained in the application is false or otherwise inaccurate;
3. That the applicant has been convicted of a crime and the time for appeal has elapsed, or when an order granting probation is made suspending the imposition of sentence, irrespective of the entry of a subsequent order under Section 1203.4 of the California Penal Code; or has done any act involving dishonesty, fraud or deceit with

intent to substantially benefit him or herself, or another, or substantially injure another; and the Chief of Police concludes that by reason of the crime or act the applicant would not perform his or her duties as a manager, escort or figure model in a law-abiding manner or in a manner which does not subject patrons to risk of harm or criminal, deceitful or otherwise unethical practices;

4. That the applicant is under 18 years of age.

B. Notwithstanding the foregoing, an application shall not be denied solely on the basis that a person has been convicted of a felony if the person has obtained a certificate of rehabilitation under Section 4852.01 et seq. of the California Penal Code, or that the person has been convicted of a misdemeanor if the person has met all applicable requirements of the criteria of rehabilitation developed to evaluate the rehabilitation of a person when considering the denial of a license under Section 482(a) of the California Business and Professions Code.

SECTION 3. Severability.

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

SECTION 4. Effective Date and Publication.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ____ day of ____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 05-2009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY WITHIN THE VILLAGES OF ZINFANDEL SPECIAL PLAN AREA**

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

Section 1. Section 16.81.140 of Chapter 16.81, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.81.140 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2009, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2010, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however the March 2010 adjustment factor shall be computed by dividing the "mean" index for January 2008.
- (c) The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor by the Program Fee per Development Unit in place prior to the annual adjustment.

Section 2. Severability.

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

Section 3. Effective Date and Publication.

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

AGENDA ITEM 8.4

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 06-2009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY WITHIN THE SUNRISE DOUGLAS COMMUNITY PLAN AREA**

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

Section 1. Section 16.83.200 of Chapter 16.83, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.83.200 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2009, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2010, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however, the March 2010 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- (c) The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- (d) The Estimated Cost of the Facilities used in the Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.83.150, 16.83.160, 16.83.170, and 16.83.180 shall be adjusted annually using the same adjustment factor pursuant to subsections (a), (b) and (c) of this section.

Section 2. Severability.

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

Section 3. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 07-2009

**AN ORDINANCE OF THE CITY COUNCIL
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY FOR THE CITY OF RANCHO CORDOVA TRANSPORTATION IMPACT FEE**

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

Section 1. Section 16.84.130 of Chapter 16.84, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.84.130 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2009, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2010, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be adjusted as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however, the March 2010 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- (c) The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- (d) The estimated cost of the facilities used in the Transportation System Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.84.110 and 16.84.120 shall be adjusted annually using the same adjustment factor pursuant to subsections (a), (b) and (c) of this section.

Section 2. Severability.

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

Section 3. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 10-2009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING SECTIONS 16.83 AND 16.84 OF THE CITY MUNICIPAL CODE EXTENDING
THE TEMPORARY DEFERRAL FOR PAYMENTS OF CERTAIN DEVELOPMENT IMPACT
FEES FOR A PERIOD OF ONE YEAR**

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

Section 1.

WHEREAS, In May 2008, in response to the nationwide downturn in the housing market, the City Council adopted Resolution No. 51-2008 establishing a Temporary Development Impact Fee Deferral Program; and

WHEREAS, the City Council also adopted Urgency Ordinance No. 14-2008 amending the City Municipal Code by adding Sections 16.83.105 and 16.84.065, which provided the City Manager the authority to defer certain development impact fees. The temporary fee deferral provisions were set to automatically expire on June 30, 2009; and

WHEREAS, during the past year the local, state and national economy has continued to experience severe, multifaceted economic challenges affecting non-residential and residential development investments in Rancho Cordova; and

WHEREAS, this ordinance is needed to amend the Municipal Code to extend the time period of the Development Impact Fee Deferral Program (**Exhibit A**) in order to allow the program to remain effective for an additional one year period.

Section 2. Section 16.83.105 of the Rancho Cordova City Municipal Code, titled "Payment of Development Fees – Temporary Deferral," is hereby amended to read as follows:

16.83.105 PAYMENT OF DEVELOPMENT FEES-TEMPORARY DEFERRAL

Notwithstanding any other requirement in Section 16.83.100, due to the temporary and acute nationwide slowdown in the housing market, the City Manager shall have the authority to consider and approve requests to defer payment of development impact fees imposed pursuant to this Chapter to the earlier of 24 hours prior to scheduling a final inspection, issuance of a temporary or final certificate of occupancy, or one year from the date the deferral is approved by the City Manager. This Section shall automatically expire and be of no force and effect after June 30, 2010.

Section 3. Section 16.84.065 of the Rancho Cordova City Municipal Code, titled "Payment of Transportation Impact Fee – Temporary Deferral," is hereby amended to read as follows:

**16.84.065 PAYMENT OF TRANSPORTATION IMPACT FEE-TEMPORARY
DEFERRAL**

Notwithstanding any other requirement in Section 16.84.060, due to the temporary and acute nationwide downturn in the housing market, the City Manager shall have the authority to consider and approve requests to defer payment of development impact fees imposed pursuant to this Chapter to the earlier of 24 hours prior to scheduling a final inspection, issuance of a temporary or final certificate of occupancy, or one year from the date the deferral is approved by

the City Manager. This Section shall automatically expire and be of no force and effect after June 30, 2010.

Section 4. Severability.

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

Section 5. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

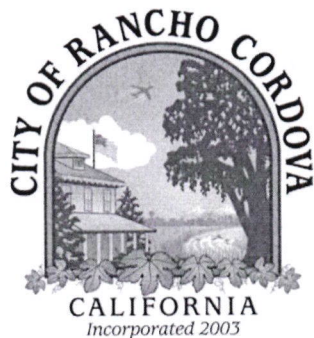
ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, City Clerk

DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM



Finance Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Ph: 916.851-8700

www.cityofranhocordova.org

DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM

In order to help stimulate economic development and to be responsive to the needs of our customers, the City of Rancho Cordova is offering a fee deferral program for residential, commercial and industrial projects. Rather than requiring developers to pay all “development impact fees” at the time a building permit is issued, developers may request approval to defer the payment of select impact fees. The deferral is intended as a temporary response to the current housing market slump, and as such, will expire on June 30, 2010.

Program Highlights:

- Available to all new construction, including residential, retail, office and industrial
- Payment due at the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the application is approved
- Deferred fees shall be paid at the rates applicable at the time of building permit issuance
- Deferrals apply to City controlled fees only

Eligible Development Impact fees:

Fees within the City's control may be deferred. Deferral of fees that are collected by the City and passed through directly to the City's regional partners will require agreement between the City and the other agency.

The following is a list of fees eligible for deferral:

- A portion of Community Facilities Fees (excludes portions funding current cost obligations)
- Park Renovation Fee
- Transportation Development Impact Fees
- Very Low Income Housing Trust Fund (VLIHTF) – (available to non-residential projects)
- Certain Specific Plan Area fees, including:
 - Capital Village fees for park renovation and transportation impact
 - Sunridge Douglas fees for interim sewer, roadway construction, library and transit shuttle program
 - Villages of Zinfandel fees for library construction, park renovation and roadway construction

The City will determine, at its discretion, and subject to approval by the City Manager, the amount of the fees that can be deferred. The City will be reviewing anticipated cash outlays and/or contracts related to specific development impact fees considered for deferment to determine which fees can be deferred at any point in time.

DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM

Non-Eligible fees:

- Application Processing Fee – (covers city staff time processing applications)
- Building Permit Fees
- Capital Village Park Development Fee
- Community Facilities Fee – (City Hall, Community Center, Police, and Administrative portion)
- General Plan Cost Recovery Fee
- Plan Review Fee
- Processing Fees
- Sunrise Douglas Plan Fees – (Park and Administrative Fee portion)
- Supplemental Park Fee
- Transportation Impact Administrative Fee
- Very Low Income Housing Trust Fund Administrative Fee
- Villages of Zinfandel Administrative Fee
- Zone Check Fee

Sunset for Fee Deferral Program:

The Fee Deferral Program is intended as a temporary response to the current housing market slump and will expire on June 30, 2010.

Non-Residential Project Criteria

To be eligible for the deferral program, a project must meet at least one of the following criteria:

- Creates at least 25 full-time jobs
- Increases annual tax revenue by at least \$5,000
- Project located in Redevelopment Project Area
- Project is determined to be a “Catalyst Project” that will further economic development goals and objectives

Project Qualifications

To participate in the deferral program, all outstanding City invoices, fees and taxes must have been paid in full.

Property owners are encouraged to utilize the Statewide Communities Infrastructure Program (SCIP) to finance their impact fees whenever possible. More information on the SCIP can be found at City Hall or on the City’s website, at www.cityoffranchocordova.org.

DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM

Fee Deferral Time Limits:

- **Non-residential** projects - fees may be deferred until the earlier of final inspection, issuance of temporary or final certificate of occupancy, or twelve months from the date the fee deferral is approved.
- **Residential** projects - Fees may be deferred to the earlier of final inspection, or twelve months from the date the fee deferral is approved.

Processing Fee

The Fee Deferral Program is expected to result in costs to the City to implement and service the program. The fee for processing the deferral applications shall be \$250 per application.

Pulling the Building Permit

Prior to the anticipated date of pulling the building permit, applicants should submit a fee deferral application to the Building Department staff. The Finance Director and Economic Development Director will then review the application and seek final approval from the Assistant City Manager. Building permits will be issued following approval of the application.

Payment of Fees

Fees deferred are due and payable at the earlier of final inspection, issuance of temporary or final certificate of occupancy, or twelve months from the date the fee deferral is approved.

How Do I Apply?

Applications may be obtained by contacting the City's Office of Economic Development at (916) 851-8783, or the Building and Safety Department at (916) 851-8760.

Completed applications should be submitted to:

- Building Department Permit Counter

Upon approval, the City will contact each applicant to inform them they may pull permits at the Building Department Permit Counter.

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: April 20, 2009

TO: Agency Director and Members

THRU: Ted A. Gaebler, Executive Director

FROM: Micah Runner, Economic Development Manager

SUBJECT: COMMUNITY REDEVELOPMENT AGENCY RESOLUTION OF NECESSITY DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION OF 10153-10179 FOLSOM BOULEVARD, RANCHO CORDOVA, CALIFORNIA FOR THE RANCHO CORDOVA REDEVELOPMENT PROJECT (THE "PROJECT")

RECOMMENDATION

Adopt Agency Resolution of Necessity No. CRA-4-2009. The required findings for adoption are:

1. That the public interest and necessity require the Project;
2. That the Project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury; and
3. That the subject property is necessary for the Project.

Therefore, staff recommends that the Agency Board:

- Consider all evidence presented on whether the public interest and necessity require the Project.
- Consider all evidence presented on whether the Project is planned or located in the manner that will be the most compatible with the greatest public good and least private injury.
- Consider all evidence presented on whether the subject property is necessary for the Project.

If, based on the evidence presented, the Agency Board finds and determines each of the aforementioned then staff recommends that the Agency Board adopt the proposed Resolution of Necessity.

AGENDA ITEM 11.1

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution of Necessity will authorize the Agency Executive Director to direct the filing of an action in eminent domain to acquire the subject property for the Project.

BACKGROUND

I. The Rancho Cordova Redevelopment Project

On December 6, 2004, the City Council formed the Community Redevelopment Agency of the City of Rancho Cordova ("**Agency**") under Ordinance 55-2004 (incorporated herein by this reference as though fully set forth herein) in order to address areas in the City of **Rancho Cordova ("City") that exhibit adverse physical and economic conditions**¹. The City Council, Agency, Planning Commission, citizens and other members of the Rancho Cordova community began the process of forming a redevelopment project to help revitalize Rancho Cordova. Their work culminated in the Rancho Cordova Redevelopment Project Area and Final Redevelopment Plan (incorporated herein by this reference as though fully set forth herein), finalized on August 6, 2006. The outreach and adoption process included various public workshops and hearings, including meetings in the community and with the Community Advisory Committee ("**CAC**"), a community workshop on June 6, 2006, a joint public hearing by the City Council and Agency on June 19, 2006, and a City Council meeting on July 10, 2006. Outreach also included mailings to over 8,500 property owners, residents, business and community organizations, and public notices in the Grapevine Independent.

The intent of the Redevelopment Plan is to alleviate blight and address the physical and economic conditions that are present in the Redevelopment Project Area. The Redevelopment Plan helps **achieve many of the City's goals, including providing critical** financial resources to alleviate adverse physical and economic conditions in the project area, helping establish a vibrant downtown, implementing **the City's Specific Plan to** enhance Folsom Boulevard, and facilitating transit station improvements and connectors to local and other transportation systems.

Redevelopment Project Area Boundaries

With much help from CAC, the Agency worked diligently to define redevelopment project area boundaries and develop a redevelopment plan focused on:

- Enhancing existing businesses and helping attract new business;
- Creating a downtown destination;
- Upgrading the Folsom Boulevard corridor;

¹ See Rancho Cordova Municipal Code section 2.34.020 entitled "**Findings and determinations**": "The city council hereby finds and determines that the city council has investigated and determined that there is a community need for a redevelopment agency in the city and does hereby so declare that there is a need for a redevelopment agency to function within the city pursuant to Section 33000 et seq. of the Health and Safety Code, the Community Redevelopment Law. [Ord. 55-2004 § 2]."

- Stimulating investment in the **City's older** commercial and industrial areas;
- Improving housing conditions and community facilities;
- Funding needed infrastructure improvements; and
- Remediating contaminated sites.

The proposed project boundaries, along with the proposed redevelopment plan, was discussed at a June 6, 2006 community workshop. The workshop was well attended due to the extensive mailing to business and property owners in and around the proposed project area.

As spelled out in the May 2006 report to the Council (incorporated herein by this reference as though fully set forth herein), the project area, is impeded by adverse physical and economic conditions, such as:

- Unsafe, unhealthy and deteriorated buildings;
- Vacant and underutilized buildings and lots;
- Residential overcrowding and problem businesses;
- Other adverse conditions that inhibit development including irregularly shaped lots, landlocked parcels, poor circulation, and the presence of hazardous materials; and
- Inadequate public improvements, infrastructure, public facilities, and utilities.

The Rancho Cordova Project Area (**Attachment 2**) includes commercial, industrial, and residential land uses located north of Old Placerville Road and International Boulevard, south of the American River, east of Bradshaw Road, and west of Sunrise Boulevard. In total, it includes 480 non-residential parcels and 4,600 residential parcel, on over approximately 2,580 acres. Approximately 50 acres of the Project Area consists of vacant parcels.

Implementation of the Redevelopment Plan

It is anticipated that the Agency will undertake various redevelopment projects as part of the Redevelopment Plan and issue bonds or other tax exempt debt for these projects. The Redevelopment Program is organized into six program categories including: (1) Economic Development, (2) Building Rehabilitation, (3) Transportation and Circulation, (4) Site Preparation and Development, (5) Public Infrastructure and Facilities, and (6) Affordable Housing.

Environmental Review and Plan Approval

In compliance with the California Community Redevelopment Law and the California Environmental Quality Act ("CEQA"), Agency staff and consultants prepared (i) a Draft Redevelopment Plan for the proposed project area, which described the proposed goals, objectives, and programs for the project area, (ii) a Draft Environmental Impact Report ("**EIR**") which analyzed the potential environmental effects of implementing the Draft Redevelopment Plan, and (iii) a Preliminary Report which described existing conditions in the proposed project area, analyzed the financial feasibility of the Draft Redevelopment Plan, and described proposed projects and activities that would eliminate blight and promote economic development in the proposed project area (each of the aforementioned documents are attached hereto by this reference as though fully set forth herein).

On March 20, 2006, the Agency approved the Draft Redevelopment Plan, the Draft Environmental Impact Report and the Preliminary Report, and authorized their transmittal to affected taxing entities, the Planning Commission, and interested parties. On April 13, 2006, the Planning Commission reviewed the Draft Redevelopment Plan and determined that it was **consistent with the City's General Plan** as currently in effect and as it may hereafter be amended, and recommended approval of the Draft Redevelopment Plan (Resolution No. 29-2006, incorporated herein by this reference as though fully set forth herein).

At a June 5, 2006 concurrent Agency/City Council meeting, the Agency adopted Resolution 91-2006 (incorporated herein by this reference as though fully set forth herein) approving the Report to Council and authorizing the transmittal of the proposed Redevelopment Plan, the Report to Council, and the Final EIR (incorporated herein by this reference as though fully set forth herein) to the City Council for consideration at a joint public hearing with the Council on June 19, 2006. At the same meeting, the City Council adopted Resolution 91-2006 (incorporated herein by this reference as though fully set forth herein) accepting the Report to Council and related documents.

Following the public hearing on June 19, 2006, the Agency adopted the Resolution No. 109-2006 (certifying the Final EIR for the Redevelopment Plan Project, and adopting the related findings, a Statement of Overriding Consideration and a Mitigation Monitoring, and Reporting Program), and Resolution No. 110-2006 (adopting interim mitigation measures for the Project until the proposed General Plan is adopted and effective). Both the aforementioned Resolutions are incorporated herein by this reference as though fully set forth herein. At the same meeting, the Agency adopted Resolution No. 112-2006, approving a Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (incorporated herein by this reference as though fully set forth herein). On June 26, 2006, the Agency adopted Resolution No. 122-2006, adopting the Five-Year Implementation Plan for the Rancho Cordova Redevelopment Project for the Years 2006/07-2011 to 2010/11.

Use of Eminent Domain to Implement Project

A public agency may acquire property through eminent domain whenever redevelopment cannot be accomplished by private enterprise alone. (Health and Safety Code sections 33037(b), 33342, and 33391) It is well established that acquiring property for redevelopment constitutes a public use. (See *Fellom v. Redevelopment Agency* (1958) 157 Cal.App.2d 243, 246; *Anaheim Redevelopment Agency v. Dusek* (1987) 193 Cal.App.3d 249, 263; and *Redevelopment Agency of the City of Chula Vista v. Rados Bros.* (2001) 95 Cal.App.4th 309,314)

The Redevelopment Plan authorized 12 years of limited eminent domain authority to be **used as part of the Redevelopment Program's implementation, to wit, the proposed** program of projects and activities to alleviate the adverse conditions in the Project Area. The Redevelopment Plan specifically prohibits the Agency from using eminent domain on residentially zoned properties. (In June 2008, Article 1, Section 19 of the California Constitution was amended by Initiative Measure – i.e., Proposition 99. Section 19(a) **now provides:** “The State and local governments are prohibited from acquiring by eminent domain an owner-occupied residence for the purpose of conveying it to a

private person.”) The Redevelopment Plan is consistent with this Constitutional amendment.

The Agency’s power of eminent domain is to be used only as a last resort toward a project of greater community benefit.

II. The Mills Station Crossing Conceptual Master Plan

As part of implementing the Redevelopment Plan, the Agency has developed a conceptual plan for a critical future development site north of Folsom Boulevard between La Loma Drive and Paseo Drive – the Mills Station Crossing Conceptual Master Plan (“**Conceptual Plan**”). (**Attachment 3**) This site is approximately 12 acres in size and includes nine parcels owned by three different owners: the Lily Company, Marylene F. and William J. Dauenhauer, and Gennady Shapiro Revocable Trust. (**Attachment 4**) The Conceptual Plan demonstrates one potential scenario for the consolidated development of the property. It helps provide the basis for future City planning and redevelopment efforts related to this area of the Project.

The Conceptual Plan also expands on the City’s past efforts with the Los Rios Community College District (“Los Rios”) to find a suitable location for a new Rancho Cordova Center. Only a portion of the area within the Conceptual Plan area is proposed for the Rancho Cordova Center. Los Rios has tried to purchase the property proposed for its Center. Because Los Rios and the owner were unable to reach an agreement, in June of 2008 the Agency Executive Director or designees were given the authority to begin the acquisition and negotiation process with the Lily Company.

The Conceptual Plan and Conceptual Plan Map (**Attachment 5**) envision development of the following uses on the site:

- A Los Rio Community College campus at this location, consisting of three phases that would each consist of 25,000 square foot facilities that can be later expanded.
- A City-owned parking structure to accommodate a minimum of 400 vehicles.
- A retail component.
- A 100-unit senior housing facility, and other housing.

The Conceptual Plan is consistent with many of the policies and goals set forth in the Redevelopment Plan, including (but is not limited to) affordable housing, parking, and a community college center facility. The Conceptual Plan also advances efforts to upgrade and improve the Folsom Boulevard corridor.

THE SUBJECT PROPERTY AND OFFER TO PURCHASE:

The Subject Property consists of 10153-10179 Folsom Boulevard (APN 076-0020-019, -020, -021, and -022) and is located between La Loma Drive and Paso Drive (**see Exhibit A of Resolution No. CRA-4-2009**). The Subject Property is owned by the Lily Company.

The Subject Property at 10153-10175 Folsom Boulevard consists of approximately 9.23 acres. This portion of the Subject Property is improved with two vacant commercial buildings in poor condition.

The Subject Property at 10179 Folsom Boulevard consists of approximately 27,140 square feet. This portion of the Subject Property is improved with a fast-food restaurant building of approximately 1,914 square feet. The structure was built about 40 years ago. It is occupied by **Carolina's Mexican Restaurant**. The improvements are in average condition, and include a drive-thru lane.

The Agency desires to acquire fee simple title to the Subject Property for the Project, and specifically for the Conceptual Plan. The Conceptual Plan anticipates the following uses will be developed on the Subject Property: Medium Density Residential, Senior Housing, City-owned parking, street parking, community college facilities, and retail.

The Agency made an offer to purchase the Subject Property on February 18, 2009 (dated January 29, 2009). **(Attachments 6)** Since then, the Agency has been in communication with the owner in an effort to purchase the Subject Property through negotiation.

OFFER TO PARTICIPATE

California Redevelopment Law requires that the Agency provide opportunities for owners of property within the Project area to participate in development of that property. Prior to making offer to purchase, the Agency reached out to Samuel B. Fong of the Lily Company to participate in review of the conceptual design plan. In September of 2008, the three property owners were invited to participate in a conceptual design workshop with the Agency, the City of Rancho Cordova, and Los Rios Community College District. None of the property owners attended the workshop so the Agency sent a subsequent invitation dated November 6, 2008 for a special meeting on November 13, 2008, just focused on the property owners. **(Attachment 7)** Two out of the three property owners attended, with the Lily Company being absent.

As a result, the Agency sent a letter to the Lily Company on November 25, 2008 that **included the conceptual plan and requested the owner to submit a "Statement of Interest in Participating."** **(Attachment 8)** The Lily Company returned the one-page "Statement of Interest in Participating" on December 3, 2008. Two lines were checked on the form indicating that the owner would like to both participate and sell the property for its fair market value. **(Attachment 9)** The Statement did not include any proposal for participating – it did not include a proposed scope of development or uses, a proposed **schedule of performance, information about the owner's financial ability to participate**, or any information about a development proposal. As a result, the Agency sent the Lily Company a April 6, 2009 letter **terminating the owner's participation rights because** the owner had not submitted a development proposal with the December 2008 Statement, or subsequently. **(Attachment 10)**

ADOPTION OF THE RESOLUTION OF NECESSITY AND FINDINGS:

By adopting the proposed Resolution of Necessity, the Agency Board will authorize the filing of an eminent domain action to acquire the Subject Property as aforementioned. Before adopting the Resolution of Necessity, the Agency Board must make the following findings based on evidence presented at the hearing:

1. The public interest and necessity require the Project.

The acquisition of private property for redevelopment purposes has been regarded as a "public use" for which the use of eminent domain is justified. Here, there are several statutes in the California Code of Civil Procedure and Health and Safety Code that authorize the use of eminent domain for said purpose. (California Health and Safety Code sections 33037(b), 33342, and 33391, and California Code of Civil Procedure sections 1240.010 - 1240.050, 1240.110, 1240.120, and 1240.220)

As previously noted, the environmental review and extensive public outreach process analyzed the potential environmental effects of implementing the Redevelopment Plan. Through this process, **the "No Project Alternative"** and **the "Reduced Project Area Boundary Alternative"** were rejected after careful analysis. (FEIR, at p. 2.0-2.) For Instance, **"No Project Alternative"** was rejected because the blighted conditions would likely remain or worsen without the Redevelopment Plan. (FEIR, at p. 2.0-2.) **The "Reduced Project Area Boundary Alternative" was likewise** rejected because blighted conditions exist throughout the Project Area and failure to treat these conditions would likely reduce the overall effectiveness of redevelopment efforts. (FEIR, at p. 2.0-2.) Alternative sites and an **"Expanded Project Area Boundary Alternative" were** also considered. (FEIR, at p. 2.0-2 to 2.0-3.)

As previously noted, the Project is needed to alleviate blight and address the physical and economic conditions that are present throughout the **redevelopment project area. It helps achieve many of the City's goals**, including providing critical financial resources to alleviate adverse physical and economic conditions in the project area, helping establish a **vibrant downtown, implementing the City's Specific Plan to enhance Folsom Boulevard**, and facilitating transit station improvements and connectors to local and other transportation systems.

2. The proposed project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury.

Efforts were made to minimize the number of acres needed for the Project Area. However, due to the existence of blight throughout the Project Area the **"Reduced Project Area Boundary Alternative" was** rejected. (FEIR, at p. 2.0-2.) The Project Area could not be reduced without compromising the Project. A reduced Project Area would result in diminished tax increment revenues, thus reducing opportunities to finance economic development, affordable housing, and public facilities. (FEIR, at p. 2.0-2.)

Specific to the Subject Property, efforts were made to involve the property owner in review of the Conceptual Plan and to participate in development. When the property owner was non-responsive, the Agency made a concerted effort to reach out to the owner as evidenced by the letter dated November 25, 2008, as well as other efforts. **(Attachment 10)**

3. The property interests described in the Resolution of Necessity are necessary for the Project.

Due to the location of the Subject Property within the Project Area and its underutilized condition, the Project cannot go forward without acquisition of the Subject Property in fee as listed herein. Through the aforementioned public review process, it was determined that there is no alternative land on which to realign the Project without comprising the Project. Also, the Subject Property is located off the Folsom Boulevard Corridor – a key focal point for redevelopment of the Project Area.

4. The offer required by Government Code section 7267.2 has been made to the owner of record.

A written offer to purchase and an appraisal summary statement for the Subject Property was provided to the owner on February 18, 2009 (dated January 29, 2009). The Agency has been unsuccessful to date in attempts to acquire the Subject Property through negotiations.

5. The Subject Property interests are being acquired for a compatible use such that the City's use of the Subject Property will not interfere with or impair the continued use of the Subject Property for the public use that exists or may reasonably be expected to exist in the future on the Subject Property, pursuant to California Code of Civil Procedure Section 1240.510.

The Subject Property is affected by various easements including those in favor of: Pacific Gas & Electric Company (rights of way for gas and underground mains), County of Sacramento (right of way for highway or road purposes; drainage facilities; water, gas, sewer and drainage pipes and underground wires and conduits for telephone services; and sanitary sewerage), Citizens Suburban Company (right of way for water pipeline), Sacramento Municipal Utility District (right of way for electrical facilities; and right of way), and Pacific Telephone and Telegraph Company (right of way). The acquisitions and use of the Subject Property for the public use required for the Project will not interfere with or impair the **continuance of the aforementioned easement holders'** public use as they exist or may reasonably be expected to exist in the future, pursuant to California Code of Civil Procedure Section 1240.510.

6. The use for which the Subject Property is sought to be taken is a more necessary public use than the use to which the property is currently appropriated, pursuant to California Code of Civil Procedure section 1240.610.

