CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Monday, May 3, 2010

5:30 p.m. – Regular Meeting

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Linda Budge, Council Member

Dan Skoglund, Council Member

2010

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

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2010 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN IN BLUE)

NEW YEAR'S DAY (FRI, JAN 1)	INDEPENDENCE DAY (SUN, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 26)
MARTIN LUTHER KING JR. DAY (MON, JAN 18)	LABOR DAY (MON, SEP 6)	CHRISTMAS EVE (FRI, DEC 24)
PRESIDENT'S DAY (MON, FEB 15)	VETERAN'S DAY (THUR, NOV 11)	CHRISTMAS DAY (SAT, DEC 25)
MEMORIAL DAY (MON, MAY 31)	THANKSGIVING DAY (THUR, NOV 25)	

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2011 PROPOSED HOLIDAY SCHEDULE (SHOWN IN GREEN)

NEW YEAR'S DAY (SAT, JAN 1)	INDEPENDENCE DAY (MON, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 25)
MARTIN LUTHER KING JR. DAY (MON, JAN 17)	LABOR DAY (MON, SEP 5)	CHRISTMAS EVE (SAT, DEC 24)
PRESIDENT'S DAY (MON, FEB 21)	VETERAN'S DAY (FRI, NOV 11)	CHRISTMAS DAY (SUN, DEC 25)
MEMORIAL DAY (MON, MAY 30)	THANKSGIVING DAY (THUR, NOV 24)	

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2012 PROPOSED HOLIDAY SCHEDULE (SHOWN IN PURPLE)

NEW YEAR'S DAY (SUN, JAN 1)	INDEPENDENCE DAY (WED, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 23)
MARTIN LUTHER KING JR. DAY (MON, JAN 16)	LABOR DAY (MON, SEP 3)	CHRISTMAS EVE (MON, DEC 24)
PRESIDENT'S DAY (MON, FEB 20)	VETERAN'S DAY (SUN, NOV 11)	CHRISTMAS DAY (TUE, DEC 25)
MEMORIAL DAY (MON, MAY 28)	THANKSGIVING DAY (THUR, NOV 22)	

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 3, 2010

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

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

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 someone in attendance to lead the Pledge.

4. INVOCATION

Bryce Cooley, Cordova Neighborhood Church, will give the invocation.

5. PRESENTATIONS

5.1 Report from Elk Grove Local Census Office Manager Jon Zwanziger Updating the Council and the Community on Census Efforts in Rancho Cordova.

5.2 Presentation by Sacramento Metro Fire Assistant Chief Cantelme and Deputy Chief Henke on Updates Relating to Fire/EMS Activities in the Rancho Cordova Area.

5.3 Presentation of Certificates of Recognition to Volunteer Income Tax Assistance (VITA) Volunteers by IRS Outreach and Education Specialist Lorie Declarador.

5.4 Presentation by Linda Smith on Weed and Seed Program Updates.

5.5 Presentation of Proclamation to City Staff Paul Junker, Donna Silva, Steve Harriman, Stephanie Snyder, and Troy Holt for Public Service Recognition Week (May 3-9, 2010) – In the Spirit of the Theme "Innovation and Opportunity," and for their Contributions to Produce the "Connecting the Dots: Where Your Tax Dollars Go" City Video.

5.6 Presentation of Proclamation to City Clerk Mindy Cuppy in Recognition of Municipal Clerks Week (May 2-8, 2010).

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:** Meeting Minutes:
a) Regular Meeting Minutes of April 5, 2010; and
b) Special Meeting Minutes of April 13, 2010;
Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinances Extending Temporary Suspension of Annual Program Fee Adjustments for Certain Developer Impact Fees
Recommendation: Waive second readings and adopt Ordinance No. 3-2010, Ordinance No. 4-2010, and Ordinance No. 5-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of these ordinances will extend the temporary suspension of automatic annual program fee inflationary adjustments for an additional period of one year for the following developer impact fee programs:

a) City Transportation Impact Fee;
b) Sunrise Douglas Community Plan Fee; and
c) Villages of Zinfandel Development Impact Fee

Staff Report: Donna Silva and Rebecca Santini, Finance Department
Advances Goal: 11

8.3 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.
Result of Recommended Action: This report provides Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10

8.4 **Subject:** Resolution Authorizing City Manager to Award Construction Contract for Rossmoor Drive and Zinfandel Drive Street Maintenance Project to Martin General Engineering Inc. in an Amount not to Exceed $900,405
Recommendation: Adopt Resolution No. 22-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract agreement with Martin General Engineering Inc. in the amount not to exceed $900,405 for the construction of the Rossmoor Drive and Zinfandel Drive Street Maintenance Project. The work to be performed under this contract will include the placement of rubberized asphalt overlay and pedestrian improvements for Rossmoor Drive from Coloma Drive to Ambassador Drive. This project also includes placement of an asphalt cape seal on Zinfandel Drive from Folsom Boulevard to Sunrise Boulevard.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 6, and 7
GROWING STRONG NEIGHBORHOODS

8.5 **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with the City of Sacramento for Use of the Permanent Household Hazardous West Collection Facility
Recommendation: Adopt Resolution No. 23-2010.
Result of Recommended Action: Adoption of this resolution will extend the current agreement with the City of Sacramento through June 30, 2013, that allows the City of Rancho Cordova residents to deliver household hazardous waste to the City of Sacramento facility, and for the City of Sacramento to invoice the City of Rancho Cordova accordingly.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2, 4, 6, 8, and 12

8.6 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with Bureau Veritas North America, Inc. to Provide On-call Building Plan Review and Inspection Services for the Building and Safety Department in the Amount Not to Exceed $380,000
Recommendation: Adopt Resolution No. 24-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute an on-call agreement with Bureau Veritas North America, Inc. in the amount not to exceed $380,000.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 6, 7, 8, and 10
GROWING STRONG NEIGHBORHOODS

8.7 **Subject:** Resolution Rejecting Bids for the Street Maintenance Project 2009 - Cape Seal RC-14
Recommendation: Adopt Resolution No. 27-2010.
Result of Recommended Action: Adoption of this resolution will reject all bids for the Street Maintenance Project 2009 – Cape Seal RC-14. The two bids received exceeded the budget for the project. Staff feels the bids received were not correctly representative of staff's intention of the project specifications. Staff now wishes to modify project specifications to more clearly define project requirements and re-advertise for construction bids to obtain greater bid participation.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 6, and 7

8.8 **Subject:** Resolution Calling the November 2, 2010 General Municipal Election for Two City Council Seats and Requesting the Sacramento County Board of Supervisors to Consolidate the General Municipal Election with the Statewide Election
Recommendation: Resolution No. 28-2010.
Result of Recommended Action: Adoption of this resolution allows for the consolidation of the City's general municipal election with the statewide election to be held on November 2, 2010, and to obtain election services from the Sacramento County Voter Registration and Elections Department. At the general municipal election, two members of the City Council will be elected for full, four-year terms. The Council Member seats currently filled by Linda Budge and Dan Skoglund expire in November 2010.
Staff Report: Mindy Cuppy, City Clerk's Department
Advances Goals: 4 and 10

8.9 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Change Order No. 2 with DeSilva Gates Construction for the International Drive Extension Project
Recommendation: Adopt Resolution No. 31-2010.
Result of Recommended Action: Adoption of this resolution will cover the cost associated with the modification of the sound wall along the residential properties on the south side of International Drive. The contract required the construction of the sound wall be performed first to minimize disruption to residents for the remainder of the project. Modification of the sound wall was necessary due to field conditions of the structural footing for the existing sound wall. The original contract was in the amount of $7,684,408 for the construction of the International Drive Extension Project. The contract term is not affected by this change order.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1 and 2

8.10 **Subject:** Community Redevelopment Agency Resolution Authorizing the Community Redevelopment Agency to Purchase Real Property Located at 2728 Woodberry Way; and to Authorize the Executive Director to Execute a Certificate of Acceptance of Grant Deed Required by Government Code Section 27281
Recommendation: Adopt Agency Resolution No. CRA-5-2010.
Result of Recommended Action: Adoption of this resolution will authorize the Community Redevelopment Agency to use Agency funds to purchase real property located at 2728 Woodberry Way and the Executive Director to execute a Certificate of Acceptance of Grant Deed.
Staff Report: Reed Flory, Housing Administration
Advances Goals: 1, 6, 7, and 8

GROWING STRONG NEIGHBORHOODS
COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving a Design Review Amendment for Kingdom Hall of Jehovah's Witnesses - Project No. DD6782, Located at 11075 Hirschfeld Way

Recommendation: That Council:

a) Find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act; and

b) Adopt Resolution No. 21-2010.

Planning Commission Recommendation: The Planning Commission, on a 7:0 vote, recommended that the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, Project No. DD6782, subject to the findings, evidence, Design Review Package, Monument Sign Design, and Conditions of Approval.

Result of Recommended Action: Adoption this resolution will amend a previously approved Design Review for the expansion of Kingdom Hall. The original Design Review approved an expansion of approximately 3,600 sq. ft. The amendment would reduce the size of the addition to approximately 2,000 sq. ft. The scope of work includes a façade remodel, enlarged parking lot, ADA and landscaping improvements, and removal of one oak tree and related tree mitigation. These additions will improve the overall look of this portion of Hirschfeld Way.

Staff Report: Shannan Loveless, Planning Department

Advances Goals: 1 and 8

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Resolution Amending the General Plan Consistent with Pre-zoning Designations and an Ordinance Establishing Pre-zoning Designations for the Annexation Area East of Sunrise Boulevard and South of Highway 50, Amending the Zoning Code to Add a General Commercial (GC) and a Light Industrial (M-1) Zoning Classifications, and Related Provisions

Recommendation: That Council:

a) Waive first reading and introduce Ordinance No. 7-2010 **(Roll Call Vote)**; and

b) Adopt Resolution No. 26-2010.

Result of Recommended Action: The proposed zoning map and text changes will maintain, and in some cases, expand the land use opportunities for the majority of properties within the annexation area when it becomes part of the City on July 1, 2010. All properties will maintain a similar zoning classification under City jurisdiction that they enjoyed under the County and the number of permitted land uses will be expanded. Where practical, procedures for obtaining a use permit for certain commercial uses will be simplified. The Convention Center Overlay will be applied in a portion of the annexation area as indicated by the General Plan, with a minor boundary modification proposed by staff.

Staff Report: Jeff Beiswenger, Planning Department

Advances Goals: 8, 9, and 12

10.2 **Subject:** Resolution Approving the 2010-11 Community Development Block Grant Action Plan

Recommendation: Adopt Resolution No. 19-2010.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to submit the following documents, due to Department of Housing and Urban Development (HUD) on May 15:

1. The Action Plan, which serves as the CDBG budget for July 1, 2010 to June 30, 2011 (FY 2010-11) and amends the 2009-10 Action Plan;
2. Standard Form 424 (application for grant funds); and
3. Various certifications required by HUD.

Staff Report: Reed Flory, Housing Administration

Advances Goals: 1, 4, 7, 8, and 11

11. REGULAR CALENDAR ITEMS

NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

ADDITIONAL INFORMATION

Rancho Cordova Great Health Challenge - Rancho Cordova has launched a program intended to promote a healthier community by building awareness for those who live, work, play, or pray here. You are encouraged to join our commitment to get healthy, stay fit, and have fun! Go to http://www.20tonsin2010.com/ to register.

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.cityofranchocordova.org on Thursdays or Fridays 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	
Tuesday, May 11, 2010	*5:30 p.m.* ***CANCELED***
Monday, May 17, 2010	***12:00 p.m. to 5:00 p.m. BUDGET STUDY SESSION****; and* *5:30 p.m. Regular City Council Meeting*
Friday, May 28, 2010	***FURLOUGH DAY – City Hall Closed***
Monday, May 31, 2010	***Memorial Day Holiday – City Hall Closed***
Monday, June 7, 2010	***12:00 p.m. to 5:00 p.m.*** *Budget Study Session -* ***TENTATIVE****;* ***4:00 p.m. to 5:00 p.m.*** *Study Session on Arboretum Project Status Report -* ***TENTATIVE*** *(if Budget Study Session not needed); and* *5:30 p.m. Regular City Council Meeting*
Monday, June 21, 2010	*5:30 p.m. Regular City Council Meeting*
Tuesday, June 29, 2010	*5:30 p.m. Work Session on Suncreek Specific Plan Discussion*

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
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 and SureWest 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 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 May 3, 2010 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on April 29, 2010 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 29th day of April, 2010 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 5, 2010

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Cooley called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 p.m.

Council Members Present:	Budge, Sander, Skoglund, McGarvey, and Mayor Cooley
Council Members Absent:	None
Staff Members Present:	Gaebler, Lindgren, Chinn, Cuppy, Lehr, Snyder, Harriman, Blair, Holt, Haven, Gassaway, Simpson, Nichols, Lohse, Silva, Junker, Abhar, and Santini

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 Cub Scout Pack #305 who performed the flag ceremony and led the Pledge of Allegiance.

4. INVOCATION

Pastor Becky Goodwin, United Methodist Church of Rancho Cordova, gave the invocation.

5. PRESENTATIONS

5.1 Economic Development Director Curt Haven gave a presentation to the Rancho Cordova City Council celebrating the demolition of the Stagger Inn.

5.2 Mayor Cooley and Council Member Skoglund presented an Award to Congressman Lungren in recognition of his support of the International Extension / Bridge Project.

5.3 Council Member Budge presented a proclamation to Cub Scout Pack #305 in recognition of Creek Week, April 9-17, 2010.

5.4 Neighborhood Services Manager Kerry Simpson and Code Enforcement Officer Phil Nichols gave a presentation in support of Fair Housing Month (April 2010).

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Jill Stockinger regarding the number of library visits and current library programs.
- Shelly Blanchard regarding All America City news.
- Shane Sawyer regarding metal developer fence along Highway 50 sound wall project.
- Sheryl Longsworth did not speak to the Council but City Clerk Mindy Cuppy read her speaker card regarding a community invitation to Soroptimist International of Rancho Cordova Bunco Night.

7. COUNCIL REPORTS

Council Members reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander seconded by Skoglund and carried by a 5:0 roll call vote; Council approved the Consent Calendar with exception to Agenda Item 8.3 and Agenda Item 8.6 that were pulled for separate discussion.

8.1 **Subject:** Meeting Minutes:
a) Regular Meeting Minutes of March 1, 2010; and
b) Special Meeting Minutes of March 23, 2010; and
c) Work Session Meeting Minutes of March 23, 2010.
Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinance Temporarily Suspending Residential Photovoltaic Solar System Permit Fees, in Section 16.90.030 of the Rancho Cordova Municipal Code
Recommendation: Waive second reading and adopt Ordinance No. 2-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will authorize an additional one-year suspension of permit fees for retrofit photovoltaic solar panels in residential buildings. This ordinance supports and encourages the installation of solar panels in residences.
Staff Report: Cyrus Abhar, Public Works Department

8.4 **Subject:** Resolution Changing the Location of Regular City Council Meetings from 3121 Gold Canal Drive to the Current City Hall Location at 2729 Prospect Park Drive
Recommendation: Adopt Resolution No. 18-2010.
Result of Recommended Action: This resolution updates a resolution adopted on July 1, 2003 and is an necessary administrative update.
Staff Report: Adam Lindgren, City Attorney's Office

8.5 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with Coast Landscape Management in an Amount not to Exceed $601,464 for Citywide Landscape Maintenance Services
Recommendation: Adopt Resolution No. 20-2010.
Result of Recommended Action: Adoption of this resolution will allow the Public Works Department to consolidate various City landscape contracts, and the remaining Sacramento County maintained areas to one contract. Approval will allow City staff to have one point of contact for all landscape issues and reduce costs because of increased quantity of work.
Staff Report: Cyrus Abhar, Public Works Department
GROWING STRONG NEIGHBORHOODS

8.7 **Subject:** Report Describing the Measures Taken to Alleviate the Conditions that Led to the Adoption of a Temporary Moratorium on the Establishment, Expansion or Relocation of Resale Shops
Recommendation: That Council receives report.
Result of Recommended Action: This report describes the measures taken to alleviate the conditions that led to the adoption of a temporary moratorium prohibiting the establishment, expansion, or relocation of resale shops. This report complies with the requirements of Government Code Section 65858(d).
Staff Report: Adam U. Lindgren, City Attorney; Curt Haven, Economic Development Department; Jeff Beiswenger, Planning Department
GROWING STRONG NEIGHBORHOODS

The following items were pulled for separate discussion:

AT THIS POINT: Council Member Skoglund left the dais at 7:59 p.m.

8.3 **Subject:** Resolution Authorizing the Establishment of the California Employees Retiree Benefits Trust, to Prefund the Trust for the Actuarially Determined Liability, and Delegation of Authority to Withdraw from the Trust
Recommendation: Adopt Resolution No. 16-2010.
Result of Recommended Action: After the City establishes the trust fund, and remits its liability, the City will have fully funded its annual required contribution for the future costs of allowing its employees to purchase their own health insurance through CalPERS, at their own expense. Adoption of this resolution will establish a trust with CalPERS and fully fund it for the actuarially required contribution (ARC) calculated as of June 30, 2010 of $266,493. Authority to request disbursements from the trust will be delegated to the finance director and the manager of human resources.
Staff Report: Donna Silva, Finance Department

ACTION: Motion by Budge seconded by McGarvey and carried by a 4:0 vote (Skoglund absent); Council adopted Resolution No. 16-2010.

AT THIS POINT: Mayor Cooley left the dais at 8:02 p.m.

AT THIS POINT: Mayor Cooley and Council Member Skoglund returned to the dais at 8:09 p.m.

8.6 **Subject:** 2009 General Plan Annual Report
Recommendation: Receive the 2009 General Plan Annual Report from the Planning Commission as required by State law.
Result of Recommended Action: By receiving this report from the Planning Commission, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of state law is for the Council and Planning Commission to trace and provide direction to ensure the implementation of the General Plan.
Staff Report: Paul Junker and Christopher Jordan, Planning Department

ACTION: Motion by Budge seconded by McGarvey and carried by a 5:0 vote; Council received the 2009 General Plan Annual Report from the Planning Commission as required by State law.

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Ordinances Extending Temporary Suspension of Annual Program Fee Adjustments for Certain Developer Impact Fees
Recommendation: Waive first readings and introduce Ordinance No. 3-2010, Ordinance No. 4-2010, and Ordinance No. 5-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of these ordinances will extend the temporary suspension of automatic annual program fee inflationary adjustments for an additional period of one year for the following developer impact fee programs:

a) City Transportation Impact Fee;
b) Sunrise Douglas Community Plan Fee; and
c) Villages of Zinfandel Development Impact Fee

Staff Report: Donna Silva and Rebecca Santini, Finance Department

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

- Dennis Rogers on reduction of school fees.

Mayor Cooley closed the consent public comment period.

ACTION: Motion by Budge seconded by Sander and carried by a 5:0 roll call vote; Council waived first readings and introduced Ordinance No. 3-2010, Ordinance No. 4-2010, and Ordinance No. 5-2010.

AT THIS POINT: Mayor Cooled called on Sheryl Longsworth who returned to the Council Chambers to speak on a community invitation to Soroptimist International of Rancho Cordova Bunco Night.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Direction to Staff Regarding the Draft 2010-11 Community Development Block Grant Action Plan
Recommendation: Review Draft 2010-11 Community Development Block Grant Action Plan, including funding allocation recommendations, and authorize the release of the Action Plan for public review and comment.
Result of Recommended Action: Council to direct staff for funding allocations and authorize release of draft action plan for public review and comment.
Staff Report: Reed Flory, Housing Services Administration

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

- Scott Meyer in support of youth center.
- Aaron Muradyan in support of youth center at McGregor and Coloma.
- Monaé Newton in support of youth center.
- Destynee Boyle in support of youth center at McGregor and Coloma.
- Shelly Hodgkins in support of youth center.
- Zach Hatch in support of youth center.
- Carlton Kropp in support of youth center.

Mayor Cooley closed the public comment period.

ACTION: Motion by Skoglund seconded by McGarvey and carried by a 5:0 vote; Council received the Draft 2010-11 Community Development Block Grant Action Plan and authorized the release of the Action Plan for public review and comment.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution Increasing Franchise Fee Rates Paid by Commercial Solid Waste Haulers in Rancho Cordova from the Current 8% to 10% of Gross Collection Revenues
Recommendation: Adopt Resolution No. 17-2010.
Result of Recommended Action: Adoption of this resolution will generate additional revenue to the City of an approximate range of $60,000 to $80,000 annually to fund street sweeping, illegal dumping, road maintenance, and administration of solid waste programs.
Staff Report: Steve Harriman, Public Works Department

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

ACTION: Motion by Budge seconded by Cooley and carried by a 5:0 roll call vote; Council adopted Resolution No. 17-2010.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member Sander would like a discussion of the Chief's Outreach Advisory Board (COAB) brought to a future City Council meeting.

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following items:

- Encouraged individuals to hear Hardy Acree speak at the Cordova Community Council Luncheon on April 16, 2010 regarding the The Big Build construction project at the Sacramento International Airport.

14. ADDED URGENCY ITEM

Subject: Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9(b) (one potential case).

City Attorney Adam Lindgren requested that the City Council make the finding that there is an immediate need to receive closed session information at the April 5, 2010 City Council meeting.

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote; Council made the finding that there is an immediate need for closed session information that came to the attention of the City after the posting of the agenda.

15. ADJOURNMENT

Mayor Cooley adjourned the regular meeting in the David B. Roberts Council Chambers to closed session in the Community Board Room at 9:33 p.m.

16. CLOSED SESSION

Mayor Cooley called the closed session to order in the Community Board Room at 9:48 p.m.

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

Council Members Absent: NONE

Staff Members Present: Lindgren, Gaebler, Chinn, Junker, and Abhar

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

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

Added Urgency Item:

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

17. OPEN SESSION – REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor Cooley adjourned the closed session at 10:48 p.m.

_____
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
American River Community Room - North

Tuesday, April 13, 2010, 5:30 p.m.

Joint Special Meeting/Work Session
City Council and Planning Commission

MINUTES

JOINT SPECIAL MEETING/WORK SESSION – CALL TO ORDER / ROLL CALL

Mayor Cooley called the special joint meeting to order in the American River North Room at 5:45 p.m.

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

Planning Commission Members Present: Vance, Savorn, Moe (arrived at 6:25 p.m.), Johnson (arrived at 6:40 p.m.), Cummings (arrived at 7:00 p.m.), Burke (arrived at 7:35 p.m.), and Konarski (arrived at 7:41 p.m.)

Staff Members Present: Gaebler, Lindgren, Cuppy, Diamond, Abhar, Junker, Haven, Chinn, Snyder, Simpson, Thomas, Holt, Silva, Pearl, Chan, Thomas, and Hall

WORK SESSION AGENDA ITEMS

1. Discussion of Sacramento Municipal Utility District (SMUD) Proposal to Install Solar Panels on Highway 50.

AT THIS POINT: At 5:57 p.m., Council Member Sander left the meeting and the Joint Special City Council Meeting adjourned due to lack of a quorum.

AT THIS POINT: The Council took a brief recess at 6:50 p.m. The full Council (Skoglund absent) reconvened at 7:06 p.m.

ACTION: Discussion item only; no action taken.

2. Finalizing Council Priorities for 2010.

ACTION: Discussion item only; no action taken.

3. Discussion of The Ranch at Sunridge Project.

ACTION: Discussion item only; no action taken.

ADJOURNMENT OF SPECIAL MEETING

Mayor Cooley adjourned the joint special meeting at 10:05 p.m.

_____
Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 3-2010

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, 2010, 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, 2011, 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 2011 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.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 4-2010

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, 2010, 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, 2011, 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 2011 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.

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PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 5-2010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA 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, 2010, 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, 2011, 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 2011 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 _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: **TREASURER'S REPORT – March 31, 2010**

RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

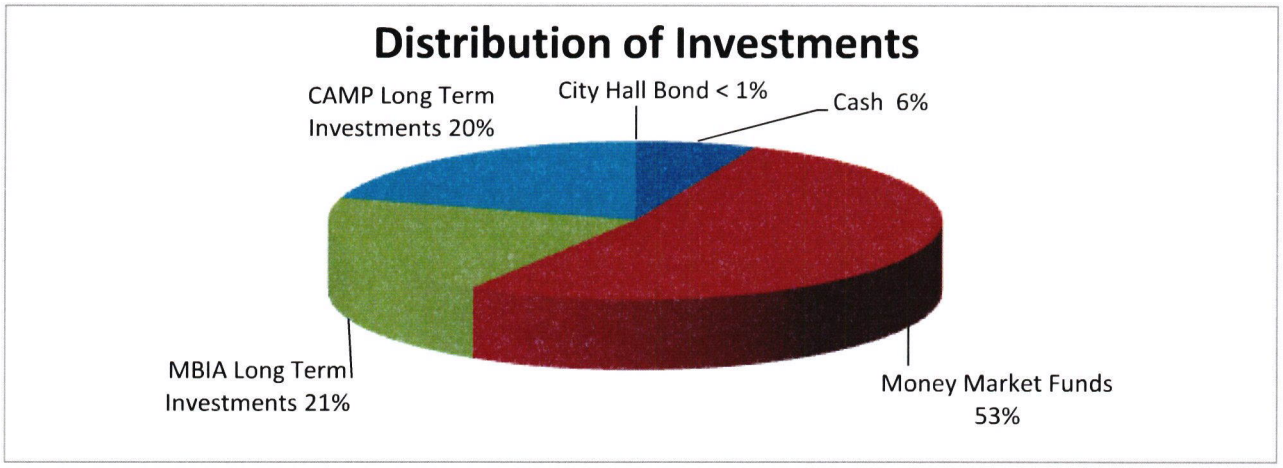
Attached is the quarterly Treasurer's report for the period ending March 31, 2010. Treasurer's reports are provided to Council on a quarterly basis.