The Subject Property is being acquired for a more necessary public use pursuant to California Code of Civil Procedure section 1240.610, to wit, for redevelopment purposes. Insofar as the Subject Property has been put to public use (per the aforementioned easements), the acquisition and use of the Subject Property for public use by the Agency for the Project is

for a more necessary public use. Moreover, as previously indicated, the Agency's use will not impact any of the current use for the aforementioned purposes or any other public use reasonably foreseeable in the future. If any current or future uses cannot co-exist with the proposed use of the Subject Property, the proposed use should dominate.

REASONS FOR THE RECOMMENDATION:

Staff recommends adoption of the attached Resolution of Necessity (**Attachment 1**), which authorizes the commencement of eminent domain proceedings to acquire the Subject Property as stated herein. The proposed Resolution makes the required findings that the Agency Board is authorized to acquire the Subject Property through its eminent domain powers by filing an action in court. The Resolution must be approved by a two-thirds vote.

POLICY ALTERNATIVES:

The Agency Board may choose to not adopt the Resolution of Necessity for the Subject Property and direct staff to continue negotiations. This action would, however, most likely delay redevelopment efforts in the Project Area. Negotiations with the property owner can continue notwithstanding the adoption of the Resolution of Necessity or even the filing of an action in eminent domain.

FINANCIAL IMPACT:

The direct fiscal impacts include the costs of acquisition for the Subject Property, relocation costs, attorney fees and costs if the action is filed, and administrative expenses.

ATTACHMENTS

1. Resolution No. CRA-4-2009 (for 10153-10179 Folsom Boulevard, PAN 076-0020-019, -020, -021 & -022).
2. City of Rancho Cordova Redevelopment Agency Project Area.
3. October 7, 2008 staff report (Mills Station Crossing Conceptual Master Plan).
4. Mills Station Crossing Conceptual Master Plan Property Ownership Information Map.
5. Mills Station Crossing Conceptual Master Plan Map – Alternative 2.
6. Offer Letters, dated January 29, 2009 to Sam Fong, The Lily Company.
7. November 6, 2008 Letter to Sam B. Fong, The Lily Company.
8. November 25, 2008 Letter to Sam B. Fong, The Lily Company with request of participation.
9. Lily Company **"Statement of Interest in Participating," dated December 3, 2008.**
10. April 6, 2009 Letter to Sam B. Fong, The Lily Company.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF RANCHO CORDOVA

RESOLUTION NO. CRA-4-2009

RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF RANCHO CORDOVA DETERMINING THAT THE PUBLIC INTEREST AND
NECESSITY REQUIRE THE ACQUISITION OF THE PROPERTY AT 10153-10179 FOLSOM
BOULEVARD, RANCHO CORDOVA, CALIFORNIA, AND DIRECTING THE FILING OF
EMINENT DOMAIN PROCEEDINGS

RANCHO CORDOVA REDEVELOPMENT PROJECT

10153-10179 Folsom Boulevard,
Rancho Cordova, Sacramento County, California
Assessor's Parcel Numbers: 076-0020-019, -020, -021, & -022
The Lily Company, Property Owner

WHEREAS, the purpose of the Rancho Cordova Redevelopment Project ("Project") is to alleviate blight and address the physical and economic conditions that are present in the Redevelopment Project Area, and the policies and goals set forth in the Redevelopment Plan for the Project, include, among others, affordable housing, parking, and a community college center facility;

WHEREAS, the Project is consistent with the adopted General Plan for the City of Rancho Cordova;

WHEREAS, after extensive public input and analysis of several alternatives, including the "No Project Alternative," the Board of the Community Redevelopment Agency of the City of Rancho Cordova adopted Resolution No. 109-2006 to certify the Final Environmental Impact Report for the Project, and adopt the related findings, a Statement of Overriding Considerations and a Mitigation Monitoring, and Report Program;

WHEREAS, as part of implementing the Redevelopment Plan for the Project, the Agency has developed a conceptual plan for a critical future development site north of Folsom Boulevard between La Loma Drive and Paseo Drive – the Mills Station Crossing Conceptual Master Plan which includes development of the following uses on the site: affordable housing, parking, and a community college center facility;

WHEREAS, for the aforementioned reasons, it is desirable and necessary for the Board of the Community Redevelopment Agency of the City of Rancho Cordova to acquire fee simple title in the property located at 10153-10179 Folsom Boulevard, Rancho Cordova, Sacramento County, California, as more particularly described in **(Exhibit A)**, which exhibit is attached hereto and made a part hereof by this reference and hereinafter referred to as the "Subject Property;"

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova is vested with the power of eminent domain to acquire all real property interests by virtue of Article 1, Section 19, of the Constitution of the State of California; Health and Safety Code sections 33037(b), 33342, and 33391; California Government Code sections 6500-6522; and California Code of Civil Procedure sections 1240.010 - 1240.050, 1240.110, 1240.120, and 1240.220;

WHEREAS, pursuant to Code of Civil Procedure section 1245.235, the Community Redevelopment Agency of the City of Rancho Cordova has provided the owner of the Subject Property, **a copy of the "Notice of Intent to Adopt Resolution of Necessity"** informing it of the date and time any interested person can be heard before the Board, on the following matters, and to have the Board give consideration to testimony prior to deciding whether or not to adopt the proposed Resolution of Necessity to commence eminent domain proceedings:

1. Whether the public interest and necessity require the Project;
2. Whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the Project;
4. Whether the offer required by Government Code section 7267.2 has been made to the owner of record;
5. Whether the Subject Property is being acquired for use that will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future; and
6. If the Subject Property being acquired is appropriated to public use, whether the use for which the property is sought to be taken is a more necessary public use than the use to which the property is appropriated.

WHEREAS, pursuant to the provisions of section 7267.2 of the Government Code of the State of California, the Community Redevelopment Agency of the City of Rancho Cordova has made an offer to the owner of record to acquire the Subject Property for just compensation and provided same with an appraisal summary statement;

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova has satisfied the provisions and complied with all requirements of the California Environmental Quality Act, and public notice has been given in the form provided by law, and members of the public have been given an extensive opportunity for public review and comment on the Project;

WHEREAS, the Board considered this matter as an item placed on its agenda at its regular meeting of April 20, 2009;

WHEREAS, all the findings and conclusions made by the Board pursuant to this Resolution are based upon substantial evidence in the entire record before the Board, and are not based solely on the information provided in this Resolution;

WHEREAS, prior to taking action, the Board has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including each of the Project-related documents relevant to the adoption of this Resolution, including but not limited to, the Preliminary Report, the Report to Council, the Final Draft Environmental Impact Report, and the Redevelopment Plan, and all oral and written evidence presented to it during all meetings and hearings;

WHEREAS, the Board has duly considered all pertinent information presented to it on the issue before it, and specifically whether: (1) the public interest and necessity require the Project; (2) the Project is planned or located in the manner that will be the most compatible with the greatest public good and the

least private injury; and (3) the Subject Property is necessary for the Project;

WHEREAS, all other legal prerequisites to the adoption of the Resolution have occurred.

NOW, THEREFORE, it is found, determined, and resolved by the Board of the Community Redevelopment Agency of the City of Rancho Cordova as follows:

1. The above recitals are true and correct and are matters on which these findings are based.
2. The public interest and necessity require this Project.
3. The Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury as determined.
4. The taking in fee simple title of the real property more particularly described in **Exhibit A** is necessary for the Project.
5. The offer required by Government Code section 7267.2 was made to the owner of record on February 18, 2009 (dated January 29, 2009).
6. The proposed use of the Subject Project will not unreasonably interfere with or impair the continuance of the public use as it currently exists or may reasonably be expected to exist in the future, pursuant to California Code of Civil Procedure section 1240.510.
7. The use for which the Subject Property is sought to be taken is a more necessary public use than the use to which the property is currently appropriated, pursuant to California Code of Civil Procedure Section 1240.610.
8. While continuing to make every reasonable effort to acquire the Subject Property interests by negotiation, the Executive Director of the Community Redevelopment Agency of the City of Rancho Cordova or his duly authorized designee be, and is hereby, authorized and directed to institute and conduct to conclusion an action in eminent domain for the acquisition of the Subject Property and to take such action as may be deemed advisable or necessary in connection therewith.
9. An order for prejudgment possession may be obtained in said action and a warrant issued to the State Treasury Condemnation Fund, in the amount determined by the Court to be so deposited, as a condition to the right of immediate possession.

PASSED AND ADOPTED by the Agency Board Members of the Community Redevelopment Agency of the City of Rancho Cordova held on the ____ day of ____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Chairperson

Attest:

Mindy Cuppy, Agency Secretary

EXHIBIT A



PASEO DR

EL CAPRICE DR

BETTERCOURT LN

FOLSOM BLVD

MATHER MILLS LRT STATION

07600200200000

07600200210000

07600200220000

07600200190000

LA LOMA DR

200

Feet

0

FOLSOM BLVD
PROPERTIES



**CITY OF
RANCHO CORDOVA
REDEVELOPMENT AREA**

APRIL 2008



ATTACHMENT 2



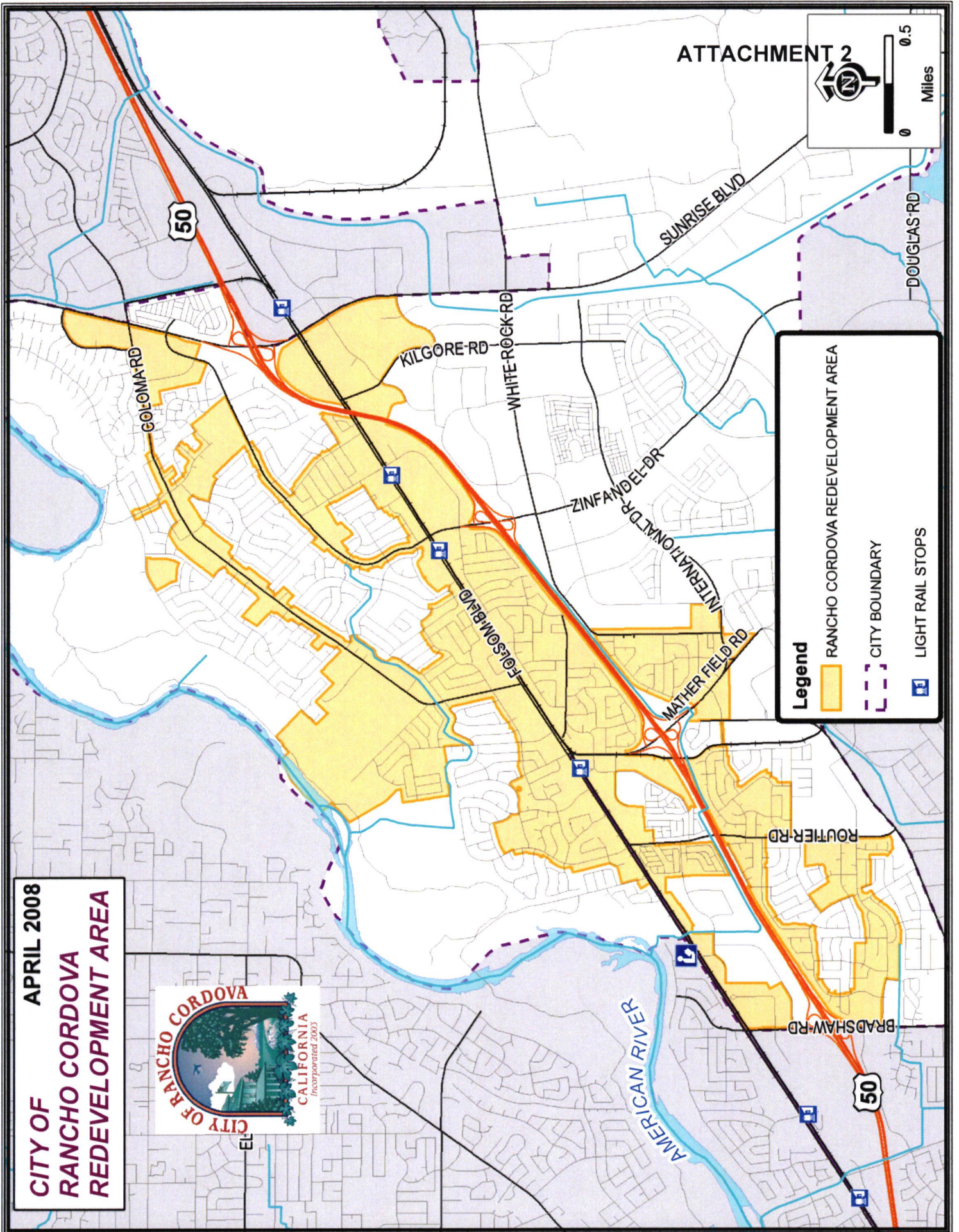
0 0.5
Miles

Legend

 RANCHO CORDOVA REDEVELOPMENT AREA

 CITY BOUNDARY

 LIGHT RAIL STOPS



MEMORANDUM

DATE: October 7, 2008

TO: Micah Runner

FROM: Jeffrey S. Beiswenger, AICP
Pam Johns, AICP

**SUBJECT: MILLS STATION CROSSING CONCEPTUAL MASTER PLAN
Key Project Assumptions**



A conceptual plan has been developed for a critical future development site north of Folsom Boulevard between La Loma Drive and Paseo Drive. This site is approximately 12 acres in size and is composed of nine parcels owned by three different owners. The purpose of the conceptual master plan is to demonstrate one potential scenario for the consolidated development of the property. This will help provide the basis for future City planning and redevelopment efforts related to this area.

The project has several key assumptions that guided the development of the site, including:

- Los Rio Community College has an interest in developing a campus at this location. This would consist of three phases that would each consist of 25,000 square foot facilities. Each phase could be built a separate buildings or a single building that could be expanded as part of each phase. Building could be up to three stories in height.
- The site should provide a parking structure that could accommodate a minimum of 400 vehicles. It is anticipated that this structure would be City owned and would be used for a to park the later phases of the Los Rios campus.
- The site should include a strong retail component.
- The site should include space for a 100 unit senior housing facility.

With the above assumptions in mind the City held a design workshop to develop a conceptual plan (with two alternatives) with the characteristics described below:

Big Ideas

The "big ideas" that create the overall design for the site include:

- **Create a commercial "Main Street" environment perpendicular to Folsom Boulevard.** The street would be lined with multi-story buildings (2-5 stories in height) on both sides. This street **would include diagonal parking, wide sidewalks (16'0" minimum)** with street trees, benches and other amenities.
- A roadway parallel to Folsom Boulevard to provide a strong internal connection between the properties. This roadway would have parallel parking.
- A shared vehicle and pedestrian plaza locate where the two primary streets intersect. This would be a plaza type environment that could include landscaping, special paving,

etc. The idea is that cars could pass through this area, but at a very slow speed since it would be a pedestrian zone.

- Interconnected pedestrian system. The site design includes a combination of plaza, sidewalks and roadway crossing that connect the site internally and also connect across **Folsom Boulevard, Paseo Drive and La Loma Drive. The site design promotes a “park once” concept** where most or all the site parking could be shared and not reserved for one user.
- Parallel parking along Folsom Boulevard, La Loma Drive and Paseo Drive to provide additional parking and support retail uses that would face front these streets.

Los Rios Campus

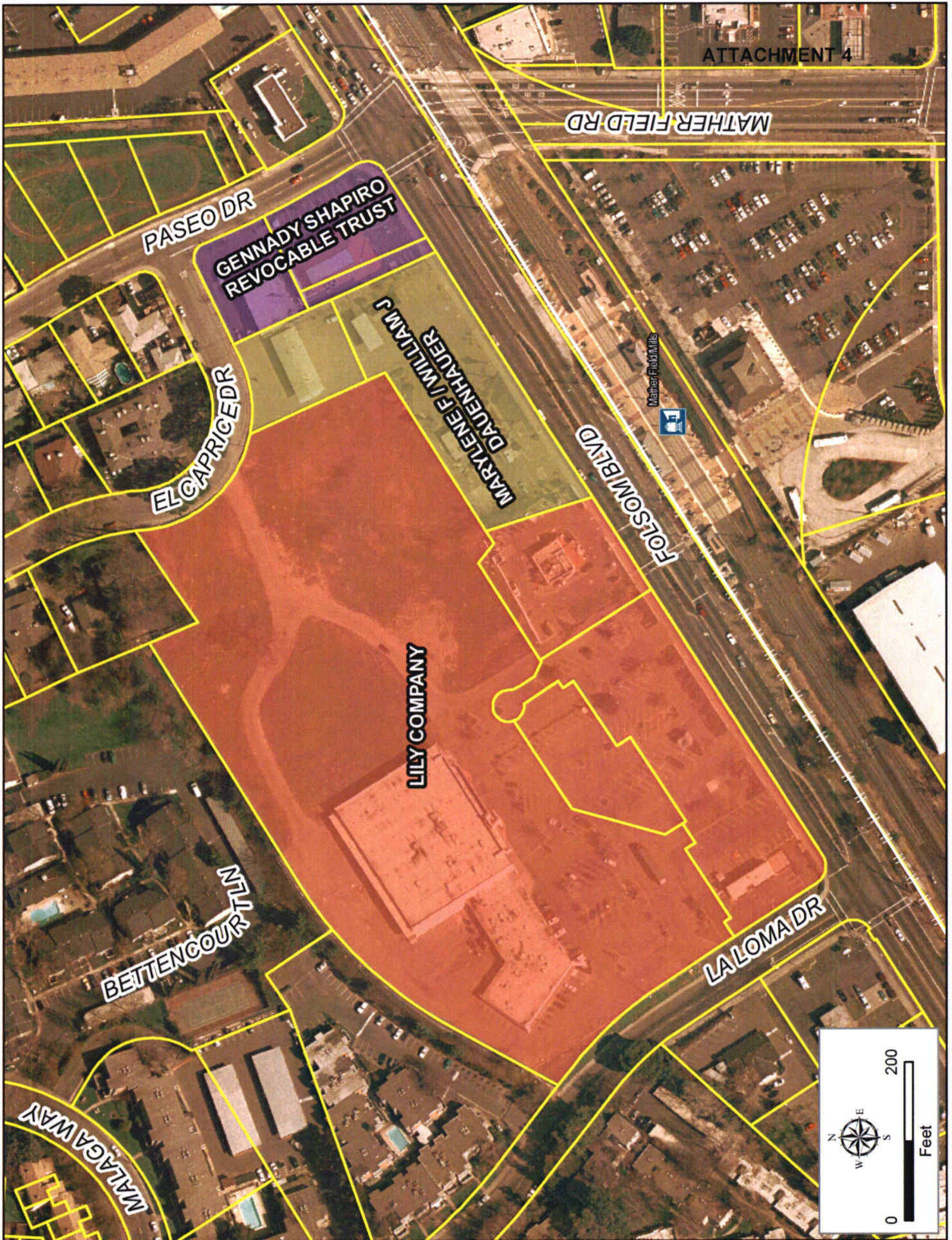
This would be located on the southwest quadrant of the site and includes three phases of 25,000 square feet each. As a first alternative the first phase is located at La Loma Drive in the second alternative the first phase is located at the new Main Street. Ground floor retail uses are to be located along the Main Street.

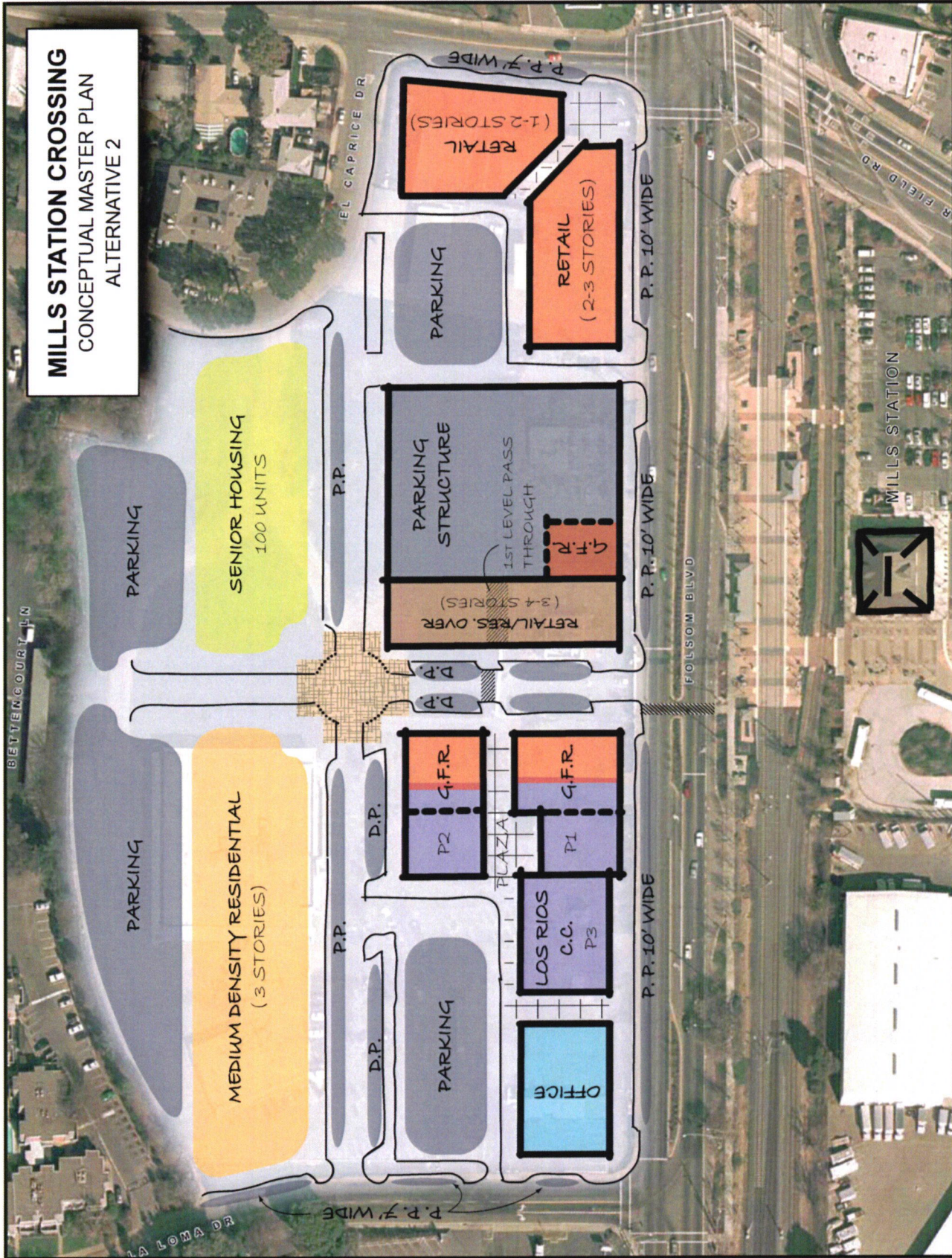
Parking Structure

The parking structure should accommodate up to 600 vehicles to provide parking for Los Rios and overflow from the retail component.

Retail Component

This would be located in the southeast quadrant of the site. Two buildings with footprints of approximately 12,000 square feet are provided with a small parking field. One building could be 1-2 stories in height and the second building (fronting Folsom Boulevard) should be at least two stories in height.





Dan Skoglund
Chairperson

Ken Cooley
Vice Chairperson

Linda Budge
Board Member

Robert McGarvey
Board Member

David Sander
Board Member

Ted A. Gaebler
Executive Director

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

January 29, 2009

Sam Fong
The Lily Company
501 S Street, #1
Sacramento, California 95811

RE: The Community Redevelopment Agency of the City of Rancho Cordova
Acquisition of Assessor's Parcel No.: 076-0020-022 / Carolina's Restaurant

Dear Mr. Fong:

As we briefly discussed several months ago, the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency") desires to purchase in fee simple interest the above referenced property you own located at 10179 Folsom Boulevard, Rancho Cordova, California, for the sum of \$500,000.00 (Five Hundred Thousand Dollars).

The market value of the property has been determined by an independent appraiser, and the Agency has established the just compensation for the property. The basis for the amount established as just compensation is set forth on the enclosed "Appraisal Summary Statement" and "Basis of Appraisal", which outlines the appraisal data.

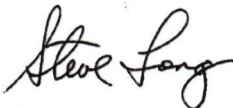
In consideration of the foregoing, the Community Redevelopment Agency of the City of Rancho Cordova hereby offers to purchase the designated property, free of surface and subsurface toxic and hazardous substance contamination. This offer is subject to and conditioned upon acceptable soils conditions and the absence from the property of toxic or hazardous substances and any other kind of soil or water contamination, and to the grant of a right-of-entry to the Agency for the purpose of conducting a soils, toxic and hazardous substances investigation of the subject property at the Agency's expense. This offer is further subject to modification depending on the results of said investigation to the extent that the results of such investigation could have an impact on the value of the subject property.

This offer is further subject to the preparation and execution of a purchase and sale agreement in a form provided by the Agency and by the authorization for execution of such purchase and sale agreement by the Agency Board.

The Lily Company
APN: 076-0020-022
Dated: January 29, 2009
Page 2

I, Steve Long, with Overland, Pacific & Cutler, Inc., on behalf of the Agency have spoken with you regarding the possible sale of the property. I will work with you in the acquisition of your property and answer any questions you have regarding this letter, Information and Appraisal Summary Statements. Please feel free to contact me at (916) 857-1520. It is the Agency's hope that the price is agreeable to you. Please provide a response to me by March 2, 2009.

Sincerely,

A handwritten signature in black ink that reads "Steve Long". The signature is written in a cursive, flowing style.

Steven F. Long
Project Manager

SL:dm

cc: Micah Runner – City of Rancho Cordova

BASIS OF APPRAISAL

The Community Redevelopment Agency of the City of Rancho Cordova is acquiring this property for the purpose of developing and implementing a planned redevelopment project to enhance the entire area within which it is located.

The market value for the entire property to be acquired by the Agency is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

1. The Sales Comparison approach is based on the consideration of comparable land sales.

Value of the entire Property pursuant to Sales Comparison approach (See attached sheet for Exhibit "B" principal transactions)	\$460,000.00
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2. The Cost approach is based in part on a replacement cost new of improvements less depreciation.

Total Replacement Cost New	\$ N/A
Depreciation from all causes	\$ N/A
Value of Improvements in Place	\$ N/A
Land (estimated by direct sales comparison)	\$ N/A
Indicated value of the larger parcel (entire Property) by Cost approach	\$ N/A

3. The Income approach is based on an analysis of income and expenses to the property.

Overall Capitalization Rate	7.00%
Net Operating Income	\$
Indicated value of the larger parcel by Income approach	\$510,000.00

Valuation Conclusion	Market Value of Property:	\$500,000.00
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The offered market value of the property does not reflect any relocation payments or other relocation assistance which the owner may receive under other regulations.