At December 31, 2009, the current value of the City's total portfolio was $85 million. Since that time, the balances have increased by $1 million for an ending balance of $86 million at March 31, 2010. Of that, the General Fund Cash and Investments balance was $18 million. Cash and short-term investments increased by $1 million while long-term investments decreased by $.5 million. The overall portfolio is well diversified with $29 million invested in long-term investments. $51.5 million is invested in short-term investments of which $45 is considered liquid (CAMP and LAIF). The remainder consists of $5.6 million on deposit with our banks and $5,707 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our Financial Advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs. At March 31, interest rates at LAIF have remained the same as December 2009 at .6% and CAMP has fallen from .25%, to .17%.

The City received a property tax installment in January 2010. As a result, cash and investment balances had increased $1 million as of March 31, 2010.

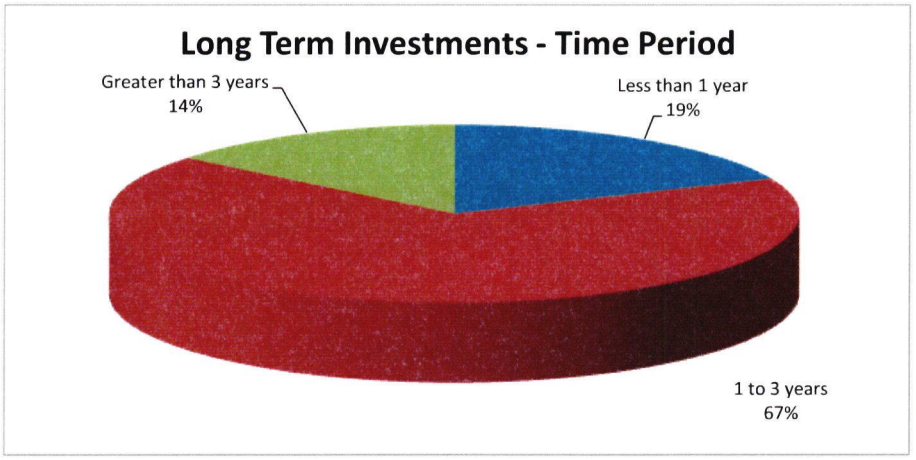
Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in S & P rated AAA securities and U.S. Treasury Notes. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. The City's investment policy requires a measurement of the portfolio's performance against a benchmark.

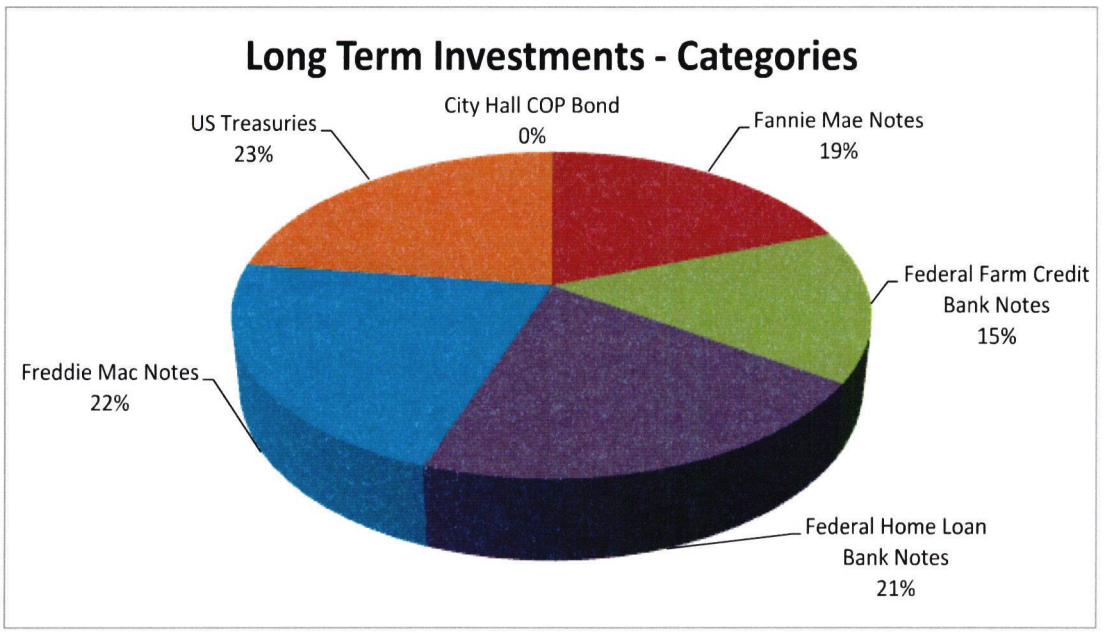
The investment yields averaged 2.52% which compared favorably with the market yields benchmark of Merrill Lynch 0-5 year Treasury Index at .74%.



Analysis of the long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	$ 6,425,000	$ 6,548,094	18.50%
1 to 3 years	23,295,000	23,860,485	67.39%
Greater than 3-years	5,035,000	4,996,803	14.11%
	$ 35,755,000	$ 35,405,382	100.00%





ATTACHMENT

1. Treasurer's Report for March 31, 2010.

CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
MARCH 31, 2010

	Par Value	Cost	Current Value	Maturity Date
Cash and Cash Equivalents				
Wells Fargo Bank	5,417,762	5,417,762	5,417,762	n.a.
Bank of Sacramento	64,589	64,589	64,589	
	5,482,351	5,482,351	5,482,351	
Money Market Funds				
Wells Fargo Adv Treasury Plus MMF (MBIA)	142,950	142,950	142,950	n.a.
Sub-total	142,950	142,950	142,950	
Money Market Funds				
Local Agency Investment Fund (LAIF)	18,963,597	18,963,597	18,963,597	n.a.
California Asset Management Program (CAMP)	26,067,151	26,067,151	26,067,151	n.a.
Sub-total	45,030,748	45,030,748	45,030,748	
Long-Term Investments - MBIA:				
Federal Home Loan Bank Note	500,000	503,140	504,855	6/11/2010
Freddie Mac Note	750,000	761,280	764,525	9/1/2010
Federal Home Loan Bank Note	750,000	748,973	771,551	12/10/2010
Federal Farm Credit Bank Note	1,000,000	1,008,290	1,023,186	1/18/2011
Federal Farm Credit Bank Note	500,000	515,930	518,832	2/18/2011
Fannie Mae Note	750,000	752,738	785,789	4/15/2011
Federal Home Loan Bank Note	725,000	721,927	728,778	6/3/2011
Freddie Mac Note	1,000,000	1,000,000	1,000,999	7/27/2011
U.S. Treasury Note	1,000,000	996,172	1,005,156	7/31/2011
U.S. Treasury Note	750,000	749,648	748,975	11/30/2011
Federal Farm Credit Bank Note	750,000	742,650	792,983	12/8/2011
Federal Home Loan Bank Note	750,000	748,515	749,852	12/28/2011
U.S. Treasury Note	1,000,000	998,359	997,930	2/29/2012
Fannie Mae Note	750,000	750,390	747,037	3/2/2012
Federal Farm Credit Bank Note	500,000	493,925	536,694	4/12/2012
Federal Home Loan Bank Note	1,000,000	1,012,300	1,013,136	8/10/2012
Federal Home Loan Bank Note	1,000,000	1,000,000	1,022,693	10/5/2012
Federal Farm Credit Bank Note	500,000	496,420	536,330	10/17/2012
Federal Farm Credit Bank Note	500,000	502,945	502,104	11/5/2012
Fannie Mae Note	1,000,000	1,002,790	998,140	1/28/2013
Fannie Mae Note	500,000	499,375	500,243	2/11/2013
Freddie Mac Note	750,000	749,438	752,980	1/29/2015
Fannie Mae Note	750,000	749,438	745,856	3/16/2015
Sub-total	17,475,000	17,504,642	17,748,619	

CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
MARCH 31, 2010

Long-Term Investments -CAMP:

Fannie Mae Global Benchmark Notes	500,000	486,168	507,500	8/15/2010
U.S. Treasury Note	600,000	606,422	612,914	10/15/2010
Federal Home Loan Global Notes	740,000	769,556	755,494	10/22/2010
U.S. Treasury Notes	1,085,000	1,087,585	1,089,238	12/31/2010
Fannie Mae Global Benchmark Notes	500,000	501,246	523,906	4/15/2011
Freddie Mac Global Reference Notes	1,000,000	1,008,137	1,058,438	7/18/2011
Federal Home Loan Bank Notes	500,000	503,310	505,469	7/27/2011
U.S. Treasury Notes	500,000	502,500	527,832	8/31/2011
Fannie Mae Global Benchmark Notes	750,000	790,796	796,875	10/15/2011
Freddie Mac Global Notes	2,000,000	2,042,660	2,036,250	3/23/2012
Federal Farm Credit Bank Notes	1,025,000	1,024,980	1,046,141	4/24/2012
U.S. Treasury Notes	550,000	548,389	553,395	5/15/2012
Fannie Mae Global Benchmark Notes	500,000	501,153	537,656	5/18/2012
Freddie Mac Global Notes	505,000	507,232	509,892	6/15/2012
Federal Farm Credit Bank Notes	350,000	358,171	380,516	8/1/2012
Federal Home Loan Bank Notes	825,000	823,862	831,188	8/22/2012
Federal Home Loan Bank Global Bonds	500,000	541,650	539,063	10/5/2012
U.S. Treasury Notes	600,000	621,797	631,360	6/30/2013
Fannie Mae Notes	715,000	713,970	715,670	6/30/2013
Freddie Mac Notes	1,575,000	1,572,795	1,565,648	4/15/2013
U.S. Treasury Notes	200,000	198,266	197,000	3/31/2014
U.S. Treasury Notes	1,255,000	1,249,362	1,236,175	3/31/2014
U.S. Treasury Notes	500,000	489,863	493,438	11/30/2014
Sub-total	17,275,000	17,449,869	17,651,055	

Long-Term Investments - Brandis Tallman LLC

City Hall COP Bond	5,000	5,000	5,707	2/1/2035

Total Portfolio	**$ 85,411,050**	**$ 85,615,561**	**$ 86,061,432**

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **AWARD OF CONSTRUCTION CONTRACT FOR ROSSMOOR DRIVE AND ZINFANDEL DRIVE STREET MAINTENANCE PROJECT TO MARTIN GENERAL ENGINEERING INC. IN THE AMOUNT OF $900,405**

RECOMMENDATION

Adopt Resolution No. 22-2010.

RESULT OF RECOMMENDED ACTION

This resolution **(Attachment 1)** will authorize the City Manager to execute a contract agreement **(Exhibit 1A)** with Martin General Engineering Inc. in the amount of $900,405 for the construction of the Rossmoor Drive and Zinfandel Drive Street Maintenance Project.

The work to be performed under this contract will include the placement of rubberized asphalt overlay and pedestrian improvements for Rossmoor Drive from Coloma Drive to Ambassador Drive. This project also includes placement of an asphalt cape seal on Zinfandel Drive from Folsom Boulevard to Sunrise Boulevard.

BACKGROUND

These locations are identified in the City's Five Year Capital Improvement Plan.

Bids for the project were solicited on the City's Website and the Sacramento County Builders Exchange beginning March 19, 2010. The project was also advertised in the Grapevine Independent on March 19, 2010 and March 26, 2010. The bids were publicly opened on April 1, 2010 at City Hall.

Three contractors bid on the project. The lowest bid received was $900,405 and the highest bid was $963,997. The Bid Result List is provided in **Attachment 2**.

FISCAL IMPACT

The funding for this project comes from Gas Tax and is included in the City's current budget.

ATTACHMENTS

1. Resolution No. 22-2010 including **Exhibit 1A** - Contract No. 38-2010
2. Bid Result List

AGENDA ITEM 8.4

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 22-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AGREEMENT FOR THE CONSTRUCTION OF ROSSMOOR DRIVE AND ZINFANDEL DRIVE STREET MAINTENANCE PROJECT TO MARTIN GENERAL ENGINEERING INC.

WHEREAS, bids were solicited to the Sacramento County Builders Exchange beginning March 19, 2010. The project was also advertised in the Grapevine Independent on March 19 and 26, 2010; and

WHEREAS, the bids were publicly opened on April 1, 2010 at 2729 Prospect Park Drive, Rancho Cordova 95670; and

WHEREAS, the City recommends awarding the Rossmoor Drive and Zinfandel Drive Street Maintenance Project to the lowest responsive bidder, Martin General Engineering Inc. in the amount of $900,405.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council authorizes the City Manager to execute a contract agreement (**Exhibit 1A**) with Martin General Engineering Inc. in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT 1A
CONTRACT NO. 38-2010

CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND MARTIN GENERAL ENGINEERING INC

THIS AGREEMENT made and entered between the City of Rancho Cordova ("City") and Martin General Engineering Inc. ("Contractor") as of May 5, 2010.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the work hereinafter mentioned to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a Notice inviting sealed bids for the performance of said work; and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the work specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council of public opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said work, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said work and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. **CONTRACT DOCUMENTS.** The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2008.; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. **SCOPE OF WORK.** That the Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 38-2010, as provided for and set forth in said plans and specifications, or in either of them, which said plans and specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with said plans and specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with said plans and specifications.

Section 3. **COMPLETION**. Said work shall be completed and ready for acceptance.

Section 4. **PAYMENT**. Attached hereto as **Exhibit A** and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: nine hundred thousand four hundred four dollars and fifty cents ($900,404.50). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. **PREVAILING WAGES.** Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed n the execution of said work by Contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. **INSURANCE**. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. **WORKERS' COMPENSATION CERTIFICATION.** By execution of this Agreement, the Contractor certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. **PERFORMANCE AND PAYMENT BONDS**. The Contractor shall, before beginning said work, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Division 3, Part 4, Title 15, Chapter 7, and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. **INDEMNIFICATION.** The Contractor shall defend, indemnify the City and save harmless the (including their officers, agents, members, employees, affiliates, and representatives) as set forth in Section 6-2 of the Standard Specifications.

Section 10. **MISCELLANEOUS PROVISIONS**.

10.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of in the same manner as if such parties had been expressly named herein. All times states herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

10.2 **Contract Administration.** This Agreement shall be administered by Britton Snipes ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.3 **Notices.** Any written notice to Consultant shall be sent to:

Daniel Martin
Martin General Engineering
12485 Quicksilver Drive
Rancho Cordova, CA 95742

Any written notice to City shall be sent to:

Britton Snipes
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

10.4 **IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:	**CONTRACTOR:**
_____	_____
Ted A. Gaebler, City Manager	**David A. Swartz, Vice President**
_____	_____
Date	Date

[SIGNATURES CONTINUE ON NEXT PAGE]

Attest:

_____

Mindy Cuppy, City Clerk

_____

Date

Approved as to Form:

_____

Adam U. Lindgren, City Attorney

_____

Date

EXHIBIT A

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

BID FORM

Project No. **09-2072**

Project: Rossmoor Drive and Zinfandel Drive
2009 Street Maintenance Project

SUBMIT BID TO:

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

BID OPENING:

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

NO LATER THAN: **3:00 PM**
DAY OF BID April 1, 2010

APPROXIMATELY 3:10 P.M.

TO: City Clerk
City of Rancho Cordova

Name of Bidder: **Martin General Engineering, Inc.**

Business Address: 12485 Quicksilver Drive

City, State, Zip Code: Rancho Cordova, CA 95742

Telephone Number: 916-355-8101

Contact Person: Daniel Martin

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

CITY OF RANCHO CORDOVA

1. CONTRACTORS LICENSE FORM

Project No. **09-2072**

Project: Rossmoor Drive and Zinfandel Drive
2009 Street Maintenance Project

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION
In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 844279 **Expiration Date:** 8-31-10

Contractor's Classification:

Martin General Engineering, Inc.
Contractor's Name (Printed)

4/1/10
Date

Bidder's Signature
(same signature as on Bid Proposal)

Bidder's Name (Printed)

Vice President
Bidder's Title

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

Name and Address	Description of Portion of Work Subcontracted
INTERNATIONAL SURFACING SYSTEMS 3785 CHANNEL DR WEST SAC CA 95691	RUBBERIZED CAPE SEAL
CENTERLINE STRIPING 9847 DINO DR ELK GROVE CA 95624	STRIPING

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder Martin General Engineering, Inc., proposed subcontractor INTERNATIONAL SURFACING SYSTEMS, CENTERLINE hereby certifies that he has ✓, has not ___, participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filling requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

PUBLIC CONTRACT CODE

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not ✓ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Public Contract Code Section 10162 Questionnaire

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes ____ No ✓

If the answer is yes, explain the circumstances in the following space.

Public Contract Code 10232 Statement

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Noncollusion Affidavit

(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgement rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.
The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Accompanying this proposal is Bidders Bond

(NOTICE: INSERT THE WORDS "CASH," "CASHIER'S CHECK," "CERTIFIED CHECK," OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE

If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a copartnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

Martin General Engineering, Inc.

Rosalina Martin, President

T.M. Martin, Secretary/Treasurer

Adrian Martin & Daniel Martin, Vice Presidents

Licensed in conformance with an act providing for the registration of Contractors.

License No. 844279 Classification(s) "A"

ADDENDA - This Proposal is submitted with respect to the changes to the contract included in addenda number's 1 3/23/10

(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: 4/1/10

Sign Here

DANIEL MARTIN

Vice President

Signature and Title of Bidder

Business Address 12485 Quicksilver Drive

Place of Business Rancho Cordova, CA 95742

Place of Residence Folsom, CA 95630

CITY RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, **Martin General Engineering, Inc.**

as Principal, and

Western Surety Company

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for **Rossmore Dr. / Zinfandel Dr. Street Rehabilitation Project, Project No: 09-2072**

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at **Rancho Cordova, CA** *(Insert place where bids will be opened)* on **April 1, 2010** *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgement is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: **March 29th**, 20 **10**.

Martin General Engineering, Inc.

By: [signature]

DANIEL MARTIN
Principal

Western Surety Company
Surety

By [signature]
Rosalie A. Miszkiel, *Attorney-in-fact*

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City Rancho Cordova

On this _____ day of _____ in the year 20___ before me

_____, personally appeared _____,
Attorney-in-fact

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

_____
Notary Public

ACKNOWLEDGMENT

State of California
County of Sacramento)

On March 29, 2010 before me, Patricia A. Gouker, Notary Public
(insert name and title of the officer)

personally appeared Rosalie A. Miszkiel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

BMP1 PATRICIA A. GOUKER BMP1
COMM. #1855016
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. July 18, 2013

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Thomas R Hucik, Jo Anne Hucik, Rosalie A Miszkiel, P A Gouker, Individually

of Folsom, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 3rd day of November, 2006.

WESTERN SURETY COMPANY

Paul T. Bruflat, Senior Vice President

State of South Dakota
County of Minnehaha } ss

On this 3rd day of November, 2006, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
November 30, 2012

D. KRELL
NOTARY PUBLIC
SOUTH DAKOTA

D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this **29th** day of **March, 2010**

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

CITY OF RANCHO CORDOVA

DEPARTMENT OF PUBLIC WORKS

PROJECT NO. 08-2059

THIS AGREEMENT, made and concluded, in duplicate, _____,
between the City of Rancho Cordova thereof, party of the first part, and

Contractor, party of the second part.

ARTICLE I.--WITNESSETH, That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the said party of the first part, and under the conditions expressed in the 2 bonds, bearing even date with these presents, and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the City of Rancho Cordova, the work described in the special provisions and the project plans described below, including any addenda thereto, and also in conformance with the California Department of Transportation Standard Plans, dated May 2006 the Standard Specifications, dated May 2006 and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished, which said special provisions, project plans, Standard Plans, Standard Specifications, and Labor Surcharge and Equipment Rental Rates are hereby specially referred to and by such reference made a part hereof.

The special provisions for the work to be done are dated February 25, 2010 and are entitled:

CITY OF RANCHO CORDOVA;
DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTORS AND SPECIAL PROVISIONS FOR

Rossmoor Drive and Zinfandel Drive 2009 Street Maintenance Project

IN

RANCHO CORDOVA

The project plans for the work to be done were approved June 25, 2009 and are entitled:

CITY OF RANCHO CORDOVA;
DEPARTMENT OF PUBLIC WORKS
PROJECT PLANS FOR

Rossmoor Drive and Zinfandel Drive 2009 Street Maintenance Project

IN

RANCHO CORDOVA

ARTICLE II.--The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions herein set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III.--The State general prevailing wage rates determined by the Director of Industrial Relations are hereby made a part of this contract. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE IV.--By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in conformance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V.--And the said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement: also for all loss or damage, arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Rancho Cordova, Department of Transportation, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications, and the requirements of the Engineer under them, to wit:

IN WITNESS WHEREOF, The parties to these presents have here-unto set their hands the year and date first above written

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

By _____
Authorized Local Agency Representative

Contractor

By _____

Licensed in accordance with
an act providing for the
registration of contractors.

License No. _____

Federal Employer Identification

Number _____

Approved and certified as being in conformance with the requirements of the State Contract Act.

_____
Attorney, City of Rancho Cordova

Approved Effective _____

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

SAMPLE PAYMENT BOND

(Section 3247, Civil Code)

WHEREAS, The City of Rancho Cordova, acting by and through the Department of Public Works, hereafter referred to as "Obligee", has awarded to Contractor _____, hereafter designated as the "Principal", a contract for the work described as follows:

AND WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure the payment of claims of laborers, mechanics, materialmen and other persons as provided by law.
NOW, THEREFORE, we the undersigned Principal and Surety are bound unto the Obligee in the sum of _____ dollars ($ _____).
for which payment, we bind ourselves, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if said Principal or its subcontractors shall fail to pay any of the persons named in Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board for the wages of employees of the Principal and his subcontractors pursuant to Section 18806 of the Revenue and Taxation Code, with respect to such work and labor, that the surety herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the surety will pay a reasonable attorney's fee to fixed by the court. This bond shall inure to the benefit of any of the persons named in Civil Code Section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Dated: _____, 20 ___

Correspondence or claims relating to this bond should be sent to the surety at the following address:

_____

_____

_____

_____
Principal

_____
Surety **(SEAL)**

_____
By : Attorney-in-Fact

NOTE: Signatures of those executing for the surety must be properly acknowledged.

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City of Rancho Cordova

On this _____ day of _____ in the year 20 ___ before me _____,
personally appeared _____, personally known to me (or proved to me
Attorney-in-fact
on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____ and acknowledged to me that he/she subscribed the name of the said company thereto as surety, and his/her own name as attorney-in-fact.

_____
Notary Public

(SEAL)

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

SAMPLE PERFORMANCE BOND

(To Accompany Contract)

Bond No. _____

WHEREAS, the City of Rancho Cordova, acting by and through the Department of Public Works, has awarded to Contractor _____, hereafter designated as the "Contractor", a contract for the work described as follows:

AND WHEREAS, the Contractor is required to furnish a bond in connection with said contract, guaranteeing the faithful performance thereof:

NOW, THEREFORE, we the undersigned Contractor and Surety are held firmly bound to the City of Rancho Cordova in the sum of $ _____ dollars ($ _____), to be paid to said City or its certain attorney, its successors and assigns: for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if the above bound Contractor, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the foregoing contract and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning, and shall indemnify and save harmless the City of Rancho Cordova , its officers and agents, as therein stipulated, then this obligation shall become and be null and void: otherwise it shall be and remain in full force and virtue.

IN WITNESS WHEREOF. We have hereunto set our hands and seals on this _____ day of _____, 20___.

Correspondence or claims relating to this bond should be sent to the surety at the following address:

_____

_____

_____

_____

_____

_____

Contractor

_____

Name of Surety **(SEAL)**

_____

By : Attorney-in-Fact

NOTE: Signatures of those executing for the surety must be properly acknowledged.