APPRAISAL SUMMARY STATEMENT (Full Take)

PROJECT: FOLSOM BOULEVARD – MATHER FIELD ROAD

Date of Valuation:	July 28, 2008
Assessors Parcel Number:	076-0020-022 (Sacramento County)
Property Owner:	The Lily Company
Subject Property Address:	10179 Folsom Boulevard, Rancho Cordova, CA 95670
Legal Description:	See Exhibit "A" attached hereto
Full Take Area/Land Area:	27,140 square feet (0.623 acres)
Improvements to be acquired:	1,914 square feet of rentable building Carolina's Mexican Restaurant
Zoning:	RMU – Residential Mixed-Use
Present Use:	Restaurant
Highest & Best Use Determination:	Continuation of existing commercial use
Interest Being Valued:	Leased fee estate

VALUATION APPROACHES USED:

Market Data Approach:	Yes
Cost/Data Reproduction Approach:	No
Income Approach:	Yes
Damage to Remainder (Severance Damage):	None

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of the Subdivision Carl Malversen and Gunder Kunlser 186 5/10 A, as said Subdivision is shown and so designated on the official "Plat of Subdivision of the Rancho Rio de los Americanos", recorded in the office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, and more particularly described as follows:

Beginning at a point on the West line of Cordova Meadows, recorded in the office of the County Recorder of Sacramento County, Book 42 of Maps, Map No. 32, from which the Southwest corner of Lot C, as said Lot is shown and designated on said Cordova Meadows, bears South 22° 25' 40" East 274.98 feet; thence from said point of beginning and along said West line South 22° 25' 40" East 166.52 feet; thence parallel to Folsom Boulevard, a public road 80 feet in width, South 58° 00' 00" West 328.14 feet; thence South 18° 20' 30" East 110.00 feet to the Northerly right of way line of said Folsom Boulevard; thence along said Northerly line, South 58° 00' 00" West 602.21 feet to the Southeasterly corner of that certain 60 foot road right of way, executed by William J. Dauenhauer, et ux, to the County of Sacramento, recorded on May 10, 1963, in Book 4671, Official Records, page 733; thence along the Easterly line of said 60 foot road right of way, the following two courses and distances: (1) North 32° 00' 00" West 268.48 feet and (2) along an arc of a curve to the left having a radius of 526.19 feet, subtended by a chord bearing North 41° 34' 23" West 175.01 feet; thence leaving said Easterly line, North 28° 39' 50" East 142.50 feet; thence along an arc of a curve to the right having a radius of 500.00 feet, subtended by a chord bearing North 43° 19' 55" East 253.22 feet; thence North 58° 00' 00" East 399.76 feet; thence South 23° 50' 31" East; 21.37 feet; thence South 18° 14' 26" East 55.43 feet; thence North 58° 00' East 130.98 feet; thence along an arc of a curve to the right having a radius of 258.42 feet, subtended by a chord bearing South 03° 44' 42" East 7.30 feet; thence along an arc of a curve to the left having a radius of 148.50 feet, subtended by a chord bearing South 58° 35' 30" East 245.22 feet; thence North 65° 45' 10" East 23.03 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at the intersection of the South line of El Caprico Drive, as shown on the Plat of Cordova Meadows Unit No. 14, recorded in Book 74 of Maps, Map No. 17 with the West line of Cordova Meadows, recorded in Book 42 of Maps, Map No. 32, located North 22° 25' 40" West 78.20 feet from the Northwest corner of Lot C of said Cordova Meadows; thence from said point of beginning along the said West line, South 22° 25' 40" East 166.52 feet; thence parallel with the North line of Folsom Boulevard, South 58° 00' 00" West 111.55 feet; thence parallel with the West line of said Cordova Meadows, North 22° 25' 40" West 209.15 feet to the South line of said El Caprico Drive; thence along said South line, along an arc of a curve to the left on a radius of 148.50 feet, said arc being subtended by a chord bearing North 83° 29' 00" East 90.45 feet and North 65° 45' 10" East 23.03 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

All that portion of Parcel No. 8, as shown on that certain "Parcel Map, Portion of 'Carl Halversen and Gunder Kunster 186.5 Acre Tract on the "Plat of Subdivision of Rancho Rio De Los Americanos", filed in the office of the Recorder of Sacramento County in Book 1 of Parcel Maps, Page 24, and more particularly described as follows:

Beginning at the Southwesterly corner of said Parcel No. 8; thence from said point of beginning, along the Westerly line of said Parcel No. 8, North 18° 29' 30" West 25.71 feet; thence North 58° 00' 00" East 214.80 feet to a point on the Easterly line of said Parcel No. 8; thence along the Easterly line of said Parcel No. 8, South 22° 25' 40" East 25.35 feet to the Southeasterly corner of said Parcel No., 8; thence along the Southerly line of said Parcel No. 8, South 58° 00' 00" West 216.59 feet to the point of beginning.

APN: 076-0020-019, 076-0020-020, 076-0020-021, 076-0020-022

Exhibit "B"

IMPROVED SALES SUMMARY

No.	Property Identification	Sale Date	Sale Price	Rentable Area (SF)	Price per SF	Cap Rate	Year Built
1	2813 Fulton Avenue Sacramento, CA	Aug-07	\$720,000	3,000	\$240.00	N/Ap (owner occ.)	1976
2	7858 Lichen Drive Citrus Heights, CA	Jul-07	\$1,075,000	2,400	\$447.92	6.00% (estimated)	1980
3	4845 Granite Drive Rocklin, CA	Nov-06	\$870,000	4,000	\$217.50	N/Ap (vacant)	1982
4	10437 Folsom Boulevard Rancho Cordova, CA	Listing	\$321,440	1,435	\$224.00	N/Ap (vacant)	1965 (estimated)
Subject: 10179 Folsom Boulevard Rancho Cordova, CA		Jul-08	N/Ap	1,914	N/Ap	N/Ap	1960's

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Robert McGarvey
Board Member

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Board Member

Ted A. Gaebler
Executive Director

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

January 29, 2009

Sam Fong
The Lily Company
501 S Street, #1
Sacramento, California 95811

RE: The Community Redevelopment Agency of the City of Rancho Cordova
Acquisition of Assessor's Parcel Nos.: 076-0020-019, 020 & 021

Dear Mr. Fong:

As we briefly discussed several months ago, the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency") desires to purchase in fee simple interest the above referenced property you own located at 10153 - 10175 Folsom Boulevard, Rancho Cordova, California, for the sum of \$4,020,000.00 (Four Million Twenty Thousand Dollars).

The market value of the property has been determined by an independent appraiser, and the Agency has established the just compensation for the property. The basis for the amount established as just compensation is set forth on the enclosed "Appraisal Summary Statement" and "Basis of Appraisal", which outlines the appraisal data.

In consideration of the foregoing, the Community Redevelopment Agency of the City of Rancho Cordova hereby offers to purchase the designated property, free of surface and subsurface toxic and hazardous substance contamination. This offer is subject to and conditioned upon acceptable soils conditions and the absence from the property of toxic or hazardous substances and any other kind of soil or water contamination, and to the grant of a right-of-entry to the Agency for the purpose of conducting a soils, toxic and hazardous substances investigation of the subject property at the Agency's expense. This offer is further subject to modification depending on the results of said investigation to the extent that the results of such investigation could have an impact on the value of the subject property.

This offer is further subject to the preparation and execution of a purchase and sale agreement in a form provided by the Agency and by the authorization for execution of such purchase and sale agreement by the Agency Board.

The Lily Company
APNs: 076-0020-019, 020 & 021
Dated: January 29, 2009
Page 2

I, Steve Long, with Overland, Pacific & Cutler, Inc., on behalf of the Agency have spoken with you regarding the possible sale of the property. I will work with you in the acquisition of your property and answer any questions you have regarding this letter, Information and Appraisal Summary Statements. Please feel free to contact me at (916) 857-1520. It is the Agency's hope that the price is agreeable to you. Please provide a response to me by March 2, 2009.

Sincerely,

A handwritten signature in cursive script that reads "Steve Long".

Steven F. Long
Project Manager

SL:dm

cc: Micah Runner – City of Rancho Cordova

BASIS OF APPRAISAL

The Community Redevelopment Agency of the City of Rancho Cordova is acquiring this property for the purpose of developing and implementing a planned redevelopment project to enhance the entire area within which it is located.

The market value for the entire property to be acquired by the Agency is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

1. The Sales Comparison approach is based on the consideration of comparable land sales.

Value of the entire Property pursuant to Sales Comparison approach (See attached sheet for Exhibit "B" principal transactions)	\$4,020,000.00
---	----------------

2. The Cost approach is based in part on a replacement cost new of improvements less depreciation.

Total Replacement Cost New	\$ N/A
Depreciation from all causes	\$ N/A
Value of Improvements in Place	\$ N/A
Land (estimated by direct sales comparison)	\$ N/A
Indicated value of the larger parcel (entire Property) by Cost approach	\$ N/A

3. The Income approach is based on an analysis of income and expenses to the property.

Overall Capitalization Rate	N/A
Net Operating Income	N/A
Indicated value of the larger parcel by Income approach	N/A

Valuation Conclusion	Market Value of Property: \$4,020,000.00
-----------------------------	--

The offered market value of the property does not reflect any relocation payments or other relocation assistance which the owner may receive under other regulations.

APPRAISAL SUMMARY STATEMENT (Full Take)

PROJECT: FOLSOM BOULEVARD – MATHER FIELD ROAD

Date of Valuation:	July 28, 2008
Assessors Parcel Numbers:	076-0020-019, 020 & 021 (Sacramento County)
Property Owner:	The Lily Company
Subject Property Address:	10153 - 10175 Folsom Boulevard, Rancho Cordova, CA 95670
Legal Description:	See Exhibit "A" attached hereto
Full Take Area/Land Area:	402,059 square feet (9.23 acres)
Improvements to be acquired:	None
Zoning:	RMU – Residential Mixed-Use
Present Use:	Vacant
Highest & Best Use Determination:	Commercial/residential development
Interest Being Valued:	Fee simple estate

VALUATION APPROACHES USED:

Market Data Approach:	Yes
Cost/Data Reproduction Approach:	No
Income Approach:	No
Damage to Remainder (Severance Damage):	None

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of the Subdivision Carl Malversen and Gunder Kunlser 186 5/10 A, as said Subdivision is shown and so designated on the official "Plat of Subdivision of the Rancho Rio de los Americanos", recorded in the office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, and more particularly described as follows:

Beginning at a point on the West line of Cordova Meadows, recorded in the office of the County Recorder of Sacramento County, Book 42 of Maps, Map No. 32, from which the Southwest corner of Lot C, as said Lot is shown and designated on said Cordova Meadows, bears South 22° 25' 40" East 274.98 feet; thence from said point of beginning and along said West line South 22° 25' 40" East 166.52 feet; thence parallel to Folsom Boulevard, a public road 80 feet in width, South 58° 00' 00" West 328.14 feet; thence South 18° 20' 30" East 110.00 feet to the Northerly right of way line of said Folsom Boulevard; thence along said Northerly line, South 58° 00' 00" West 602.21 feet to the Southeasterly corner of that certain 60 foot road right of way, executed by William J. Dauenhauer, et ux, to the County of Sacramento, recorded on May 10, 1963, in Book 4671, Official Records, page 733; thence along the Easterly line of said 60 foot road right of way, the following two courses and distances: (1) North 32° 00' 00" West 268.48 feet and (2) along an arc of a curve to the left having a radius of 526.19 feet, subtended by a chord bearing North 41° 34' 23" West 175.01 feet; thence leaving said Easterly line, North 28° 39' 50" East 142.50 feet; thence along an arc of a curve to the right having a radius of 500.00 feet, subtended by a chord bearing North 43° 19' 55" East 253.22 feet; thence North 58° 00' 00" East 399.76 feet; thence South 23° 50' 31" East; 21.37 feet; thence South 18° 14' 26" East 55.43 feet; thence North 58° 00' East 130.98 feet; thence along an arc of a curve to the right having a radius of 258.42 feet, subtended by a chord bearing South 03° 44' 42" East 7.30 feet; thence along an arc of a curve to the left having a radius of 148.50 feet, subtended by a chord bearing South 58° 35' 30" East 245.22 feet; thence North 65° 45' 10" East 23.03 feet to the point of beginning.

EXCEPTING THEREFROM the following:

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ALSO EXCEPTING THEREFROM the following:

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APN: 076-0020-019, 076-0020-020, 076-0020-021, 076-0020-022

Exhibit "B"

IMPROVED SALES SUMMARY

No.	Property Identification	Sale Date	Sale Price (incl. bonds)	Land Area (Acre / SF)	Price per SF	Zoning
1	9910 Bruceville Road Elk Grove, CA APN: 132-0720-033	Mar-08	\$2,700,000	5.29 230,432	\$11.72	RD-20
2	SWC Taylor Road & Sierra College Boulevard Rocklin, CA APN: 044-122-005	Feb-08	\$1,687,500	4.00 174,240	\$9.68	C2
3	W/S Bruceville Road, S/O Elk Grove Boulevard Elk Grove, CA APN: 132-0870-019	Aug-07	\$2,856,356	9.44 411,206	\$6.95	RD-20
4	12100-12130 Tributary Point Drive Rancho Cordova, CA APN: 069-0650-014, -016	Aug-07	\$4,481,000	6.33 275,735	\$16.25	SC
5	SEC Folsom Boulevard & Highway 50 Rancho Cordova, CA APN: 058-0280-009	Aug-07	\$4,332,000	5.89 256,568	\$16.88	GC
6	NWQ Stanford Ranch Road & Sunset Boulevard Rocklin, CA APN: 378-010-003, -004, -007	Aug-07	\$7,942,535	17.00 740,520	\$10.73	BP/C/LI
7	S/S El Camino Avenue, E/O Gateway Oaks Drive Sacramento, CA APN: 225-1010-013, -014, -015, -017	May-06	\$4,440,000	7.36 320,602	\$13.85	SC
Subj.	10153-10175 Folsom Boulevard Rancho Cordova, CA	Jul-08 (appraisal)	N/Ap	9.23 402,059	N/Ap	RMU

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Board Member

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Board Member

David Sander
Board Member

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

November 6, 2008

Samuel B. Fong
The Lily Company
501 S Street, Suite 1
Sacramento, CA 95811

Dear Mr. Fong:

This is an invitation to attend a property and business owners meeting regarding a potential redevelopment project with representatives from the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency"). The purpose of this meeting is to review a conceptual master plan for the block of Folsom Boulevard between La Loma Drive and Paseo Drive in Rancho Cordova. This site is within the Agency's project area.

It is the desire of the Agency to take actions that will permit the development of these properties in a coordinated manner consistent with the conceptual master plan. It is possible that at some point in time the Agency may consider making offers to acquire the subject property. Under the Agency owner participation rules, any owner or business occupant interested in participating in the redevelopment of the property must submit a "Statement of Interest in Participating" to the Agency. This document is included as Attachment A, and must be submitted to the Agency by *December 31, 2008* if the owner or business occupant would like to participate in the development of the master plan. The Agency will consider all Statements of Interest submitted by the deadline, and will subject to the terms of its owner participation rules provide reasonable options for the owners and business occupants, such as staying in place or moving to another location.

The Agency may in its sole discretion determine that a participation proposal is not feasible or in the best interests of the project area or the community. In such event, the Agency may select a developer from among prospective participants submitting Statements of Interest and others that the Agency may invite to submit proposals through a Request for Proposals process or otherwise.

Your participation and feedback on how to effectively redevelop the site will be welcomed at the meeting specified on the next page. The completion of the Statement of Interest is not required in order to attend this meeting; however it must be received

by *December 31, 2008* if the owner or business occupant is interested in participating in the redevelopment of the area.

Meeting Date & Time: Thursday November 13, 2008 at 11:00AM

Location: City Hall, 2729 Prospect Park Drive

Please RSVP and direct any questions to: Micah Runner (916) 851-8783

Sincerely,

A handwritten signature in blue ink, appearing to read "Curt Haven", with a long horizontal flourish extending to the right.

Curt Haven
City of Rancho Cordova
Economic Development Director

Linda Budge
Chairperson

Dan Skoglund
Vice Chairperson

Ken Cooley
Board Member

Robert McGarvey
Board Member

David Sander
Board Member

Ted A. Gaebler
Executive Director

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

November 25, 2008

Samuel B. Fong
The Lily Company
501 S Street, Suite 1
Sacramento, CA 95811

Dear Mr. Fong:

It was unfortunate that you could not attend the meeting that was held on November 13, 2008 for the property and business owners in the block of Folsom Boulevard between La Loma Drive and Paseo Drive. The purpose of the meeting was to review a conceptual master plan for a potential redevelopment project at the site. This is a follow-up letter to the meeting since your company was not present. Enclosed please find the conceptual master plan that was reviewed at the meeting. It is the desire of the Agency to take actions that will permit the development of these properties in a coordinated manner consistent with the general plan. If you would like to schedule a separate meeting with Agency representatives, please contact Micah Runner at (916) 851-8783.

It is possible that at some point in time the Agency may consider making offers to acquire the subject property. This is a reminder that, under Agency owner participation rules, **any owner or business occupant interested in participating in the redevelopment of the property must submit a "Statement of Interest in Participating" to the Agency.** This document is included as Attachment A, and must be submitted to the Agency by **December 31, 2008** if the owner or business occupant would like to participate in the development of the master plan. The Agency will consider all Statements of Interest submitted by the deadline, and will, subject to the terms of its owner participation rules, provide reasonable options for the owners and business occupants, such as staying in place or moving to another location.

Sincerely,



Curt Haven
City of Rancho Cordova
Economic Development Director



Lily Company

ATTACHMENT 9

December 3, 2008

To: Curt Haven
City of Rancho Cordova
Economic Development Director

From: Shannon Fry for Samuel Fong

RE: Statement of Interest in Participating

Attached please find Attachment A, Statement of Interest in Participating on behalf of Samuel Fong.

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

ATTACHMENT A

STATEMENT OF INTEREST IN PARTICIPATING

I hereby express my interest in participating in the Rancho Cordova Redevelopment Project Area and submit the following information:

1. Name: Samuel Fung Telephone: (916) 448-8903

2. Mailing Address: 501 S. ST. #1, SAC. CA 95811

3. Following are the addresses of all property, which I own or lease in the Project Area.

4. Following are the names and addresses of all businesses I own or operate in the Project Area.

Name of Business: _____ Address: _____

Name of Business: _____ Address: _____

5. Following are the names and addresses of all businesses located on property I own in the Project Area.

Name of Business: _____ Address: 1075 Folsom Blvd.

Name of Business: _____ Address: 10133 Folsom Blvd

6. If I participate: (check all that apply)

a. ☒ I would like to participate at the same location I now own.

b. ☐ I would like to participate at a different location within the Project Area.

c. ☐ I would like to sell my property for its fair market value and be relocated.

d. ☒ I would like to sell my property for its fair market value and cease to be an Owner in the Project Area.

e. ☐ I would like to acquire other real property for expansion (describe requirements for other property; use additional sheets if necessary).

REMARKS: (use additional sheets if necessary): _____

I understand that submission of this Statement of Interest does not obligate me to participate in the Project Area.

Signed



Date

12-3-08

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

April 6, 2009

Dan Skoglund
Chairperson

Ken Cooley
Vice Chair Person

Robert McGarvey
Board Member

David Sander
Board Member

Linda Budge
Board Member

Ted A. Gaebler

Executive
Director

Samuel B. Fong
The Lily Company
501 S Street, Suite 1
Sacramento, CA 95811

Dear Mr. Fong:

On November 6, 2008, the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency") invited you to attend a meeting regarding a potential redevelopment project for the block of Folsom Boulevard between La Loma Drive and Paseo Drive in Rancho Cordova. While the letter advised that you were not required to attend the meeting, the Agency informed you that you needed to submit a "Statement of Interest in Participating" (the "Statement") to the Agency by December 31, 2008, if you were interested in participating in the redevelopment of the area.

You did not attend the meeting that was held on November 13, 2008. On November 25, 2008, the Agency sent you another letter, reminding you that under the Agency's owner participation rules, a copy of which is enclosed, your Statement needed to be submitted to the Agency by December 31, 2008.

You then submitted the one-page Statement form, dated December 3, 2008, and checked two lines on the form indicating that you would both like to participate at the same location you now own and would like to sell your property for its fair market value and cease to be an owner in the project area. You did not provide any proposal for your participation, including but not limited to a proposed scope of development and uses, a proposed schedule of performance, information about your financial ability to complete your participation, or any other pertinent information that would constitute a development proposal - either at the time that you submitted the Statement or subsequently. Furthermore, with regard to your possible interest in selling your property, you did not respond to the Agency's February 18th offer to purchase nor any further communications to you regarding that offer made by our property agents.

Accordingly, the Agency has concluded that you are not interested in pursuing participation in the redevelopment of your property and therefore considers your owner participation rights to have terminated.

Sincerely,



Ted A. Gaebler
Executive Director
Community Redevelopment Agency of the City of Rancho Cordova

Enclosure

MEMORANDUM



DATE: April 20, 2009
TO: Honorable Mayor and Council Members
FROM: William Campbell, Principal Planner
SUBJECT: FOLSOM BOULEVARD SPECIFIC PLAN NOTIFICATION PROCESS

RECOMMENDATION

Receive report.

RESULT OF RECOMMENDED ACTION

The presented information will demonstrate that adequate notification occurred during the pre-public and public hearing process for the adoption of the rezoning of Folsom Boulevard and Sunrise Boulevard corridors. According to the City's ordinance, legal notice was provided in order to satisfy the City's noticing requirement.

BACKGROUND

At the City Council meeting on Monday, April 6, 2009, three property owners expressed concern that adequate public notice did not occur prior to the adoption of the Folsom Boulevard Specific Plan (FBSP). Staff was directed to present the notification process for the Council's review. Attached to this report is a collection of the public notifications, and notifications of the formal and informal study sessions that were conducted during the plans development, according to Government Code Section 65090 (**see Attachment 3**) and the City notification process within the Zoning Code.

The notification materials were developed from the property owner data provided by the County Assessor Office; it is very important to understand that it is the property owner's responsibility to keep their information and addresses current. All the properties within the two rezoning areas were assembled (**see Attachment 1**) and the data was used to prepare the mailing labels, which in turn were affixed to the notice. In addition, the City's notification process requires notice to property owners within 500 feet of the project boundary, whereas the State's requirement is 300 feet. Due to the large number of properties within the project area, the City sent notices to all property owners in the project areas, placed an 1/8 page notification ad in the local paper as required by Government Code Section 65091a (4) (**see Attachment 3**), and sent notification within the 500 foot radius of the project area (**see Attachment 2**). The City has used this provision before for large citywide projects (General Plan and New Zoning Code), where individual property notice is not practical. Lastly, Section 65093 (**see Attachment 3**) addresses the issue of any person's failure to receive notice pursuant to the procedures.

CONCLUSION

It is staff's opinion that adequate and legal notice was provided for the adoption of the Folsom Boulevard Specific Plan. However, if the City Council believes that greater efforts to inform the public are necessary, provide direction to staff to develop a more effective noticing procedure.

ATTACHMENT(S)

1. Folsom Boulevard Corridor Property Owners List.
2. Folsom Boulevard Specific Plan Rezone Timeline and notices.
3. Copy of Notification Requirements (Government. Code Sections 65090-65093).

Folsom Boulevard Corridor 2006 Rezones

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP	ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
057-025-4022	10702	ALICANTE WY	RANCHO CORDOVA	95670	BP	OK PROGRAM	10702 ALICANTE WY	GOLD RIVER	CA	95670
057-025-4019	10708	ALICANTE WY	RANCHO CORDOVA	95670	RD 10	PITAMBER RAMESH	220 HARDING BL 252	ROSEVILLE	CA	95678
057-025-4010	10716	ALICANTE WY	RANCHO CORDOVA	95670	RD 5	AHMAD SHAHID	10716 ALICANTE WY	RANCHO CORDOVA	CA	95670
057-025-4009	10720	ALICANTE WY	RANCHO CORDOVA	95670	RD 5	ROSENAU NORMANHELMUT	10720 ALICANTE WY	RANCHO CORDOVA	CA	95670
057-025-4008	10724	ALICANTE WY	RANCHO CORDOVA	95670	RD 5	GONZALEZ SALLY M	10724 ALICANTE WY	RANCHO CORDOVA	CA	95670
057-025-4007	10728	ALICANTE WY	RANCHO CORDOVA	95670	RD 5	GUTIERREZ DAVID/TONYA D	10728 ALICANTE WY	RANCHO CORDOVA	CA	95670
057-025-4006	10732	ALICANTE WY	RANCHO CORDOVA	95670	RD 5	MEDALLION INVESTMENT GROUP	9175 KIEFER BL 114	SACRAMENTO	CA	95826
057-029-2017	10823	ALICANTE WY	RANCHO CORDOVA	95670	RD 10					
057-029-2017	10827	ALICANTE WY	RANCHO CORDOVA	95670	RD 10					
057-029-2010	10831	ALICANTE WY	RANCHO CORDOVA	95670	RD 10					
057-024-0025	2001	ARAMON DR	RANCHO CORDOVA	95670	SC	PLESCIA GEORGE	5650 MARCONI AVE 6	CARMICHAEL	CA	95688
068-016-0100	0	BRADSHAW RD	SACRAMENTO	95827	M 2	SANTA FE PAC PIPELINES INC/KINDER MORGAN OP L P	1100 TOWN/COUNTRY RD	ORANGE	CA	92868
068-016-0097	0	BRADSHAW RD	SACRAMENTO	95827	M 2	SOUTHERN PAC P L P/TNS/KINDER MORGAN OPERATING LP	1100 TOWN/COUNTRY RD	ORANGE	CA	92868
068-016-0099	0	BRADSHAW RD	SACRAMENTO	95827	M 1	SANTA FE PAC PIPELINES INC/KINDER MORGAN OP L P	1100 TOWN/COUNTRY RD	ORANGE	CA	92868
075-005-4001	2600	BRAVADO DR 3	RANCHO CORDOVA	95670	RD 20	CONFITZ FAMILY TRUST/JILL E FINK/JERRY M WISE	2830 MONTE MAR DR	LOS ANGELES	CA	90064
075-003-3015	2630	BRAVADO DR B	RANCHO CORDOVA	95670	GC	CLUNIFF PAAVOLA REVOCABLE TRUST OF 1997/ETAL	2830 B BRAVADO DR	RANCHO CORDOVA	CA	95670
068-059-0011	0	BUSINESS PARK DR	SACRAMENTO	95827	MP	INTERNATIONAL TIL-TUP INC	9857 HORN RD	SACRAMENTO	CA	95827
068-053-0021	0	BUSINESS PARK DR	SACRAMENTO	95827	MP	WAREHOUSE CHRISTIAN MINISTRIES INC	9933 BUSINESS PARK DR	SACRAMENTO	CA	95827
068-054-0006	0	BUSINESS PARK DR	SACRAMENTO	95827	M 00	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0051	0	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-055-0017	0	BUSINESS PARK DR	SACRAMENTO	95827	MP	PORTENOLET/TURPIN/ROSEMARY MASTROMITO/ETAL	9700 BUSINESS PRK DR 402	SACRAMENTO	CA	95827
068-016-0079	9680	BUSINESS PARK DR	SACRAMENTO	95827	M 1	MAVIN CAPITAL LLC/FOODMAKER INC	9330 BALBOA AV	SAN DIEGO	CA	92123
068-055-0006	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	WILLIAMS WILLIAM FILLIYAS SAHBA KOUIMS	11636 N CARSON WY	GOLD RIVER	CA	95670
068-055-0001	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	COSTA JOHN JIGREGORY J STAWICKI	9700 BUSINESS PARK DR	SACRAMENTO	CA	95827
068-016-0064	9750	BUSINESS PARK DR	SACRAMENTO	95827	MP	SW INVESTMENTS LLC	9700 BUSINESS PRK DR 204	SACRAMENTO	CA	95827
068-055-0004	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	COCO REVOCABLE TRUST/WILLIAM BARKER/JON NEUBERT	3302 KNOLLRIDGE DR	EL DORADO HLS	CA	95762
068-055-0003	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	BROCK DANIEL E	9700 BUSINESS PARK DR	SACRAMENTO	CA	95827
068-055-0018	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	MICALLEF JOSEPH F	8297 TOBIANO DR	SACRAMENTO	CA	95829
068-055-0013	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	CALVILLO GERARDO VUENNE S	8507 SLEEPY HOLLOW LN	ELK GROVE	CA	95624
068-055-0011	9700	BUSINESS PARK DR	SACRAMENTO	95827	MP	PORTENOLET/TURPIN	9700 BUSINESS PARK DR	SACRAMENTO	CA	95827
068-016-0064	9750	BUSINESS PARK DR	SACRAMENTO	95827	MP	BRADSHAW PLAZA ASSOCIATES INC/FRANCAVID INC/ETAL	9857 HORN RD	SACRAMENTO	CA	95827
068-016-0049	9767	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0050	9777	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0062	9778	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0052	9779	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0060	9792	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0053	9795	BUSINESS PARK DR	SACRAMENTO	95827	M 00	D BRUCE/DARLYNE FITE FAMILY REVOCABLE TRUST	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-016-0096	9821	BUSINESS PARK DR	SACRAMENTO	95827	M 1	BBP GENERAL PARTNERSHIP	9857 HORN RD	SACRAMENTO	CA	95827
068-016-0058	9828	BUSINESS PARK DR	SACRAMENTO	95827	M 1	CALWEST INDUSTRIAL HOLDINGS LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
068-054-0002	9840	BUSINESS PARK DR	SACRAMENTO	95827	MP	BBP INDUSTRIAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-054-0003	9848	BUSINESS PARK DR	SACRAMENTO	95827	MP	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-054-0004	9852	BUSINESS PARK DR	SACRAMENTO	95827	MP	BBP GENERAL PARTNERSHIP	3710 RAWLINS AVE 1500	DALLAS	TX	75219
068-054-0004	9856	BUSINESS PARK DR	SACRAMENTO	95827	MP	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-053-0020	9912	BUSINESS PARK DR	SACRAMENTO	95827	MP	CALWEST INDUSTRIAL HOLDINGS LLC	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-053-0025	9933	BUSINESS PARK DR	SACRAMENTO	95827	M 00	WAREHOUSE CHRISTIAN MINISTRIES INC	9933 BUSINESS PARK DR	SCOTTSDALE	AZ	85261
057-024-0006	0	CHARBONO WY	RANCHO CORDOVA	95670	SC	AJM PROPS INCORPORATED	1801 CENTURY PK E	SACRAMENTO	CA	95827
057-021-1003	10124	COLOMA RD	RANCHO CORDOVA	95670	SC	SOUTHERN CALIF WATER CO	0 CHASSELLA WY	LOS ANGELES	CA	90067
057-021-1002	10134	COLOMA RD	RANCHO CORDOVA	95670	LC	RANCHO CORDOVA LODGE NO 2357 LOYAL ORDER OF MOOSE	0 CHASSELLA WY	RANCHO CORDOVA	CA	95670
057-021-1035	10138	COLOMA RD	RANCHO CORDOVA	95670	LC	KIM HO YICHONG HPOK SU SONG/ETAL	P O BOX 0866	RANCHO CORDOVA	CA	95741
057-021-1034	10154	COLOMA RD	RANCHO CORDOVA	95670	LC	FRANCIS SABAH/HANAN	11617 UNION MILL WY	GOLD RIVER	CA	95670
057-022-1016	10422	CROETTO WY	RANCHO CORDOVA	95670	RD 20	ANDERSON KIMBERLEE KAY	4030 TRUXEL RD	SACRAMENTO	CA	95834
057-022-2017	10440	CROETTO WY	RANCHO CORDOVA	95670	RD 30	CAMPOS CUAUHTEMOC/JUVENAL/MARIA T	4030 TRUXEL RD	SACRAMENTO	CA	95834
057-022-3013	10500	CROETTO WY	RANCHO CORDOVA	95670	RD 20	ANDREWS BRADFORD TODD/WINIFRED CLARE	2525 CLEVELAND AV H	SANTA ROSA	CA	95403
057-015-2017	10501	CROETTO WY	RANCHO CORDOVA	95670	RD 30	RAVI NIMANTIA SANWAL LIVING TRUST	210 UNPLAND CT	REDWOOD CITY	CA	94062
057-022-3014	10508	CROETTO WY	RANCHO CORDOVA	95670	RD 20	ANDREWS BRADFORD TODD/WINIFRED CLARE	4100 WAYSIDE LN	EL DORADO HILL	CA	95688
057-022-3016	10516	CROETTO WY	RANCHO CORDOVA	95670	RD 20	ANDREWS BRADFORD TODD/WINIFRED CLARE	4100 WAYSIDE LN	CARMICHAEL	CA	95688
057-022-3015	10524	CROETTO WY	RANCHO CORDOVA	95670	RD 20	PHUNG WAI MINH/JANICE WANG	166 POPE ST	CARMICHAEL	CA	95688
057-022-3020	10532	CROETTO WY	RANCHO CORDOVA	95670	RD 20	TABAN-NEJAD M DAVID	1825 BELL ST 100	SAN FRANCISCO	CA	94112
057-022-3022	10540	CROETTO WY	RANCHO CORDOVA	95670	RD 20	TABAN-NEJAD M DAVID	P O BOX 9404	SAN JOSE	CA	95157
077-002-0065	10151	CROYDON WY	SACRAMENTO	95827	M 1	JB MANAGEMENT L P	1825 BELL ST 100	SAN JOSE	CA	95157
077-002-0048	10170	CROYDON WY	SACRAMENTO	95827	M 1	PENSCO TRUST COMPANY	1610 ARDEN WY	SACRAMENTO	CA	95815
077-002-0047	10182	CROYDON WY	SACRAMENTO	95827	M 1	VALLEY RUBBER/GASKET COMPANY INC	10182 CROYDON WY	SACRAMENTO	CA	95815
072-006-0072	0	DATA DR	RANCHO CORDOVA	95670	MP	JOHN ARRILLAGA SURVOKS TRUST/ETAL	2500 MISSION COLLEGE BL	SANTA CLARA	CA	95054
076-020-4005	0	DAWES ST	RANCHO CORDOVA	95670	LC	COUNTY OF SACRAMENTO	0 DAWES ST	RANCHO CORDOVA	CA	95670
076-021-2020	0	DAWES ST	RANCHO CORDOVA	95670	LC	RASHED HELUA H	2722 DAWES ST	RANCHO CORDOVA	CA	95670
075-020-4004	2720	DAWES ST	RANCHO CORDOVA	95670	LC	RASHED HELUA HOLLY/HELUA HOLLY	2720 DAWES ST	RANCHO CORDOVA	CA	95670

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP_ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
072-028-0074	0	DISK DR	RANCHO CORDOVA	95670 MP	HEARTHSTONE MULT ASSET ENTITY BLP	16133 VENTURA BL 1400	ENCINO	CA	91436
057-029-2019	2730	DON JUAN DR	RANCHO CORDOVA	95670 RD10	KWAN FAMILY TRUST	1713 19TH AV	SAN FRANCISCO	CA	94122
057-029-3005	2731	DON JUAN DR	RANCHO CORDOVA	95670 RD30					
057-029-2016	2740	DON JUAN DR	RANCHO CORDOVA	95670 RD10					
057-029-2011	2750	DON JUAN DR	RANCHO CORDOVA	95670 LC	MEHDI IMANIAN	25631 LA LAMNE CT	LOS ALTOS HILL	CA	94022
057-029-3007	2761	DON JUAN DR	RANCHO CORDOVA	95670 LC	GUZMAN JUANOLGASABY	6300 14TH ST	SACRAMENTO	CA	95831
057-029-3004	2771	DON JUAN DR	RANCHO CORDOVA	95670 LC	SANDHU JUVINDERMAKHAN SINGH	5 DEFER CIR	SACRAMENTO	CA	95823
057-029-3005	2781	EL CAPRICE DR	RANCHO CORDOVA	95670 LC	DAUENHAUER WILLIAM JIMARYLENE F	P O BX 558	CARMICHAEL	CA	95609
076-021-3011	2764	FITE CIR	RANCHO CORDOVA	95670 LC	BRADSHAW INDUSTRIAL PARK	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0001	0	FITE CIR	SACRAMENTO	95827 M 1 N	BRADSHAW INDUSTRIAL PARK	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0002	0	FITE CIR	SACRAMENTO	95827 M 1 N	BRADSHAW INDUSTRIAL PARK	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0003	0	FITE CIR	SACRAMENTO	95827 M 1 N	BRADSHAW INDUSTRIAL PARK	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0004	0	FITE CIR	SACRAMENTO	95827 M 1 N	PARKS PAUL KVALORI A	9974 HORN RD	SACRAMENTO	CA	95827
077-033-0005	3045	FITE CIR	SACRAMENTO	95827 MP	CALIFORNIA WORKSPACE LLC	9500 SW BARBUR BL 300	PORTLAND	OR	97219
077-033-0006	3050	FITE CIR	SACRAMENTO	95827 M 1 N	3077 FITE CIRCLE L P	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0007	3077	FITE CIR	SACRAMENTO	95827 M 1	CALIFORNIA WORKSPACE LLC	9500 SW BARBUR BL 300	PORTLAND	OR	97219
077-033-0008	3111	FITE CIR	SACRAMENTO	95827 M 1	CONRAD ETHAN	1300 NATIONAL DR 100	SACRAMENTO	CA	95834
077-033-0009	3123	FITE CIR	SACRAMENTO	95827 M 1	CONRAD ETHAN	1300 NATIONAL DR 100	SACRAMENTO	CA	95834
077-033-0010	3127	FITE CIR	SACRAMENTO	95827 M 1	PETERSON EDWARD H BARBARA B	10411 OLD PL CRVLE 215	SACRAMENTO	CA	95827
077-033-0011	3129	FITE CIR	SACRAMENTO	95827 M 1	VISION SERVICE PLAN	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
077-033-0012	3131	FITE CIR	SACRAMENTO	95827 M 1	VALDEZ ANTONIO MC CRISTINA S/ALEX M JAVIERMARISA R	3150 FITE CIR	SACRAMENTO	CA	95827
077-033-0013	3150	FITE CIR	SACRAMENTO	95827 M 1	FITE COMPANY	9567 HORN RD	SACRAMENTO	CA	95827
077-033-0014	3170	FITE CIR	SACRAMENTO	95827 M 1	DICKENSON REVOCABLE TRUST ET AL	P O BX 2110	SACRAMENTO	CA	95812
072-022-2001	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	KMOCH JOYCE JEANTR	10755 F SCRIPPS POWAY PK	SAN DIEGO	CA	92131
058-028-0009	0	FOLSOM BL	RANCHO CORDOVA	95670 GC	STATE OF CALIFORNIA	5136 PRIMROSE DR	FAIR OAKS	CA	95628
058-028-0012	0	FOLSOM BL	RANCHO CORDOVA	95670 GC	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
058-028-0011	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
072-025-0008	0	FOLSOM BL	RANCHO CORDOVA	95670 GC	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
072-022-1001	0	FOLSOM BL	RANCHO CORDOVA	95670 GC	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
072-028-0006	0	FOLSOM BL	RANCHO CORDOVA	95670 GC	SOUTHERN PACIFIC TRANSPORTATION	1400 DOUGLAS ST 1640	OMAHA	NE	68179
072-028-0005	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
072-021-0070	0	FOLSOM BL	RANCHO CORDOVA	95670 SC	RESTLE CORDOVA I LLC	P O BX 2110	PALO ALTO	CA	95812
057-024-0030	0	FOLSOM BL	RANCHO CORDOVA	95670 SC	WHY NOT COMMUNITY HOUSING CORPORATION	419 WAYERLEY ST	PALO ALTO	CA	94301
057-022-1009	0	FOLSOM BL	RANCHO CORDOVA	95670 LC	WHY NOT COMMUNITY HOUSING CORPORATION	9513 FLINTBRIDGE WY	ORANGEVALE	CA	95662
077-001-0033	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BX 2110	SACRAMENTO	CA	95812
076-021-3009	0	FOLSOM BL	RANCHO CORDOVA	95670 RD30	LILY COMPANY	501 S ST 1	SACRAMENTO	CA	95814
076-021-3005	0	FOLSOM BL	RANCHO CORDOVA	95670 LC	SHAPIRO GENNADYINNA	8120 LONE PINE PL	GRANITE BAY	CA	95746
077-001-0022	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BX 2110	RANCHO CORDOVA	CA	95670
077-003-0006	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	UNITED STATES OF AMERICA	0 FOLSOM BL	RANCHO CORDOVA	CA	95670
077-001-0021	0	FOLSOM BL	RANCHO CORDOVA	95670 M 1 T	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BX 2110	RANCHO CORDOVA	CA	95812
077-001-0020	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BX 2110	RANCHO CORDOVA	CA	95812
077-001-0001	0	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BX 2110	RANCHO CORDOVA	CA	95812
075-044-0009	0	FOLSOM BL	SACRAMENTO	95827 RD 5 X	S U D	0 FOLSOM BL	SACRAMENTO	CA	95827
058-016-0001	0	FOLSOM BL	SACRAMENTO	95827 M 00	SOUTHERN PACIFIC TRANSPORTATION CO	1400 DOUGLAS ST 1640	OMAHA	NE	68179
075-057-0009	0	FOLSOM BL	SACRAMENTO	95827 Z 00 T	BARBARA J CLAICHE LIVING TRUST ET AL	1430 22ND ST	SACRAMENTO	CA	95816
075-045-0005	9851	FOLSOM BL	SACRAMENTO	95827 Z 00	PDA LIVING TRUST	PO BOX 419074	RANCHO CORDOVA	CA	95741
075-045-0003	9855	FOLSOM BL	SACRAMENTO	95827 Z 00 T	MARVIN L OATES TRUSTBUZZ OATES DEVELOPMENT L P	8615 ELDER CREEK RD	SACRAMENTO	CA	95828
075-067-0019	9877	FOLSOM BL	SACRAMENTO	95827 LC	PRESBYTERY OF SACRAMENTO	9985 FOLSOM BL	SACRAMENTO	CA	95827
075-070-0049	9883	FOLSOM BL	SACRAMENTO	95827 RD 5	BENITO FAMILY TRUST	P O BX 1496	W SACRAMENTO	CA	95691
075-067-0016	9889	FOLSOM BL	SACRAMENTO	95827 LC	BENITO FAMILY TRUST	P O BX 980220	W SACRAMENTO	CA	95798
075-067-0012	10001	FOLSOM BL	SACRAMENTO	95827 AC	BENITO FAMILY TRUST	8615 ELDER CREEK RD 200	SACRAMENTO	CA	95828
075-067-0015	10009	FOLSOM BL	SACRAMENTO	95827 LC	GEORGE LUCY ELLIOTT TRST ET AL (MARVIN OATES TRST)	905 RANCHO CONEJO BL	NEWBURY PARK	CA	91320
075-012-1005	10051	FOLSOM BL	SACRAMENTO	95827 AC	USA SAN DIEGO LLC	10063 FOLSOM BL E	SACRAMENTO	CA	95827
075-012-1003	10053	FOLSOM BL	RANCHO CORDOVA	95670 LC	CHING STEPHEN KALOR D KAM	101 AUDUBON CIR	SACRAMENTO	CA	95831
075-003-3009	10083	FOLSOM BL	RANCHO CORDOVA	95670 GC	NG FAMILY REVOCABLE TRUST	4061 SUGAR MAPLE DR	SACRAMENTO	CA	94506
075-003-3016	10089	FOLSOM BL	RANCHO CORDOVA	95670 GC	SOSTCHEN PANAYOTA P	10063 FOLSOM BL A	SACRAMENTO	CA	95827
075-012-2001	10101	FOLSOM BL	SACRAMENTO	95827 LC	SKSP INC	1172 C ST	SACRAMENTO	CA	95827
075-003-3008	10109	FOLSOM BL	RANCHO CORDOVA	95670 GC	ROBERT B KIDNEY REVOCABLE TRUST	317 HARTNELL PL	HAYWARD	CA	94541
075-003-3005	10117	FOLSOM BL	RANCHO CORDOVA	95670 LC	CARINGELLO FAMILY LIMITED PARTNERSHIP	PO BOX 19063	SACRAMENTO	CA	95825
075-067-0001	10121	FOLSOM BL	RANCHO CORDOVA	95670 LC	WALKER CORDOVA HARDWARE INC	10121 FOLSOM BL	PHOENIX	AZ	85005
075-067-0002	10131	FOLSOM BL	RANCHO CORDOVA	95670 LC	SUNG NANCY M	3638 SWEIGERT RD	SAN JOSE	CA	95132
076-003-3016	10137	FOLSOM BL	RANCHO CORDOVA	95670 LC	DALE BARBARA BURKE REV TRUST 2006	PO BOX 129	FAIR OAKS	CA	95628
076-003-3008	10139	FOLSOM BL	RANCHO CORDOVA	95670 AC	TO KIMAN VINH LY	1322 SOUZA DR	EL DORADO HILL	CA	95762
076-003-3007	10145	FOLSOM BL	RANCHO CORDOVA	95670 LC	DAUENHAUER WILLIAM JIMARYLENE	10145 FOLSOM BL	RANCHO CORDOVA	CA	95670
076-003-3006	10149	FOLSOM BL	RANCHO CORDOVA	95670 LC	DAUENHAUER WILLIAM JIMARYLENE	10149 FOLSOM BL	RANCHO CORDOVA	CA	95670
076-002-0006	10153	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	LILY COMPANY	501 S ST 1	SACRAMENTO	CA	95814
076-002-0011	10175	FOLSOM BL	RANCHO CORDOVA	95670 Z 00	LILY COMPANY	501 S ST 1	SACRAMENTO	CA	95814
076-002-0005	10179	FOLSOM BL	RANCHO CORDOVA	95670 LC	LILY COMPANY	501 S ST 1	SACRAMENTO	CA	95814
076-021-3012	10235	FOLSOM BL	RANCHO CORDOVA	95670 LC	DAUENHAUER WILLIAM JIMARYLENE F	4179 PIEDMONT AV 200	OAKLAND	CA	94611
076-021-3003	10259	FOLSOM BL	RANCHO CORDOVA	95670 LC	SHAPIRO GENNADYINNA	8120 LONE PINE PL	GRANITE BAY	CA	95746

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP_ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
076-021-3004	10259	FOLSOM BL	RANCHO CORDOVA	95670 LC	GENNADYINNA SHAPIRO REVOCABLE LIVING TRUST	8120 LONE PINE PL	GRANITE BAY	CA	95746
076-021-2018	10265	FOLSOM BL	RANCHO CORDOVA	95670 TC	HEY NOW PROPERTIES LLC	PO BOX 2771	MENLO PARK	CA	94025
076-021-2021	10273	FOLSOM BL	RANCHO CORDOVA	95670 LC	GILL MOHAN KHALBIR S OJLA	4242 ALBERTVILLE WY	ANTELOPE	CA	95843
076-021-2017	10275	FOLSOM BL	RANCHO CORDOVA	95670 TC	RASHED HELUA H	2722 DAWES ST	RANCHO CORDOVA	CA	95670
076-022-1001	10299	FOLSOM BL	RANCHO CORDOVA	95670 LC	SELBY FAMILY LIVING TRUST	P O BX 1175088	CARROLLTON	TX	75011
076-022-2001	10303	FOLSOM BL	RANCHO CORDOVA	95670 SC	SEHGAL RAKESH	773 HATCHER DR	WOODLAND	CA	95776
076-022-2001	10311	FOLSOM BL	RANCHO CORDOVA	95670 LC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
076-022-2021	10319	FOLSOM BL	RANCHO CORDOVA	95670 SC	MACKANDRECKLES LLC	10116 NEW LONDON DR	POTOMAC	MD	20854
076-022-2002	10321	FOLSOM BL	RANCHO CORDOVA	95670 SC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
076-022-2023	10345	FOLSOM BL	RANCHO CORDOVA	95670 SC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
076-022-2025	10347	FOLSOM BL	RANCHO CORDOVA	95670 SC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
076-022-2019	10355	FOLSOM BL	RANCHO CORDOVA	95670 SC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
076-022-2020	10359	FOLSOM BL	RANCHO CORDOVA	95670 SC	LAKHA PROPERTIES-SACRAMENTO LLC	PO BOX 52668	BELLEVUE	WA	98015
057-021-1004	10401	FOLSOM BL	RANCHO CORDOVA	95670 LC	LEE 6 FAMILY PARTNERSHIP	P O BX 221385	SACRAMENTO	CA	95822
057-021-2009	10415	FOLSOM BL	RANCHO CORDOVA	95670 LC	WEBER HOMES INC	1401 BIRCHWOOD LN	SACRAMENTO	CA	95822
057-021-2005	10423	FOLSOM BL	RANCHO CORDOVA	95670 LC	WEBER HOMES INC	1401 BIRCHWOOD LN	SACRAMENTO	CA	95822
057-021-2004	10427	FOLSOM BL	RANCHO CORDOVA	95670 LC	FRANKLIN E FERNANDEZ FAMILY TRUST	1140 BRUSSELS ST	SAN FRANCISCO	CA	94134
057-021-1017	10433	FOLSOM BL	RANCHO CORDOVA	95670 LC	VEDANTA SOCIETY OF NORTHERN CALIFORNIA	PO BOX 994	CARMICHAEL	CA	95609
057-021-1021	10437	FOLSOM BL	RANCHO CORDOVA	95670 LC	OK PROGRAM	6432 SILVER HAWK WY	ELK GROVE	CA	95758
057-021-1028	10443	FOLSOM BL	RANCHO CORDOVA	95670 LC	CONTRERAS GLORIA	7567 PINON WY	SACRAMENTO	CA	95823
057-021-1029	10445	FOLSOM BL	RANCHO CORDOVA	95670 LC	NG THOMAS LIN LI	1601 VIRGINIA AV	W SACRAMENTO	CA	95691
057-022-1010	10447	FOLSOM BL	RANCHO CORDOVA	95670 LC	KAUR GURBACHAN HARBANS HARBANS SINGH MALKIAT MOHAN	6524 YOUNG OAK CT	ORANGEVALE	CA	95662
057-022-1008	10469	FOLSOM BL	RANCHO CORDOVA	95670 LC	LONG LYKIM TO REVOCABLE TRUST	1322 SOUZA DR	EL DORADO HILL	CA	95762
057-022-1007	10477	FOLSOM BL	RANCHO CORDOVA	95670 LC	LONG LYKIM TO REVOCABLE TRUST	1322 SOUZA DR	EL DORADO HILLS	CA	95762
057-022-1012	10485	FOLSOM BL	RANCHO CORDOVA	95670 LC	LONG LYKIM TO REVOCABLE TRUST	1322 SOUZA DR	EL DORADO HILLS	CA	95762
057-022-1014	10491	FOLSOM BL	RANCHO CORDOVA	95670 LC	J B J LOUIE INVESTMENTS	2001 11TH ST	SACRAMENTO	CA	95818
057-022-1013	10499	FOLSOM BL	RANCHO CORDOVA	95670 LC	J B J LOUIE INVESTMENTS	2001 11TH ST	SACRAMENTO	CA	95818
057-022-3008	10501	FOLSOM BL	RANCHO CORDOVA	95670 AC	MONIER LIVING TRUST	10501 FOLSOM BL	RANCHO CORDOVA	CA	95670
057-022-3017	10525	FOLSOM BL	RANCHO CORDOVA	95670 AC	MONIER LIVING TRUST	6790 HAVENSHIRE DR	SACRAMENTO	CA	95831
057-022-3019	10545	FOLSOM BL	RANCHO CORDOVA	95670 RD30	POWELL KEVIN MMARYAM NOVBAKHIAN	2467 WARBURTON AVE	SANTA CLARA	CA	95051
057-023-1022	10595	FOLSOM BL	RANCHO CORDOVA	95670 LC	SACRAMENTO METROPOLITAN FIRE DISTRICT	2101 HURLEY WY	SACRAMENTO	CA	95825
057-023-1013	10597	FOLSOM BL	RANCHO CORDOVA	95670 LC	PHUN MUJITOM T TRACH	2517 DINWIDDIE WY	ELK GROVE	CA	95758
057-023-1016	10599	FOLSOM BL	RANCHO CORDOVA	95670 LC	JEANETTE D ORSI TRUST AGREEMENT 2006/ETAL	4619 STAGGS WY	SACRAMENTO	CA	95822
057-024-0033	10600	FOLSOM BL	RANCHO CORDOVA	95670 SC	AJM PROPS INCORPORATED	1801 CENTURY PK E	LOS ANGELES	CA	90067
057-024-0001	10601	FOLSOM BL	RANCHO CORDOVA	95670 SC	GOODMAN FAMILY TRUST	1241 LOMA VISTA	BEVERLY HILLS	CA	90210
057-024-0031	10607	FOLSOM BL	RANCHO CORDOVA	95670 SC	TRESTLE CORDOVA ILLC	419 WAVELEY ST	PALO ALTO	CA	94301
057-024-0032	10635	FOLSOM BL	RANCHO CORDOVA	95670 SC	TRESTLE CORDOVA ILLC	7423 WINDING WY	FAIR OAKS	CA	95628
057-024-0019	10641	FOLSOM BL	RANCHO CORDOVA	95670 SC	TRESTLE CORDOVA ILLC	419 WAVELEY ST	PALO ALTO	CA	94301
057-024-0034	10659	FOLSOM BL	RANCHO CORDOVA	95670 SC	JENSEN BRETT G	PO BOX 369	ALAMO	CA	94507
057-024-0020	10699	FOLSOM BL	RANCHO CORDOVA	95670 SC	HEDDA KORNFELD FAMILY LIMITED PARTNERSHIP METAL	858 BUTTERNUT DR	SAN RAFAEL	CA	94903
057-025-4018	10701	FOLSOM BL	RANCHO CORDOVA	95670 TC	PITAMBER RAMESH	228 HARDING BL 252	ROSEVILLE	CA	95678
057-029-4004	10751	FOLSOM BL	RANCHO CORDOVA	95670 LC	SHAFIEE FAMILY TRUST	2255 CARDIFF CIR	EL DORADO HILL	CA	95762
057-029-4006	10755	FOLSOM BL	RANCHO CORDOVA	95670 LC	JERNIGAN FAMILY LIVING TRUST	2525 E EL SEGUNDO BL 318	EL SEGUNDO	CA	90245
057-029-4007	10791	FOLSOM BL	RANCHO CORDOVA	95670 LC	AUTOZONE INC	AV	MEMPHIS	TN	38103
057-029-3001	10801	FOLSOM BL	RANCHO CORDOVA	95670 AC	SAC ONE	916 SILVER SPUR 201	ROLLING HILLS	CA	90274
058-003-4008	10833	FOLSOM BL	RANCHO CORDOVA	95670 BP	CRESS WILLIAMSON REV TRUETAL (ZINFANDEL RANCH)	425 UNIVERSITY AVE 220	SACRAMENTO	CA	95825
058-003-4009	10847	FOLSOM BL	RANCHO CORDOVA	95670 LC	SUNG IN JE/OK HEE	7955 CARMENITA AV	SACRAMENTO	CA	95829
058-029-1004	10849	FOLSOM BL	RANCHO CORDOVA	95670 AC	KOGGS FAMILY TRUST	6003 HELVA LN	CARMICHAEL	CA	95608
058-029-1003	10853	FOLSOM BL	RANCHO CORDOVA	95670 SC	KWONG SPENCER/IRENE/BRYAN	4030 TRUXEL RD D	SACRAMENTO	CA	95834
058-029-1007	10859	FOLSOM BL	RANCHO CORDOVA	95670 LC	PEP BOYS MANNY MOE/JACK OF CALIFORNIA	3111 W ALLEGHENY AV	PHILADELPHIA	PA	19132
072-022-2040	11000	FOLSOM BL	RANCHO CORDOVA	95670 M 2	JOHNSON RICHARD LUSTEVEN M MESSNER	11000 FOLSOM BL	RANCHO CORDOVA	CA	95670
058-028-0010	11033	FOLSOM BL	RANCHO CORDOVA	95670 GC	DICKENSON REVOCABLE TRUST/ETAL	10755 F SCRIPPS POWAY PK	SAN DIEGO	CA	92131
058-028-0011	11043	FOLSOM BL	RANCHO CORDOVA	95670 GC	FISCHER FAMILY TRUST	2020 E ORANGETHORPE AV	FULLERTON	CA	92831
058-028-0008	11055	FOLSOM BL	RANCHO CORDOVA	95670 GC	GUS C/ULIE M GIANULIAS FAMILY REVOCABLE TRUST /	2410 FAIR OAKS BL 220	SACRAMENTO	CA	95825
058-028-0019	11055	FOLSOM BL	RANCHO CORDOVA	95670 AC	PEREZ JOELUROY	P O BX 3142	RANCHO CORDOVA	CA	95670
058-028-0004	11079	FOLSOM BL	RANCHO CORDOVA	95670 GC	MARCHI PAUL JOSEPH/CAROLYN NANCY/TRY	P O BOX 1539	PASO ROBLES	CA	93447
058-028-0027	11115	FOLSOM BL	RANCHO CORDOVA	95670 GC	CUMMINGS WILLIAM C	8615 ELDER CREEK RD 200	SACRAMENTO	CA	95828
058-028-0023	11119	FOLSOM BL	RANCHO CORDOVA	95670 GC	CUMMINGS WILLIAM C	8615 ELDER CREEK RD 200	SACRAMENTO	CA	95828
058-028-0024	11127	FOLSOM BL	RANCHO CORDOVA	95670 GC	HALLE ENTERPRISES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
058-028-0016	11131	FOLSOM BL	RANCHO CORDOVA	95670 M 1	RANCHO-SUNRISE HOTEL CORPORATION	433 CALIFORNIA ST 700	SAN FRANCISCO	CA	94104
058-028-0021	11135	FOLSOM BL	RANCHO CORDOVA	95670 MP	LSC	11135 FOLSOM BL	RANCHO CORDOVA	CA	95670
075-003-3007	10113	FOLSOM BL D	RANCHO CORDOVA	95670 LC	GERALD ALEONOR V KOSHMAN 1998 REVOCABLE TRUST	2608 INGLETON LN	SACRAMENTO	CA	95835
075-003-3018	10077	FOLSOM BLVD	RANCHO CORDOVA	95670 GC	ANJUM NADEEM/WASEEM	10077 FOLSOM BL	RANCHO CORDOVA	CA	95670
057-022-3023	2543	FURMINT WY	RANCHO CORDOVA	95670 RD0	KNUTHSON FAMILY 1992 REVOCABLE TRUST	610 BEAVER ST	RANCHO CORDOVA	CA	95404
072-061-0043	0	GOLD CENTER DR	RANCHO CORDOVA	95670 GC	COUNTY OF SACRAMENTO	0 GOLD CENTER DR	RANCHO CORDOVA	CA	95670
072-061-0050	0	GOLD CENTER DR	RANCHO CORDOVA	95670 GC	REE TRUST	P O BX 1773	PEBBLE BEACH	CA	93953
072-061-0052	10744	GOLD CENTER DR	RANCHO CORDOVA	95670 GC	BRE/AMERISUITES PROPERTIES LLC	200 W MONROE ST 800	CHICAGO	IL	60606
072-061-0052	10745	GOLD CENTER DR	RANCHO CORDOVA	95670 GC	CAMPBELL HOLDINGS	1800 E IMPERIAL HWY 120	IRVING	CA	92621
072-061-0086	10755	GOLD CENTER DR	RANCHO CORDOVA	95670 GC	W2005/FARGO HOTELS REALTY LIMITED PARTNERSHIP	600 LAS COLINAS BL E 400	IRVING	TX	75039