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City of Rancho Cordova

On this _____ day of _____ in the year 20 ___ before me _____, a notary public in and for the City of Rancho Cordova, personally appeared

_____, known to me to be the person whose name is subscribed to this
Attorney-in-fact

instrument and known to me to be the attorney-in-fact of _____ and acknowledged to me that he/she subscribed the name of the said company thereto as surety, and his/her own name as attorney-in-fact.

_____

(SEAL) **Notary Public**

Attachment "A"

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	ITEM TOTAL
1	Traffic Control Plan	1	LS		
2	Prepare Storm Water Pollution Prevention Plan	1	LS		
3	Abandon and Cap Pipe	360	LF		
4	Remove Pipe	44	LF		
5	Remove Drop Inlet	11	EA		
6	Adjust Manhole Frame and Cover to Grade, Adjust Valve Box to Grade	15	EA		
7	Pavement Planning (Wedge Grind)	6,710	SY		
8	Remove and Replace Curb, Gutter, and Sidewalk	748	LF		
9	Type 2 Slurry Seal	60,400	SY		
10	Asphalt Rubber Hot Mix – Gap Graded	1300	TON		
11	6" AC Digout & Replace	4,400	SY		
12	12" Reinforced Concrete Pipe	310	LF		
13	Drop Inlet	14	EA		
14	48" Precast Concrete Pipe Manhole	4	EA		
15	60" Precast Concrete Pipe Manhole	3	EA		
16	Type 5 Curb	1,200	LF		
17	Detachable Warning Surface	16	EA		
18	Survey Monument	5	EA		

SEE ADD #1

19	4" Thermoplastic Striping	25,000	LF	_____	_____
20	6" Thermoplastic Striping	28,000	LF	_____	_____
21	8" Thermoplastic Striping	650	LF	_____	_____
22	Thermoplastic Crosswalk and Pavement Marking	5,750	SF	_____	_____
23	4" Thermoplastic Traffic Stripe (Broken 17-7)	11,000	LF	_____	_____

SEE ADD #1

TOTAL BASE BID _____

Written

Contractor's Signature: _____

Contractor's Name (Printed): DANIEL MARTIN

VICE PRESIDENT

Attachment "A"

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	ITEM TOTAL
1	Traffic Control Plan	1	LS	910 —	910 —
2	Prepare Storm Water Pollution Prevention Plan	1	LS	4500 —	4500 —
3	Abandon and Cap Pipe	360	LF	35 —	12600 —
4	Remove Pipe	44	LF	44 50	1958 —
5	Remove Drop Inlet	11	EA	370 —	4070 —
6	Adjust Manhole Frame and Cover to Grade, Adjust Valve Box to Grade	15	EA	650 —	9750 —
7	Pavement Planning (Wedge Grind)	6,710	SY	1 15	7716 50
8	Remove and Replace Curb, Gutter, and Sidewalk	748	LF	72 75	54417 —
9	Rubberized Cape Seal	60,400	SY	7 25	437900 —
10	Asphalt Rubber Hot Mix – Gap Graded	1300	TON	112 70	146510 —
11	6" AC Digout & Replace	4,400	SY	33 80	148720 —
12	12" Reinforced Concrete Pipe	310	LF	100 —	31000 —
13	Drop Inlet	14	EA	2560 —	35840 —
14	48" Precast Concrete Pipe Manhole	4	EA	4700 —	18800 —
15	60" Precast Concrete Pipe Manhole	3	EA	9700 —	29100 —
16	Type 5 Curb	1,200	LF	16 —	19200 —
17	Detachable Warning Surface	16	EA	273 —	4368 —
18	Survey Monument	5	EA	555 —	2775 —

19	4" Thermoplastic Striping	25,000	LF	.25	6250 —
20	6" Thermoplastic Striping	28,000	LF	.40	11200 —
21	8" Thermoplastic Striping	650	LF	1 —	650 —
22	Thermoplastic Crosswalk and Pavement Marking	5,750	SF	2.20	12650 —
23	4" Thermoplastic Traffic Stripe (Broken 17-7)	11,000	LF	.20	2200 —

TOTAL BASE BID 1,003,084.50

Written ONE MILLION THREE THOUSAND EIGHTY FOUR DOLLARS 50/100

Bid Alternative will provide MODIFIED ASPHALT BINDER CAPE SEAL in lieu of RUBBERIZED CAPE SEAL The Bid Alternative will be the amount of the total bid will be reduced if the alternative is accepted.

A1	Rubberized Cape Seal	-60,400	SY	-7.00	-422800 —
A2	Modified Asphalt Binder Cape Seal	60,400	SY	5.30	320120 —

TOTAL ALTERNATE BID -102680 —

Written ONE HUNDRED TWO THOUSAND SIX HUNDRED EIGHTY 00/100

Contractor's Signature: [signature]

Contractor's Name (Printed): DANIEL MARTIN
VICE PRESIDENT

Rossmoor Drive/Zinfandel Drive Street Maintenance Project

Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
April 1, 2010 at 3:00 PM

Letter Designation	Contractor	Addendum 1	Contractor License	List of Subs	Equal Employment	Contract Code	Non-Collusion	Debarment Suspension	Bidders Bond	Base Bid Amount	Alternate Bid Amount
A	**Teichert Construction**	X	X	X	X	X	X	X	X	**$1,030,455.40**	**$928,379.40**
B	**DeSilva Gates Construction**	X	X	X	X	X	X	X	X	**$1,030,437.00**	**$963,997.00**
C	**Martin General Engineering, Inc**	X	X	X	X	X	X	X	X	**$1,003,084.50**	**$900,404.50**
D											
E											
F											
G											
H											
I											
J											
K											
L											
M											
N											
O											

Attendees:
Bren Lehr, Deputy City Clerk
Brit Snipes, Public Works
Ben Chan, Public Works
Byron Tang, Public Works

Cindy Cuppy, City Clerk for
Bren Lehr, Deputy City Clerk

ATTACHMENT 2

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Steve Harriman, Environmental Services Manager

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTENSION TO THE AGREEMENT WITH THE CITY OF SACRAMENTO ALLOWING RANCHO CORDOVA RESIDENTS TO DELIVER HOUSEHOLD HAZARDOUS WASTE TO THE CITY OF SACRAMENTO COLLECTION FACILITY**

RECOMMENDATION

Adopt Resolution No. 23-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow the City Manager to execute an extension through June 30, 2013 to the "Agreement between the City of Rancho Cordova and the City of Sacramento **(Exhibit A)** for Participation at Permanent Household Hazardous Waste Collection Facility." The Agreement stipulates the conditions by which Rancho Cordova residents and businesses may deliver household hazardous waste to the City of Sacramento's Permanent Household Hazardous Waste (HHW) Collection Facility.

BACKGROUND

The State of California prohibits disposal of numerous hazardous materials in municipal solid waste landfills in order to prevent groundwater contamination. The City has therefore taken steps to provide convenient options for residents and businesses to deliver hazardous materials to a facility for recycling or proper disposal. The City and County of Sacramento are the only two jurisdictions within Sacramento County that currently operate hazardous waste drop-of facilities, and the City of Rancho Cordova has executed agreements with the City and County that allow residents and businesses to deliver hazardous materials to their facilities.

The agreements are structured such that residents may deliver hazardous waste materials to the facilities at no charge to the resident, and the City of Rancho Cordova is invoiced accordingly. This mechanism provides an incentive for residents to deliver their hazardous materials to the drop-off facilities. Rancho Cordova businesses may also deliver hazardous materials, however they are charged directly by the City and County.

The City of Sacramento's hazardous waste facility is located at the Sacramento Recycling and Transfer Station at 8491 Fruitridge Road. The proposed agreement allows the City of Sacramento to be compensated by the City of Rancho Cordova in the amount of $70 per residential vehicle entering the facility to drop-off hazardous materials. The Public Works department has budgeted $25,000 for this service for FY 2010/11.

The City of Rancho Cordova has executed a similar agreement with the County of Sacramento that allows residents to use the HHW facilities located at the County's North Area Recovery Station and Kiefer Landfill.

ATTACHMENT

Resolution No. 23-2010 including **(Exhibit A)** Contract No. 40-2010

CITY OF RANCHO CORDOVA

RESOLUTION NO. 23-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE CITY OF SACRAMENTO FOR PARTICIPATION AT PERMANENT HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY

WHEREAS, the City of Rancho Cordova and the City of Sacramento wish to cooperate on the use of the City of Sacramento's Permanent Household Hazardous Waste Collection Facility ("PHHWCF"); and

WHEREAS, it is more cost effective for the City of Rancho Cordova to pay its share of costs incurred at the City of Sacramento's facility in contrast to developing its own permanent facility; and

WHEREAS, the objective of this program is to allow City of Rancho Cordova residents to self-haul acceptable household hazardous waste materials to the City of Sacramento facility at no-charge to the resident; and

WHEREAS, the City of Rancho Cordova will compensate the City of Sacramento in the amount of $70 per residential generator that uses the City of Sacramento's hazardous waste facility; and

WHEREAS, the City of Rancho Cordova has a similar Agreement with the County of Sacramento for the use of their two hazardous waste facilities; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council authorizes the City Manager to execute an Agreement for Participation at Permanent Household Hazardous Waste Collection Facility between the City of Rancho Cordova and the City of Sacramento (**Exhibit A**) in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A
CONTRACT NO. 40-2010

AGREEMENT BETWEEN CITY OF RANCHO CORDOVA AND CITY OF SACRAMENTO FOR PARTICIPATION AT PERMANENT HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY

THIS AGREEMENT made and entered into on the _____of ____, 2010, by and between the CITY OF RANCHO CORDOVA, a municipal corporation, (hereinafter "RC") and the CITY OF SACRAMENTO, a municipal corporation, (hereinafter "CITY").

WITNESSETH

WHEREAS, CITY and RC desire to cooperate in using a facility for the disposal of household hazardous waste (HHW) during the term of this Agreement, and share certain costs in connection therewith; and

WHEREAS, RC does not operate a permanent household hazardous waste collection facility that provides maximum convenience to its residents for the proper disposal, recycling and exchange of household hazardous waste; and

WHEREAS, the CITY operates a permanent household hazardous waste collection facility capable of providing convenient access to RC residents; and

WHEREAS, it is more cost effective for RC to pay its share of costs incurred at the CITY's facility in contrast to developing its own permanent facility.

NOW, THEREFORE, in consideration of the promises, terms, conditions, and covenants contained herein, CITY and RC hereby agree as follows:

1. **TERM:** The term of this agreement shall commence on July 1, 2010 and terminate on June 30, 2013.
2. **NOTICE:** Notice shall be deemed to have been served when it is deposited in the United States Mail, postage prepaid, and addressed as follows:

TO RC	TO CITY
Steve Harriman Environmental Services Manager City of Rancho Cordova 2729 Prospect Drive Rancho Cordova, CA 95670	Edison Hicks Integrated Waste General Manager City of Sacramento, Solid Waste Services 2812 Meadowview Road Sacramento, CA 95832

3. **RC USE OF CITY FACILITY:** The following conditions apply to use of the CITY facility by residents of RC:
   a) "Household hazardous waste" means any waste generated in the household, regardless of quantity or concentration, that exhibits any of the characteristics or criteria of hazardous waste as set forth in Chapter 6.5, Article, Section 25117 of the State of California Health and Safety Code. Materials that **will** be accepted from RC residents include:

Acids	Household cleansers	Used oil filters
Aerosol cans	Paint thinners	Used Motor Oil (max. 15 gallons)
Automotive batteries	Paint (max. 10 gallons)	Antifreeze (max. 10 gallons)
Brake fluid	Poisons	Household Batteries
Flammables	Pool Chemicals	Fluorescent Lamps and Tubes
Gasoline	Solvents	Sharps
Herbicides and Pesticides	Transmission Fluids	Wood Preservatives

The following materials **will not** be accepted for collection:

Asbestos	Medical waste	Compressed gas cylinders
Explosives	PCP's	Contractor or Commercially
Infectious waste	Radioactive waste	Generated Waste

b) CITY facility operators shall have the discretion to place further limits on residents attempting to drop off excessive quantities of household hazardous waste. CITY facility operators shall also have the discretion to accept quantities of household hazardous waste in excess of the specified limitations above in consideration of health and public safety.

c) The collection site will be the City of Sacramento Permanent Household Hazardous Waste Collection Facility located at 8491 Fruitridge Road, Sacramento, California 95826.

d) Use of the CITY facility shall be limited to the operating days and hours determined by the CITY, and shall be subject to all rules and regulations established by the CITY.

4. **CITY SERVICES TO BE PROVIDED:** The CITY shall provide the following services to RC:

a) The CITY shall provide adequate on-site personnel to safely accommodate accepting household hazardous waste from RC residents.

b) The CITY shall provide for the proper disposal, treatment, recycling, destruction and/or exchange of materials in conformance with all applicable laws and regulations.

c) The CITY shall provide RC with templates of brochures or other promotional materials for RC's use for public counters and special events publicizing the facility.

d) The CITY shall provide RC with a copy of its Form 303 to document the aggregate quantity of material accepted at the facility.

5. **COST SHARING PROCEDURE:** RC shall reimburse the CITY in conformance with the following procedure:

a) The CITY shall maintain a record of the physical address and zip code of each car relative to the jurisdiction of waste origin.

b) RC shall pay the CITY a per vehicle fee for all vehicles originating from the jurisdictional boundaries of RC and delivering waste at the facility. Fees are as follows:

Cost per Car	Estimated Weight/Quantity
$70	<125 lbs. or 15 gallons
Actual cost for disposal and labor	>125 lbs. or 15 gallons

Note: Disposal costs are understood to be the costs of drums, transportation and facility disposal based upon the method of disposal (landfill, incineration, etc.)

c) Additional fees for highly reactive or atypical waste shall be assessed to RC based on direct costs related to disposal and labor. Examples are as follows:

Oxidizers	Dangerous when Wet Materials
Organic Peroxides	Inhalation Hazard Materials (Poisonous inhalation hazards)
Mercury	Highly Reactive Flammable solids (e.g., red phosphorous)
Sodium Metal	Other materials deemed an immediate threat or hazard

d) The CITY agrees to meet and confer with the RC representative upon request to clarify charges related to additional fees.

e) The CITY shall invoice RC on a quarterly basis. The invoice is due and payable within 30 days.

f) The quarterly invoice will include a list of zip codes, names and addresses from RC residents that have used the facility in order to verify the jurisdiction of origin of waste.

g) In no event shall RC pay more than **$25,000** to CITY for the services contemplated under this agreement annually (based on each fiscal year in which this agreement is in effect). If invoices exceed the cap set by this provision in any fiscal year, either party at their sole option may cancel this agreement or the parties may agree to renegotiate the cost sharing provisions under this section.

6. **TERMINATION OF AGREEMENT:** Either party may terminate this Agreement, for any reason, upon sixty (60) days advance written notice provided to the other party.

   The notice of termination shall be deemed served and effective for all purposes on the date it is deposited in the United States mail, postage prepaid and addressed to the respective parties at the address indicated in Section 2.

7. **INDEMNIFICATION AND LIABILITY:** Each party shall assume the responsibility and liability for the acts and omissions of its own agents, officers, or employees in connection with the performance of their obligations under this Agreement. For all purposes, including without limitation, tort liability, neither party shall be considered the agent of the other party. Each party shall be liable, if at all, only for the torts of its own officers, agents, or employees that occur within the scope of their official duties.

   CITY shall assume the responsibility and liability for and CITY shall indemnify, defend, and hold harmless RC, its agents, officers, and employees from and against any and all liabilities, obligations, losses, damages, penalties, fines, claims, actions, suits, costs and expenses, and disbursements (including legal fees and expenses) of any kind and nature whatsoever imposed in, asserted against, incurred or suffered by RC or its agents, officers, or employees by reason of damage, loss or injury (including death) of any kind or nature whatsoever to persons or property caused by or in any way relating to or arising out of any negligent act or action, or any neglect, omission or failure to act when under a duty to act on the part of CITY, or any of its agents, officers, or employees in its or their performance of this Agreement.

   RC shall assume the responsibility and liability for and RC shall indemnify, defend, and hold harmless CITY, its agents, officers, and employees from and against any and all liabilities, obligations, losses, damages, penalties, fines, claims, actions, suits, costs and expenses, and disbursements (including legal fees and expenses) of any kind and nature whatsoever imposed in, asserted against, incurred or suffered by CITY or its agents, officers, or employees by reason of damage, loss or injury (including death) of any kind or nature whatsoever to persons or property caused by or in any way relating to or arising out of any negligent act or action, or any neglect, omission or failure to act when under a duty to act on the part of RC, or any of its agents, officers, or employees in its or their performance of this Agreement.

   The provisions contained herein include any violation of applicable law, ordinance, regulation or rule, including where the claim, loss, damage, charge or expense was caused by deliberate, willful, or criminal act or action of any party or any of its agents, officers, or employees in its or their performance hereunder.

It is the intent of the parties hereto that, where negligence is determined to have been contributory, principles of comparative negligence will be followed and each party shall bear the proportionate cost of any obligations, losses, damages, expenses and liability costs, including attorney's fees, attributable to that party's negligence or fault.

RC residents who are owners, operators and/or occupants of vehicles that deliver HHW to the CITY facility shall not under any circumstances be construed to be agents, officers or employees of CITY or RC for purposes of this Agreement.

8. **MUTUAL WAIVER OF SUBROGATION:** The parties agree that in the event of loss due to a claim arising out of any negligence, omission, or failure to act when under a duty by any of their agents, officers, or employees, against their respective workers' compensation, general liability, and/or auto liability insurance policies, each party shall look solely to its own insurance for recovery.

9. **HEALTH, SAFETY AND ENVIRONMENTAL REGULATION COMPLIANCE:** The parties shall comply with all applicable Federal, State and Local laws, ordinances, rules and regulations pertaining to health and safety protection of their respective employees, including requirements applicable to an Injury and Illness Protection Plan and a program to communicate any significant hazards of work to be performed under this Agreement.

   The parties agree to comply with all applicable hazardous waste and environmental laws, ordinances, rules and regulations, enacted or promulgated by any public or governmental authority or agency having jurisdiction. CITY shall obtain all necessary permits or licenses required for the operation of its facilities necessary to provide the services contemplated under this agreement.

10. **ASSIGNMENT OF AGREEMENT:** The parties to this Agreement may not assign the privileges or obligations of this Agreement.

11. **AMENDMENTS:** Modifications or amendments affecting the work hereunder shall be in writing and executed by both parties.

12. **WAIVER:** The waiver at any time by any party of any of its rights with respect to a default or other matter arising in connection with this Agreement shall not be deemed a waiver with respect to any subsequent default or other matter.

13. **SEVERABILITY:** The invalidity, illegality or unenforceability of any provision of this Agreement shall not render the other provisions unenforceable, invalid or illegal.

14. **ENTIRE AGREEMENT:** This instrument constitutes the entire Agreement between the RC and CITY concerning the subject matter hereof.

15. **DISPUTE RESOLUTION:** With respect to any breach or dispute arising under this Agreement, the Parties shall meet and attempt, in good faith and in using their best and reasonable efforts, to resolve the same prior to the commencement of litigation.

16. **APPROVAL OF GOVERNING BODIES:** This Agreement shall not be effective for any purposes until approved by each party's governing body. .

17. **WARRANTY OF CONTRACTING AUTHORITY:** The signers of this Agreement have the capacity and are authorized to execute this Agreement as the representatives of their respective Parties, and to bind said Parties to the terms hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year written above.

CITY OF RANCHO CORDOVA
a Municipal Corporation

By: _____
Ted A. Gaebler, City Manager

Approved as to form:

_____
Adam U. Lindgren, City Attorney

ATTEST:

By: _____
Mindy Cuppy, City Clerk

CITY OF SACRAMENTO
a Municipal Corporation

By: _____
Gus Vina, Interim City Manager

Approved as to form:

_____
Sr. Deputy City Attorney

ATTEST:

By: _____
Shirley Concolino, City Clerk

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AGREEMENT WITH BUREAU VERITAS NORTH AMERICA, INC. TO PROVIDE ON-CALL BUILDING PLAN REVIEW AND INSPECTION SERVICES FOR THE BUILDING AND SAFETY DEPARTMENT**

RECOMMENDATION

Adopt Resolution No. 24-2010.

RESULT OF RECOMMENDED ACTION

This resolution will authorize the City Manager to execute an on-call contract with Bureau Veritas North America, Inc. in an amount not to exceed $380,000.

BACKGROUND

In July 2005, the City entered into an agreement with Bureau Veritas North America, Inc. to provided on-call plan review and technical support to the Building and Safety Department. Since that time, the contract has had three contract amendments which increased the contract amount to $420,000 and extended the term of service to June 30, 2010.

In evaluating work performed under the existing contract and forecasting the potential work effort that will need to be done over the next few years, it is necessary to execute a new on-call contract in an amount of $380,000.

ATTACHMENT

Resolution No. 24-2010 including **Exhibit 1A** – Contract No. 39-2010

AGENDA ITEM 8.6

CITY OF RANCHO CORDOVA

RESOLUTION NO. 24-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BUREAU VERITAS NORTH AMERICA, INC. TO PROVIDE ON-CALL BUILDING PLAN REVIEW AND INSPECTION SERVICES FOR THE BUILDING AND SAFETY DEPARTMENT

WHEREAS, on July 1, 2005, the City of Rancho Cordova executed Contract 29-2005 with Bureau Veritas North America, Inc. to provide building plan review and inspection services to the Building and Safety Division; and

WHEREAS, the City evaluated the need for services and executed contract amendments 106-2007 on May 10, 2007, 113-2008 on July 1, 2008, and 20-2009 on April 1, 2009 bringing the total contract amount to $420,000 and the term of service to June 31, 2011; and

WHEREAS, the City has forecasted the potential work effort that will need to be done over the next few years and feels it is necessary to execute a new on-call contract in the amount of $380,000; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract agreement with Bureau Veritas North America, Inc. (**Exhibit 1A**) in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT 1A
CONTRACT NO. 39-2010

CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND BUREAU VERITAS NORTH AMERICA, INC.

THIS AGREEMENT for consulting services is made by and between the City of Rancho Cordova ("City") and Bureau Veritas North America, Inc. ("Consultant") as of May 3, 2010.

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2012, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Consultant's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a sum not to exceed $380,000, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.
Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder,

including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.

2.6 **Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed $2,000.00. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution.

4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 or GL 0002 (most recent editions) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 8 and 9. No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Consultant, including the insured's general supervision of Consultant; products and completed operations of Consultant; premises owned, occupied, or used by Consultant; and automobiles owned, leased, or used by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Consultant to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 **Professional Liability Insurance.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The City shall have the right to exercise, at the Consultant's sole cost and expense, any extended reporting provisions of the policy, if the Consultant cancels or does not renew the coverage.

d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 Variation. The City may approve a variation in the foregoing insurance requirements, upon a determination that the coverages, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.5 Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Consultant may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Consultant procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.6 Notice of Reduction in Coverage. In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Consultant shall provide written notice to City at Consultant's earliest possible opportunity and in no case later than five days after Consultant is notified of the change in coverage.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

5.1 General Requirement. Consultant shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Consultant or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Consultant shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Consultant or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Consultant to indemnify and

hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

5.2 **PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

5.3 **Design Professionals.** Notwithstanding Sections 5.1 and 5.2, Consultant's duties to indemnify, defend and hold harmless the City shall be limited to the extent the services provided pursuant to this Agreement are "design professional services" subject to Section 2782.8 of the California Civil Code. In accordance with Civil Code Section 2782.8, Consultant shall, to the fullest extent allowed by law, with respect to all design professional services performed in connection with this Agreement, defend with counsel acceptable to City, indemnify, and hold City, its officers, employees, agents, and volunteers, harmless from and against any and all claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, ("Claims"). Consultant will bear all losses, costs, damages, expense and liability of every kind, nature and description that arise out of, pertain to, or relate to such Claims, whether directly or indirectly ("Liability"). Such obligations to defend, hold harmless and indemnify the City shall not apply to the extent that such Liability is caused by the sole negligence, active negligence, or willful misconduct of the City.

Section 6. STATUS OF CONSULTANT.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System

(PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Consultant shall not allow any employee to become eligible for a claim for PERS benefits.

6.2 Consultant No Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 Licenses and Permits. Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 Nondiscrimination and Equal Opportunity. Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 90 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 Amendments. The parties may amend this Agreement only by a writing signed by all the parties.

8.4 Assignment and Subcontracting. City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach**. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of

Government Code §1090 *et.seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by Cyrus Abhar ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:
Bureau Veritas North America, Inc.
5750 Sunrise Boulevard, Suite 100
Citrus Heights, CA 95610
Attn: Kevin Wedman, Vice President - CCPWS

Any written notice to City shall be sent to:
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Cyrus Abhar, Chief Building Official

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.13 **IRS Form W-9.** Consultant shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA

_____

Ted A. Gaebler, City Manager

Date: _____

CONSULTANT

_____

Kevin Wedman, Vice President - CCPWS

Date: _____

Attest:

_____

Mindy Cuppy, City Clerk

Date: _____

Approved as to Form:

_____

Adam U. Lindgren, City Attorney

Date: _____

Understanding the Needs of the City of Rancho Cordova

The City of Rancho Cordova has a unique mixture of high tech industry, historical, and commercial enterprises with a wide spectrum of neighborhoods. The City boasts a strong development climate and healthy communities. Our professionals understand the wide variety of project types.