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP_ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
072-049-0004	2870	GOLD TAILING CT	RANCHO CORDOVA	95670 MP	GREENSHADE INVESTORS LLC	2870 GOLD TAILINGS CT	RANCHO CORDOVA	CA	95742
072-049-0003	2860	GOLD TAILING CT	RANCHO CORDOVA	95670 MP	RSF ELECTRONICS INC	2860 GOLD TAILING CT	GOLD RIVER	CA	95670
072-049-0005	2850	GOLD TAILINGS CT	RANCHO CORDOVA	95670 MP	ROXANNE K NIELSEN REVOCABLE TRUST/THOMAS NIELSEN	58 HACIENDA CIR	ORANGE	CA	94563
068-016-0098	9687	GORE RD	SACRAMENTO	95827 M 2	SOUTHERN PAC P L P TNS/KINDER MORGAN OPERATING LP)	1100 TOWN/COUNTRY RD		CA	92868
077-001-0052	0	HORN RD	SACRAMENTO	95827 M 1	COUNTY OF SACRAMENTO	0 HORN RD	SACRAMENTO	CA	95827
068-059-0007	0	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0073	0	HORN RD	SACRAMENTO	95827 M 1	BROOKSIDE INDUSTRIAL PARK OWNERS' ASSOCIATION	9587 HORN RD	SACRAMENTO	CA	95827
068-053-0022	0	HORN RD	SACRAMENTO	95827 M 1	FITE D BRUCE/DARLYNE I	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0006	0	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
077-033-0081	0	HORN RD	SACRAMENTO	95827 M 1	VISION SERVICE PLAN	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0005	9819	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0010	9833	HORN RD	SACRAMENTO	95827 M 1	D B FITE PROPERTIES INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0009	9833	HORN RD	SACRAMENTO	95827 M 1	D B FITE PROPERTIES INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0004	9839	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0003	9841	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0002	9845	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0001	9851	HORN RD	SACRAMENTO	95827 M 1	INTERNATIONAL TILT-UP INC	9587 HORN RD	SACRAMENTO	CA	95827
068-059-0006	9857	HORN RD	SACRAMENTO	95827 M 1	FITE D BRUCE	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0052	9881	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	9888 HORN RD	SACRAMENTO	CA	95670
077-033-0082	9888	HORN RD	SACRAMENTO	95827 M 1	JUL4C COMPANY L P/JOANNE J LATONA REVOCABLE TRUST	2010 GRANITE BAR WAY	GOLD RIVER	CA	95670
077-033-0051	9891	HORN RD	SACRAMENTO	95827 M 1	O'SHEIDS PROPERTIES L P	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0052	9893	HORN RD	SACRAMENTO	95827 M 1	MOROTTI RICO HIRETTY A/R	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0072	9900	HORN RD	SACRAMENTO	95827 M 1	ERICKSON ROBERT	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0053	9901	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0071	9910	HORN RD	SACRAMENTO	95827 M 1	FITE COMPANY	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0063	9911	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0054	9921	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	2355 FARADAY AV O	CARLSBAD	CA	92008
077-033-0054	9925	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0070	9926	HORN RD	SACRAMENTO	95827 M 1	FITE COMPANY	9587 HORN RD	SACRAMENTO	CA	95827
077-033-0055	9931	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0065	9935	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0056	9941	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0059	9950	HORN RD	SACRAMENTO	95827 M 1	JUSTIFIED FNL VENTURES LLC	355A HIGHWAY 65 187	LINCOLN	CA	95648
077-033-0066	9951	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0057	9961	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0067	9965	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0068	9969	HORN RD	SACRAMENTO	95827 M 1	CALWEST INDUSTRIAL PROPERTIES LLC	PO BOX 4900 O	SCOTTSDALE	AZ	85261
077-033-0077	9970	HORN RD	SACRAMENTO	95827 M 1	WCRILLCC	3000 SAND HILL RD 2 12	MENLO PARK	CA	94025
077-033-0034	9971	HORN RD	SACRAMENTO	95827 M 1	BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
077-033-0078	9980	HORN RD	SACRAMENTO	95827 M 1	WCRILLCC	3000 SAND HILL RD 2 120	MENLO PARK	CA	94025
077-001-0031	9986	HORN RD	SACRAMENTO	95827 M 1	UTTERBACK FAMILY 1991 REVOCABLE TRUST/ETAL	9986 HORN RD	SACRAMENTO	CA	95827
077-001-0051	10026	HORN RD	SACRAMENTO	95827 M 1	JSP CHARLESTON MHP LLC/USP TORREY MHP LLC/ETAL	500 WASHINGTON ST 700	SAN FRANCISCO	CA	94111
072-069-0099	10045	INTERNATIONAL DR	RANCHO CORDOVA	95670 MP	ALTAIR HOLDING COMPANY	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
072-069-0098	10075	INTERNATIONAL DR	RANCHO CORDOVA	95670 MP	ALTAIR HOLDING COMPANY	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
057-021-1039	0	INVESTMENT CIR	RANCHO CORDOVA	95670 BP	DIOKEPRECHAKUL WANNAVUTCHRISTOPHER ANTHONY/ETAL	2377 GOLD MEADOW WAY 120	GOLD RIVER	CA	95670
057-021-1038	0	INVESTMENT CIR	RANCHO CORDOVA	95670 BP	ATOYAN AKOPIGARY W MARTIN	PO BOX 1496	RANCHO CORDOVA	CA	95741
057-021-1005	10407	INVESTMENT CIR	RANCHO CORDOVA	95670 AC	KINCADE FAMILY TRUST	5016 ALTERA WY	SACRAMENTO	CA	95835
057-021-1006	10408	INVESTMENT CIR	RANCHO CORDOVA	95670 LC	RANCHO CORDOVA LODGE NO 2357 LOYAL ORDER OF MOOSE	10124 COLOMA RD	RANCHO CORDOVA	CA	95670
057-021-1023	10416	INVESTMENT CIR	RANCHO CORDOVA	95670 LC	GEN2GEN LLC	10424 INVESTMENT CIR	RANCHO CORDOVA	CA	95670
057-021-1027	10424	INVESTMENT CIR	RANCHO CORDOVA	95670 LC	BLAGAYA VEST SLAVIC CHURCH	10455 INVESTMENT CIR	RANCHO CORDOVA	CA	95670
057-021-2008	10455	INVESTMENT CIR	RANCHO CORDOVA	95670 BP	CENTER OF PRAISE MINISTRIES INC	39270 PASEO PADRE PK 300	FREMONT	CA	94538
057-021-1022	10468	INVESTMENT CIR	RANCHO CORDOVA	95670 MP	THE ARBOKS OF RANCHO CORDOVA LLC	10432 INVESTMENT CIR	RANCHO CORDOVA	CA	95670
057-021-1040	0	KILGORE RD	RANCHO CORDOVA	95670 MP	FIRST NORTHERN CA ARMENIAN PENTECOSTAL CHURCH	11000 FOLSOM BL	RANCHO CORDOVA	CA	95670
072-022-2041	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0036	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0038	0	KILGORE RD	RANCHO CORDOVA	95670 MP	O'BRIEN TIMOTHY F/MAK T	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
072-022-3003	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0037	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0039	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0040	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0042	0	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-026-0003	0	KILGORE RD	RANCHO CORDOVA	95670 M 1	CITY OF RANCHO CORDOVA	1600 FRONTERA AV	LOS ALTOS	CA	94024
072-048-0022	0	KILGORE RD	RANCHO CORDOVA	95670 MP	BERRUETA FAMILY REVOCABLE TRUST/JENNIFER BERRUETA	1600 FRONTERA AV	LOS ALTOS	CA	94024
072-022-1003	2716	KILGORE RD	RANCHO CORDOVA	95670 M 1	BERRUETA FAMILY REVOCABLE TRUST/ETAL	2716 KILGORE RD	GOLD RIVER	CA	95670
072-022-1006	2720	KILGORE RD	RANCHO CORDOVA	95670 M 1	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT	9920 EL CHORLITO DR	RANCHO CORDOVA	CA	95670
072-022-1007	2724	KILGORE RD	RANCHO CORDOVA	95670 MP	AMERICAN RIVER GRANGE	8541 BERRY RD	WILTON	CA	95693
072-022-3002	2735	KILGORE RD	RANCHO CORDOVA	95670 MP	LOYD FORREST/ASSOCIATES LLC	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
072-022-3004	2751	KILGORE RD	RANCHO CORDOVA	95670 MP	O'BRIEN TIMOTHY F/MAK T	10933 TRADE CNT DR 106	RANCHO CORDOVA	CA	95670
072-022-3001	2807	KILGORE RD	RANCHO CORDOVA	95670 MP	O'BRIEN TIMOTHY F/MAK T	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
072-026-0041	2897	KILGORE RD	RANCHO CORDOVA	95670 MP	CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP_ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
072-048-0003	2945	KILGORE RD	RANCHO CORDOVA	95670 MP	VALENTINO CRISTODOULAS E DESALLES	PO BOX 246	LINCOLN	CA	95648
076-002-0010	2895	LA LOMA DR	RANCHO CORDOVA	95670 RD30	PACIFIC PROPERTIES 1	66 E SANTA CLARA ST	SAN JOSE	CA	95113
076-002-0015	2897	LA LOMA DR	RANCHO CORDOVA	95670 RD30	PACIFIC PROPERTIES 1	66 E SANTA CLARA ST	SAN JOSE	CA	95113
076-003-3017	2828	LA LOMA DR	RANCHO CORDOVA	95670 LC	KENNETH A EVILSZOR TRUST/JOHN EVILSZOR/MARY JOHNELISSA GATES LIVING TRUST	2866 DEER MEADOW DR	DANVILLE	CA	94586
076-003-3005	2896	LA LOMA DR	RANCHO CORDOVA	95670 RD30	GEWALT REVOCABLE TRUST	2860 LA LOMA DR	RANCHO CORDOVA	CA	95670
076-002-0018	2787	LA VERTA CT	RANCHO CORDOVA	95670 RD30	SEPAHMANOOR FAMIL Y L P	1555 RIVER PARK DR 101	SACRAMENTO	CA	95815
058-003-4006	10700	LE ANN DR	RANCHO CORDOVA	95670 RD30	CUSHARD WILLIAM G JR/JACQUELINE B	261 PENN WY	LOS GATOS	CA	95032
058-003-4007	10732	LE ANN DR	RANCHO CORDOVA	95670 BP	FARGEN MAURICE J/DONNA M	77 SCRIPPS DR 200	SACRAMENTO	CA	95825
058-003-4005	10740	MALAGA WY	RANCHO CORDOVA	95670 RD30	PACIFIC PROPERTIES 1	18740 LE ANN DR	RANCHO CORDOVA	CA	95670
076-002-0009	10130	MALAGA WY	RANCHO CORDOVA	95670 RD30	PACIFIC PROPERTIES 1	66 E SANTA CLARA ST	SAN JOSE	CA	95113
076-003-4001	10130	MALAGA WY	RANCHO CORDOVA	95670 SPA	COUNTY OF SACRAMENTO	66 E SANTA CLARA ST	SAN JOSE	CA	95113
077-003-0007	0	MATHER FIELD RD	RANCHO CORDOVA	95670 SPA	SACRAMENTO REGIONAL TRANSIT DISTRICT	0 MATHER FIELD RD	RANCHO CORDOVA	CA	95670
077-003-0029	0	MATHER FIELD RD	RANCHO CORDOVA	95670 SPA	SACRAMENTO REGIONAL TRANSIT DISTRICT	P O BOX 2110	SACRAMENTO	CA	95812
077-003-0012	2901	MATHER FIELD RD	RANCHO CORDOVA	95670 LC	IM CHAE BONG/CHONG NAM	1501 SUTTER CREEK DR	EL DORADO HILL	CA	95762
077-003-0009	2909	MATHER FIELD RD	RANCHO CORDOVA	95670 RM 1	MALMSTROM MALVERN WILLIS	4221 FLYING C RD	CAMERON PARK	CA	95682
077-003-0008	2919	MATHER FIELD RD	RANCHO CORDOVA	95670 LC	MALMSTROM MALVERN WILLIS	4221 FLYING C RD	CAMERON PARK	CA	95682
077-003-0004	2927	MATHER FIELD RD	RANCHO CORDOVA	95670 LC	CHOHAN IQBAL S	3414 LAKE TERRACE DR	ELK GROVE	CA	95758
077-003-0005	2929	MATHER FIELD RD	RANCHO CORDOVA	95670 Z 00	SEHAT MOSTAFA/OLGA	5229 VALONIA ST	FAIR OAKS	CA	95628
077-003-0003	2939	MATHER FIELD RD	RANCHO CORDOVA	95670 AC	KEITH/HERENA MALECH LIMITED PARTNERSHIP/ETAL	20700 HENWOOD RD	SAN JOSE	CA	95120
077-002-0038	3000	MATHER FIELD RD	SACRAMENTO	95827 GC	WHAL PROPERTIES L P	PO BOX 419074	RANCHO CORDOVA	CA	95741
077-003-0045	0	MATHERFIELD RD	SACRAMENTO	95827 RD 5	ASPARAGUS MEADOWS LLC/W ORSER RICHARD LIVING TRUST	2007 OUTRIGGER DR	EL DORADO HILL	CA	95762
077-003-0011	10288	MCCRACKEN DR	RANCHO CORDOVA	95670 RM 1	ASPARAGUS MEADOWS LLC/W ORSER RICHARD LIVING TRUST	2007 OUTRIGGER DR	EL DORADO HILL	CA	95762
077-003-0010	10288	MCCRACKEN DR	RANCHO CORDOVA	95670 RM 1	DIAGONIA HOUSING I INC	911 N STUDEBAKER RD	LONG BEACH	CA	90815
058-029-1005	2654	MCGREGOR DR	RANCHO CORDOVA	95670 RD20					
057-029-2002	2731	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-029-2003	2733	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-029-2004	2737	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-029-2005	2741	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-029-2006	2745	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-029-2007	2751	MENDONCA DR	RANCHO CORDOVA	95670 RD10					
057-022-3011	2719	MILLS PARK DR	RANCHO CORDOVA	95670 RD30	BOOHER P BRUCE/MARGARET A/CONTINUITY I LLC/ETAL	2719 MILLS PARK DR 1	RANCHO CORDOVA	CA	95670
057-022-2003	2828	MILLS PARK DR	RANCHO CORDOVA	95670 BP	XIAN ALING	3336 BORDEAUX DR	EL DORADO HILL	CA	95762
072-014-0011	2836	MILLS PARK DR	RANCHO CORDOVA	95670 RD30	RISHMOONI LIMITED PARTNERSHIP	3015 HOPKINS PL	EL DORADO HILL	CA	95762
077-003-0046	0	MILLS STATION RD	SACRAMENTO	95827 M 1	SACRAMENTO REGIONAL TRANSIT DISTRICT	P O BOX 2110	SACRAMENTO	CA	95812
077-002-0035	0	MILLS STATION RD	SACRAMENTO	95827 M 1	SUSANNE GOLD 1992 REVOCABLE TRUST	7843 COPE RIDGE WY	ROSEVILLE	CA	95817
077-002-0081	0	MILLS STATION RD	SACRAMENTO	95827 M 1	PENSCO TRUST COMPANY	1610 ARDEN WY 242	SACRAMENTO	CA	95815
077-002-0060	0	MILLS STATION RD	SACRAMENTO	95827 M 1	CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
077-002-0061	0	MILLS STATION RD	SACRAMENTO	95827 M 1	JB MANAGEMENT L P	1825 BELL ST 100	SACRAMENTO	CA	95825
077-002-0077	0	MILLS STATION RD	SACRAMENTO	95827 M 1	ARONSON REVOCABLE TRUST/AARON FAMILY TRUST	125 PRESIDIO AVE	SAN FRANCISCO	CA	94115
077-002-0078	0	MILLS STATION RD	SACRAMENTO	95827 M 1	COUNTY OF SACRAMENTO	0 MILLS STATION RD	SACRAMENTO	CA	95827
077-002-0017	9885	MILLS STATION RD	SACRAMENTO	95827 RM 1	CENTENNIAL ESTATES LLC	9885 MILLS STATION RD	SACRAMENTO	CA	95827
077-002-0073	9924	MILLS STATION RD	SACRAMENTO	95827 M 1	SACTO KOREAN PRESBYTERIAN CHURCH	9924 MILLS STATION RD	SACRAMENTO	CA	95827
077-002-0072	9936	MILLS STATION RD	SACRAMENTO	95827 M 1	JB MANAGEMENT L P	1825 BELL ST 100	SACRAMENTO	CA	95825
077-002-0063	9950	MILLS STATION RD	SACRAMENTO	95827 M 1	ARONSON REVOCABLE TRUST/AARON FAMILY TRUST	125 PRESIDIO AVE	SAN FRANCISCO	CA	94115
077-002-0023	10035	MILLS STATION RD	SACRAMENTO	95827 RM 1	CORDOVAN ESTS LIMITED PARTNERSHIP	5339 PROSPECT RD 261	SAN JOSE	CA	95129
077-002-0062	10054	MILLS STATION RD	SACRAMENTO	95827 M 1	RUB COMPANY	1825 BELL ST 100	SACRAMENTO	CA	95825
077-002-0040	10057	MILLS STATION RD	SACRAMENTO	95827 M 1	PACSAC LLC	12100 WILSHIRE BL 1025	LOS ANGELES	CA	90025
077-002-0057	10060	MILLS STATION RD	SACRAMENTO	95827 Z 00	JB MANAGEMENT LP (COUSINS HOME CENTER (THE BRICK)	12100 WILSHIRE BL 1025	LOS ANGELES	CA	90025
077-002-0056	10086	MILLS STATION RD	SACRAMENTO	95827 GC	JB MANAGEMENT L P	1825 BELL ST 100	SACRAMENTO	CA	95825
077-002-0042	10087	MILLS STATION RD	SACRAMENTO	95827 M 1	TAYLOR LYNDIA	2500 SIERRA BL D	SACRAMENTO	CA	95825
077-002-0066	10117	MILLS STATION RD	SACRAMENTO	95827 M 1	PACSAC LLC	12100 WILSHIRE BLVD 1025	LOS ANGELES	CA	90025
077-003-0047	10161	MILLS STATION RD	SACRAMENTO	95827 M 1	AREC 13 LLC	2727 N CENTRAL AV 500	PHOENIX	AZ	85004
077-003-0013	10245	MILLS STATION RD	RANCHO CORDOVA	95670 RD30	FEDERAL W AUBREY	P O BOX 1332	DAVIS	CA	95617
077-003-0041	10246	MILLS STATION RD	RANCHO CORDOVA	95670 LC	KWIK-CHEK REALTY CO INC	P O BOX 711	DALLAS	TX	75221
077-003-0042	10248	MILLS STATION RD	RANCHO CORDOVA	95670 LC	DICKSON LIVING TRUST	6233 COLE AV	CARMICHAEL	CA	95688
077-018-3007	10258	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	RODRIGUEZ IRMA	10258 MILLS STATION RD	RANCHO CORDOVA	CA	95670
077-018-3008	10266	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	VALDOVINS RAMON	7621 SAN SIMEON DR	CITRUS HEIGHTS	CA	95610
077-018-1011	10273	MILLS STATION RD	RANCHO CORDOVA	95670 RD30	ANWAR MOHAMMAD/SHIELA	1494 MT WHITNEY DR	SAN JOSE	CA	95127
077-018-1021	10301	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	BERNIT FRITZ/NAIDINE	35 VIA PESARO	AMERICAN CANYO	CA	94503
077-018-1020	10303	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	BERNIT FRITZ/NAIDINE	35 VIA PESARO	AMERICAN CANYO	CA	94503
077-018-1019	10309	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	PANCYKOWSKI FAMILY L P II	14633 CARNELIAN GLEN CT	SARATOGA	CA	95070
077-018-1018	10311	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	MARCH IGOR/NATALYA	963 PATRICK CIR	FOLSOM	CA	95630
077-018-1017	10315	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	PENG CHI WEI/KATSUKO/WILLIAM C	7700 PALMYRA DR	FAIR OAKS	CA	95628
077-018-1013	10321	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	KUKHARSKAYA ZOYABORIS KUKHARSKIY	10321 MILLS STATION RD	GOLD RIVER	CA	95670
077-018-1012	10325	MILLS STATION RD	RANCHO CORDOVA	95670 RD10	BAUER FRED/SHYLA	4000 ALAMEDA DE LA LOMA	NOVATO	CA	94947
077-017-1020	10331	MILLS TOWER DR	RANCHO CORDOVA	95670 RD30	STENBERG ERLAND LMARY ANN	4691 CHILENO VALLEY RD	PETALUMA	CA	94952
077-017-1019	10335	MILLS TOWER DR	RANCHO CORDOVA	95670 RD30	STENBERG ERLAND LMARY ANN	4691 CHILENO VALLEY RD	PETALUMA	CA	94952
077-017-1026	10339	MILLS TOWER DR	RANCHO CORDOVA	95670 RD30	STENBERG ERLAND LMARY ANN	4691 CHILENO VALLEY RD	PETALUMA	CA	94952
077-014-0010	10499	MILLS TOWER DR	RANCHO CORDOVA	95670 RD20	RANSON TIMOTHY/DEBORAH	1416 DEVONSHIRE DR	EL CERRITO	CA	94530
072-014-0009	10515	MILLS TOWER DR	RANCHO CORDOVA	95670 RD30	SANWAL RAVI/MANITA	3105 HOPKINS PL	EL DORADO HILL	CA	95762
072-014-0004	10531	MILLS TOWER DR	RANCHO CORDOVA	95670 RD30	RISHMOONI LIMITED PARTNERSHIP	3105 HOPKINS PL	EL DORADO HILL	CA	95762

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP	ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
068-016-0102	0	OLD WINERY PL	SACRAMENTO	95827 M 2		FITE D BRUCE/DARLYNE I	9857 HORN RD	SACRAMENTO	CA	95827
068-016-0110	0	OLD WINERY PL	SACRAMENTO	95827 M 2		D BRUCE/DARLYNE FITE FAMILY REVOCABLE TRUST	9857 HORN RD	SACRAMENTO	CA	95827
068-016-0103	9801	OLD WINERY PL	SACRAMENTO	95827 M 2		9801 OLD WINERY PLACE ASSOCIATES LLC	205 HATHAWAY CT	SACRAMENTO	CA	95864
068-016-0104	9823	OLD WINERY PL	SACRAMENTO	95827 M 2		FITE D BRUCE/DARLYNE I	9857 HORN RD	SACRAMENTO	CA	95827
072-028-0080	0	OLSON DR	RANCHO CORDOVA	95670 TC		ZINFANDEL PLAZA III	P O BOX 255588	SACRAMENTO	CA	95865
072-021-0051	10694	OLSON DR	RANCHO CORDOVA	95670 TC		GLASJAR PROPERTY LLC	P O BOX 117508	CARROLLTON	TX	75011
072-021-0048	10750	OLSON DR	RANCHO CORDOVA	95670 TC		ROCKYTHRESE YEE LIV TRUST/ETAL	7739 RIVER LANDING DR	SACRAMENTO	CA	95831
072-021-0050	10792	OLSON DR	RANCHO CORDOVA	95670 TC		MINGMO SIN LUM REVOCABLE TRUST/ETAL	571 DALEWOOD DR	ORINDA	CA	94563
072-028-0050	10800	OLSON DR	RANCHO CORDOVA	95670 GC		RANCHO CORDOVA RAPS INCORPORATED	22709 RANCHO PALOMARES P	CASTRO VALLEY	CA	94552
072-028-0051	10801	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0052	10824	OLSON DR	RANCHO CORDOVA	95670 GC		JOHNSON EPPAMINDAS G	1555 RIVER PARK DR 101	SACRAMENTO	CA	95815
072-028-0053	10826	OLSON DR	RANCHO CORDOVA	95670 GC		JOHNSON EPPAMINDAS G	1555 RIVER PARK DR 101	SACRAMENTO	CA	95815
072-028-0035	10830	OLSON DR	RANCHO CORDOVA	95670 GC		HUBBARD TAYLOR/BEATRICE O HUBBARD 1984 TRUST/ETAL	25228 LA LOMA DR	LOS ALTOS HILL	CA	94022
072-028-0089	10831	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0089	10837	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0084	10841	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0073	10845	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0073	10875	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0079	10881	OLSON DR	RANCHO CORDOVA	95670 GC		DAYTON HUDSON CORPORATION	1000 NICOLLET MALL	MINNEAPOLIS	MN	55403
072-028-0088	10893	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0085	10907	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0053	10910	OLSON DR	RANCHO CORDOVA	95670 GC		GARDENVIEW ESTATES VENTURE LP	9500 SW BARBUR BL 300	PORTLAND	OR	97219
072-028-0087	10913	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0086	10921	OLSON DR	RANCHO CORDOVA	95670 GC		RCTC SSS LLC/RCTC RRR LLC/RCTC MMM LLC/ETAL	96 CORPORATE PARK DR 200	IRVINE	CA	92686
072-028-0021	10943	OLSON DR	RANCHO CORDOVA	95670 GC		DAVID HANSON/JILL BEAMS REVOCABLE TRUST	114 ASHCAT WY	FOLSOM	CA	95630
072-028-0020	10947	OLSON DR	RANCHO CORDOVA	95670 GC		PATTERSON FAMILY TRUST	2270 DOUGLAS BL 111	ROSEVILLE	CA	95661
072-028-0019	10971	OLSON DR	RANCHO CORDOVA	95670 GC		PATTERSON FAMILY TRUST	2270 DOUGLAS BL 111	ROSEVILLE	CA	95661
072-028-0018	10981	OLSON DR	RANCHO CORDOVA	95670 GC		PATTERSON FAMILY TRUST	10981 OLSON DR	GOLD RIVER	CA	95670
072-028-0017	10995	OLSON DR	RANCHO CORDOVA	95670 GC		PATTERSON FAMILY TRUST	3336 E 32ND ST 217	TULSA	OK	74135
072-028-0081	11009	OLSON DR	RANCHO CORDOVA	95670 GC		ZINFANDEL PLAZA III	P O BOX 255588	SACRAMENTO	CA	95865
072-028-0023	11009	OLSON DR	RANCHO CORDOVA	95670 GC		PATTERSON FAMILY TRUST	2270 DOUGLAS BL 111	ROSEVILLE	CA	95661
072-028-0022	11015	OLSON DR	RANCHO CORDOVA	95670 GC		Z SQUARE ASSOCIATES LLC	1300 VIEW DR	SAN LEANDRO	CA	94577
072-028-0031	11050	OLSON DR	RANCHO CORDOVA	95670 GC		ZINFANDEL PLAZA/ETAL	P O BOX 255588	SACRAMENTO	CA	95865
072-028-0024	11051	OLSON DR	RANCHO CORDOVA	95670 GC		MERVINS	PO BOX 9456	MINNEAPOLIS	MN	55440
072-025-0018	11088	OLSON DR	RANCHO CORDOVA	95670 GC		BURGER FRED/BETH	113 BARBERRY	SAN RAMON	CA	94583
072-028-0025	11099	OLSON DR	RANCHO CORDOVA	95670 GC		GEORGE/BETTY NGIM FAMILY TRUST	3140 GOLD CAMP DR 150	RANCHO CORDOVA	CA	95670
072-028-0026	11111	OLSON DR	RANCHO CORDOVA	95670 GC		FIRSTAR BANK	777 E WISCONSIN AV	MILWAUKEE	WI	53202
076-021-2008	0	PASEO DR	RANCHO CORDOVA	95670 Z 00		CITIZENS UTILITIES COMPANY OF CALIFORNIA	P O BOX 433	HARVEY	LA	70059
076-021-2011	0	PASEO DR	RANCHO CORDOVA	95670 LC		CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
076-021-2015	2807	PASEO DR	RANCHO CORDOVA	95670 BP		CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
076-021-2014	2811	PASEO DR	RANCHO CORDOVA	95670 BP		CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
076-021-2013	2815	PASEO DR	RANCHO CORDOVA	95670 BP		CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
076-021-2012	2821	PASEO DR	RANCHO CORDOVA	95670 BP		CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
077-018-3005	2970	PORTSMOUTH DR	RANCHO CORDOVA	95670 RD20		HOUSING AUTHORITY COUNTY OF SACRAMENTO	6301 ST	SACRAMENTO	CA	95814
072-025-0012	0	PROGRESS CT	RANCHO CORDOVA	95670 GC		UNITED STATES POSTAL SERVICE	WESTERN REGIONAL OFFICE	SAN BRUNO	CA	94099
072-025-0011	0	PROGRESS CT	RANCHO CORDOVA	95670 GC		UNITED STATES POSTAL SERVICE	WESTERN REGIONAL OFFICE	SAN BRUNO	CA	94099
072-025-0010	0	PROGRESS CT	RANCHO CORDOVA	95670 GC		UNITED STATES POSTAL SERVICE	WESTERN REGIONAL OFFICE	SAN BRUNO	CA	94099
072-025-0026	10933	PROSPECT PARK DR	RANCHO CORDOVA	95670 MP		FIRST COVENANT CHURCH OF SACRAMENTO	P O BOX 276450	SACRAMENTO	CA	95827
072-061-0039	2701	PROSPECT PARK DR	RANCHO CORDOVA	95670 MP		CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-061-0053	2729	PROSPECT PARK DR	RANCHO CORDOVA	95670 Z 00		CITY OF RANCHO CORDOVA	3121 GOLD CANAL DR	RANCHO CORDOVA	CA	95670
072-061-0065	2779	PROSPECT PARK DR	RANCHO CORDOVA	95670 GC		R I HERITAGE INN OF RANCHO CORDOVA INC	P O BOX 9118	FARGO	ND	58106
072-061-0064	2801	QUALITY DR	RANCHO CORDOVA	95670 MP		WATTS LEONARD DUANE/JEANNETTE	500 FALCON CREST LN	EL DORADO HLS	CA	95762
072-069-0100	3249	QUALITY DR	RANCHO CORDOVA	95670 MP		BELLE HAVEN RCQ LLC	730 WOODSIDE RD	REDWOOD CITY	CA	94061
072-069-0089	3333	QUARRY CT	RANCHO CORDOVA	95670 M1		ALT AIR HOLDING COMPANY	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
072-022-2039	0	QUARRY CT	RANCHO CORDOVA	95670 M1		GARCHA MA	2711 QUARRY CT	RANCHO CORDOVA	CA	95670
072-022-2038	0	QUARRY CT	RANCHO CORDOVA	95670 M1		SACRAMENTO REGIONAL TRANSIT	PO BOX 2110	SACRAMENTO	CA	95812
072-022-2036	0	QUARRY CT	RANCHO CORDOVA	95670 M1		SACRAMENTO REGIONAL TRANSIT DIST	2811 O ST	SACRAMENTO	CA	95816
077-001-0006	0	ROUTIER RD	SACRAMENTO	95827 Z 00 T		COUNTY OF SACRAMENTO	0 ROUTIER RD	SACRAMENTO	CA	95827
077-001-0030	2900	ROUTIER RD	SACRAMENTO	95827 GC		STEVEN BACON REVOCABLE TRUST	PO BOX 351	RANCHO CORDOVA	CA	95741
077-002-0070	2901	ROUTIER RD	SACRAMENTO	95827 RD30		ASHLEY RONALD PMAUREN A	712 SANSOME ST	SAN FRANCISCO	CA	94111
077-001-0017	2910	ROUTIER RD	SACRAMENTO	95827 RM1		KCCF FAMILY TRUST/NUNES FAMILY TRUST	PO BOX 1221	ORANGEVALE	CA	95662
077-001-0027	2950	ROUTIER RD	SACRAMENTO	95827 RM1		C S V INC	PO BOX 1413	FAIR OAKS	CA	95628
077-002-0029	9885	ROUTIER RD	SACRAMENTO	95827 RM1		CENTENNIAL ESTATES LLC	4282 AVOCAO	YORBA LINDA	CA	92836
057-015-2015	10500	SALTANA WY	RANCHO CORDOVA	95670 RD20		JIMENEZ FRANCISCO	445 LUCINA ST	AMERICAN CANYO	CA	94503
072-021-0104	0	STATE HWY RTE 50	RANCHO CORDOVA	95670 M 1		STATE OF CALIFORNIA	P O BOX 911	MARYSVILLE	CA	95901
075-044-0008	0	STATE HWY 50	SACRAMENTO	95827 RD 5 X		COUNTY OF SACRAMENTO	0 STATE HWY 50	STANTO	CA	95827
072-048-0004	11121	SUN CENTER DR	RANCHO CORDOVA	95670 MP		ROMAN REVOCABLE TRUST	665 HILLARY DR	TIBURON	CA	94920
072-048-0007	11151	SUN CENTER DR	RANCHO CORDOVA	95670 MP		ANDREA LINDASHERMAN P JR	4331 WHISPERING OAK CIR	GRANITE BAY	CA	95746
072-048-0029	11171	SUN CENTER DR	RANCHO CORDOVA	95670 MP		VOLEN PROPS 6 LLC	3330 WATT AV E	SACRAMENTO	CA	95821
072-049-0019	11187	SUN CENTER DR	RANCHO CORDOVA	95670 MP		PINEBROOK VILLAGE LP	8022 FOLSOM-AUBURN RD	FOLSOM	CA	95630

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP	ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
072-022-2014	0	SUNRISE BL	RANCHO CORDOVA	95742	M 1	SUNRISE TRADE CENTER L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
072-022-2012	2650	SUNRISE BL	RANCHO CORDOVA	95742	M 2	EARL SCHEIBE REALTY CORP	15206 VENTURA BL 200	SHERMAN OAKS	CA	91483
072-022-2011	2656	SUNRISE BL	RANCHO CORDOVA	95742	M 2	PUBLIC STORAGE PROPERTIES XV INC(PUB STORAGE INC)	P O BOX 25025	GLENDAL	CA	91201
072-022-2031	2690	SUNRISE BL	RANCHO CORDOVA	95742	GC	SUNRISE TRADE CENTER L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
072-022-2013	2720	SUNRISE BL	RANCHO CORDOVA	95742	M 2	LEPCZYNSKI FAMILY TRUST	3841 CHARRERAY CT	SINGLE SPGS	CA	95682
068-076-0111	11280	SUNRISE PARK DR	SACRAMENTO	95827	M 2	D BRUCE/DARLYNE FITE FAMILY REVOCABLE TRUST	9857 HORN RD	SACRAMENTO	CA	95827
075-003-3003	0	TERRA LOMA DR	RANCHO CORDOVA	95670	RD30	TRINITY CITY SERVICES	PO BOX 848	COLTON	CA	92324
075-003-3017	0	TERRA LOMA DR	RANCHO CORDOVA	95670	GC	CAPITAL CITY DEVELOPMENT INCORPORATED	10115 FOLSOM BL 102	RANCHO CORDOVA	CA	95670
075-003-3001	10055	TERRA LOMA DR	RANCHO CORDOVA	95670	RD30	GONZALES FAMILY TRUST/MIRNA GONZALES/RONALD DIETAL	1508 BURLINGAME AVE	BURLINGAME	CA	94010
075-003-3002	10087	TERRA LOMA DR	RANCHO CORDOVA	95670	RD20	TRINITY YOUTH SERVICES	PO BOX 848	COLTON	CA	92324
072-022-2022	0	TRADE CENTER DR	RANCHO CORDOVA	95670	M 1	JB MANAGEMENT LP/WHITNEY PROPERTIES/ETAL	1825 BELL ST 100	SACRAMENTO	CA	95825
072-022-2004	0	TRADE CENTER DR	RANCHO CORDOVA	95670	MP	JB MANAGEMENT LP	1825 BELL ST 100	SACRAMENTO	CA	95825
072-022-2034	11101	TRADE CENTER DR	RANCHO CORDOVA	95670	M 00	FOLSON RESEARCH INVESTMENTS INC	4115 TALLADEGA DR	SPARKS	NV	89436
072-022-2037	11135	TRADE CENTER DR	RANCHO CORDOVA	95670	M1	CONRAD ETHAN	1300 NATIONAL DR 100	SACRAMENTO	CA	95834
072-022-2032	11151	TRADE CENTER DR	RANCHO CORDOVA	95670	M 1	DEMETROULAS FAMILY TRUST	9850 TARMAC WY	FAIR OAKS	CA	95628
072-022-2033	11167	TRADE CENTER DR	RANCHO CORDOVA	95670	M 1	FOURWAY INC	5175 RIDGEVINE WY	FAIR OAKS	CA	95628
072-025-0007	0	U S HWY 50	RANCHO CORDOVA	95670	M 1	SAC-PLRVLE TRANSPORTATION CORR JOINT POWERS AUTHO	P O BOX 2110	SACRAMENTO	CA	95812
072-061-0045	0	U S HWY 50	RANCHO CORDOVA	95670	MP	STATE OF CALIFORNIA	P O BOX 911	MARYSVILLE	CA	95901
075-011-2004	0	W LA LOMA DR	SACRAMENTO	95827	RD20	CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOULT LAUREL	NJ	08054
075-012-2004	0	W LA LOMA DR	SACRAMENTO	95827	BP	TE CHENG SEAV	1053 L ALOUTTE WAY	SACRAMENTO	CA	95831
075-012-1004	2051	W LA LOMA DR	RANCHO CORDOVA	95670	RD30	CORDOVA PROPS LLC	PO BOX 1118	LAKESIDE	CA	92040
075-012-2005	2052	W LA LOMA DR	RANCHO CORDOVA	95670	LC	FIDEL P DUANE/DONNA E	100 ALLERTON CT	FOLSOM	CA	95630
075-011-2010	2080	W LA LOMA DR	RANCHO CORDOVA	95670	RD20	BETETTE PROPERTIES INC	46 WOLFE CANYON RD	KENTFIELD	CA	94984
075-011-1021	2081	W LA LOMA DR	RANCHO CORDOVA	95670	RD30	CORDOVA PROPS LLC	PO BOX 1118	LAKESIDE	CA	92040
075-011-2011	2088	W LA LOMA DR	RANCHO CORDOVA	95670	RD20	LA LOMA ASSOCIATES LTD (AMCO PROPERTIES LP)	PO BOX 4300	SCOTTSDALE	AZ	85261
075-011-1019	2091	W LA LOMA DR	RANCHO CORDOVA	95670	RD00	2005 BIRCHWOOD APARTMENTS LLC	441 ESTATES DR	SACRAMENTO	CA	95864
075-011-2009	2100	W LA LOMA DR	RANCHO CORDOVA	95670	RD20	BERG WERNER	18818 TELLER AV 277	IRVINE	CA	92612
075-011-1020	2101	W LA LOMA DR	RANCHO CORDOVA	95670	RD20	2005 BIRCHWOOD APARTMENTS LLC	441 ESTATES DR	SACRAMENTO	CA	95864
075-031-3001	2104	W LA LOMA DR	RANCHO CORDOVA	95670	RD20	BERG WERNER	18818 TELLER AV 277	IRVINE	CA	92612
072-021-0093	0	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	STATE OF CALIFORNIA	P O BOX 911	MARYSVILLE	CA	95901
072-021-0095	0	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	KASSIS JOHN/MARION C/ETAL	P O BOX 911	MARYSVILLE	CA	95901
072-021-0099	0	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	COUNTY OF SACRAMENTO	1430 22ND ST	SACRAMENTO	CA	95816
072-021-0103	0	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	GEORGE E NICHOLAU/GAYE NICHOLAU REV INTERVIVO/ETAL	1007 7TH ST 7TH FLOOR	SACRAMENTO	CA	95814
072-069-0101	0	WHITE ROCK RD	RANCHO CORDOVA	95670	RD20	SUSAN NAUSLAR REVOCABLE TRUST	8401 JACKSON RD	SACRAMENTO	CA	95826
077-001-0054	0	WHITE ROCK RD	RANCHO CORDOVA	95670	RD20	SUSAN NAUSLAR REVOCABLE TRUST	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
077-001-0053	0	WHITE ROCK RD	RANCHO CORDOVA	95670	RD20	SUSAN NAUSLAR REVOCABLE TRUST	0 WHITE ROCK RD	RANCHO CORDOVA	CA	95670
077-001-0053	0	WHITE ROCK RD	RANCHO CORDOVA	95670	RD20	SUSAN NAUSLAR REVOCABLE TRUST	4691 CHILENO VALLEY RD	PETALUMA	CA	94952
077-001-0025	10327	WHITE ROCK RD	RANCHO CORDOVA	95670	GC	STENBERG ERLAND LMARY ANN	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
077-001-0048	10335	WHITE ROCK RD	RANCHO CORDOVA	95670	Z 00	SUSAN NAUSLAR REVOCABLE TRUST	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
077-001-0049	10335	WHITE ROCK RD	RANCHO CORDOVA	95670	Z 00	SUSAN NAUSLAR REVOCABLE TRUST	2511 LAGUNA VISTA DR	NOVATO	CA	94945
077-001-0049	10335	WHITE ROCK RD	RANCHO CORDOVA	95670	Z 00	SUSAN NAUSLAR REVOCABLE TRUST	2511 LAGUNA VISTA DR	NOVATO	CA	94945
072-021-0105	10683	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	COURTYARD BY MARRIOTT LIMITED PARTNERSHIP	10400 FERNWOOD RD 924 13	BETHESDA	MD	20814
072-021-0096	10713	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	VISTA INN RANCHO CORDOVA LLC	5933 W CENTURY BL 200	LOS ANGELES	CA	90045
072-021-0098	10717	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	ROSALIND D BASTIAN REVOCABLE TRUST 2005/ETAL	417 WALNUT AV	SOUTH SAN FRAN	CA	94030
072-021-0101	10721	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	RECESA PROPERTIES LLC	200 DUNBAR ST	SPARTANBURG	SC	29306
072-021-0102	10725	WHITE ROCK RD	RANCHO CORDOVA	95670	M 1	MC DONALD'S CORPORATION	1400 NUNRISE BL	RANCHO CORDOVA	CA	95670
072-068-0052	10650	WHITE ROCK RD	RANCHO CORDOVA	95670	MP	CORDOVA LLC	101 N TRYON ST	CHARLOTTE	NC	28255
057-022-1017	2700	WOODBERRY WY	RANCHO CORDOVA	95670	RD20	ANDERSON KIMBERLEE	2525 CLEVELAND AV H	SANTA ROSA	CA	95403
057-022-1015	2708	WOODBERRY WY	RANCHO CORDOVA	95670	RD20	ANDERSON KIMBERLEE KAY	2525 CLEVELAND AV H	SANTA ROSA	CA	95403
057-022-1004	2728	WOODBERRY WY	RANCHO CORDOVA	95670	RD30	DERYLO MICHAEL E	102 FAIR OAKS LN	ATHERTON	CA	94027
057-022-2004	2737	WOODBERRY WY	RANCHO CORDOVA	95670	BP	WOODBERRY TWS LLC	6960 DESTINY DR 101	ROCKLIN	CA	95677
072-033-0008	0	ZINFANDEL DR	RANCHO CORDOVA	95670	TC	ALAMO GROUP ILLC/ROGER E DUMAINE/PATRICIA A	3236 STONE VALY RD W 230	ALAMO	CA	94507
072-061-0044	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	STATE OF CALIFORNIA	P O BOX 911	MARYSVILLE	CA	95901
072-068-0051	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	BENJAMINGAIL CATLIN FAMILY TRUST/ETAL	3620 FAIR OAKS BL 150	SACRAMENTO	CA	95864
072-068-0071	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	JOHN ARRILLAGA SURVIVORS TRUST/ETAL	2500 MISSION COLLEGE BL	SANTA CLARA	CA	95054
072-068-0073	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	JOHN ARRILLAGA SURVIVORS TRUST/ETAL	2500 MISSION COLLEGE BL	SANTA CLARA	CA	95054
072-069-0091	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	ALTAIR HOLDING COMPANY	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
072-068-0012	0	ZINFANDEL DR	RANCHO CORDOVA	95670	MP	JOHN ARRILLAGA SURVIVORS TRUST/ETAL	2500 MISSION COLLEGE BL	SANTA CLARA	CA	95054
072-033-0001	2800	ZINFANDEL DR	RANCHO CORDOVA	95670	LC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0003	2801	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	ALAMO GROUP ILLC/ROGER E DUMAINE/PATRICIA A	3236 STONE VALY RD W 230	ALAMO	CA	94507
072-033-0003	2808	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0002	2810	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0004	2810	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0018	2817	ZINFANDEL DR	RANCHO CORDOVA	95670	LC	WONG GENE TR	P O BOX 2798	RANCHO CORDOVA	CA	95741
072-033-0019	2853	ZINFANDEL DR	RANCHO CORDOVA	95670	LC	JOHN ARRILLAGA SURVIVORS TRUST/ETAL	2500 MISSION COLLEGE BL	SANTA CLARA	CA	95054
072-033-0022	2859	ZINFANDEL DR	RANCHO CORDOVA	95670	LC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0005	2868	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	GENE WONG PARTNERSHIP	P O BOX 2798	RANCHO CORDOVA	CA	95741
072-033-0006	2878	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0021	2881	ZINFANDEL DR	RANCHO CORDOVA	95670	LC	FOLSON ZINFANDEL PARTNERS LLC	1448 15TH ST 100	SANTA MONICA	CA	90404
072-033-0016	2891	ZINFANDEL DR	RANCHO CORDOVA	95670	TC	WONG GENE TR	P O BOX 2798	RANCHO CORDOVA	CA	95741
072-033-0007	2896	ZINFANDEL DR	RANCHO CORDOVA	95670	SC	CHOY FAMILY TRUST	277 7TH AV	SAN FRANCISCO	CA	94118
072-021-0047	3001	ZINFANDEL DR	RANCHO CORDOVA	95670	TC	BP WEST COAST PRODUCTS LLC	PO BOX 5015	BUENA PARK	CA	90622
						WOOD 1995 FAMILY TRUST	3001 ZINFANDEL DR	RANCHO CORDOVA	CA	95670

APN_dash	STREET_NBR	STREET_NAM	CITY	ZIP_ZONE	NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
072-021-0038	3050	ZINFANDEL DR	RANCHO CORDOVA	95670 TC	EQUILON ENTERPRISES LLC	PO BOX 4369	HOUSTON	TX	77210
072-069-0064	3100	ZINFANDEL DR	RANCHO CORDOVA	95670 MP	PGOCC LLC	10850 GOLD CENTER DR	RANCHO CORDOVA	CA	95670
072-069-0050	3188	ZINFANDEL DR	RANCHO CORDOVA	95670 MP	ALTAIR HOLDING COMPANY	3333 QUALITY DR	RANCHO CORDOVA	CA	95670
072-022-1002	0		RANCHO CORDOVA	95670 M 1	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT		RANCHO CORDOVA	CA	95670
072-025-0005	0		RANCHO CORDOVA	95670 M 1	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT		RANCHO CORDOVA	CA	95670
077-033-0035	0		SACRAMENTO	95827 M 1 N	HORN RD LLC	3430 LUYUNG DR	RANCHO CORDOVA	CA	95742
077-002-0055	0		SACRAMENTO	95827 M 1	CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
077-002-0054	0		SACRAMENTO	95827 M 1	CALIFORNIA-AMERICAN WATER COMPANY	PO BOX 5087 250	MOUNT LAUREL	NJ	8054
068-054-0009	0		SACRAMENTO	95827 M 1	EQUITEC REAL ESTATE INVESTORS FUND XV	3710 RAWLINS ST 1500	DALLAS	TX	75219
068-054-0007	0		SACRAMENTO	95827 M 1	COUNTY OF SACRAMENTO	814 7TH ST	SACRAMENTO	CA	95814

Folsom Boulevard Specific Plan and Rezone Timeline

2005-Nov 14	Believe in the Boulevard Public workshop at Mills Station. Flier attached.
2006-Feb 22	FBSP Task Force Meeting Internal meeting, staff only.
2006-Mar 21	FBSP Workshop Public meeting at City Hall. Mailer sent to properties within affected area. (See attached map of affected properties.)
2006-Apr 24	FBSP Task Force Meeting Internal meeting, staff only.
2006-July 5	City Council Study Session
2006-Aug 23	City Council Workshop Open to the public.
2006-Sept 5	City Council – Status Report on Plan Development
2006-Oct 10	Public Workshop on Property Rezoning Public workshop at City Hall. Post cards mailed (attached).
2006-Oct 18	Planning Commission Workshop: Rezoning and FBSP Notice and email blast sent (both attached).
2006-Oct 26	Planning Commission Public Hearing (for recommendation): Rezoning and FBSP Email blast sent (attached).
2006-Nov 6	City Council Public Hearing (for action): Rezoning and FBSP Legal Public Hearing Notices were mailed to all affected properties, and noticed was published in the Grapevine (attached). <i>Rezoning and FBSP were APPROVED at this hearing with Urgency Ordinance No. 57-2006.</i>

POST RE-ZONING ACTIVITIES

2006-Dec 12	Developer Interviews Invitation only and not open to public.
2007-Mar 5	City Council – Status Report
2007-Apr 30	City Council – Status Report
2007-June 26	City Council Work Session: FBSP Amendment Discussion only, no action taken. Meeting agenda posted online, but no Public Hearing Notices were required.
2007-Oct 1	City Council Public Hearing: FBSP Amendment Discussion only, no action taken. Meeting agenda posted online, but no Public Hearing Notices were required.
2007-Dec 13	Planning Commission Public Hearing: FBSP Amendment Public Hearing Notice attached.

- | | |
|---------------------|--|
| 2008-Apr 21 | City Council Public Hearing: FBSP Amendment
Discussion only, no action taken. Meeting agenda posted online, but no Public Hearing Notices were required. |
| 2008-May 5 | City Council Public Hearing (for action): FBSP Amendment
Public Hearing Notice attached.

Continued to June 16. |
| 2008-June 16 | City Council Public Hearing (for action): FBSP Amendment
Meeting agenda posted online, but because this item was continued from a previous properly noticed meeting to a date certain, no Public Hearing Notices were required.

<i>Council waived the first reading and introduced Ordinance No. 13-2008 to approve the FBSP amendment.</i> |
| 2008-July 7 | City Council Public Hearing (consent): FBSP Amendment
Meeting agenda posted online.

<i>Council waived the second reading and adopted Ordinance No. 13-2008 to approve the FBSP amendment.</i> |

CITY OF RANCHO CORDOVA

THE BOULEVARD



Experience the VISION for Folsom Boulevard!

As the City of Rancho Cordova prepares to **REVITALIZE** Folsom Boulevard, the community is invited to experience the **EXCITING CHANGES** planned for this vital corridor.