The City of Rancho Cordova can count on the fact that Bureau Veritas has the depth and experience in municipal building and fire, plan review and inspections that is unmatched anywhere. With multiple building officials on staff who possess collectively over a century of experience at our immediate disposal, we can say with great confidence that Bureau Veritas can supply immediate assistance and value added to any project, proposed development or outside the box idea when requested.

Having worn your shoes, we understand the paramount importance of fairness and tact while providing prompt and efficient professional services.

Bureau Veritas understands that the Building Division will outsource the inspection and plan review of these projects on a case by case basis. Bureau Veritas understands we may be asked to provide plan review, inspection, and counter staff services on a part time or on-call basis as needs arise.

Approach to Services

Bureau Veritas has identified a team of experts within close proximity to provide focused services for the City of Rancho Cordova in the areas of building, energy codes, fire plan review, permit processing and field inspection, with additional backup resources close at hand as needed. We also have the ability to engage a wide variety of experts to call upon, both within the building and fire disciplines and in other related areas on an as-needed basis, should the need for these services arise.

Pete Guisasola will serve as **Principal-in-Charge** and **Andrea Coley** will act as your **Project Manager.** As our primary liaison, Andrea will be the main contact between our professional staff and the City of Rancho Cordova and will be responsible for coordinating all efforts to assure the quality and timeliness or our services. Pete will act as your Principal-in-Charge; he brings more than 30 years of Building Department expertise to this role that enables him to understand the concerns of the City of Rancho Cordova. Andrea Coley will act as your Project Manager and will be your day-to-day contact to ensure that all project components are completed on time and to your specifications. She possesses excellent interpersonal skills and a hands-on-management approach. Andrea is assigned to ensure that the customer service levels for the city of Rancho Cordova exceed expectations and as a supervisor to staff assigned to the City

Pete and Andrea will assure that the City of Rancho Cordova receives the attention and services that will ensure an optimal relationship between Bureau Veritas and the City. Flexible schedules allow them to meet the City's needs and assure that they can respond promptly to the City by phone, email or office visit. The Bureau Veritas office is located in close proximity to the City of Rancho Cordova.

Field Inspection Services

The Bureau Veritas Inspection Team includes staff with multiple certifications to assure compliance with all requirements mandated by the State and local ordinances in your jurisdiction. All our professionals selected for this proposal are ICC certified, as well as certified in each area of their expertise.

Bureau Veritas will provide field inspection for the City's projects for compliance with State of California Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes, as amended by the City and as designated by the City.

Our Inspection Team may also provide On-Call Building and Fire Inspection services to cover staff vacation time, peak work loads, specialized inspection activities and others as needed. These activities may include:

- Next-day inspections.
- Same-day response to uniquely important or urgent inspection requests.
- Inspections of a clearly urgent nature (urgent life-safety concerns).

Typically, our building inspection services consist of the required inspections as identified in the CBC:

- Foundation Inspections
- Framing Inspections
- Gas and Electrical Panel Hookup Inspections
- Roof & Shear Inspections
- Concrete Slab Under-Floor Inspections
- Energy Code Inspections (includes Insulation)
- Electrical, Mechanical and Plumbing Inspections
- Sheetrock Nail Inspections
- Final Inspection (Certificate of Occupancy)

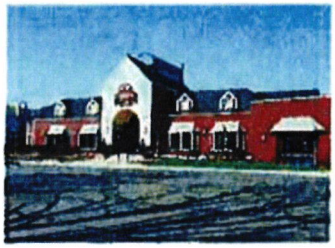
Additional inspections will be provided in accordance with the City's policies and procedures, and may include the following:

- Non-Structural Fire and Life Safety Inspections
- Structural Inspections
- Barrier Free Inspections

Permit Processing Services

Our project team can assist your Building Department in developing procedures for over the counter plan checks. All permit processing and counter services will be performed at the City's Building Division office by a qualified and properly trained Bureau Veritas Permit Technician who will work under the direction of City staff.

Bureau Veritas will obtain direction from the City regarding the types of projects that will qualify for over-the-counter service. At the request of the City, handouts and checklists can be developed to establish a routine set of guidelines to streamline the application for permit process.



In addition to over the counter plan checks, our Permit Technician may provide services that include but are not limited to the following:

- Create public informational documents such as handouts to explain technical issues or requirements for permit issuance, etc.
- Establish and maintain the file systems necessary to keep track of in-process applications, permits that have been issued, plan checks in-process, approved plans, and other appropriate filing and systems.
- Develop and/or maintain reports such as applications submitted, permits issued, inspections requested and completed, revenues collected, etc.

Plan Review Services

It is our intention to consistently beat the plan review turnaround times while assuring continuous quality and reasonable implementation of the state codes and any local amendments. Our staff will consult closely with the City of Rancho Cordova Staff and Fire Marshal or their designated representatives on any grey areas of the code or alternate methods being proposed and considered.

We have specific experience working through a variety of challenges including, but not limited to, infill commercial development, adaptive reuse and change of occupancies of existing buildings, technical historic restorations, retrofit of un-reinforced masonry or soft-story buildings, large commercial shopping centers and mixed-use multifamily developments, live-work projects and high tech, research and development facilities, and public works such as water treatment plants, recreation facilities, fire stations, etc.

We have developed in-depth training materials in order to bring our staff and yours up to speed and are also offering these services volunteering through local ICC chapters and other organizations.

Khoa Duong, PE, Director of Building and Safety Services will provide plan review oversight. Khoa brings 25 years of plan review experience and oversight to Bureau Veritas. He has experience working for more than 50 public agencies in California and has supervised the plan review process for 40 of these agencies. What this means for you is a high level of confidence that we will always be able to meet or exceed your turnaround goals, no matter the size and complexity of the project, with quality plan review.

Should the need arise our Citrus Heights office has the staff to assist with Plan Review as an extension to your City staff. We can ensure continuous availability of resources to assist the City in successfully meeting or exceeding its plan review time schedules. All personnel assigned to the City's projects will have available the necessary materials, resources and training to conduct plan reviews, including copies of applicable City amendments, policies, procedures and forms. **The City of Rancho Cordova can be further assured that we will NOT assign unqualified or other staff that does not meet the high standards of the City of Rancho Cordova.**

In addition, Bureau Veritas has included in our team of professionals, experienced, fully certified Fire Protection Engineers and staff for the review and inspection of residential, commercial and industrial projects. Our Fire Protection Engineers and staff are experienced in the methodology and intent of the California Building and Fire Code. They will work closely with the Chief Building Official and local Fire Administrator to resolve all project issues.

Bureau Veritas proposes the following approach to plan review services:

Pick Up and Delivery of Plans and Documents

Bureau Veritas will pick up all documents to be reviewed from the City of Rancho Cordova's Building Division, and will maintain complete records related to all plans, calculations, and documents received. **We would also encourage the City and it's applicants to submit documents electronically, as we are second-to-none, in fact the forerunner, in electronic plan review.**

Innovative Project Tracking and Delivery

Bureau Veritas offers its clients traditional and non-traditional approaches to tracking, coordination, and delivery of submittals. We can design and implement the process that best fit your needs.

Our traditional methods assure that submittals are properly coordinated and tracked, by following an established internal plan check coordination process in which each plan received for review, entered into our database, processed and returned on time to the client. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal.

Bureau Veritas also offers an innovative submittal tracking system: BVnet, a web based tool accessible by our clients, partners and employees. BVnet delivers online reports, certificates, photos, drawings and other project/contract data to our clients, and it is a secure place to view global project status.

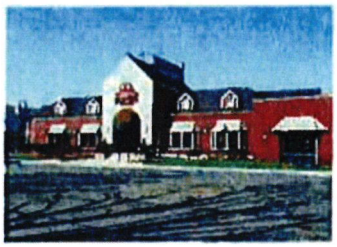
One of the many benefits of BVnet is the improvement of project management procedures and the enhancement of communications between our building safety professionals and the Client's staff. By allowing a better coordination of plan review activities (schedules, procedures, reports), it simplifies administrative processes, eliminates non productive tasks (phone, fax, email ...), reduces paper, indicative of our green building commitment, and streamlines communication between contract participants.

Performing Plan Reviews

Upon completion of each plan review Bureau Veritas will return the reviewed documents to the City and provide an electronic and hard copy of the plan review comments. Once the plan review is completed and ready for approval, Bureau Veritas will stamp the plans and supporting documents approved and return them to the City as requested.

Bureau Veritas will not recommend approval to the City until all code compliance issues are resolved to the best of our team's knowledge and all permit issuance requirements of the City Building Division are satisfied. Bureau Veritas will contact the City if there are questions, and will respond within one business day upon each notification that a plan check is authorized. In all cases, BV will reflect the philosophies expressed by the City.

Bureau Veritas will conduct and coordinate all communications with the City's representative for plan review comments of those items needing correction, clarification, or change to achieve compliance with applicable building laws, ordinances, and regulations. Bureau Veritas will not contact the applicant directly unless directed



to do so by the City. The City will notify the applicant when plans are approved, and the permit is ready to be issued.

Code interpretations are always subject to final review and approval by the Chief Building Official. All plan review comments submitted by Bureau Veritas are subject to the review by the City.

Meetings and Communications

Our professional plan review team will be available, with prior notification of at least 24 hours, to respond to questions from the City that may be generated during field inspection for each authorized plan check that is subsequently issued a permit for construction. Typically, inspectors have the ability to call our plan review engineers from the field with questions for instantaneous clarification. Bureau Veritas will be prepared to visit the project sites, review shop drawings, work with other employees and consultants, and perform other tasks pertaining to the plan review and approval process, as needed for your projects, at no extra cost to the City on projects paid on percentage.

The project team assigned to provide services to the City of Rancho Cordova will be available to attend meetings at the City's offices to address questions or discuss issues with City staff, design team and/or construction team that may arise on a project at no additional cost to the City for projects paid on percentage.

To support our plan review team's service requirements, Bureau Veritas has created a team of professionals that will answer status questions that arise from the City staff, applicants, contractors, and designers during and after the plan check process. Our document control staff will keep track of plans as they are received at the Citrus Heights office, and will provide status information as required by the City.

EXHIBIT B

City of Rancho Cordova
Staff Level Hourly Pricing

Hourly rates for project personnel are outlined below:

Staff Level Classifications	Hourly Billing Rate*
Principal	$150.00
Supervising Plan Review Engineer/Associate	$125.00
Senior Plan Review Engineer/Architect	$115.00
Plan Review Engineer/Architect	$100.00
Senior Plans Examiner	$95.00
Fire Plans Examiner	$95.00
CASp Specialist	$90.00
Plans Examiner	$80.00
Code Enforcement Officer	$75.00
Permit Technician	$60.00
Clerical Support	$55.00
Deputy Building Official	$110.00
Senior Inspector	$87.00
Inspector II	$85.00
Inspector I	$75.00

*Rates are valid from July 1, 2010 to June 30, 2011 Bureau Veritas will review hourly rates with the City annually.

Overtime will be charged at one hundred fifty percent (150%) of the hourly rates stated above. No overtime will be charged without prior consent from the City.

The use of subcontractors by Bureau Veritas will be charged to the City at cost plus ten percent (10%). No subcontractors will be used without prior consent from the City.

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION REJECTING BIDS FOR THE STREET MAINTENANCE PROJECT 2009 - CAPE SEAL RC-14**

RECOMMENDATION

Adopt Resolution No. 27-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the rejection of all bids for the Street Maintenance Project 2009 - Cape Seal for Maintenance Area RC-14.

The two bids received exceeded the budget for the project. Staff feels the bids received were not correctly representative of staff's intention of the project specifications. Staff now wishes to modify project specifications to more clearly define project requirements and re-advertise for construction bids to obtain greater bid participation.

BACKGROUND

Maintenance Area "RC-14" is located north of Old Placerville Road to Lincoln Village Drive from Bradshaw Road to Routier Road. Staff recommends treating the residential roads in this area with a thin asphalt overlay known as a Cape Seal. This treatment is about a ½ inch thick and provides a new surface that seals the existing asphalt and extends the life of the road.

Bids for the Street Maintenance Project 2009 were solicited on the City's Website and the Sacramento County Builders Exchange beginning March 19, 2010. The project was also advertised in the Grapevine Independent on March 19, 2010 and March 26, 2010. The bids were publicly opened on April 1, 2010 at City Hall.

The low bid received was $1,627,667 and the high bid was $7,801,017. The engineers estimate for the project was $835,000. Bid documents included a bid alternate for an alternate Cape Seal treatment. The discrepancy between the low and high bids may have been caused by a misinterpretation of the alternative bid requirements.

ATTACHMENT

Resolution No. 27-2010

CITY OF RANCHO CORDOVA

RESOLUTION NO. 27-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REJECTING ALL BIDS FOR THE STREET MAINTENANCE PROJECT 2009 - CAPE SEAL RC-14

WHEREAS, bids were solicited to the Sacramento County Builders Exchange beginning March 19, 2010. The project was also advertised in the Grapevine Independent on March 19 and 26, 2010; and

WHEREAS, the bids were publicly opened on April 1, 2010 at 2729 Prospect Park Drive, Rancho Cordova, CA 95670; and

WHEREAS, the two bids received exceeded the budget for the project by 95%; and

WHEREAS, the bids received were not correctly representative of staff's intention of the project specifications; and

WHEREAS, staff wishes to modify project specifications to more clearly define the project requirements and re-advertise to obtain greater bid participation; and

WHEREAS, staff recommends rejecting all bids; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that all bids for the Street Maintenance Project 2009 - Cape Seal RC-14 are rejected.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, City Clerk

SUBJECT: **RESOLUTION CALLING THE NOVEMBER 2, 2010 GENERAL MUNICIPAL ELECTION FOR TWO CITY COUNCIL SEATS AND REQUESTING THE SACRAMENTO COUNTY BOARD OF SUPERVISORS TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE ELECTION**

RECOMMENDATION

Adopt Resolution No. 28-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution allows for the consolidation of our general municipal election with the statewide election to be held on November 2, 2010 and to obtain election services from the Sacramento County Voter Registration and Elections Department. At the general municipal election, two members of the City Council will be elected for full, four-year terms. The Council Member seats currently filled by Linda Budge and Dan Skoglund expire in December 2010.

BACKGROUND

The City's General Municipal Election will be held on November 2, 2010. In accordance with Elections Code §10403, the City will file the attached resolution with the County of Sacramento requesting consolidation of the election and setting forth the offices to be voted upon at the election. The City will also request election services from the Sacramento County Voter Registration and Elections Department.

The filing period for nomination documents and candidate's statement for the November 2, 2010 General Municipal Election will be July 12 through August 6, 2010. If nomination documents for an incumbent are not filed by 5:00 p.m. on August 6, 2010, any qualified person other than the incumbent shall have until 5:00 p.m. on August 11, 2010 to file nomination documents for the City Council seat.

ATTACHMENTS

1. Resolution No. 28-2010
2. Notice of General Municipal Election

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 28-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CALLING THE NOVEMBER 2, 2010 GENERAL MUNICIPAL ELECTION

WHEREAS, an election will be held within the City of Rancho Cordova on November 2, 2010, for the purpose of electing two members of the City Council for full, four-year terms; and

WHEREAS, a statewide general election will be held within the County of Sacramento on the same day; and

WHEREAS, Elections Code §10403 requires jurisdictions to file with the Board of Supervisors, and a copy with the Registrar of Voters, a resolution requesting consolidation with a statewide election.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova requests the Board of Supervisors of Sacramento County to consolidate the regularly scheduled General Municipal Election with the statewide general election to be held on November 2, 2010; and

BE IT FURTHER RESOLVED, that the City of Rancho Cordova is to pay for the publication of the candidate's statement, pursuant to Elections Code §13307. The limitation on the number of words that a candidate may use in his/her candidate's statement is 200 words; and the City of Rancho Cordova chooses to adopt the policy for Candidate's Statement preparation as described in the County of Sacramento's Candidates Guide under the heading of "Candidate's Statement;" and

BE IT FURTHER RESOLVED, that the City of Rancho Cordova agrees to reimburse the Registrar of Voters for actual costs accrued for each election, such costs to be calculated by the proration method set forth in the County's current Election Cost to Allocation Procedures on the basis of the amount of services provided to the City of Rancho Cordova.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Ken Cooley, Mayor

ATTEST:

_____

Mindy Cuppy, City Clerk

ATTACHMENT 2

NOTICE OF GENERAL MUNICIPAL ELECTION IN THE CITY OF RANCHO CORDOVA

Notice is hereby given that a General Municipal Election will be held in the City of Rancho Cordova on November 2, 2010. The offices for which candidates may be nominated are:

Title of Office: City Council Member, full four-year term

No. of Positions: Two (2)

QUALIFICATIONS: Each candidate must meet the following qualifications for office specified in the principal act or applicable code:

Be a registered voter and otherwise qualified to vote for the office of City Council Member at the time that nomination papers are issued.

CODE REFERENCE: Chapter 3, Section 201 of the California Elections Code.

Official nominating petitions for candidates desiring to file for any of the elective offices may be obtained from and filed with the Rancho Cordova City Clerk's Office at 2729 Prospect Park Drive during the hours of 8 a.m. to 5 p.m., Mondays through Fridays.

Nomination documents will be available on and after July 12, 2010 and must be filed no later than 5:00 p.m. on August 6, 2010. However, if nomination documents for an incumbent are not filed by 5:00 p.m. on August 6, 2010, any qualified person other than the incumbent shall have until 5:00 p.m. on August 11, 2008 to file nomination documents for the office.

In the event there are insufficient or no nominees for any office, the City Clerk shall submit a certificate of these facts to the Rancho Cordova City Council, and the City Council, at a regular or special meeting, shall adopt a course of action prescribed by Elections Code §10229.

Dated this 3rd day of May, 2010.

_____

Mindy Cuppy, City Clerk

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 2 WITH DESILVA GATES CONSTRUCTION FOR THE INTERNATIONAL DRIVE EXTENSION PROJECT IN THE AMOUNT OF $111,077**

RECOMMENDATION

Adopt Resolution No. 31-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will cover the cost associated with the modification of the sound wall along the residential properties on the south side of International Drive. The contract required the construction of the sound wall be performed first to minimize disruption to residents for the remainder of the project. Modification of the sound wall was necessary due to field conditions of the structural footing for the existing sound wall.

The original construction contract amount was $7,684,408 for the International Drive Extension Project. The contract time is not affected by this change order.

BACKGROUND

The work performed under the construction contract includes the furnishing of all labor, materials and equipment for construction of the extension of International Drive as a six-lane roadway from Kilgore Road to Sunrise Boulevard.

Included in the project is the widening of Sunrise Boulevard to allow a six-lane configuration, two new signalized intersections at Monier Circle/Sunrise Boulevard/International Drive and at Kilgore Road/International Drive and a new bridge over Folsom South Canal. Also included are raised concrete medians, retaining walls, bike paths and sound walls.

The City Council approved the construction contract with DeSilva Gates Construction on October 5, 2009 and construction began in December 2009. Change Order No. 1 for changes to the irrigation system was executed by the Public Works Director in January 2010. Contract Change Order No. 2 exceeds the City Managers' expenditure authority and requires City Council approval.

FISCAL IMPACT

The project budget has sufficient contingency to cover the cost of the requested change order for this contract.

ATTACHMENT

Resolution No. 31-2010 including **Exhibit A** - Contract Change Order No. 2

CITY OF RANCHO CORDOVA

RESOLUTION NO. 31-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 2 WITH DESILVA GATES CONSTRUCTION FOR THE INTERNATIONAL DRIVE EXTENSION PROJECT

WHEREAS, bids were solicited to the Sacramento County, and Placer County Builders Exchanges beginning September 1, 2009. The project was also advertised in the Grapevine Independent on September 4 and 11, 2009; and

WHEREAS, the bids were publicly opened on September 24, 2009 at 2729 Prospect Park Drive, Rancho Cordova, CA 95670; and

WHEREAS, staff recommended on October 5, 2009 to award the City's International Drive Extension Project to the lowest responsive bidder, DeSilva Gates Construction in the amount of $7,684,408; and

WHEREAS, unforeseen conditions were encountered during construction and it became necessary to modify the plans and specifications with a change order to complete construction of the project; and

WHEREAS, staff recommends that the City Council authorizes the City Manager to execute Contract Change Order No. 2 with DeSilva Gates Construction in the amount of $111,077.09; and

WHEREAS, the amount of the change order exceeds the amount the City Manager is authorized to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council authorizes the City Manager to execute Contract Change Order No. 2 (**Exhibit A**) with DeSilva Gates Construction.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____ 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

Project:
International Drive Extension
Kilgore Road to Sunrise Blvd.

CITY OF RANCHO CORDOVA

Contract Change Order No. 02

Contract No. 177-2009
Fed. No. ESPLCM-5482(007)

To: **DeSilva Gates Construction Inc.**, Contractor. You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

Description of work to be done, quantities and prices to be paid. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: Resident Engineer

Revise soundwall in accordance with the details shown on the attached Revised Sheet 23R, Single Step Soundwall Modification Sheet, and the Soundwall Gap Fence Detail Sheet.

Increase Contract Item at Contract Item Price

Item No. 110 Masonry (8" Split Face CMU) Soundwall	485.66 SF (5%) @ $14.00 =	$ 6,799.24
Item No. 111 Minor Concrete (Soundwall Footing)	16.72 CY (11%) @ $150.00 =	$ 2,508.00
		$ 9,307.24

Adjustment in Compensation for Item 110 Masonry (8" Split Face CMU) Soundwall

Compensate the contractor for additional costs for a change in character adjustment for Item 110 Masonry (8" Split Face CMU) Soundwall. The adjustment estimate represents the additional cost of the change to expanded polystyrene backfill between the walls, additional bar reinforcing steel in the concrete cap, and additional width of concrete cap over the backfill. The compensation will be as follows:

Expanded Polystyrene

Credit for original amount of pea gravel =	$(4,657.24) Agreed Price
Estimated Cost to install revised amount of expanded polystyrene =	$65,000.00 Force Account

Bar Reinforcing Steel

Credit for original amount of bar reinforcing steel =	$(1,483.09) Agreed Price
Estimated Cost to install revised amount of bar reinforcing steel =	$ 4,000.00 Force Account

Prep for concrete

Credit for original amount of prep =	$ (978.15) Agreed Price
Estimated Cost for revised amount of prep =	$ 2,200.00 Force Account

Concrete Cap Pour

Credit for original amount of concrete pour =	$ (2,998.75) Agreed Price
Estimated Cost for revised Concrete Cap Pour =	$16,200,00 Force Account

Summary of Adjustment in Compensation:

Credit for original cost of wall =	($10,117.23)	Agreed Price
Estimated Cost to install revised amount of pea gravel =	$ 65,000.00	Force Account
Estimated Cost to install revised amount of bar reinforcing steel =	$ 4,000.00	Force Account
Estimated Cost for revised amount of preparation =	$ 2,200.00	Force Account
Estimated cost for revised concrete cap pour =	$ 16,200.00	Force Account
Subtotal	**$ 77,282.77**	
Subcontracting Markup (5%)	$ 3,864.14	
Subtotal	**$ 81,146.91**	
Bond (2%)	$ 1,622.94	
Total	**$82,796.85**	

Extra Work at Force Account

Modify the top of wall at the west end as shown on attached Single Step Soundwall Modification Sheet.	$ 2,000.00
Furnish and install gap fence as shown on attached Sound Wall Gap Fence Detail.	$ 13,000.00
Additional soundwall footing excavation from Sta 60+79 to 71+00.	$ 4,000.00
Estimate of extra Work =	**$ 19,000.00**

The table in Caltrans Standard Specification Section 9-1.03A(3b) "Equipment not on the work" will be used to determine the rental time to be paid per day.

Move in/out costs will be paid for the Contractors equipment as well as equipment obtained from a rental agency, as stated in Section 9-1.03A(3b).

Total Cost **$111,077.09**

By reason of this order the time of completion will be adjusted as follows: **ONE (1) ADDITIONAL WORKING DAY**

Submitted by: for John Garlock — Resident Engineer, Quincy Engineering, Inc. — Date: 3/11/10

Recommended Approved by: Kathy Garcia — Senior Civil Engineer, City of Rancho Cordova — Date: _____

Approved by: Cyrus Abhar — Director, Department of Public Works, City of Rancho Cordova — Date: _____

We, the undersigned Contractor, have given careful consideration to the change proposed and all of its impacts, both direct and indirect, and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices and time extensions shown above.

Acceptance Date: 3-31-10 Contractor: **DeSilva Gates Construction Inc.**

By: _____ Title: SENIOR PROJECT MANAGER

If the Contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

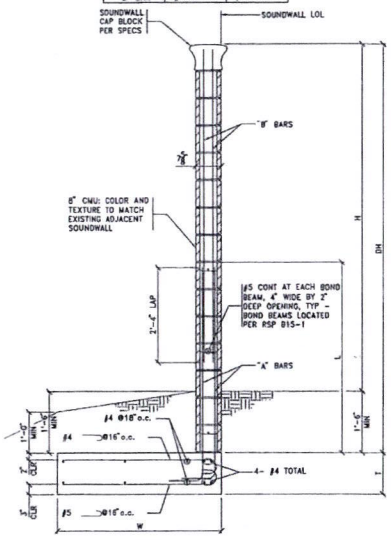
Original to: *Contractor* Copies to: *Auditor's Office*
Copies to: *Resident Engineer* *City Clerk*

Attachment

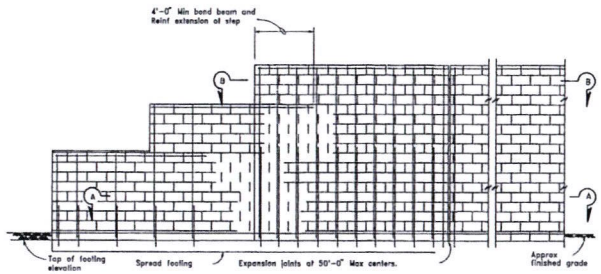
City Manager
City of Rancho Cordova

CONCRETE MASONRY BLOCK SOUNDWALL ON SPREAD FOOTING

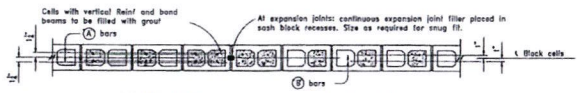
SOUND WALL DESIGN TABLE		
H	8'-8"	10'-8"
DH	10'-0"	12'-0"
W	3'-8"	4'-4"
T	1'-8"	1'-8"
L	4'-8"	5'-0"
"A" BAR	#5@16" o.c.	#5@16" o.c.
"B" BAR	#4@16" o.c.	#4@16" o.c.



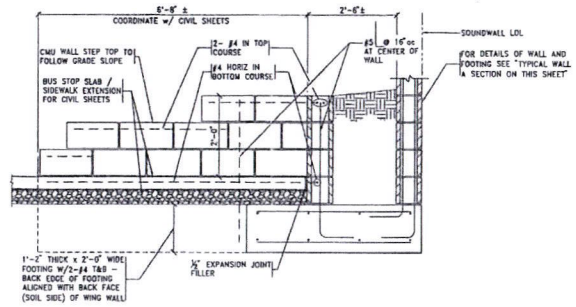
TYPICAL WALL A SECTION (4'-0" ≤ H ≤ 8'-0" - 10'-0")
SCALE: ½"=1'-0"



TYPICAL ELEVATION

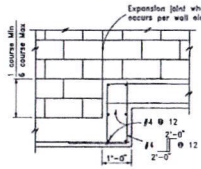


SECTION A-A SECTION B-B
For details not shown, see other sections.

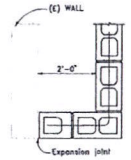


WALL A SECTION ADJACENT TO BUS STOP
SCALE: ½"=1'-0"

EXPANSION JOINT



FOOTING STEP



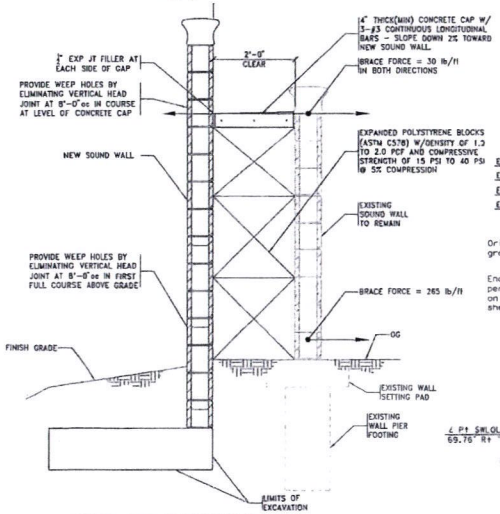
END RETURN

DESIGN NOTES:

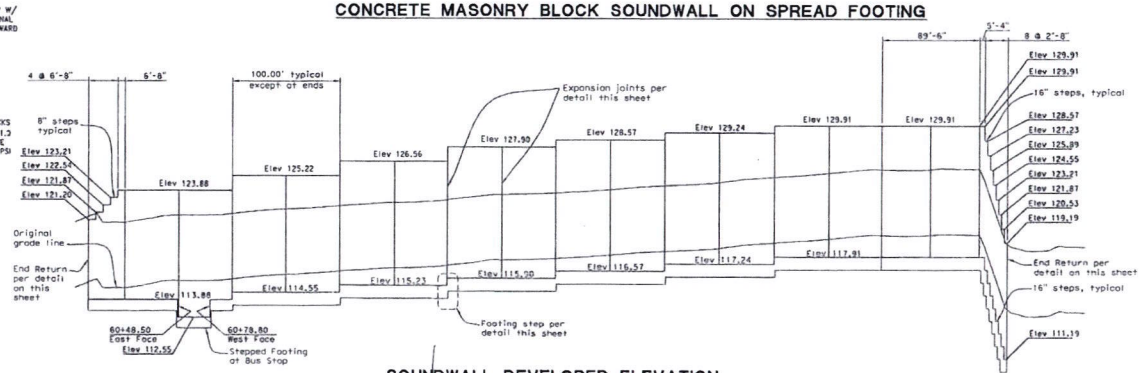
DESIGN

California Building Code, 2007 Edition
and the Caltrans Bridge Design Specifications.

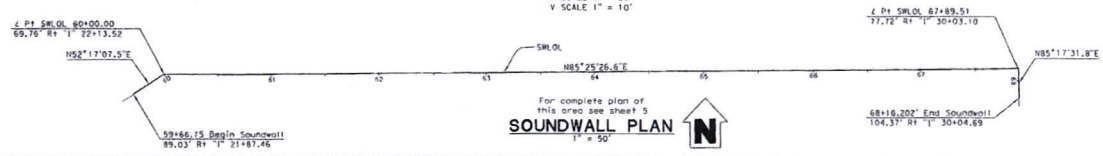
DESIGN WIND LOAD	DESIGN SEISMIC LOAD
20 psf	0.31 Dead load (Site Specific)
REINFORCED CONCRETE	CONCRETE MASONRY
f'c = 3.6 ksi fy = 60 ksi	f'm = 1500 psi fb = 495 psi fs = 24,000 psi n = 25.8



SOUND WALL CONSTRUCTION DETAIL
SCALE: ½"=1'-0"



SOUNDWALL DEVELOPED ELEVATION
H SCALE 1" = 50'
V SCALE 1" = 10'



For complete plan of this area see sheet 5

SOUNDWALL PLAN
1" = 50'

WOOD RODGERS

REGISTERED PROFESSIONAL ENGINEER
No. 2920
Exp. 6-30-10
STATE OF CALIFORNIA
STRUCTURAL

DATE: 12/29/08

NO.	DESCRIPTION	BY	DATE
	ENGR INIT.	COUNTY APPROVED	

DATE: MAY 2008
SCALE: AS SHOWN
DRAWN BY: HS/JFM
DESIGNED BY: KA/DPS
CHECKED BY: GDM

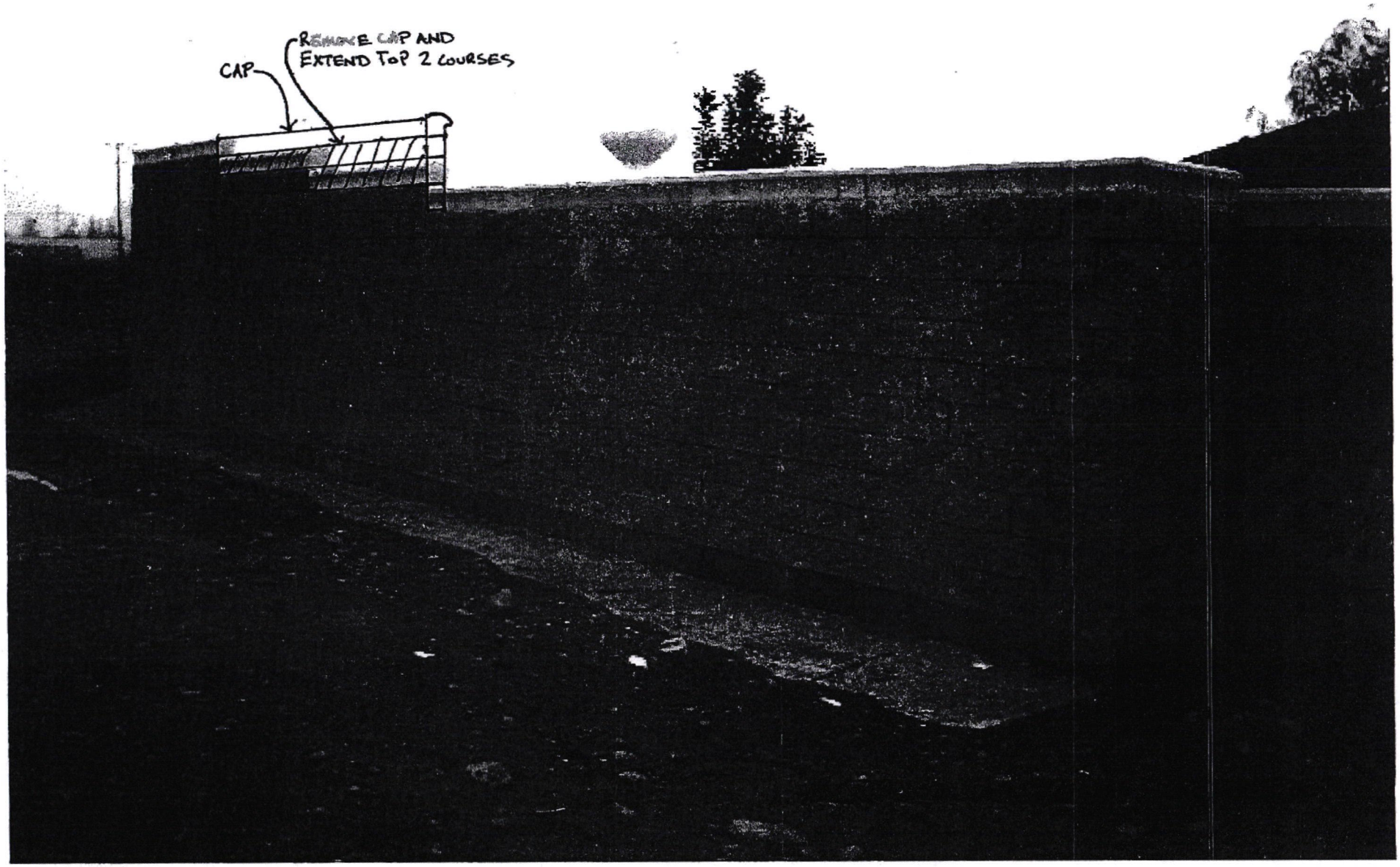
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA. 95816
Tel 916.341.7760
Fax 916.341.7767

IMPROVEMENT PLANS FOR
INTERNATIONAL DRIVE EXTENSION BRIDGE
SOUND WALL DETAILS
RANCHO CORDOVA CALIFORNIA

PROJECT NO. 8092.008
DRAWING S-23R
SHT 79 OF 84

A:\Dwg\8092_plan\roadway\xsections\Extension\SWALL\Elevs\Dwg\S-23-SOUNDWALL_ELEVS.dwg 11/19/08 7:43am rhendricks

SINGLE STEP SOUNDWALL MODIFICATION
1/5/10



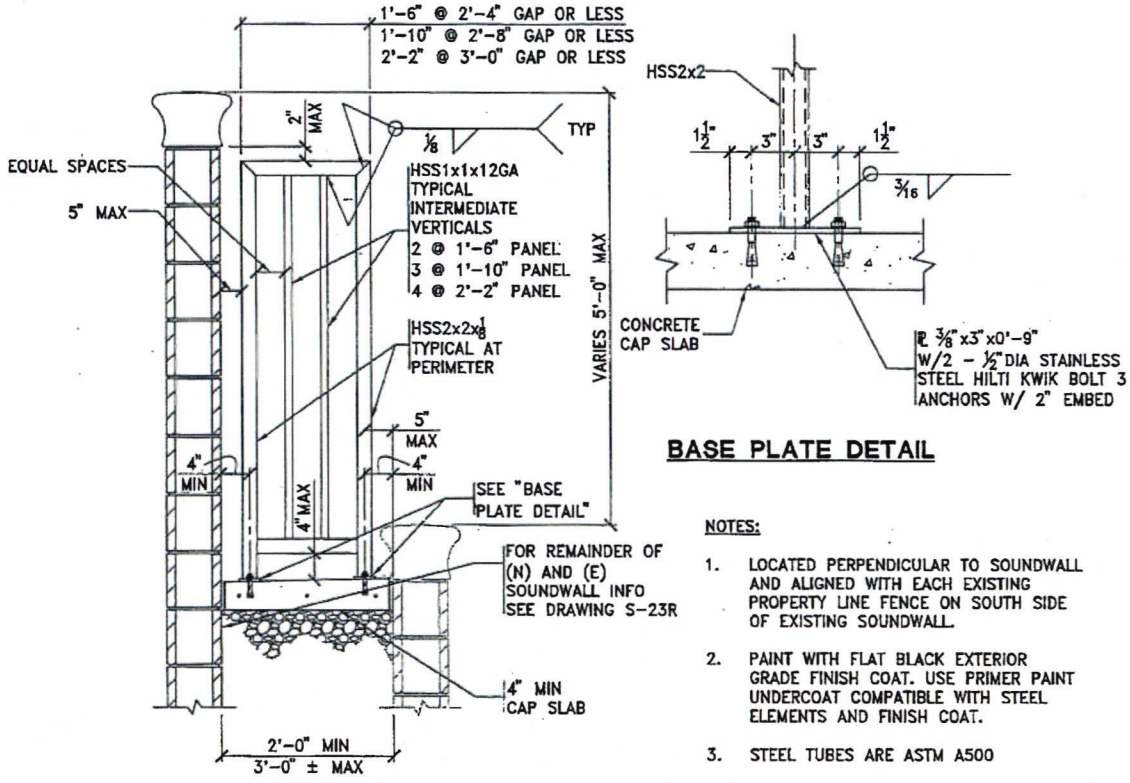
SOUND WALL GAP FENCE DETAIL

INTERNATIONAL DRIVE EXTENSION

CITY OF RANCHO CORDOVA

RANCHO CORDOVA CALIFORNIA

JANUARY, 2010



BASE PLATE DETAIL

NOTES:

1. LOCATED PERPENDICULAR TO SOUNDWALL AND ALIGNED WITH EACH EXISTING PROPERTY LINE FENCE ON SOUTH SIDE OF EXISTING SOUNDWALL.
2. PAINT WITH FLAT BLACK EXTERIOR GRADE FINISH COAT. USE PRIMER PAINT UNDERCOAT COMPATIBLE WITH STEEL ELEMENTS AND FINISH COAT.
3. STEEL TUBES ARE ASTM A500

SOUND WALL CAP FENCE AT PROPERTY LINES

SCALE: 3/4"=1'-0"

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

C:\Program Files\Common Files\System\WSMAPI\1033\Drawing2.dwg 1/13/10 4:28pm lfuson

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: May 3, 2010

TO: Agency President and Directors

FROM: Reed Flory, Housing Services Administrator

SUBJECT: **COMMUNITY REDEVELOPMENT AGENCY RESOLUTION AUTHORIZING THE AGENCY TO PURCHASE REAL PROPERTY LOCATED AT 2728 WOODBERRY WAY; AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A CERTIFICATE OF ACCEPTANCE OF GRANT DEED AS REQUIRED BY GOVERNMENT CODE SECTION 27281**

RECOMMENDATION

Adopt Community Redevelopment Agency Resolution No. CRA-5-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the Community Redevelopment Agency to use Agency funds to purchase real property located at 2728 Woodberry Way **(Exhibit A)** and authorize the Executive Director to execute a Certificate of Acceptance of Grant Deed.

BACKGROUND

As part of the redevelopment of contiguous parcels located in the area of the recently demolished Stagger Inn, the Agency has committed to assist in the acquisition of real property. This effort will result in two future developments, "Crossings at New Rancho" and "Horizons at New Rancho." As described in the "Assignment Agreement" and "Option Agreement," both adopted by the Agency at its meeting of March 23, 2010, the agency is to purchase and then sell the property located at 2728 Woodberry to its developer partner, Urban Housing Communities (UHC). This particular acquisition process, in which the Agency holds title for a short time, was required as a result of the relocation responsibilities associated with the redevelopment of this parcel. Government Code Section 27281 requires that the Agency Board authorize the acceptance of the interest in the real property to be purchased.

ATTACHMENT

Community Redevelopment Agency Resolution No. CRA-5-2010 including **Exhibit A** Certificate of Acceptance

AGENDA ITEM 8.10

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA

RESOLUTION NO. CRA-5-2010

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING THE PURCHASE OF 2728 WOODBERRY WAY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS AND TAKE ALL ACTIONS NECESSARY FOR THE PURCHASE

WHEREAS, in October 2009 Urban Housing Communities (UHC) 00516 Rancho Cordova L.P., a California limited partnership ("Buyer"), entered into a Purchase Option Agreement, as amended by a First Amendment in December 2009, with the Gardner Family Living Trust ("Seller") for the purchase of real property and improvements thereon located at 2728 Woodberry Way, Ranch Cordova, California ("Property"); and

WHEREAS, the Purchase Option Agreement entitled the Community Redevelopment Agency of the City of Rancho Cordova("Agency") Buyer to assign all of its rights under the Purchase Option Agreement to the Agency, and gave Seller's consent to such assignment; and

WHEREAS, in March 2010 Buyer assigned all of its rights under the Purchase Option Agreement to the Agency; and

WHEREAS, Seller wishes to sell and Agency wishes to purchase the Property, on or before May 7, 2010, for the development of affordable housing.

NOW THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA DOES RESOLVE AS FOLLOWS:

Section 1. The Agency Board authorizes the purchase of 2728 Woodberry Way, Rancho Cordova, California for an amount not to exceed Nine Hundred Forty Thousand Dollars ($940,000), as calculated in accordance with the Purchase Option Agreement and First and Second Amendments thereto.

Section 2. The Agency Board authorizes the Executive Director to execute all documents, including a Certificate of Acceptance of Grant Deed **(Exhibit A)**, and to take all such further actions as are necessary and appropriate, to implement the intent of this Resolution.

PASSED AND ADOPTED by the Community Redevelopment Agency of the City of Rancho Cordova this _____ day of _____, 2010, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KEN COOLEY, Agency President

ATTEST:

_____
MINDY CUPPY, Agency Secretary

EXHIBIT A

CERTIFICATE OF ACCEPTANCE
Government Code Section 27281

2728 Woodberry Way

THIS IS TO CERTIFY that the interest in real property located at 2728 Woodberry Way, in the City of Rancho Cordova, conveyed by the Grant Deed dated the _____ of _____, 2010, from William M. Garner and Joyce G. Gardner, Trustees, or their successors in trust, under the Gardner Family Living Trust dated August 9, 2001 (collectively, "Grantor"), is hereby accepted on behalf of the Community Redevelopment Agency ("Agency") of the City of Rancho Cordova, a public body, corporate and politic ("Grantee"), by the Agency's Executive Director pursuant to authority conferred by Resolution No. CRA-5-2010 adopted by the Agency Board on May 3, 2010, and that the Agency consents to recordation of the Grant Deed by its duly authorized representative.

Dated: May 3, 2010

COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF RANCHO CORDOVA

_____
Ted A. Gaebler, Executive Director

ATTEST:

_____
Mindy Cuppy, Agency Secretary

APPROVED AS TO FORM:

_____
Adam U. Lindgren, Agency Counsel

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Shannan Loveless, Associate Planner

SUBJECT: **RESOLUTION APPROVING DESIGN REVIEW AMENDMENT FOR KINGDOM HALL OF JEHOVAH'S WITNESSES – PROJECT NO. DD6782, LOCATED AT 11075 HIRSCHFELD WAY**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Victor Silva Kingdom Hall of Jehovah's Witnesses 11075 Hirschfeld Way Rancho Cordova, CA 95670	Victor Silva, Trustee 2301 W. La Loma Drive Rancho Cordova, CA 95670

PROJECT:	Kingdom Hall – Design Review Amendment
FILE:	DD6782
LOCATION:	11075 Hirschfeld Way
APN:	058-0251-004, 058-0251-005
PLANNER:	Shannan Loveless, Associate Planner

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that the City Council:

a) Find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act; and

b) Adopt Resolution No. 21-2010.

RESULT OF RECOMMENDATION

Adoption this resolution will amend a previously approved Design Review for the expansion of Kingdom Hall. The original Design Review approved an expansion of approximately 3,600 square feet. The amendment would reduce the size of the addition to approximately 2,000 square feet. The scope of work includes a façade remodel, enlarged parking lot, ADA and landscaping improvements, and removal of one oak tree and related tree mitigation. These additions will improve the overall look of this portion of Hirschfeld Way.

LOCATION

The proposed Design Review is for an addition to the existing church located at 11075 Hirschfeld Way, as illustrated in Figure 1.

Figure 1 – Site Location: 11075 Hirschfeld Way

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning	Existing Land Use
Subject Property	P/QP	HDR	Religious Institution
North	P/QP	HDR	Religious Institution
East	HDR	RD-20	Apartments
South	P/QP	HDR	Religious Institution
West	LDR	RD-5	Single-Family Homes

General Plan Abbreviations: HDR – High Density Residential; LDR – Low Density Residential; P/QP – Public/Quasi Public
Zoning Abbreviations: CMU – Commercial Mixed Use; RD-5 – Residential up to 5 dwelling units/acre; RD-20 – Residential up to 20 dwelling units/acre

ANALYSIS

The original Design Review for Kingdom Hall was approved by the City Council on May 5, 2008. **Attachment 2** includes the staff report from that meeting, resolution to approve, minutes from the prior Planning Commission meeting, and the original Design Review Package. These documents are provided for Council's comparison between the proposed Design Review Amendment in this application and the original Design Review.

The original Design Review proposed a second auditorium, which would have added approximately 3,600 square feet to the building. After assessing the total cost to build this addition, the Applicant is proposing a Design Review Amendment for a smaller addition. Instead of a second auditorium, the addition proposed by the Amendment will add a foyer and larger restroom facilities to the northwest side of the building. In total, the proposed Amendment will only add approximately 2,000 square feet, approximately 1,600 square feet less than were originally approved.

The site circulation will change for the better with the proposed Amendment. A new, larger parking lot was proposed with the former Design Review, and it is still included with the proposed Amendment. However, due to the configuration of the smaller building addition, the configuration of the new parking area has changed slightly. A porte-cochere is proposed at the new addition's entrance, which will provide cover for patrons who are dropped off and an extra means to drive through the site. The changes to the parking area have not affected emergency circulation; the Fire Department has evaluated the new site configuration has deemed it adequate.

As before, the smaller of the two oak trees on the site will be removed and mitigated through the planting of several new oak trees on site, and the larger oak tree will be preserved. Per the City's Municipal Code, only pervious surfaces may be used under the drip lines of oak trees, and a Condition of Approval has been added to require the Applicant work with the Fire Department to ensure the material used will be of strength adequate to support the Fire Department's emergency equipment.

One unique addition to the Amendment is the proposal of two residential units on site. These are expected to be built in a future phase, and as shown on the elevations on Sheet A3.3 of **Exhibit A to Attachment 1**, they will be architecturally consistent with the main church building, including the stone veneer wainscot and plaster finish above. These residential units are intended to house missionaries for the church.

Finally, the monument sign proposed has changed from the original Design Review approval. As proposed, the sign meets all height, area, and setback development standards for freestanding signs associated with religious institutions. The design of the sign is architecturally consistent with the main building.

Design Review

In accordance with Zoning Code Section 23.140, new non-residential structures must obtain Design Review approval. The proposed design was evaluated against the Zoning Code and the Design Guidelines. The necessary findings and evidence to support them are included in Resolution No. 21-2010 **(Attachment 1)**.

CONCLUSION

The Rancho Cordova Kingdom Hall expansion and related site improvements will enhance the row of religious institutions along this block of Hirschfeld. The building incorporates high-quality materials, landscaping, and pedestrian amenities such as an internal pathway and a plaza. Environmentally sensitive site design includes preservation of two native oak trees and the use of permeable pavement. Extensive new landscaping will enhance the streetscape, providing greenery, color and shade. While the Design Review Amendment proposed will result in a smaller addition, all the originally approved features and benefits remain. The Planning Commission unanimously forwards their recommendation of approval to the City Council.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. Section 15332 applies when the project meets the following conditions: it conforms to General Plan and Zoning land use designations, policies, and standards; it is within City limits; it is less than five acres; it is substantially surrounded by urban uses; it has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development.