New Restaurants
Unique Shops
Great Entertainment

Inviting Neighborhoods
Transit Friendly
Interesting

A Destination
Connected
Revitalized

The City is hosting a unique open house to unveil plans for the Boulevard's transformation into **A DYNAMIC PLACE** for living, working and playing. Life-sized displays and interactive stations will demonstrate:

- **The Vision** — the community's ambition for Folsom Boulevard.
- **Pulse Points** — vibrant activity centers that will provide a wide range of options for dining, shopping, living and working.
- **Extreme Makeovers** — plans for renovating and transforming property along the corridor.
- **Sidewalk Selection** — different types of sidewalks that can be used along the Boulevard to set an identity and atmosphere for entertainment and strolling. Guests can vote the preference for Folsom Boulevard!
- **History** — the accomplishments of residents in the Boulevard's past.
- **The Transformation Continues** — next steps in the Boulevard's transformation and how the community can shape the corridor's future.

REFRESHMENTS AND GIVE-AWAYS TOO!

Believe in the Boulevard Open House

Monday, November 14, 2005 from 5 to 7 p.m.

Mills Station

2900 Mather Field Road

(the corner of Mather Field and Mills Station roads, near Folsom Boulevard)

Information: (916) 942-0222





CITY OF RANCHO CORDOVA PUBLIC WORKSHOP on PROPERTY RE-ZONING

Dear Property Owner,

On June 26, 2006, the City of Rancho Cordova adopted its first General Plan. The purpose of the General Plan is to ensure that Rancho Cordova will continue to grow into a thriving city where people want to live, work and play. The General Plan states in great detail how land should be used (zoned) in new areas of the City. It also outlines the plans for revitalization of existing neighborhoods and businesses. In order to put these plans into place, the zoning code in your area needs to be updated. If you have received this notice, the zoning of your property will be changing.

Businesses can continue to operate in their current location, however re-zoning will increase their future land use and development opportunities. Rather than have home and property owners re-zone their properties on their own, the City will begin work on re-zoning the areas along the Folsom and Sunrise Boulevard corridors. This re-zone process will save property owners time and money and make it easier to develop and re-develop their properties.

Please join us for a PUBLIC WORKSHOP to discuss the re-zoning process for your property.

WHEN: Tuesday, October 10th, 2006; 6:00 p.m.
WHERE: Rancho Cordova City Hall
2729 Prospect Park Drive
American River Room
Rancho Cordova, CA

The City of Rancho Cordova is very excited about these plans to build a more vibrant community. We look forward to seeing you there!

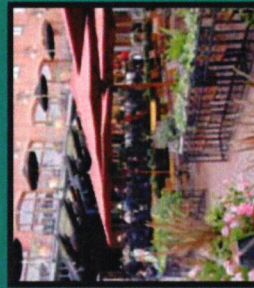
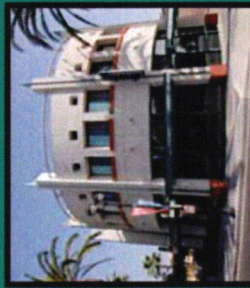
For more information about this City project, please visit www.cityofranchocordova.org/rezone,
or contact Pam Johns at (916) 361-8384; email pjohns@cityofranchocordova.org.

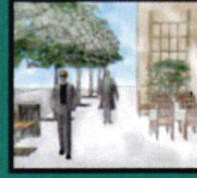


2729 Prospect Park Drive
Rancho Cordova, CA 95670

CITY OF RANCHO CORDOVA

PUBLIC WORKSHOP on PROPERTY RE-ZONING





REZONING FOLSOM AND SUNRISE BOULEVARD CORRIDORS

Rancho Cordova Rezones Continue – Join Us for Upcoming Meetings!

The City of Rancho Cordova is considering amending its zoning code and rezoning numerous properties along Folsom Boulevard and Sunrise Boulevard. If approved, this action would bring the zoning of affected properties into compliance with the recently adopted Rancho Cordova General Plan. This rezone will establish consistency between zoning and new general plan designations and will generally expand the uses allowed on the rezoned properties. Regardless of the rezoning, existing businesses can continue to operate in the place and manner in which they currently operate. The rezoning simply increases future land use and development opportunities.

On October 10, 2006 the City conducted a property owner workshop to discuss the rezone and received broad support for this action. Based on community input to date, the City is now proceeding with the rezone/zoning code amendment.

Please join us for the following Planning Commission meetings to discuss this rezoning effort:

Planning Commission Workshop

On October 18, 2006 the Planning Commission will hold a workshop at City Hall (American River Room), beginning at 6:00 p.m.

Planning Commission Public Hearing

Assuming community issues are addressed through the workshop, the Planning Commission will conduct a public hearing for this project on October 26, 2006 at City Hall (beginning at 6:00 pm) and will consider a formal recommendation to the City Council on this project.

For more information about the project and upcoming meetings, please visit www.cityofranchocordova.org/rezone, or contact Pam Johns or Christopher Jordan at (916) 361-8384; e-mail rezones@cityofranchocordova.org.

We look forward to hearing from you!

You are subscribed to the following list: %BASIC:LISTNAME%

Using the following email: %BASIC:EMAIL%

You may automatically unsubscribe from this list at any time by visiting the following URL: %BASIC:UNSUBLINK%

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Planning Department
916-851-8750

Planning Director
Paul Junker



City of Rancho Cordova Planning Commission Notice of Public Hearing

Rancho Cordova Rezoning Continues

The City of Rancho Cordova is considering amending its zoning code and rezoning numerous properties along Folsom Boulevard and Sunrise Boulevard. If approved, this action would bring the zoning of affected properties into compliance with the recently adopted Rancho Cordova General Plan. This rezone will establish consistency between zoning and new general plan designations and will generally expand the uses allowed on the rezoned properties.

On October 10, 2006 the City conducted a property owner workshop to discuss the rezone and received broad support for this action. Based on community input to date, the City is now proceeding with the rezone/zoning code amendment.

Upcoming Meetings:

The City will hold two meetings before the Planning Commission to consider the proposed rezone and zoning code amendments. On October 18, 2006 the Planning Commission will hold a workshop at City Hall, beginning at 6:00 p.m. Assuming community issues are addressed through the workshop, the Planning Commission will conduct a public hearing for this project on October 26, 2006 and will consider a formal recommendation to the City Council on this project.

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **October 26, 2006, at 6:00 P.M.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Rancho Cordova will hold a Public Workshop at the **Rancho Cordova City Hall**, located at **2729 Prospect Park Drive, Rancho Cordova**, to consider the following application:

GENERAL PLAN CONSISTENCY REZONE:

SPONSORING AGENCY:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95630

ACTION: Amend to the text of the Rancho Cordova Zoning Code to establish land use classifications consistent with the recently adopted General Plan and rezone of

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

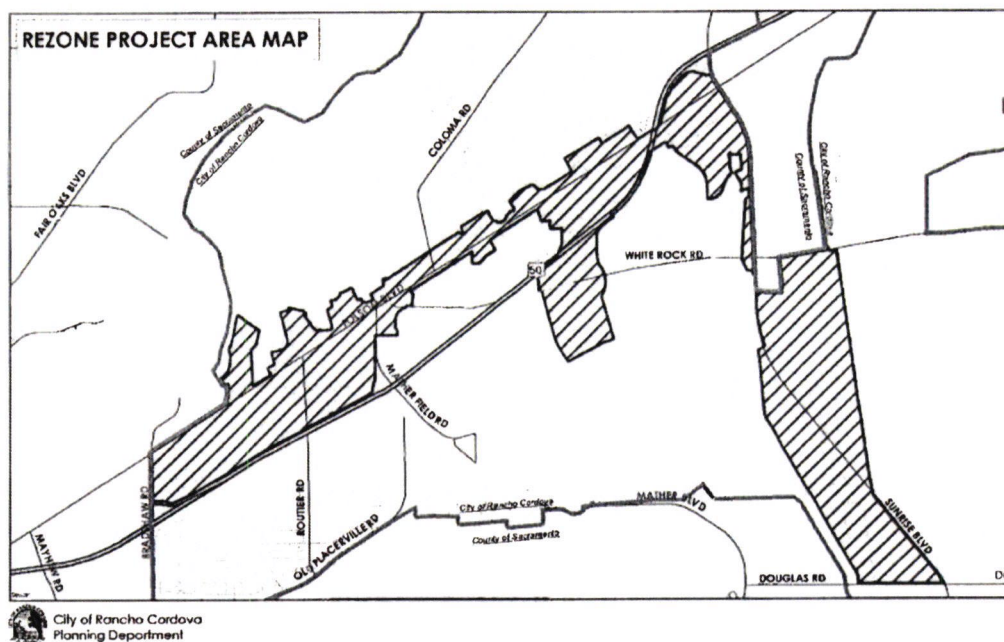
Planning Department
916-851-8750

Planning Director
Paul Junker

properties to establish consistency between zoning and general plan land use designations.

PROJECT AREA: Generally lands located within the City of Rancho Cordova along Folsom Boulevard from Bradshaw Road to Sunrise Boulevard and along Sunrise Boulevard south of Highway 50, as depicted below.

PROJECT PLANNER: Paul Junker, Planning Director



Additional information on this project can be found on the project website at:
http://www.cityofranhocordova.org/city_departments/planning_general_plan_rezone.html

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Charlene Fortunka, Planning Commission Clerk at (916) 851-8759. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dated: October 11, 2006



REZONING FOLSOM AND SUNRISE BOULEVARD CORRIDORS

Rancho Cordova Rezones Continue – Detailed Information Available On-line!

The City of Rancho Cordova is proposing to amend its Zoning Code and to rezone numerous properties along Folsom Boulevard and Sunrise Boulevard South for consistency with the City's first General Plan (adopted June 26th, 2006). The Zoning Code text amendments create several new mixed use zoning districts that allow for the integration of compatible land uses (horizontally and vertically), rather than the separation of uses required by the existing zoning. Proposed map changes (rezoning) apply the new mixed use zoning districts to vital existing areas of the City to allow new development and redevelopment opportunities in keeping with the General Plan vision and land use designations.

Rezoning in the Folsom Boulevard corridor is part of the Folsom Boulevard Specific Plan, which will be updated over time to include more information on design, streetscape improvements, redevelopment strategies, and specific action steps for revitalization.

If the rezoning of properties is approved, existing businesses will be able to continue to operate in the place and manner in which they currently operate. The rezoning simply increases future land use and development opportunities.

In recent weeks, staff has facilitated several public workshops and stakeholder meetings with property owners, business owners, and other interested parties to discuss the project objectives and impacts. To date, staff has received broad support for the rezoning action.

The Planning Commission will hold a public hearing on the proposed Zoning Code text and map amendments on Thursday, October 26, 2006 at City Hall starting at 6:00 pm. The Planning Commission staff report is now posted on the rezone project website listed below.

Relevant Project Websites:

1. Rezones (Zoning Code Text/Map Changes) www.cityofranchocordova.org/rezone
2. General Plan (adopted documents and project information) www.cityofranchocordova.org/city_departments/planning_general_plan.html
3. Folsom Boulevard Specific Plan <http://blvd.cityofranchocordova.org/>

If you have questions or concerns, please contact Pam Johns or Christopher Jordan at (916) 361-8384; e-mail rezones@cityofranchocordova.org.

We look forward to hearing from you!

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REZONING






FOLSOM AND SUNRISE BOULEVARD CORRIDORS

Rancho Cordova Rezones Continue – Upcoming City Council Hearing

On Monday, November 6, 2006, the City Council, as part of their regular meeting, will consider the proposed rezoning of properties along Folsom and Sunrise Boulevard, as well as several other properties along Zinfandel Drive (south of Highway 50) and in the Trade Center/Kilgore area; along with a series of related amendments to the City's Zoning Code. **The meeting is scheduled to begin at 5:30 pm and will be held at City Hall (2729 Prospect Park Drive).**

The City of Rancho Cordova is proposing these changes for **consistency with the City's first** General Plan (adopted June 26th, 2006). The Zoning Code text amendments create several new mixed use zoning districts that allow for the integration of compatible land uses (horizontally and vertically), rather than the separation of uses required by the existing zoning. Proposed map changes (rezoning) apply the new mixed use zoning districts to vital existing areas of the City to allow new development and redevelopment opportunities in keeping with the General Plan vision and land use designations.

Rezoning in the Folsom Boulevard corridor is part of the Folsom Boulevard Specific Plan, which will be updated over time to include more information on design, streetscape improvements, redevelopment strategies, and specific action steps for revitalization.

If the rezoning of properties is approved, existing businesses will be able to continue to operate in the place and manner in which they currently operate. The rezoning simply increases future land use and development opportunities. In recent weeks, staff has facilitated several public workshops and stakeholder meetings with property owners, business owners, and other interested parties to discuss the project objectives and impacts. To date, staff has received broad support for the rezoning action.

Relevant project information – including maps and the proposed Zoning Code text changes – have been listed on the [project website](#) and will be available on the City Council [agenda page](#) in the coming days.

Relevant Project Websites:

1. Rezones (Zoning Code Text/Map Changes) www.cityofranchocordova.org/rezone
2. General Plan (adopted documents and project information) www.cityofranchocordova.org/city_departments/planning_general_plan.html
3. Folsom Boulevard Specific Plan <http://blvd.cityofranchocordova.org/>

If you have questions or concerns, please contact Pam Johns or Christopher Jordan at (916) 361-8384; e-mail rezones@cityofranchocordova.org.

We look forward to seeing you at the meeting!

You are subscribed to the following list: %BASIC:LISTNAME%

Using the following email: %BASIC:EMAIL%

You may automatically unsubscribe from this list at any time by visiting the following URL: %BASIC:UNSUBLINK%

Office of the City Clerk

(916) 851-8722

Anna Olea-Moger

CMC, City Clerk



City Hall
2729 Prospect Park Drive
Rancho Cordova, California 95670
www.cityofranhocordova.org

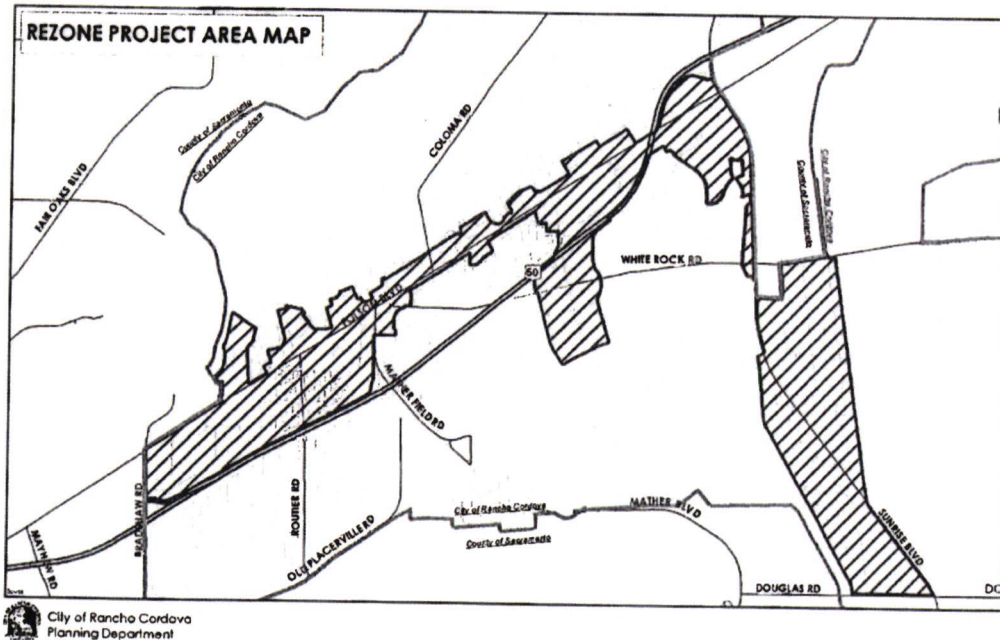
City of Rancho Cordova City Council Notice of Public Hearing

Dated: October 27, 2006

NOTICE is hereby given that on **November 6, 2006**, at **5:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following applications.

CITY INITIATED REZONES:

REQUEST:	Proposal by the City to rezone multiple parcels in the Folsom Boulevard and Sunrise Boulevard South areas for consistency with the recently adopted General Plan.	
OWNER: MULTIPLE PROPERTY OWNERS	REPRESENTATIVE: CITY-INITIATED REZONING	
See property owner listing on the project website:	2729 Prospect Park Drive	
http://www.cityofranhocordova.org/city_departments/planning_general_plan_rezone.html	RANCHO CORDOVA, CA 95670	
LOCATION/APN:	Location of rezoning is shown on the rezone project area map below. Generally, the Folsom Boulevard rezone area is between Bradshaw Road and Sunrise Boulevard. Generally, the Sunrise Boulevard South rezone area is between White Rock Road and Douglas Road. See project website for a listing of parcels and site addresses included in the project area (http://www.cityofranhocordova.org/city_departments/planning_general_plan_rezone.html)	
ZONING:	Various (RM-2, RD 5, RD 10, RD 20, RD 30, AC, GC, LC, SC, TC, BP, MP, M-1)	
ENVIRONMENTAL:	Exempt pursuant to CEQA Guideline 15183(a) as the proposed rezones are consistent with the development density established by existing general plan policies for which an EIR was certified.	
PROJECT PLANNER:	Pam Johns (916) 851-8750	



NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Anna Olea-Moger, City Clerk at (916) 851-8722. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)

)ss.

County of Sacramento)

I am a citizen of the United States and a resident of the Country aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of THE GRAPEVINE INDEPENDENT, a newspaper of general circulation published in the County of Sacramento, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of September 18, 1969, Case Number 195380 that the notice, of which the annexed is a printer copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

October 27, 2006.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

SIGNATURE

Symone Fulgham

Date

October 27, 2006

THE GRAPEVINE INDEPENDENT

3338 Mather Field Rd., Rancho Cordova, CA 95670

**City of Rancho Cordova
City Council
Notice of Public Hearing**

Dated: October 27, 2006

NOTICE is hereby given that on November 6, 2006, at 5:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, to consider the following applications:

CITY INITIATED REZONES:

Request: Proposal by the City to rezone multiple parcels in the Polson Boulevard and Sunrise Boulevard South area for consistency with the recently adopted General Plan.

Owner: Multiple Property Owners See property owner listing on the project website.

Representative: http://www.cityofranchocordova.org/city_department/planning/general_plan/rezone.html

City-Initiated Rezoning: 2729 Prospect Park Drive, Rancho Cordova, CA 95670

Location/APN: Location of rezoning is shown on the rezone project area map below. Generally, the Polson Boulevard rezone area is between Bradshaw Road and Sunrise Boulevard. Generally, the Sunrise Boulevard South rezone area is between White Rock Road and Douglas Road. See project website for a listing of parcels and their addresses included in the project area.

Zoning: Various (RM-2, RD-10, RD-20, RD-30, AC, OC, LC, SC, IL, EP, MP, M3)

Environmental: Exempt pursuant to CEQA Guideline 15183(b) as the proposed rezones are consistent with the development density established by existing general plan policies for which an EIR was certified.

Project Planner: Pam Johns (916) 851-8760

REZONE PROJECT AREA MAP

**City of Rancho Cordova
Planning Department**

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions regarding planning, zoning and/or environmental decisions, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City, or prior to this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Anna Olsen-Mozer, City Clerk at (916) 851-8722. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Published in The Grapevine Independent on October 27, 2006

Folsom Blvd Specific Plan

Environmental Notice

- ♦ Email electronic document to ~~Grapevine~~ or Sac Bee. Publication date: 11.6.07
- ♦ Approve proof
- ♦ Post copies of NOI in Planning lobby and City Hall display case. Post date: 11.6.07 by Charlene
- ♦ Email notice (with link to City website for document) to Agencies Distribution List and _____
- ♦ Coordinate with Steve Parker to get documents on website (NOI and PDF of sections)
 - PDF of complete document from ftp to P drive
- ♦ Documents to Recorder
 - Three (3) copies of NOI – one retained by Recorder, other two get stamped
- ♦ Documents to Clearinghouse
 - Fifteen (15) copies of the MND
 - Two (2) copies of the NOC – one retained by SCH, one to keep for project administrative record
 - Two stamped NOIs (stamped by Recorder) – stamped by SCH and keep for project administrative record
- ♦ Affidavit of Posting/Mailing

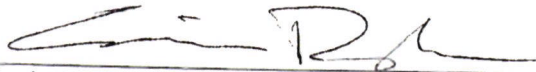
ISP

AFFIDAVIT OF POSTING

City of Rancho Cordova, California

I, Corinne Resha, declare under penalty of perjury that I caused to be posted at City Hall and in the Sacramento Bee newspaper on **6 November 2007** a *Notice of Intent to Adopt a Mitigated Negative Declaration* for the following project:

Folsom Boulevard Specific Plan

A handwritten signature in black ink, appearing to read 'Corinne Resha', written over a horizontal line.

Corinne Resha

The Sacramento Bee

P.O. Box 15779 • 2100 Q Street • Sacramento, CA 95852

www.slueth@sacbee.com

Phone (916) 321-1541 Fax (916) 321-1110

Date: November 5, 2007

To: Cori Resha

Subject: Legal Notice

From: Sierra – Sacramento Bee

Hi Cori

**Here is a proof for you. The cost to run 1 day 11/6/07 is \$753.58.
Please let me know if you have any questions or need to make any changes.**

Have a great day!

Thanks

**Sierra Lueth
Legal Advertising Dept.
The Sacramento Bee
916-321-1541 direct
916-321-1110 fax
slueth@sacbee.com**

NO 481 PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR THE FOLSOM BOULEVARD SPECIFIC PLAN

November 6, 2007

LEAD AGENCY:

City of Rancho Cordova Planning Department
Ben Ritchie, 916-361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE:

Folsom Boulevard Specific Plan

PROJECT LOCATION:

The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area is part of the larger General Plan-designated Folsom Boulevard Planning Area, which extends approximately eleven miles between Watt Avenue and Hazel Avenue. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to those parcels adjacent to Folsom Boulevard. The project area contains portions of the Downtown Planning Area and portions of the Convention Overlay area.

PROJECT DESCRIPTION:

Adoption of the Folsom Boulevard Specific Plan would implement the vision, goals, policies, and actions of the City's General Plan by establishing policies and regulations to guide subsequent development and redevelopment of the project area. There are no physical improvements or construction activities proposed by the proposed project itself, at this time. Future actions and development within the project area will be subject to additional environmental review on a project-by-project basis. Implementation of the proposed project could result in the intensification of land uses from those currently existing. The impacts of this intensification were evaluated in the General Plan EIR, which has been incorporated into this document by reference. The analysis in this MND will focus on any project-specific impacts that were not adequately addressed in the GP-EIR, and identify any impacts that may be more severe than those addressed in the GP-EIR.

FINDINGS/DETERMINATION:

The City has reviewed the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Mitigated Negative Declaration** for this project.

PUBLIC REVIEW PERIOD:

A 30 day public review period for the Mitigated Negative Declaration/Initial Study will commence on **November 6, 2007** and will end on **December 6, 2007** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of **Ben Ritchie** and must be received at **2729 Prospect Park Drive, Rancho Cordova, CA 95670** by **5:00 PM** on **December 6, 2007**. Written comments may also be submitted via email to britchie@cityofranchocordova.org. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at www.cityofranchocordova.org.

11 November 6, 2007



2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8750
Fax (916) 851-8787
www.cityofranhocordova.org

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
THE FOLSOM BOULEVARD SPECIFIC PLAN**

November 6, 2007

LEAD AGENCY:

City of Rancho Cordova Planning Department
Ben Ritchie, 916-361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE:

Folsom Boulevard Specific Plan

PROJECT LOCATION:

The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area is part of the larger General Plan-designated Folsom Boulevard Planning Area, which extends approximately eleven miles between Watt Avenue and Hazel Avenue. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to those parcels adjacent to Folsom Boulevard. The project area contains portions of the Downtown Planning Area and portions of the Convention Overlay area.

PROJECT DESCRIPTION:

Adoption of the Folsom Boulevard Specific Plan would implement the vision, goals, policies, and actions of the City's General Plan by establishing policies and regulations to guide subsequent development and redevelopment of the project area. There are no physical improvements or construction activities proposed by the proposed project itself, at this time. Future actions and development within the project area will be subject to additional environmental review on a project-by-project basis. Implementation of the proposed project could result in the intensification of land uses from those currently existing. The impacts of this intensification were evaluated in the General Plan EIR, which has been incorporated into this document by reference. The analysis in this MND will focus on any project-specific impacts that were not adequately addressed in the GP-EIR, and identify any impacts that may be more severe than those addressed in the GP-EIR.

FINDINGS/DETERMINATION:

The City has reviewed the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Mitigated Negative Declaration** for this project.

PUBLIC REVIEW PERIOD:

A 30 day public review period for the Mitigated Negative Declaration/ Initial Study will commence on **November 6, 2007** and will end on **December 6, 2007** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of **Ben Ritchie** and must be received at **2729 Prospect Park Drive, Rancho Cordova, CA 95670** by **5:00 PM on December 6, 2007**. Written comments may also be submitted via email to britchie@cityofranhocordova.org. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at www.cityofranhocordova.org.

The Sacramento Bee
P.O. Box 15779 • 2100 Q Street • Sacramento, CA 95852

RECEIVED

NOV 08 2007

RANCHO CORDOVA
PLANNING

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA, CA 95670

DECLARATION OF PUBLICATION
(C.C.P. 2015.5)

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interest in the above entitled matter. I am the printer and principal clerk of the publisher of The Sacramento Bee, printed and published in the City of Sacramento, County of Sacramento, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under the date of September 26, 1994, Action No. 379071; that the notice of which the annexed is a printed copy, has been published in each issue thereof and not in any supplement thereof on the following dates, to wit:

November 6, 2007

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Sacramento, California, November 6, 2007


(Signature)

NO. 481 PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
THE FOLSOM BOULEVARD SPECIFIC PLAN

November 6, 2007

LEAD AGENCY:
City of Rancho Cordova Planning Department
Ben Ritchie, 916-361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE:
Folsom Boulevard Specific Plan

PROJECT LOCATION:
The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area is part of the larger General Plan designated Folsom Boulevard Corridor Area, which extends approximately eleven miles between Watt Avenue and Hazen Avenue. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to these parcels adjacent to Folsom Boulevard. The project area contains portions of the Downtown Planning Area and portions of the Convention Overlay area.

PROJECT DESCRIPTION:
Adoption of the Folsom Boulevard Specific Plan would implement the vision, goals, policies, and actions of the City's General Plan by establishing policies and regulations to guide subsequent development and redevelopment of the project area. There are no physical improvements or construction activities proposed by the proposed project itself, at this time. Future actions and development within the project area will be subject to additional environmental review on a project-by-project basis. Implementation of the proposed project could result in the intensification of land uses from those currently existing. The impacts of this intensification were evaluated in the General Plan EIR, which has been incorporated into this document by reference. The analysis in this MND will focus on any project-specific impacts that were not adequately addressed in the GP-EIR, and identify any impacts that may be more severe than those addressed in the GP-EIR.

FINDINGS/DETERMINATION:
The City has reviewed the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD:
A 30 day public review period for the Mitigated Negative Declaration/Initial Study will commence on November 6, 2007 and will end on December 6, 2007 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Ben Ritchie and must be received at 2729 Prospect Park Drive, Rancho Cordova, CA 95670 by 5:00 PM on December 6, 2007. Written comments may also be submitted via email to britchie@cityofranchocordova.org. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at www.cityofranchocordova.org.

111 November 6, 2007

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Planning Department
916-851-8750

Planning Director
Paul Junker



City of Rancho Cordova Planning Commission Notice of Public Hearing

Dated: November 30, 2007

NOTICE is hereby given that on **December 13, 2007, at 6:00 P.M.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall**, located at **2729 Prospect Park Drive, Rancho Cordova**, to consider the following application:

AMENDMENT TO THE FOLSOM BOULEVARD SPECIFIC PLAN:

LEAD AGENCY:

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

The Planning Commission will review, consider public testimony and make recommendations to the City Council on the adoption of an amendment to the Folsom Boulevard Specific Plan.