RECOMMENDED MOTION

"Move the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt Resolution No. 21-2010, approving the Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, Project No. DD6782, subject to the findings, evidence, Design Review Package **(Exhibit A)**, Monument Sign Design **(Exhibit B)**, and Conditions of Approval **(Exhibit C)**."

ATTACHMENTS

1. Resolution No. 21-2010, including Design Review Package **(Exhibit A)**, Monument Sign Design **(Exhibit B)**, and Conditions of Approval **(Exhibit C)**
2. Staff Report for May 5, 2008 City Council meeting in which the original Design Review was approved. (For the sake of brevity, only the staff report, Resolution to approve, minutes from the prior Planning Commission meeting, and the original Design Review Package are included.)
3. 500 ft. radius map and mailing labels for public hearing notices
4. Draft Minutes from March 25, 2010 Planning Commission

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 21-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A DESIGN REVIEW AMENDMENT FOR KINGDOM HALL OF JEHOVAH'S WITNESSES - PROJECT # DD6782, LOCATED AT 11075 HIRSCHFELD WAY

WHEREAS, Victor Silva (herein after referred to as Applicant) filed an application, on behalf of Kingdom Hall of Jehovah's Witnesses, with the City of Rancho Cordova for a Design Review Amendment for the proposed expansion of the existing Kingdom Hall building and parking lot, located at 11075 Hirschfeld Way (Assessor's Parcel Numbers: 058-0251-004, 058-0251-005); and

WHEREAS, on March 25, 2010, the Planning Commission of the City of Rancho Cordova conducted a properly noticed public hearing and, by a 7:0 vote, forwarded a recommendation to the City Council to adopt a resolution approving the Design Review Amendment for this project; and

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

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council**:**

1. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Categorically Exempt under Section 15332, In-Fill Development, as supported by the following Findings and Evidence:

   a) Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

      Evidence: The proposed Amendment remains consistent with the Public/Quasi-Public land use designation specified in the General Plan. The Public/Quasi-Public category covers a variety of public and other land uses, including religious institutions. Religious institutions are also compatible with the surrounding residential uses.

      The proposed project is located in a High Density Residential (HDR) zone. A religious institution is not an allowed use in the HDR zone. However, the existing church is legal nonconforming because it was built prior to the rezoning of the underlying parcel. In addition, the original Design Review, which approved the approximately 3,600 square foot addition, was processed under the former zoning designation, Business Professional (BP), in which religious institutions were allowed. Since the proposed Design Review Amendment will actually reduce the size of the addition, no Nonconforming Use Permit is required. The project, as proposed, meets all setback and height requirements for the HDR zone.

b) Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Evidence: The combined acreage of the two parcels upon which the proposed improvements will occur is approximately 1.78 acres, substantially less than the 5 acre maximum for this CEQA exemption. In addition, the adjacent lots are developed with residential or similar church uses.

c) Finding: The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The project site is not habitat to any protected species. The removal of one oak tree on site is proposed, but this removal will be mitigated by the planting of additional oak trees, per the Conditions of Approval in **Exhibit C**.

d) Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: The project was reviewed and approved previously for a larger addition. This proposed Amendment will reduce the size of the facility, thereby lessening any impacts. In addition, the Applicant has indicated that the congregation has changed their meeting schedules to meet one fewer time per week, which again will lessen the overall impacts of the use.

e) Finding: The site can be adequately served by all required utilities and public services.

Evidence: The site is served by all required utilities for the existing church building, and the additions will not require additional utility or public services.

2. Approve the Design Review, subject to the Design Review Package **(Exhibit A)**, Monument Sign Design **(Exhibit B)**, and Conditions of Approval **(Exhibit C)**; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.050:

a) Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and Special Planning Area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The evidence for General Plan and Zoning conformance was provided above, under Finding A of the CEQA determination.

b) Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed Kingdom Hall is inward focused with few windows facing the street or the adjoining parcels. However, much attention was paid to the site design and landscaping for this project. Permeable pavers are proposed for a portion of the parking lot, and continuous landscaped areas will improve the visual and environmental quality. Two oak trees (one of which is a heritage oak) will be retained on the site and additional trees will grow to provide extensive tree canopy. Up-lighting will be used to highlight the heritage oak, creating visual interest.

c) Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: While there are few windows used on this building, which is fairly typical of many religious institutions, large building walls will be softened using projecting stucco and stone veneer surfaces, muted colors, and landscaping. Planter areas at the front of the building and near the new porte-cochere are especially rich in plant material and texture and will greatly enhance the site and will be very visible from the main road. Over all, the proposed project will be an improvement to the streetscape.

d) Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: Vehicle parking is placed to the side and behind the building, and bicycle parking is provided in the entry area. The addition of the proposed porte-cochere will improve auto circulation by providing another loop in the parking lot, and it will provide a convenient location for pedestrians to be dropped off near the entry door. The proposed project will accommodate vehicular, bicycle, and pedestrian traffic without any conflicts.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A

RANCHO CORDOVA KINGDOM HALL

OF JEHOVAH'S WITNESSES

RANCHO CORDOVA, CALIFORNIA

OWNER

RANCHO CORDOVA
CONGREGATIONS
OF
JEHOVAH'S WITNESSES

BUILDING SITE

11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

CONTACT

Representative: VICTOR SILVA
Phone: (916) 496-1208

PROJECT INFORMATION

APN: - 058-0251-004
- 058-0251-005

OCCUPANCY: (CBC SEC. 312.1) - A3

BUILDING TYPE: (CBC SEC. 601.5 & TABLE 601) - V-B
FIRE SPRINKLERS PROVIDED

BUILDING AREA:

BUILDING AREA (EXISTING TO REMAIN)	- 3493 S.F.
COVERED DRIVE-THRU (EXISTING TO BE REMOVED)	- 627 S.F.*
TOTAL EXISTING AREA	- 4120 S.F.
BUILDING AREA (EXISTING TO REMAIN)	- 3493 S.F.
BUILDING AREA (NEW)	- 969 S.F.
COVERED DRIVE-THRU (NEW)	- 948 S.F.*
TOTAL ACTUAL NEW AREA	- 5410 S.F.

* = USABLE AREA UNDER THE HORIZONTAL PROJECTION OF ROOF ABOVE PER DEFINITION OF "FLOOR AREA" IN SECTION 207-F OF 2007 C.B.C.

ALLOWABLE AREA (CBC TABLE 503)	- 6000 S.F.
ALLOWABLE AREA INCREASE (CBC SEC. 506.1)	- 18000 S.F.

SEISMIC ZONE: - D

WIND SPEED (3 SEC. GUST): - 85 MPH, EXPOSURE 'D'

APPLICABLE CODES: 2007 CALIFORNIA BUILDING CODE,
2007 CALIFORNIA MECHANICAL CODE,
2007 CALIFORNIA PLUMBING CODE,
2004 CALIFORNIA ELECTRICAL CODE,
2005 CALIFORNIA ENERGY CODE

PROJECT NOTES

PRELIMINARY TITLE REPORT
STEWART TITLE OF SACRAMENTO ORDER
NO. 01-520569 TB, DATED JUNE 12, 2007:

BOOK 3646, PAGE 590, SEWER EASEMENT
BOOK 4058, PAGE 302, STORM DRAINAGE EASEMENT
BOOK 681017, PAGE 540, UTILITY POLE EASEMENT
66-PM-3, PUBLIC UTILITY EASEMENT

PRELIMINARY TITLE REPORT
STEWART TITLE OF SACRAMENTO ORDER
NO. 01-520569 TB, DATED JUNE 12, 2007:

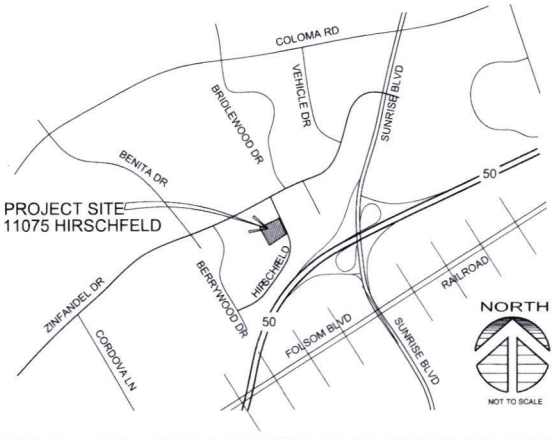
BOOK 3646, PAGE 590, SEWER EASEMENT
BOOK 4058, PAGE 302, STORM DRAINAGE EASEMENT
BOOK 681017, PAGE 540, UTILITY POLE EASEMENT

PARCELS A & B AS SHOWN ON THE PARCEL MAP ENTITLED:
"A PORTION OF SUBDIVISION OF THOMAS COX 615 43/100A AND
"HENRY S. MELLER, 176.0 AC.", RANCHO RIO DE LOS AMERICANOS AS
RECORDED IN BOOK 22 OF SURVEYS, PAGE 16, SACRAMENTO COUNTY
RECORDS, SACRAMENTO, CA", RECORDED JULY 30, 1981, IN BOOK 66
OF PARCEL MAPS, PAGES 2 & 3, RECORDS OF SAID COUNTY.

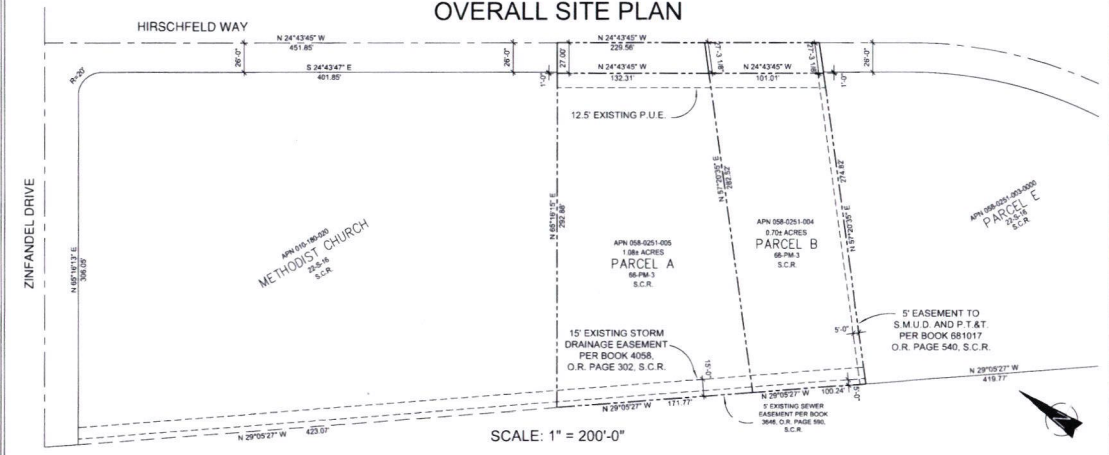
SHEET INDEX

NUMBER	TITLE
A0.1	COVER SHEET
A1.0	SITE PLAN
A2.1	PROPOSED FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	FUTURE RESIDENCES EXTERIOR ELEVATIONS
L1.0	LANDSCAPE PLAN
DR4	PHOTOMETRIC SITE PLAN
DR5	SITE LIGHTING SCHEDULE

VICINITY MAP



OVERALL SITE PLAN

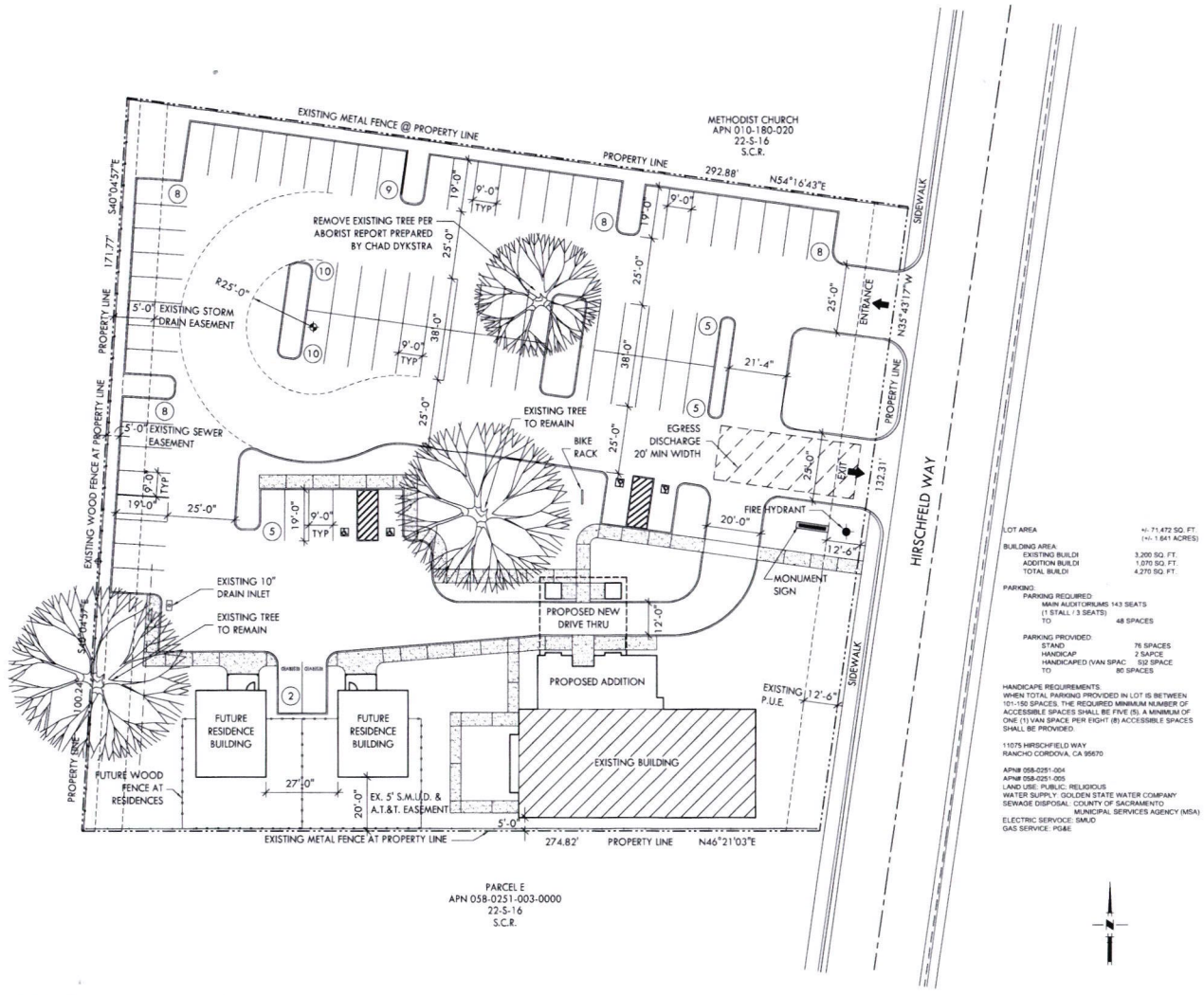


PROJECT TITLE:
RANCHO CORDOVA
KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
COVER SHEET

DATE
REVISIONS

ISSUE DATE: 8-01-09
CHECKED BY: SB
DRAWN BY: CP
PROJECT NAME: 09-RANCHO
SHEET NUMBER: DR0



LOT AREA +/- 71,472 SQ. FT. (+/- 1.641 ACRES)

BUILDING AREA:
- EXISTING BUILDI 3,200 SQ. FT.
- ADDITION BUILDI 1,070 SQ. FT.
- TOTAL BUILDI 4,270 SQ. FT.

PARKING:
- PARKING REQUIRED:
  - MAIN AUDITORIUMS 143 SEATS (1 STALL / 3 SEATS)
  - TO: 48 SPACES
- PARKING PROVIDED:
  - STAND: 76 SPACES
  - HANDICAP 2 SAPCE
  - HANDICAPED (VAN SPAC 512 SPACE
  - TO: 80 SPACES

HANDICAPE REQUIREMENTS:
WHEN TOTAL PARKING PROVIDED IN LOT IS BETWEEN 101-150 SPACES, THE REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES SHALL BE FIVE (5). A MINIMUM OF ONE (1) VAN SPACE PER EIGHT (8) ACCESSIBLE SPACES SHALL BE PROVIDED.

11075 HIRSCHFIELD WAY
RANCHO CORDOVA, CA 95670

APN# 058-0251-004
APN# 058-0251-005
LAND USE: PUBLIC; RELIGIOUS
WATER SUPPLY: GOLDEN STATE WATER COMPANY
SEWAGE DISPOSAL: COUNTY OF SACRAMENTO MUNICIPAL SERVICES AGENCY (MSA)
ELECTRIC SERVICE: SMUD
GAS SERVICE: PG&E

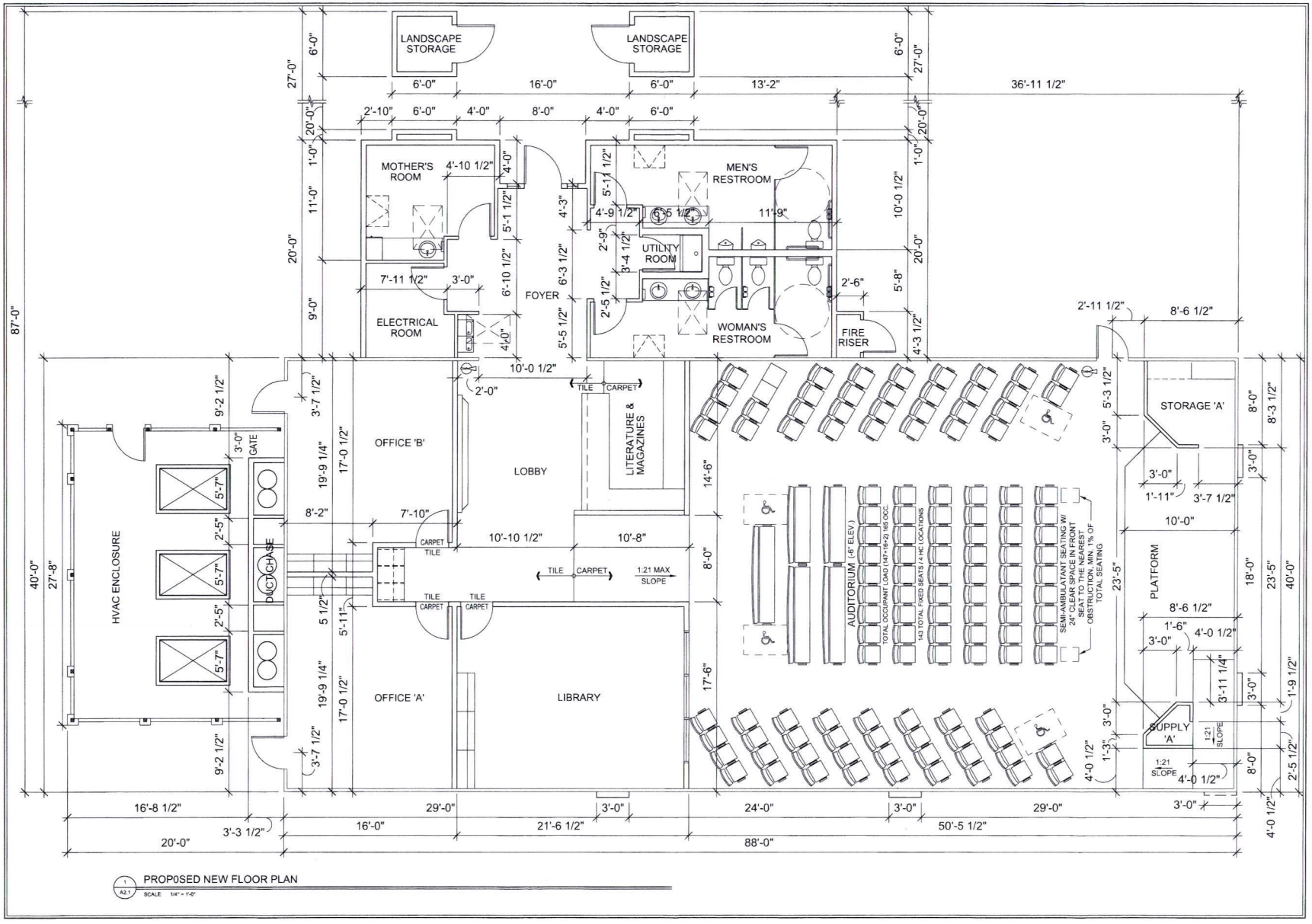
1 / A1.0 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
PROPOSED SITE PLAN

REVISIONS | DATE

ISSUE DATE: 2-27-10
CHECKED BY: LRC
DRAWN BY: CJG
PROJECT NAME: 10-1203-RANCHO
SHEET NUMBER: A1.0



PROP0SED NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
PROPOSED NEW FLOOR PLAN

REVISIONS

DATE:

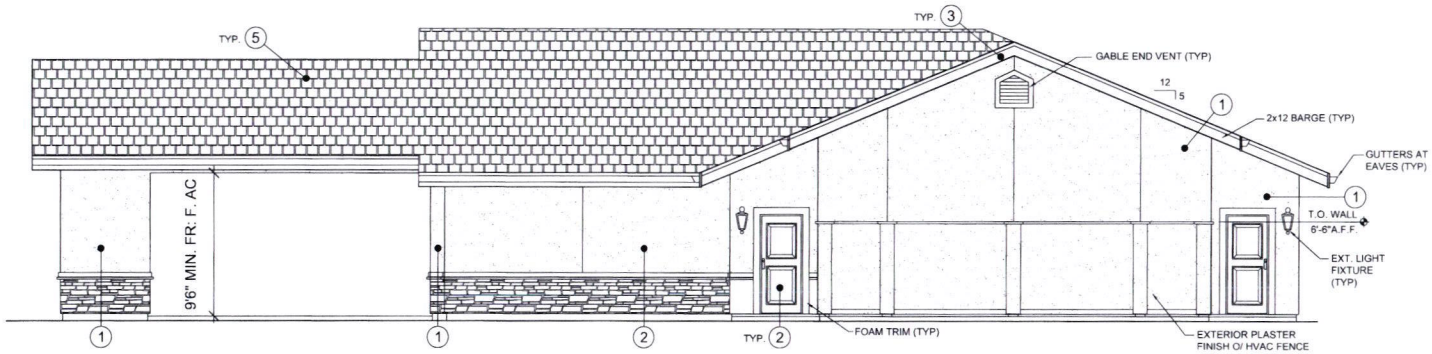
ISSUE DATE: 2-27-10

CHECKED BY: LRC

DRAWN BY: CJG

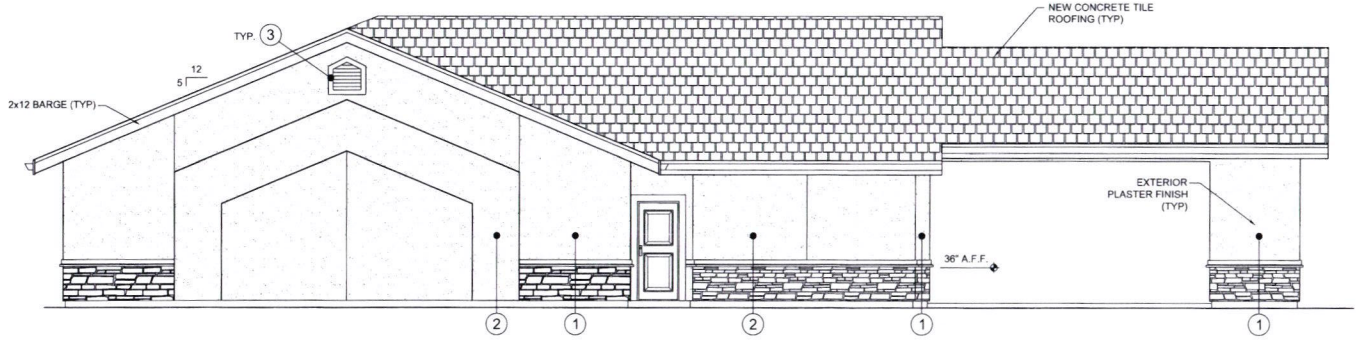
PROJECT NAME: 10-1203-RANCHO

SHEET NUMBER:
A2.1



2 / A3.1 **EAST ELEVATION**

SCALE: 1/4" = 1'-0"



1 / A3.1 **WEST ELEVATION**

SCALE: 1/4" = 1'-0"

COLOR SCHEDULE:

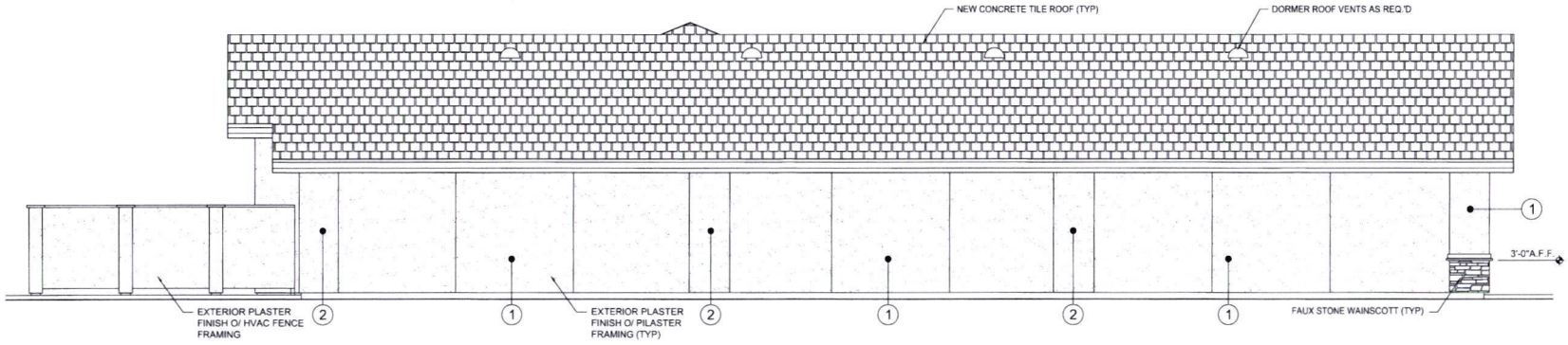
1. MAIN BODY COLOR: -DEC743- HIGH NOON
2. ACCENT COLOR: -DEC6223- MISSION TRAIL
3. TRIM COLOR: -DEC6148- ANTIQUE LINEN
4. STONE: HONEY CONTRY LARGE LEDGER (TYP.)
5. ROOF MATERIAL: LIWt CONCRETE TILE ROOF -HANSON OSL-582-1

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 SUNRISE MEADOWS WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
WEST AND EAST EXTERIOR ELEVATIONS

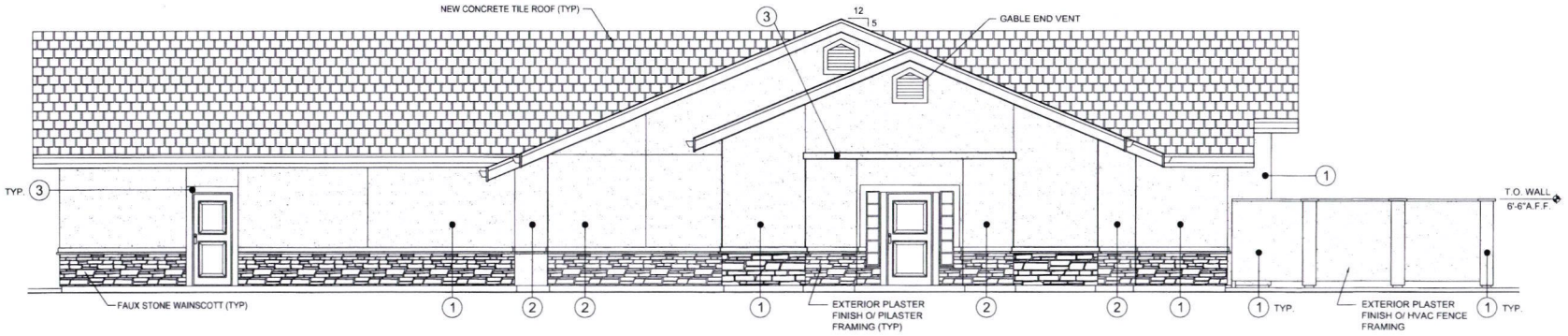
DATE
REVISIONS

ISSUE DATE: 2-27-10
CHECKED BY: LRC
DRAWN BY: JDL
PROJECT NAME: 10-1203-RANCHO
SHEET NUMBER: A3.1



4 / A3.1 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



3 / A3.1 **NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
NORTH AND SOUTH EXTERIOR ELEVATIONS

DATE:

REVISIONS

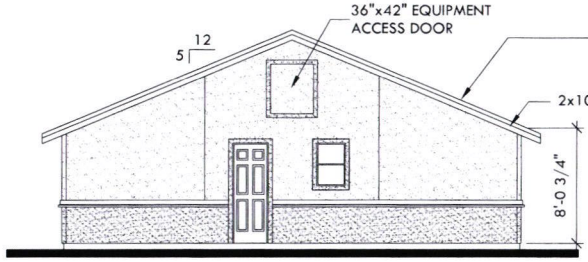
ISSUE DATE: 2-27-10

CHECKED BY: LRC

DRAWN BY: JDL

PROJECT NAME: 10-1203-RANCHO

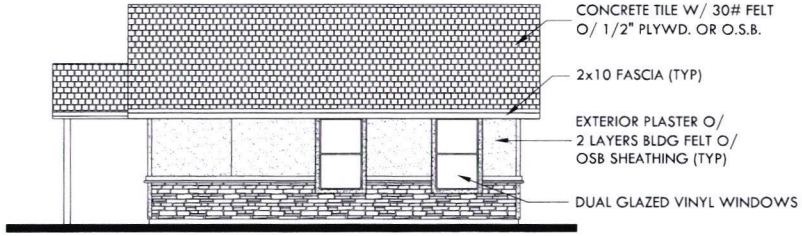
SHEET NUMBER:
A3.2



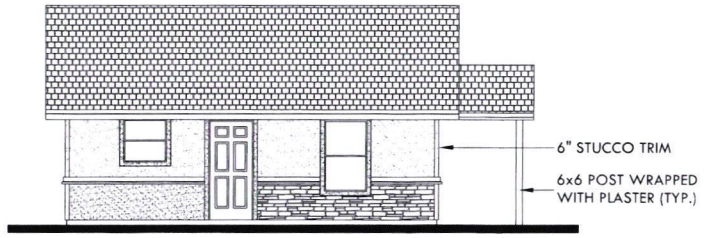
3 A3.3 BACK ELEVATION
SCALE: 1/4"=1'-0"

4 A3.3 FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
PAINT COLORS TO MATCH KINGDOM HALL FAUX STONE AND ROOFING TILE TO COORDINATE W/ KINGDOM HALL



1 A3.3 SIDE ELEVATION
SCALE: 1/4"=1'-0"



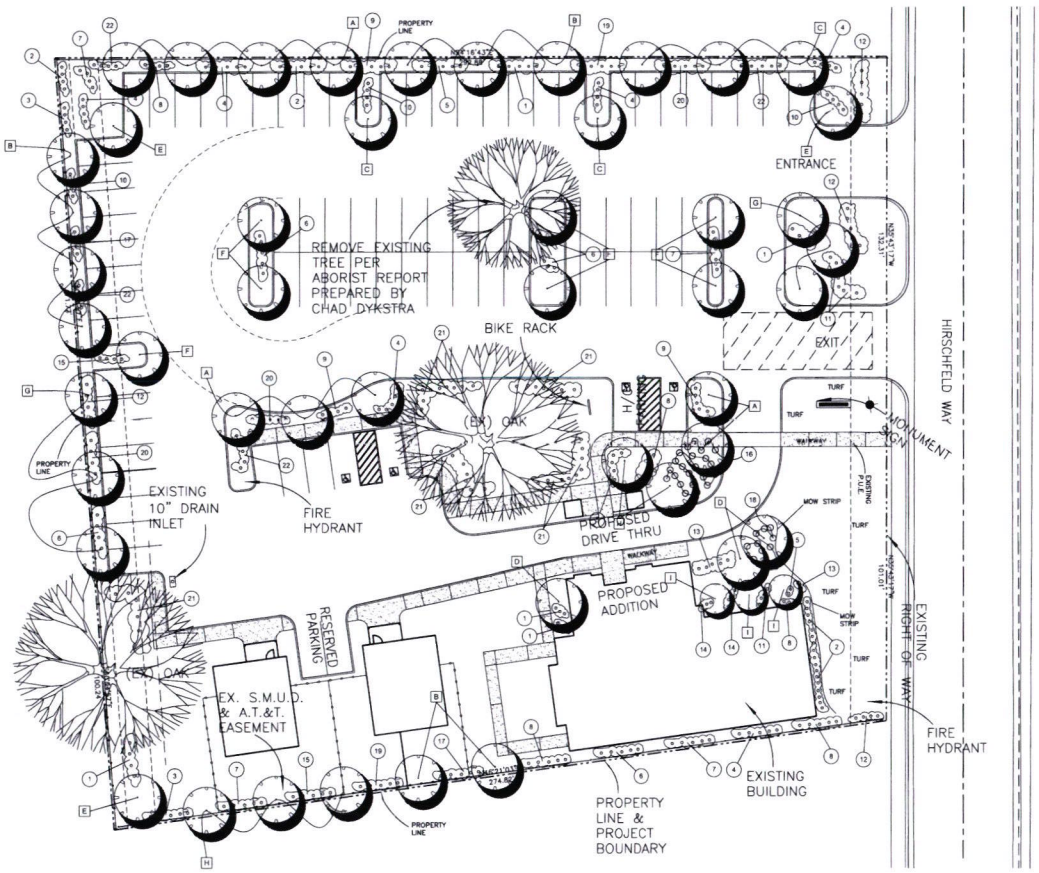
2 A3.3 SIDE ELEVATION
SCALE: 1/4"=1'-0"

PROJECT TITLE:
RANCHO CORDOVA
KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
PROPOSED FUTURE RESIDENCES
EXTERIOR ELEVATIONS

DATE
REVISIONS

ISSUE DATE:
2-27-10
CHECKED BY:
LRC
DRAWN BY:
LRC
PROJECT NAME:
10-1203-RANCHO
SHEET NUMBER:
A3.3

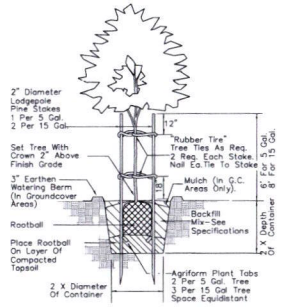


1 L1.0 PROPOSED LANDSCAPE PLAN

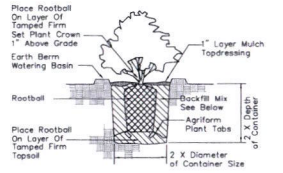
SCALE: 1" = 20'-0"

PLANT SCHEDULE					
ID	Size	Qty.	Botanical Name	Common Name	Water Use
1	5 gal.	24	HEMEROCALLIS HYBRID	DAY LILY	L
2	5 gal.	22	LEPTOSPERMUM HORIZONTALIS	NEW ZEALAND TEA TREE	L
3	5 gal.	9	NERIMIUM OLEANDER Mrs ROEDIN	OLEANDER	L
4	5 gal.	26	RHAPHIOLEPIS INDICA CLARA	INDIA HAWTHORN	L
5	5 gal.	14	RHAPHIOLEPIS INDICA Jack Evens	INDIA HAWTHORN	L
6	5 gal.	22	VIBURNUM TINUS SPRING BOUQT	LAURUSTINUS	M
7	5 gal.	20	DIETES VEGETA	FORTNIGHT LILY	L
8	5 gal.	22	NANDINA DOMESTICA	HEAVENLY BAMBOO	M
9	5 gal.	9	VIBURNUM BURKWOODII	VIBURNUM	M
10	5 gal.	8	SALVIA LEUCANTHA	MEXICAN SAGE BRUSH	M
11	5 gal.	9	ROSEMARINUS OFFICINALIS	ROSEMARY	M
12	5 gal.	18	Cotoneaster Dammeri	Bearberry	L
13	5 gal.	16	ESCALLONIA NEWPORT DWARF	DWARF ESCALLONIA	L
14	5 gal.	7	NANDINA DOMESTICA NANA	DWARF HEAVENLY BAMBOO	M
15	5 gal.	7	SPIRAEA LITTLE PRINCESS	BRIDAL WREATH	M
16	5 gal.	23	TULBAGHIA VIOLACEA	SOCIETY GARLIC	L
17	5 gal.	7	ESCALLONIA FRADESII	ESCALLONIA	M
18	1 gal.	16	AGAPANTHUS PETER PAN	DWARF AGAPANTHUS	M
19	5 gal.	11	PHROMIUM TENAX	NEW ZEALAND FLAX	M
20	5 gal.	12	CAENOTHUS CONCHA	CALIFORNIA LILAC	L
21	5 gal.	33	CISTUS LADANIFER	CRIMSON SPOT ROCK ROSE	L
22	5 gal.	16	RHAMNUS CALIFORNICA	EVE CASE COFFEBERRY	L

TREE SCHEDULE					
ID	Size	Qty.	Botanical Name	Common Name	Water Use
A	15 gal.	9	Pistacia Chinensis	Chinese Pistachio	L
B	15 gal.	9	Planarus Acerifolia	London Plane	L
C	15 gal.	5	Koelreuteria Acerfolia	Golden Raintree	L
D	15 gal.	3	Lagerstroemia Indica	Crape Myrtle	L
E	24" BOX	3	Quercus Lobata	Valley Oak	L
F	24" BOX	7	Quercus Lougagssii	Blue Oak	L
G	15 gal.	6	Ginkgo Biloba	Maidenhair Tree	M
H	15 gal.	5	Gleditsia Triacanthes	Honey Locust	L
I	15 gal.	3	Acer Palmatum	Japanese Maple	M



A TREE PLANTING



Native Topsoil	Soil Conditioner	Iron Sulfate
2 Parts	1 Part	1 lb/cy

B SHRUB PLANTING

SHADE CALCULATIONS					
ID	BOTANICAL NAME	COMMON NAME	FULL	HALF	QUARTER
A	Pistachia Chinensis	Chinese Pistach	5@962=4,810	4@481=1,924	
B	Plantanus Acerifolia	London Plane Tree	9@481=4,329		
C	Koelreuteria Pani...	Golden Raintree	2@707=1,414	3@354=1,062	
D	Lagerstroemia Indica	Crape Myrtle		2@157=314	
E	Quercus Lobata	Valley Oak	1@962=962	1@481=481	3@240=720
F	Quercus Douglassii	Blue Oak	5@962=4,810		
G	Ginkgo Biloba	Maidenhair Tree	2@962=1,924	3@481=1,433	
H	Gleditsia Triacanthes	Honey Locust	2@962=1,924	3@481=1,433	
TOTAL SHADE AREA 27,560 Sq. Ft.			Total Shade = 71.7%		
TOTAL PARKING AREA 38,442 Sq. Ft.					

NOTES

1. ALL PLANTER AREAS TO BE TREATED WITH PREEMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL PLANTER AREAS TO BE COVERED WITH 3 INCHES MINIMUM SHREDDED BARK.
3. ALL TREES TO BE DOUBLE STAKED.
4. ALL PLANT MATERIAL TO BE FERTILIZED AT TIME OF PLANTING WITH AGRI-FORM PLANT TABS AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SOILS TEST RECOMMENDATIONS ON SHEET 3.
5. SEE SHEET 3 FOR SOIL PREPARATION.

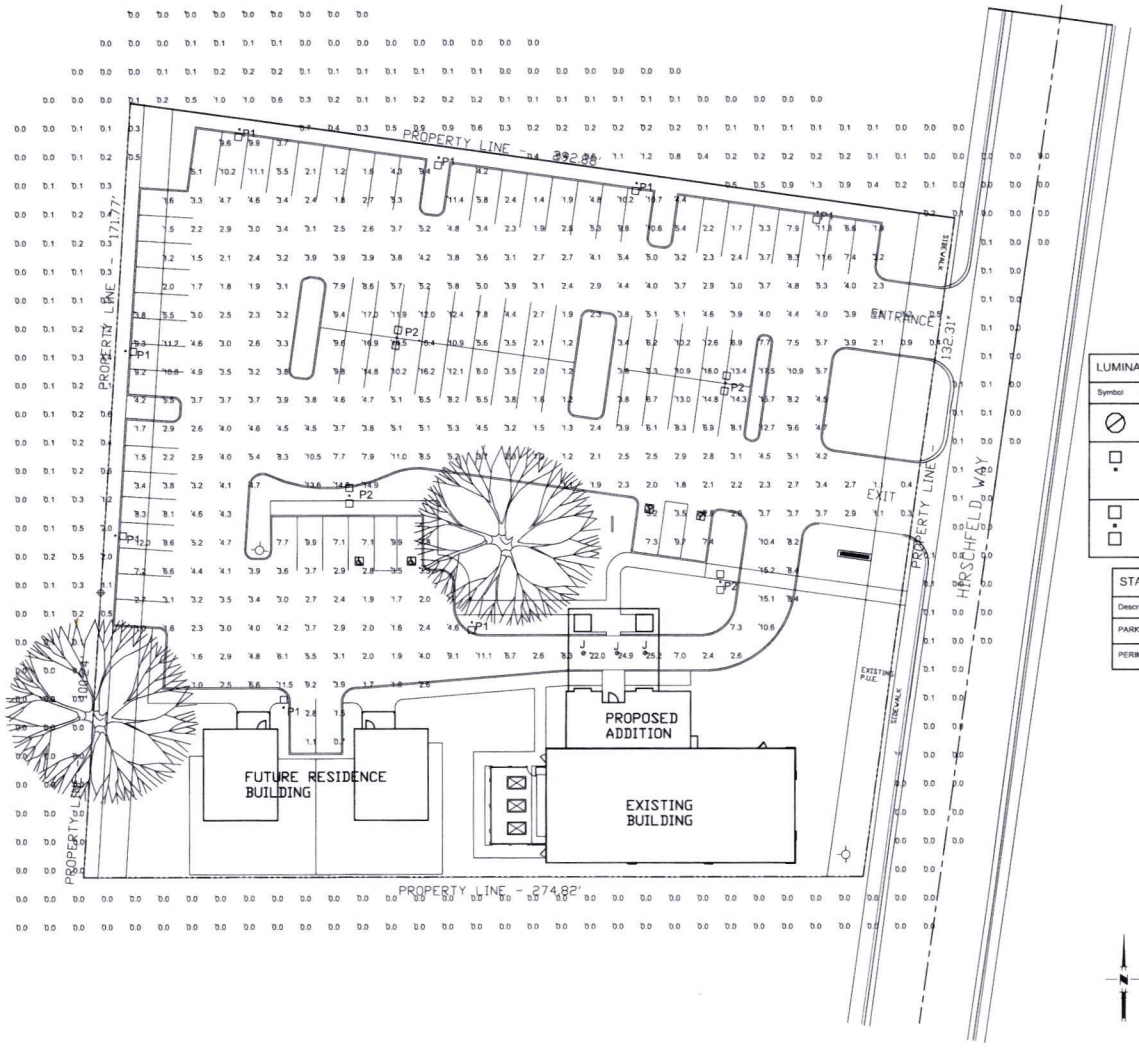
IRRIGATION SCHEDULE						
STATION NOS.	MAR. APR.		MAY AUG.		SEPT. OCT.	NOV. FEB.
PROGRAM DRIP ZONES 1, 2, 3, 4, A	⇩		⇩		⇩	⇩
DAYS PER WEEK	2	2	5	3	2	2	0
STATION RUN TIME	20	15	30	20	20	15	0
START CYCLES PER DAY	1	1	3	3	1	1	0

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

DATE
REVISIONS

ISSUE DATE: 2-27-10
CHECKED BY: LRC
DRAWN BY:
PROJECT NAME: 10-1203-RANCHO
SHEET NUMBER: L1.0



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊘	J	3	LITHONIA LP8H LP8H-100M-802AZ-120/277	8" OPEN DOWNLIGHT WITH SPECULAR REFLECTOR	ONE 100 WATT METAL HALIDE LAMP	8500	0.72	115
□ •	P1	8	LITHONIA KAD 400M R4 TB SPD04 LPI HS VE	Area Luminaire, 400W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE. HORIZONTAL POSITION.	38000	0.72	456
□ • □	P2	4	LITHONIA KAD 400M SR3 TB SPD04 LPI	Area Luminaire, 400W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	38000	0.72	912

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	5.3 fc	25.2 fc	0.3 fc	84.0:1	17.7:1
PERIMETER	+	0.1 fc	2.0 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS

Label	Location X	Location Y	Location Z	MH
J	-330.0	-10.0	15.0	15.0
P2	-395.7	100.9	18.0	18.0
P2	-279.7	84.8	18.0	18.0
P1	-450.8	174.0	18.0	18.0
P1	-381.1	163.8	18.0	18.0
P1	-311.1	155.0	18.0	18.0
P1	-247.2	144.9	18.0	18.0
P1	-491.0	96.5	18.0	18.0
P1	-494.6	31.8	18.0	18.0
P1	-435.6	-29.0	18.0	18.0
P1	-369.3	0.9	18.0	18.0
P2	-412.5	45.4	18.0	18.0
J	-318.0	-10.0	15.0	15.0
J	-308.0	-10.0	15.0	15.0
P2	-261.6	15.0	18.0	18.0

1 / E1.0 SITE LIGHTING PLAN & PHOTOMETRICS

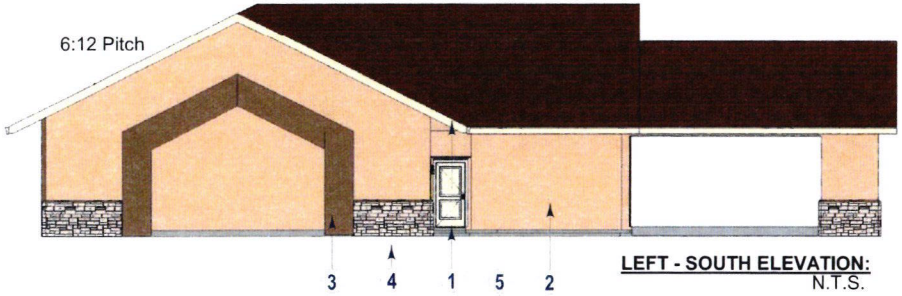
SCALE: 1" = 20'-0"

PROJECT TITLE:
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

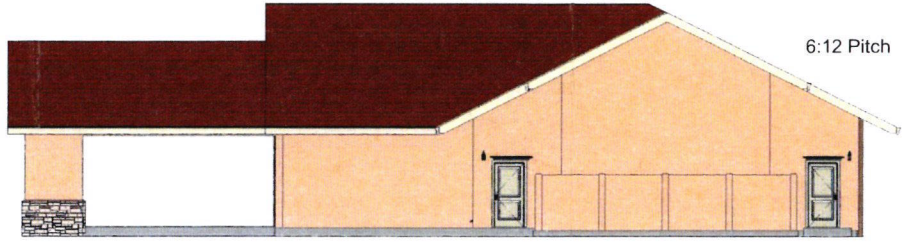
SHEET TITLE:
SITE LIGHTING PLAN & PHOTOMETRICS

DATE
REVISIONS

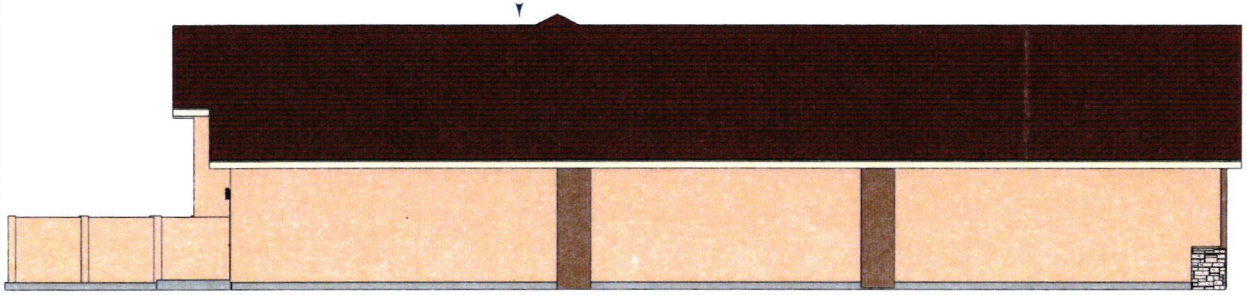
ISSUE DATE: 2-27-10
CHECKED BY: LRC
DRAWN BY: LRC
PROJECT NAME: 10-1203-RANCHO
SHEET NUMBER: E1.0



LEFT - SOUTH ELEVATION:
N.T.S.



RIGHT - NORTH ELEVATION:
N.T.S.



REAR - WEST ELEVATION:
N.T.S.