PROJECT DESCRIPTION: The project would amend the existing Folsom Boulevard Specific Plan to provide policies, guidelines and development standards to guide development and redevelopment of the project area. There are no physical improvements or construction activities proposed by the proposed project itself, at this time. Future actions and development within the project area will be subject to additional review on a project-by-project basis.

PROJECT LOCATION: The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to those parcels adjacent to Folsom Boulevard.

ZONING: N/A

ENVIRONMENTAL: A Mitigated Negative Declaration that tiers off the previously certified General Plan Environmental Impact Report has been prepared to analyze the impacts of amending the Folsom Boulevard Specific Plan.

PROJECT PLANNER: Loreli Cappel, Project Manager

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Charlene Fortunka, Planning Commission Clerk at (916) 851-8759. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)

)ss.

County of Sacramento)

I am a citizen of the United States and a resident of the Country aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of THE GRAPEVINE INDEPENDENT, a newspaper of general circulation published in the County of Sacramento, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of September 18, 1969, Case Number 195380 that the notice, of which the annexed is a printer copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

April 25 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

SIGNATURE

Lynne Tulgham

Date

April 25, 2008

THE GRAPEVINE INDEPENDENT

3338 Mather Field Rd., Rancho Cordova, CA 95670

**City of Rancho Cordova
City Council
Notice of Public Hearing**

Dated: April 25, 2008

NOTICE IS HEREBY GIVEN that, on May 5, 2008, at 5:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, to consider the following applications:



**AMENDMENT TO THE FOLSOM
BOULEVARD SPECIFIC PLAN:**

REQUEST: The City Council will be asked to consider and adopt the amended Folsom Boulevard Specific Plan.
LEAD AGENCY: City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
LOCATION/APN: The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to those parcels adjacent to Folsom Boulevard.
ZONING: Varies
ENVIRONMENTAL: A Mitigated Negative Declaration was prepared to analyze the impacts of amending the Folsom Boulevard Specific Plan, which was tiered from the previously certified General Plan Environmental Impact Report.
PROJECT PLANNER: Paul Junker, Planning Director

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Department at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Department at (916) 851-8750. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Published in The Grapevine Independent on April 25, 2008.

Office of the City Clerk

(916) 851-8720

Stacy Leitner

Interim City Clerk



City Hall
2729 Prospect Park Drive
Rancho Cordova, California 95670
www.cityofranhocordova.org

City of Rancho Cordova City Council **Notice of Public Hearing**

Dated: April 25, 2008

NOTICE is hereby given that on **May 5, 2008, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following applications.

AMENDMENT TO THE FOLSOM BOULEVARD SPECIFIC PLAN:

REQUEST:	The City Council will be asked to consider and adopt the amended Folsom Boulevard Specific Plan.
LEAD AGENCY:	City of Rancho Cordova Planning Department 2729 Prospect Park Drive Rancho Cordova, CA 95670
LOCATION/APN:	The Folsom Boulevard Specific Plan area consists of approximately 769 acres of land and is approximately four miles in length. The project area includes parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard, as well as some parcels contiguous to those parcels adjacent to Folsom Boulevard.
ZONING:	Varies
ENVIRONMENTAL:	A Mitigated Negative Declaration was prepared to analyze the impacts of amending the Folsom Boulevard Specific Plan, which was tiered from the previously certified General Plan Environmental Impact Report.
PROJECT PLANNER:	Paul Junker, Planning Director

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Department at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Department at (916) 851-8720. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)

)ss.

County of Sacramento)

I am a citizen of the United States and a resident of the Country aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of THE GRAPEVINE INDEPENDENT, a newspaper of general circulation published in the County of Sacramento, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of September 18, 1969, Case Number 195380 that the notice, of which the annexed is a printer copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

June 20, 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

SIGNATURE

Lynne Fulgham

Date

June 20, 2008

THE GRAPEVINE INDEPENDENT
3338 Mather Field Rd., Rancho Cordova, CA 95670

**NOTICE OF
PROPOSED
ORDINANCE**



The following is a summary of an ordinance proposed for adoption by the City Council of the City of Rancho Cordova at its meeting of July 7, 2008.

**ORDINANCE NO. 13-2008
AN ORDINANCE OF THE
CITY COUNCIL OF
RANCHO CORDOVA
ADOPTING THE FOLSOM
BOULEVARD SPECIFIC PLAN
AMENDMENT FOR THE
FOLSOM BOULEVARD
CORRIDOR**

The full text of the proposed ordinance is available in the City Clerk's office, 2729 Prospect Park Drive, Rancho Cordova, CA 95670.

Dated: June 20, 2008

Brenda Lehr
Interim Assistant City Clerk

Published in *The Grapevine Independent* on June 20, 2008.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)

)ss.

County of Sacramento)

I am a citizen of the United States and a resident of the Country aforesaid. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of THE GRAPEVINE INDEPENDENT, a newspaper of general circulation published in the County of Sacramento, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of September 18, 1969, Case Number 195380 that the notice, of which the annexed is a printer copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

July 11, 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

SIGNATURE

Alynnne Fulgham

Date

July 11, 2008

THE GRAPEVINE INDEPENDENT

3338 Mather Field Rd., Rancho Cordova, CA 95670

**NOTICE OF
ADOPTED
ORDINANCE**

The following is a summary of an ordinance adopted by the City Council of the City of Rancho Cordova at its meeting of July 7, 2008.

ORDINANCE NO. 13-2008

**AN ORDINANCE OF THE
CITY COUNCIL OF
RANCHO CORDOVA
ADOPTING THE FOLSOM
BOULEVARD SPECIFIC PLAN
AMENDMENT FOR THE
FOLSOM BOULEVARD
CORRIDOR**

Passed and adopted by the City Council this 7th day of July, 2008 by the following vote:

AYES: Cooley, McGarvey, Sander, Skoglund and Mayor Budge

NOES: None

ABSENT: None

ABSTAIN: None

The full text of the proposed ordinance is available in the City Clerk's office, 2729 Prospect Park Drive, Rancho Cordova, CA 95670

Dated: July 11, 2008

Brenda Lehr

Interim Assistant City Clerk

Published in *The Grapevine Independent* on July 11, 2008

**GOVERNMENT CODE SECTIONS
65090-65093 (NOTIFICATION REQUIREMENTS)**

ATTACHMENT 3

65090. (a) When a provision of this title requires notice of a public hearing to be given pursuant to this section, notice shall be published pursuant to Section 6061 in at least one newspaper of general circulation within the jurisdiction of the local agency which is conducting the proceeding at least 10 days prior to the hearing, or if there is no such newspaper of general circulation, the notice shall be posted at least 10 days prior to the hearing in at least three public places within the jurisdiction of the local agency.

(b) The notice shall include the information specified in Section 65094.

(c) In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary or desirable.

(d) Whenever a local agency considers the adoption or amendment of policies or ordinances affecting drive-through facilities, the local agency shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation. The Legislature finds that access restrictions to commercial establishments affecting the blind, aged, or disabled is a critical statewide problem; therefore, this subdivision shall be applicable to charter cities.

65091. (a) When a provision of this title requires notice of a public hearing to be given pursuant to this section, notice shall be given in all of the following ways:

(1) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property as shown on the latest equalized assessment roll. Instead of using the assessment roll, the local agency may use records of the county assessor or tax collector if those records contain more recent information than the information contained on the assessment roll. Notice shall also be mailed to the owner's duly authorized agent, if any, and to the project applicant.

(2) When the Subdivision Map Act (Div. 2 (commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code.

(3) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

(4) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. In lieu of using the assessment roll, the local agency may use records of the county assessor or tax collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph (1) is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

(5) If the notice is mailed or delivered pursuant to paragraph (3), the notice shall also either be:

(A) Published pursuant to Section 6061 in at least one newspaper of general circulation within the local agency which is conducting the proceeding at least 10 days prior to the hearing.

(B) Posted at least 10 days prior to the hearing in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.

(b) The notice shall include the information specified in Section 65094.

(c) In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary or desirable.

(d) Whenever a hearing is held regarding a permit for a drive-through facility, or modification of an existing drive-through facility permit, the local agency shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation in any hearing on, or appeal of the denial of, a drive-through facility permit. The Legislature finds that access restrictions to commercial establishments affecting the blind, aged, or disabled, is a critical statewide problem; therefore, this subdivision shall be applicable to charter cities.

65092. (a) When a provision of this title requires notice of a public hearing to be given pursuant to Section 65090 or 65091, the notice shall also be mailed or delivered at least 10 days prior to the hearing to any person who has filed a written request for notice with either the clerk of the governing body or with any other person designated by the governing body to receive these requests. The local agency may charge a fee which is reasonably related to the costs of providing this service and the local agency may require each request to be annually renewed.

(b) As used in this chapter, "person" includes a California Native American tribe that is on the contact list maintained by the Native American Heritage Commission.

65093. The failure of any person or entity to receive notice given pursuant to this title, or pursuant to the procedures established by a chartered city, shall not constitute grounds for any court to invalidate the actions of a local agency for which the notice was given.

RANCHO CORDOVA LEADER

David B. Roberts

First Mayor of the City of Rancho Cordova



A TRUE LEADER

- ... one who points the direction and lets others succeed ...



IN HIS OWN WORDS ...

*The simple act of cityhood
inaugurates a political power structure
that becomes
a force to be reckoned with.*



Historic Mills Station Building
Restoration Complete in 2003



Dave Roberts
Grapevine Independent
November 29, 2000

So long as we "put Rancho first" and we demand that those elected to represent us recognize this, we will be okay.



LEED Certified City Hall Opens in 2007

Dave Roberts
Grapevine Independent
November 29, 2000

PRIORITIES FOR RANCHO CORDOVA

Dave Roberts' priorities for the City of Rancho Cordova:

- *Revitalization of Folsom Boulevard;*
- *Beautification of Coloma Road;*
- *Traffic calming devices for congested neighborhoods;*
- *Redevelopment of older housing stock; and*
- *The integration of the old and future neighborhoods as one community.*

**WE SUPPORT CITYHOOD
FOR RANCHO CORDOVA**
INFO: 361-CITY

Press Release
June 25, 2003

To be involved in incorporation has required that I forego any chance of promotion for the immediate future and perhaps forever. I chose to do what I felt was the right thing since I am the one who has to look at myself in the mirror every morning, and because I know this can be a better community.



Dave Roberts
Grapevine Independent
August 25, 1999

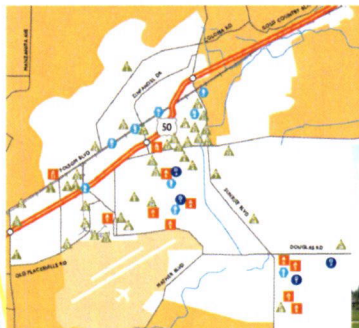
I know hard times. I succeeded in life, in part, because Rancho Cordova had a school system that was beyond excellence and it gave me a chance at an education.

Navigator Elementary Opens in 2006
The area's first new school in over 40 years



Dave Roberts
Grapevine Independent
May 23, 2001

We are a sleeping giant that is slowly rousing from a long slumber and is now filled with a tremendous amount of passion and energy.



Over \$1.3 Billion in Community Investments from 2003-2008

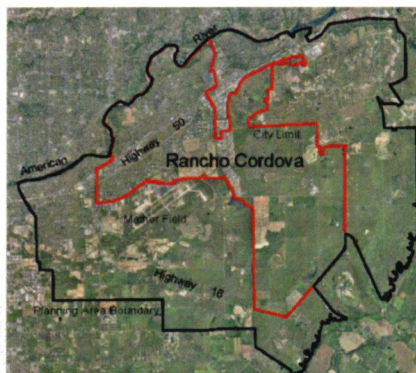


Dave Roberts
Grapevine Independent
November 29, 2000

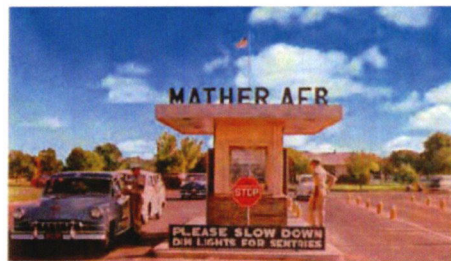
A great number of people, having seen the boundaries of our new city, have commented on the very strange and distorted borders. The likening of these to a bowtie or a butterfly are indeed a beautiful thing for Rancho Cordova.

No matter how unusual they appear on paper, they will allow us to grow into a wonderful, caring city.

Dave Roberts
Grapevine Independent
January 30, 2002



*Mather was and is a part of our history.
For the county not to recognize that an
elected city council of Rancho Cordova
would not be elected very long if it made
decisions harmful to Mather is
pure folly on their part.*



Dave Roberts
Grapevine Independent
April 24, 2002

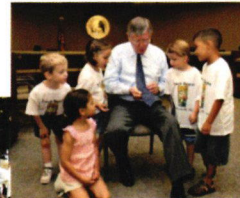
*I was raised in the Rancho Cordova of the sixties
and seventies and I recall what a wonderful
time that was in our community's history.*

*We are now poised for a second boom period
and only local self-governance will allow us to
manage growth properly and sustain an
excellent quality of life.*



Dave Roberts
Grapevine Independent
October 23, 2002

*As a longtime resident
and someone who has been very
involved in the community,
I have entire community of advisors.*



Dave Roberts
Grapevine Independent
October 23, 2002



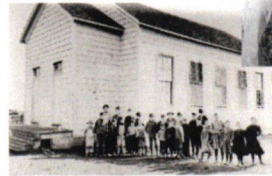
*I feel elation and relief.
It shows you should never give up;
never surrender.*

It's a blow-out win for cityhood

Mayor sees proud past, glorious future

Dave Roberts
Grapevine Independent
November 6, 2002
(after city election)

*Our new city's future is bright,
however, it bears looking at our past
to see how we got to where we are now.*



Xinney School



Dave Roberts
Grapevine Independent
July 2, 2003

*Our future will have a few rocky spots as we
begin. The first five years will require we
spend sparingly. Even so, we should see a
tremendous makeover of Folsom Boulevard
as we make it into our Main Street USA. It
will become our downtown and the heart and
soul of our community.*

Past



Present



Dave Roberts
Grapevine Independent
July 2, 2003

We all should be motivated to do more for our fellow citizens in the continuing effort to build a better community. Dave Roberts certainly showed us how it's done.

Grapevine Independent Editorial
April 23, 2004



10th Annual Cordova Community Council Outstanding Public Service Award
Awarded to City of Rancho Cordova Staff

During the campaign for home rule of Rancho, Dave Roberts unleashed an energy and barrage of activity that is stunning to recall. Dave was brave and courageous and became the face of the fighting spirit of Rancho Cordova. Without him, we would not be a city today.

Shelly Blanchard
April 24, 2004 Eulogy



*We can still hold onto our time honored community values while we grow. While the sixties and seventies were once our hey-day, we get an opportunity very few communities ever receive - another chance to ride a second wave and take their community to even greater heights. **Rancho Cordova will have a future greater than its past. That will be something to behold.***



Dave Roberts
Grapevine Independent
July 2, 2003

DAVID B. ROBERTS

➤ 1953-2004

➤ **Thank You
For Your
Leadership**



Agenda Item 11.1
Supplemental 1

CC: Council Members
Ted Gabeler
Joe Chin
Curt Hansen
Micah Runner
Adam Lodgren
City Clerk

**Belzer
& Carr,**
LLP

Steven P. Belzer
Martin D. Carr
Sue Ann Ross, Paralegal

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☎ 916.442.6510

www.belzercarrlaw.com
steve@belzercarrlaw.com
marty@belzercarrlaw.com

April 20, 2009

VIA FAX AND HAND DELIVERY

Hon. Dan Skoglund, Mayor
City Council Members
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**Re: Agenda Item 11.1, April 20, 2009 Meeting
Owner's Comments Relating to Proposed Resolution of
Necessity Authorizing Acquisition of Real Property at
10153-10179 Folsom Blvd., Rancho Cordova, CA**

Dear Mayor Skoglund and Council Members:

This office represents The Lily Company, the owner of the above-referenced real property which is the subject of the proposed Resolution of Necessity on the agenda of the City Council for the April 20, 2009 meeting. We request that this letter of comments on behalf of the owner be included in the record of the hearing in addition to our oral presentation at the hearing.

The Project. At a meeting with staff, we learned that the specific project for which the property is proposed to be acquired is a site for a satellite campus for the Los Rios Community College District of approximately four acres, and for proposed, but as yet undefined uses such as retail commercial, market rate residential, senior housing and parking on the remaining 6 acres of our client's site and the additional land of the two other parcels owned by others.

We were informed that this is a specific proposed "catalyst project" within the redevelopment plan, and that this specific project is proposed as it is because of its specific location in the area designated at the Mather Field/Mills Station pulse point. The project description in the proposed resolution states only that the project is the "Rancho Cordova Redevelopment Project". Per the recent ruling of the California Court of Appeal, Third Appellate District, in City of Stockton v. Marina Towers LLC, the court ruled that a vague project description, not unlike the one in the proposed resolution, using the generalized descriptions of "consistent with redevelopment", "revitalization", "assemblage", and "catalyst project" were insufficient to describe the project with the particularity necessary to a finding by the City Council that the public interest and necessity require "the project", or that "the project" is planned or located in the manner most compatible with the greatest public good and the least private injury, both of which are prerequisites to adoption of the resolution. While the law presumes that acquisition of blighted property for a redevelopment plan is a public use, the law does not excuse the necessity of a more specific project description.

The resolution sets forth a list of the purposes of the Redevelopment Project and its policies and goals, yet fails to say anything about the specific project for which this parcel is being acquired. If the specific project for which the property is actually being acquired is for a four-acre community college satellite campus, it is imperative to so state so that the public in general and the owner in particular is informed of the public necessity for the proposed acquisition. If adopted, the resolution will be vulnerable to attack for these deficiencies.

If the project is the acquisition for a community college campus, there are other deficiencies.

California Environmental Quality Act. The staff report goes on a length about compliance with the requirements of the California Environmental Quality Act (CEQA). All of the CEQA documents mentioned in the staff report were prepared generally for the Redevelopment Plan, and none specifically analyzed the proposed property as a site for a community college campus or for senior housing. In fact, when the Notices of Determination after certification of the Final Environmental Impact Report (FEIR) for the Redevelopment Plan and the Folsom Boulevard Specific Plan were filed with the State Office of Planning and Research, each specifically stated that "Future actions and development in the project area will be subject to additional [project level] environmental review on a project-by-project basis." No such project-level environmental review has been done on this project. Staff acknowledged that no environmental review specific to the project for which this acquisition is proposed has been undertaken.

Furthermore, to the best of our knowledge neither the City, the Redevelopment Agency nor the Los Rios District have complied with the requirements of Public Resources Code §21080.09, which prior to selecting the location of a particular campus of a community college, requires preparation of an environmental impact report, and none is mentioned in the staff report.

These failures to comply with CEQA prior to the acquisition will render the resolution of necessity vulnerable to a fatal attack. City of San Jose v. Great Oaks Water Co. (1987) 192 Cal.App.3d 1005; City of Stockton v. Marina Towers LLC – "our case law recognizes that compliance with CEQA is mandatory before a public entity may condemn property for a proposed project. Thus, if the public entity fails to prepare a valid EIR or negative declaration for the proposed project prior to condemning the property, the trial court is authorized to dismiss the action."

Owner Participation. This property has been owned by the Fong family for 40 years. It was the site of Farmer's Market No. 15. In recent years, the owners have invested more than \$1.5 Million to undertake predevelopment activities including demolition of a building on the site, processing with the County entitlements for a mixed use development prior to the incorporation of Rancho Cordova, commencing the process of establishing the extent of contamination on the site and to propose a remediation plan that could be implemented. The owner worked with the Los Rios Community College District to provide a site for the district's needs, but the college indicated an interest in acquiring the entire site. When the contamination issues arose, the college backed away.

The only offer that was presented to the owner was the current conceptual plan. No alternative plans were considered, including the one for which the owner had already processed entitlements and which would have accommodated the needs of the college district. No suggestion has been made that the owner could participate in a portion of the project that is not being acquired for the proposed college campus. This take-it-or-leave-it approach is not what the community redevelopment law

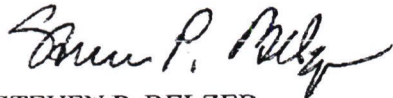
intends as owner participation. The entitlements already in place when the city incorporated clearly indicated what the owner's proposed project was.

Precondemnation Offer. The owner received precondemnation offers for the property that were accompanied by minimal summary statements of appraisal. These statements contained insufficient information from which to make any reasonable judgment as to the manner in which the conclusion of value stated in it was reached. For example, the appraisal summary for the improved property at 10179 Folsom Blvd., states that it uses both an income approach and Sales Comparison approach but contains no data to support the income approach nor does it shed any light on how the conclusion of value was reached under either approach. As to the unimproved parcels, there is no discussion as to how the sales were analyzed to reach a conclusion. While the owner is not permitted to contest the amount of the offers at this hearing, it may certainly contest the lack of substantiality of the documentation that purportedly supports the offers, and it is woefully lacking here. The offers are not legally supported as required by Government Code §7267.2.

For all the foregoing reasons, the City Council should not adopt the proposed resolution of necessity and permit the owner to participate in the project.

Yours very truly,

BELZER & CARR, LLP



STEVEN P. BELZER

SPB:dtm

cc: Samuel Fong



Lily Company

Agenda Item 11.1
Supplemental 2

April 20, 2009

Community Redevelopment Agency
of the City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: The Community Redevelopment Agency of the City of Rancho Cordova
Acquisition of Assessor's Parcel Nos.: 076-0020-019, 020 & 021

Dear Members of the Redevelopment Agency:

The Lily Company, owner of the property located at 10153-10175 Folsom Blvd., and 10179 Folsom Blvd. (Assessor Parcel Nos. 076-0020-019, 020, 021 & 022) (hereinafter "Property"), has substantial concerns regarding the Agency's proposed acquisition of the Property and would like to urge the Agency not to acquire this Property or adopt the Resolution of Necessity on your agenda tonight. We do not believe that the Redevelopment Agency can establish that (a) the public interest and necessity require the project; (b) that the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and (c) that the property sought to be acquired is necessary for the project.

Among the reasons we believe the Redevelopment Agency should not acquire the Property are the following:

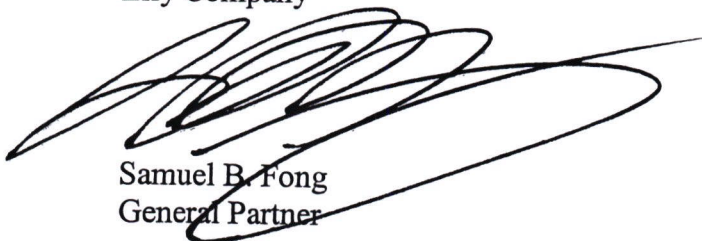
1. The Property is being acquired for Community College District that:
 - a. Has its own power of eminent domain; and
 - b. Has in fact made an offer on the property and entered into escrow to purchase based on an approved real estate appraisal.
2. The Redevelopment Agency has failed to comply with California Environmental Quality Act for the development of the Los Rios Community College expansion.
3. The "redevelopment" project is not "necessary" because the Los Rios Community College District has the power to acquire land necessary for its expansion projects and has taken steps to acquire the Property through a negotiated acquisition with the owners.
4. Resolution is being adopted in bad faith for the reasons set forth above. Further, the Redevelopment Agency has wrongfully interfered with purchase of subject Property from Lily Company by the Los Rios Community College District.
5. The Redevelopment Agency is colluding with Los Rios Community College District in an attempt to wrongfully use its eminent domain authority to acquire

the Property for substantially less than the price Los Rios Community College District agreed was its Fair Market Value.

6. The Redevelopment Agency does not have authority to acquire land for community college expansion under the provisions of the California Health & Safety Code and the California Education Code.
7. The Redevelopment Agency has not complied with all Health & Safety code requirements regarding acquisition and disposition of the subject Property.
8. The Redevelopment Agency has failed to offer owner participation prior to going forward with Los Rios Community College expansion project.
9. There are other properties that the Redevelopment Agency could acquire which would cause less private injury than acquisition of the Property, which is actively being cultivated for private development.
10. That the Redevelopment Agency does not need to acquire the entire 10 acres of the Property for the proposed Los Rios Community College expansion and/or other uses to which it could now be put, thus not all of the Property is necessary for the project.
11. The proposed Mills Crossing Master Plan does not meet the guidelines set forth by the Redevelopment Plan for the Rancho Cordova Redevelopment Project in that the proposed project does not contain any affordable housing component.

As I mentioned at the outset, we have grave concerns about the Agency's proposed action and would urge you not to adopt a Resolution of Necessity for acquisition of the Property

Sincerely,
Lily Company



Samuel B. Fong
General Partner

California Home

Monday, April 20, 2009

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Rancho Cordova Redevelopment Plan

SCH Number: 2005122075

Type: NOD - Notice of Determination

Project Description

The proposed project defines a Redevelopment Project Area boundary and adopts the Rancho Cordova Redevelopment Plan. The Redevelopment Plan would facilitate tax increment financing options for properties within the project area. Future actions and development within the project area will be consistent with the City of Rancho Cordova General Plan and will be subject to subsequent project-level environmental review on a project-by-project basis.

Project Lead Agency

Rancho Cordova, City of

Contact Information

Primary Contact:

Ben Ritchie
City of Rancho Cordova
(916) 361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Project Location

County: Sacramento
City: Rancho Cordova
Region:
Cross Streets: Folsom and several others throughout project area
Parcel No: Various
Township:
Range:
Section:
Base:
Other Location Info:

Determinations

This is to advise that the ☒ Lead Agency ☐ Responsible Agency City Council has approved the project described above on 6/19/2006 and has made the following determinations regarding the project described above.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

Final EIR Available at: City of Rancho Cordova

Date Received: 7/6/2006

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Monday, April 20, 2009

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Folsom Boulevard Specific Plan

SCH Number: 2007112018

Type: NOD - Notice of Determination

Project Description

Adoption of the Folsom Boulevard Specific Plan would implement the vision, goals, policies, and actions of the City's General Plan by establishing policies and regulations to guide subsequent development and redevelopment of the project area. **There are no physical improvements or construction activities proposed by the proposed project itself, at this time. Future actions and development within the project area will be subject to additional environmental review on a project-by-project basis.** Implementation of the proposed project could result in the intensification of land uses from those currently existing. The impacts of this intensification were evaluated in the General Plan EIR, which has been incorporated into this document by reference. The analysis in this MND will focus on any project-specific impacts that were not adequately addressed in the GP-EIR, and identify any impacts that may be more severe than those addressed in the GP-EIR.

Project Lead Agency

Rancho Cordova, City of

Contact Information

Primary Contact:

Ben Ritchie
City of Rancho Cordova
(916) 361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Project Location

County: Sacramento
City: Rancho Cordova
Region:
Cross Streets: Folsom Boulevard, Bradshaw Road, Sunrise Boulevard
Parcel No: Multiple
Township:
Range:
Section:
Base:
Other Location Info:

Determinations

This is to advise that the ☒ Lead Agency ☐ Responsible Agency City of Rancho Cordova has approved the project described above on 6/16/2008 and has made the following determinations regarding the project described above.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

Final EIR Available at: Rancho Cordova City Hall 2729 Prospect Park Drive Rancho Cordova, CA 95670

Date Received: 6/19/2008