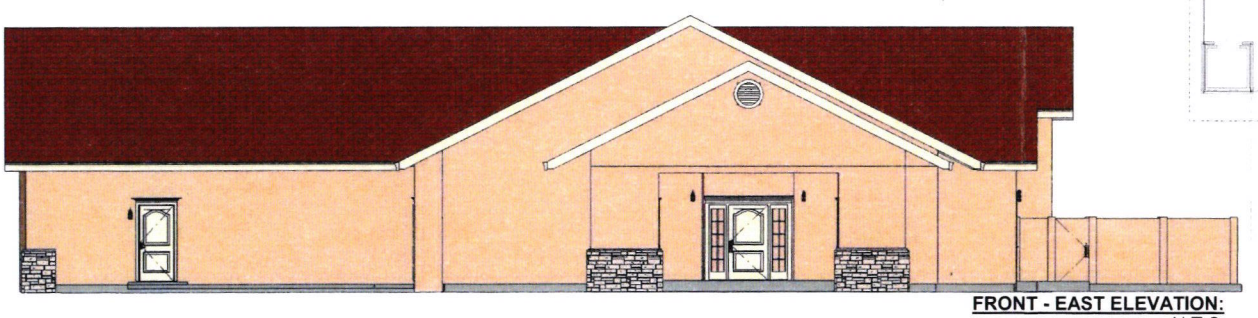
COLORS by "DUNN EDWARDS"

1. Door & Trim DE6148 Antique Linen.
2. Stucco Main Body DE743 High Noon.
3. Pilasters/Accent DE6223 Mission Trail.
4. Stone, Honey Country Lrge Ledger Typ.
5. LtWt Concrete Tile Roof Hanson OSL-582-1.

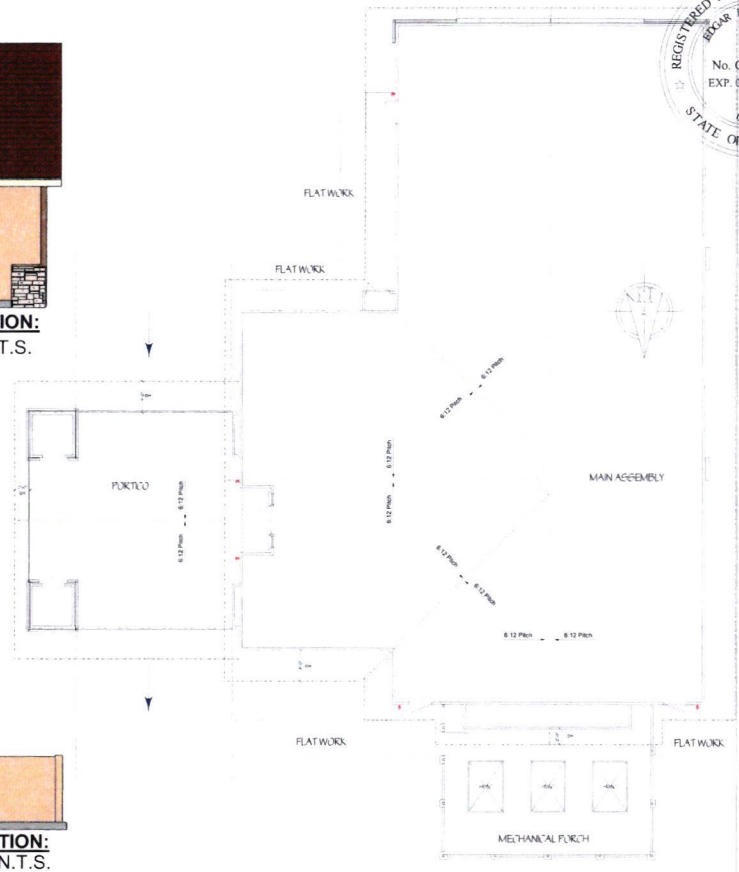
COLOR CODE

WALL	***23 / 239***
	173/ 203
	186/ 156
PILASTERS	***23 / 136***
	53 / 115
	105/ 87

Benjamion Moore x/Match



FRONT - EAST ELEVATION:
N.T.S.



REGISTERED PROFESSIONAL ENGINEER
EDGAR F. RODRIGUEZ
No. C35372
EXP. 09-30-10
CIVIL
STATE OF CALIFORNIA

Date Rev. 10.05.09
Issue / Revision Pre-Sim RBC12 Design Review

CALIFORNIA REGIONAL BUILDING COMMITTE #12

SCOPE Exterior Options

KINGDOM HALL
OF JEHOVAHS WITNESSES
11075 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

Sheet Title N-S-E-W- ELEVATIONS

Draft By RBC Staff Barmettler
Scale See Plan
Sheet Number DR1

X

Approved – As Shown ☐

Approved – With Changes ☐

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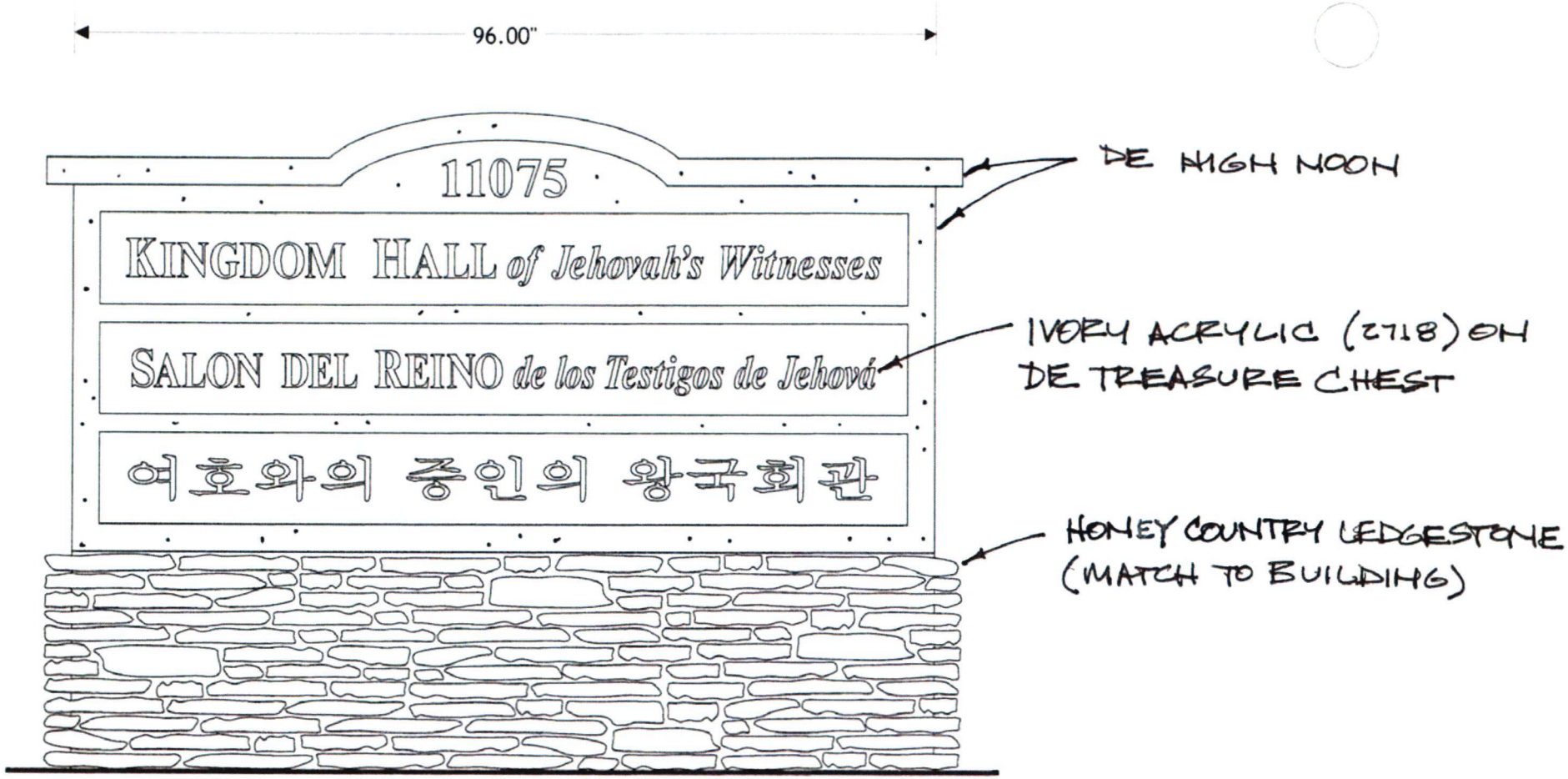

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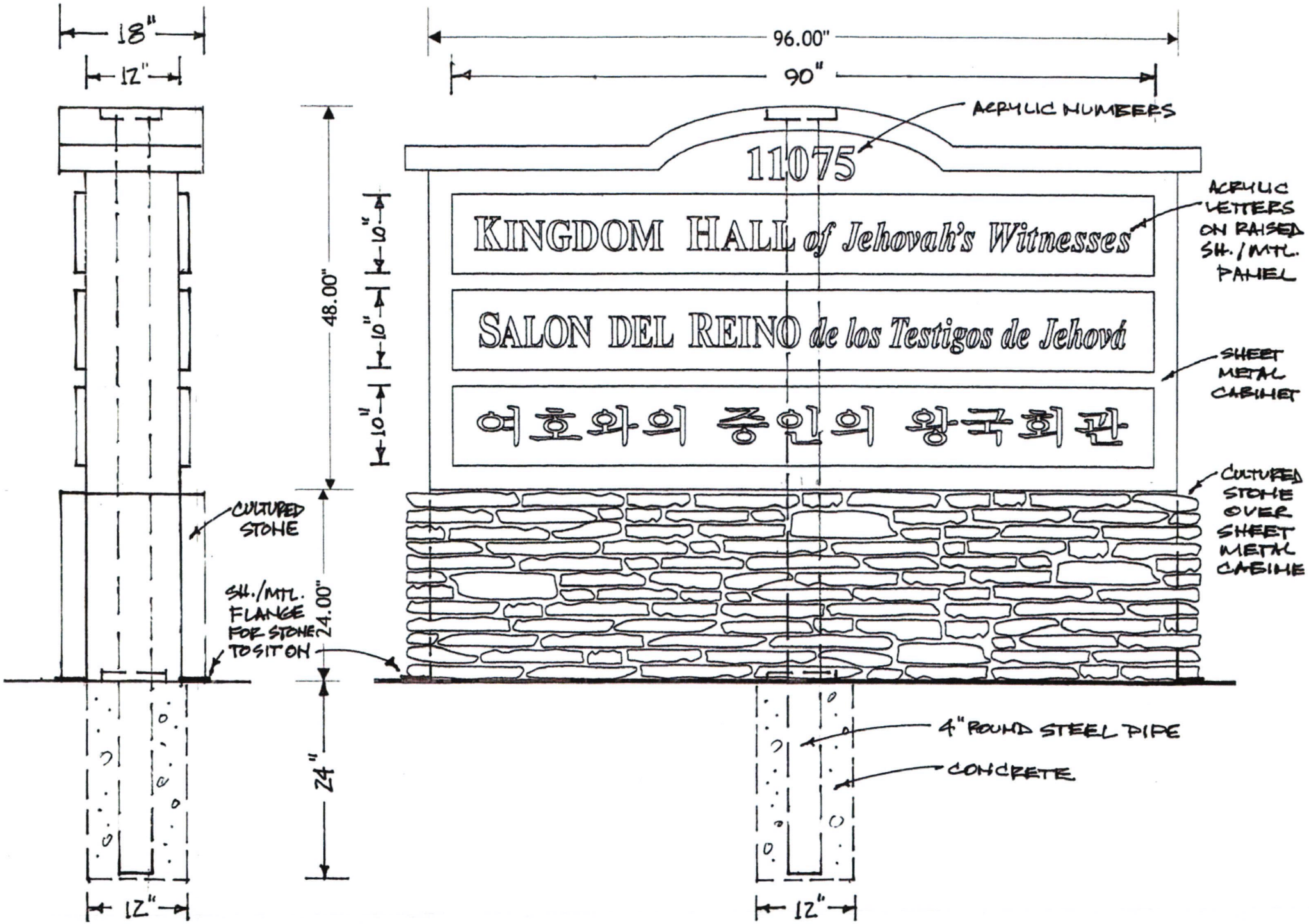
MAIN I.D. MONUMENT SIGN - (4) 10 x 90 SIGN PANELS-
6.25 SQ. FT. x 3 = 18.75 TOTAL SQ. FT.



Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
1.	Applicant shall not carry a balance with the City for the processing of the project. If a balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	ONGOING	FINANCE		N		115
2.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Attachment 1), Monument Sign Design (Attachment 2), and these Conditions of Approval, for the approximately 2,000 square foot addition to the existing church at 11075 Hirschfeld Way, APNs: 058-0251-004 and 058-0251-005, Project No. DD6782.	ONGOING	PLANNING		N		110
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	ONGOING	PLANNING		N		111

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
4.	The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action.	ONGOING	PLANNING		N		112
5.	The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	ONGOING	PLANNING		N		113

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
6. The large valley oak in the center of the property and valley oak tree on the southwest corner of the site (as shown on plans) will require protective measures during construction activities. The following protective measures should be included as notes on the construction plans: - A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the oak trees to be retained. All portions of the off-site oak tree which extend onto the project site shall constitute the dripline of the off-site tree. Removing limbs which make up the driplines does not change the protected zones. - Chain link or a City approved barrier shall be installed one (1) foot outside the dripline protection area of all protected trees (on-site and off-site), prior to initiating project construction, in order to avoid damage to the trees and their root systems. The type and placement of the tree protection barriers shall be approved by the City's Planning Department prior to the commencement of construction activities. Furthermore, the temporary movement of tree protection barriers for construction activities requires approval from the City's Planning Department. - Any pruning of oak trees shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist in order to correct a safety hazard, structural defect, crown cleaning or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to	ONGOING	PLANNING		N		114

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
safely accommodate the structure. All pruning and deadwood removal shall be executed in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines". An ISA Certified Arborist shall supervise any tree pruning including any pruning to the root system of the protected trees. - No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or, located within the dripline area of the on-site oak trees to be retained and all portions of the off-site oak tree driplines which extend onto the site. - No grading (grade cut or fills), trenching, or other soil disturbing activities shall be allowed within the dripline protection area of the on-site oak trees to be retained and all portions of off-site oak trees which extend onto the site. - Landscaping beneath the on-site oak trees to be retained and all portions of off-site oak tree driplines which extend on the site should include nonplant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the dripline of oak trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants. - No in-ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the dripline protection area of the on-site oak trees to be retained and all portions of						

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
	off-site oak tree driplines which extend onto the site. Above ground drip irrigation systems are permitted within the oak tree driplines. Above ground drip irrigation systems shall be placed on natural grade and all emitters shall be placed on grade. No trenching for irrigation lines will be permitted within dripline protection areas. Prior to installation of new asphalt, weed control chemicals shall not be applied where they may leach into dripline of any protected tree(s).						
7.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	ONGOING	PUBLIC WORKS		N		103
8.	Number, size, and location of driveways are subject to approval by the Public Works Department	ONGOING	PUBLIC WORKS		N		108

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
9.	Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of this building having an area not exceeding 6,820 square feet is 2,250 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located within 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure. B. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer-type hydrants.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		117

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
10.	Final landscape plans shall be submitted to the Planning Department. The landscape plan shall specify: - The location and size of the native oak tree replacements shall be shown on the landscape plans (as shown on approved conceptual landscape plan). 14" of on-site native oak tree replacement is required. Acceptable on-site native tree replacement shall be limited to blue oak (Quercus douglassii) and valley oak (Quercus lobata). - Indicate up-lighting of heritage oak tree. - Plant materials and irrigation system that meet water conservation requirements.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		116
11.	All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.	IMPROVEMENT PLAN - APPROVAL	POLICE DEPARTMENT		N		118
12.	Applicant shall submit landscaping plans demonstrating conformance with the Water Use and Conservation provisions.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		107
13.	Any new connection to CSD-1's sewer system shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.	IMPROVEMENT PLAN - APPROVAL	SACRAMENTO AREA SEWER DISTRICT		N		119
14.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		121
15.	The buildings shall be reviewed for architectural consistency with the approved plans.	BUILDING PERMIT - ISSUANCE	PLANNING		N		120

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
16.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		100
17.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		101

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
18.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		102

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
19.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: " All onsite civil improvements. " The existing driveway and sidewalk shall be removed and replaced with standard sidewalk " New Driveways shall be City Standard type A-6. " Install new standard sidewalk along entire property frontage. " Public improvement plans shall clearly delineate all transitions to existing improvements. " All improvements to be designed and constructed to the satisfaction of the Public Works Department. " Install new street light as required by the City of Rancho Cordova Code. Street lighting shall conform to all City improvement standards.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		104
20.	The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. Pervious surfaces must be strength tested and engineered to support all Fire Department apparatuses. Any such pervious surface requires approval by the Fire Department. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		125
21.	Approved numbers or addresses shall be placed on all new buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be internally or externally illuminated and shall also contrast with their background.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		126

Draft Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
22.	An inspection of the finished building, colors, site amenities, parking lot improvements, and lighting shall be conducted by the Planning Director. The decorative fencing shall be painted black or dark brown to blend with the building and the new landscaping.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		122
23.	All landscaping shall be planted according to the approved landscape plans. A certificate of compliance shall be submitted by a landscape architect, certifying that water conservation features were installed according to plan.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		123
24.	Bicycle racks shall be installed using the following guidelines: - Racks must be securely anchored. - A footprint 6 feet long by 5 feet wide must be provided for two bicycles. - There should be a minimum of 5.5 feet clear for pedestrian right-of-way outside the footprint. - Install bicycle racks at least 2.5 feet from walls and other obstructions and 4 feet from curb ramps and disabled parking.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		124
25.	Install public improvements to the satisfaction of the Public Works Department. Prior to final building inspection.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		105
26.	Enter into a frontage agreement and bond for construction of public improvements to the satisfaction of the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		106
27.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD format, shall be submitted and approved by the Public works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		109

MEMORANDUM

DATE: May 5, 2008

TO: Honorable Mayor and Council Members

FROM: Katja Irvin, Assistant Planner

SUBJECT: **KINGDOM HALL OF JEHOVAH'S WITNESSES DESIGN REVIEW**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Rancho Cordova Kingdom Hall 11075 Hirschfeld Way Rancho Cordova, CA 95670	Victor Silva, Trustee 2301 West La Loma Drive Rancho Cordova, CA 95670

PROJECT:	Kingdom Hall of Jehovah's Witnesses Design Review
FILE:	RC-07-314
LOCATION:	11075 Hirschfeld Way
APN:	058-0251-004 & 058-0251-005
PLANNER:	Katja Irvin, Assistant Planner

RECOMMENDATION

City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt **Resolution No. 46-2008** approving the Design Review for Kingdom Hall of Jehovah's Witnesses, Project No. RC-07-314, subject to the findings, evidence, Design Package (Exhibit A), and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

Approval of this Design Review will allow construction of a 3,620 square foot addition to an existing 3,200 square foot Kingdom Hall, a façade remodel for the entire structure, an enlarged parking lot, accessibility and landscape improvements, and removal of one oak tree.

BACKGROUND

The applicant is seeking Design Review approval for an expanded Kingdom Hall at 11075 Hirschfeld Way (see Figure 1, Site Location). The proposed 3,620 square foot addition would cover most of the currently developed parcel (see Figure 2, Existing Conditions) and therefore parking is proposed for the adjacent undeveloped parcel (see Figure 3, Existing Conditions). The project includes a plaza area at the main building entry, landscaping to better screen and soften the building, fence and parking lot, and completion of the sidewalk and street-lighting along the project frontage.

The larger oak tree on this undeveloped parcel will be preserved, while the smaller oak tree will be removed and mitigated through the planting of several new oak trees on the site. Item 10 on page 3 of **Attachment 4, Arboricultural Report** explains the need for removal of this tree to allow for parking to support the project.

Figure 1. Site Location

Figures 2 & 3. Existing Conditions – Kingdom Hall and Vacant Lot

Resolution No. 46-2008 enumerates the required findings and evidence showing the proposed project is consistent with the City of Rancho Cordova General Plan, Zoning Code, and Design Guidelines. For more information about the analysis of the building and site design for this project, see **Attachment 2, Checklist for Community Facility Projects**.

PLANNING COMMISSION DISCUSSION

The Planning Commission raised three main issues during the public hearing on this project on April 10, 2008.

- First, the Commissioners were concerned about traffic at the facility. Although the project will increase traffic in the area at certain times, the size of the facility does not warrant a traffic study. The threshold that triggers a traffic study is 1000 trips/day, or 100 trips peak-hour (see **Attachment 5, E-mail from Ben Chan Re: Public Works Traffic Analysis**).
- Commissioners were also concerned about possible overflow parking by outsiders when the facility is not in use. The applicant indicated that this has not been a problem in the past, and there is often someone at the facility during the daytime that can monitor the parking lot, even when no services are scheduled.
- Lastly, the Commissioners questioned the fencing used and how that might affect the visual impact of the Project. The applicant has agreed to paint the fence to blend with the building and the landscaping. Condition of Approval #23 (see Exhibit B, Conditions of Approval) also requires that the decorative fencing be painted black or dark brown before occupancy can be granted for the Project.

CONCLUSION

The Rancho Cordova Kingdom Hall expansion and related site improvements will enhance the row of religious institutions along this block of Hirschfeld. The building incorporates high-quality materials, landscaping, and pedestrian amenities such as an internal pathway and a plaza. Environmentally sensitive site design includes preservation of two native oak trees and the use of permeable pavement. Extensive new landscaping will enhance the streetscape, providing greenery, color and shade. Therefore, the Planning Commission has recommended the City Council approve **Resolution No. 46-2008**.

ATTACHMENTS

1. Resolution No. 46-2008 including Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B)
2. Rancho Cordova Design Guidelines Checklist for Community Facility Projects
3. Minutes of April 10, 2008 Meeting of the Planning Commission
4. Arboricultural Report by Foothill Tree Service, dated August 28, 2007
5. E-mail from Ben Chan Re: Public Works Traffic Analysis
6. 500' Radius Map and Mailing List

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 46-2008

A RESOLUTION OF THE CITY COUNCIL APPROVING DESIGN REVIEW FOR KINGDOM HALL PROJECT # RC-07-314

WHEREAS, Kingdom Hall of Jehovah's Witnesses filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for a 3,620 square foot addition to an existing 3,200 square foot hall, a façade remodel, and an enlarged parking lot (hereinafter referred to as Project) at 11075 Hirschfeld Way (Assessor's Parcel Numbers 058-0251-004 and 058-0251-005); and

WHEREAS, the Planning Commission on the 10th day of April, 2008 reviewed and recommended approval to the City Council; and

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

WHEREAS, the project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA AS FOLLOWS:

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

   Finding
   The Project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. Section 15332 applies when the project meets the following conditions: it conforms to General Plan and Zoning land use designations, policies, and standards; it is within City limits; it is less than five acres; it is substantially surrounded by urban uses; it has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

   Evidence
   The Project would construct an additional 3,620 square feet to the existing 3,200 square foot Kingdom Hall building, as well as expand the parking lot facilities to the neighboring parcel. The project site is currently zoned BP (Business and Professional Office) and a church use is allowed by right within the BP zone. The general plan designation is Public/Quasi-Public. Therefore, the Project conforms to general plan and zoning policies and standards. The entire project site is approximately 1.8 acres and is surrounded by existing residential and quasi-public uses. The size and scope of the Project are such that detailed traffic and air quality analysis are not required, pursuant to current

thresholds utilized by the City. The Project concerns an expansion of use and is not expected to have significant noise and water quality impacts. The existing church use is currently served by all required utilities and public services. The proposed expansion would likewise be served by existing connections. As the Project meets all of the criteria for in-fill development, the Project qualifies for Categorical Exemption under CEQA Guidelines Section 15332.

2. Approve the Design Review, subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B); supported by the following:

   a) Finding
   The Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations and Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in section 110-84.

   Evidence
   The Project is consistent with the Public/Quasi-Public land use designation specified in the General Plan. The Public/Quasi-Public category covers a variety of public and other land uses, including religious institutions. Religious institutions are also compatible with the surrounding residential uses. In addition, the Project supports General Plan goals and policies as follows:

   - Goal LU.1 – Achieve a balanced and integrated land use pattern throughout the community. Providing the right overall balance of land uses is a significant priority for the City. Residential, commercial, office, industrial, and public/quasi-public uses need to be provided throughout the entire community and should be sized commensurate with their service area. The enlarged Kingdom Hall will be 6,820 square feet (accommodating 290 worshipers), appropriately sized for a religious institution located in a residential neighborhood.
   - Policy LU.5.1 – Improve the character and quality of existing development through the revitalization of blighted and underutilized development. The Project will utilize a vacant site, complete street improvements along the project frontage, and revitalize the Kingdom Hall with an updated façade and significant landscaping.

   The Project is in the Business and Professional Office (BP) zone, adjacent to a residential zone. A religious institution is an allowed use in the BP zone. The Project meets the development standards for height, setbacks, landscaping and parking for institutional uses in the BP zone.

   The applicable "Guiding Principles" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings discussed below.

   b) Finding
   The proposed architecture, site design, and landscaping are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

   Evidence
   The Project is inward focused with few windows facing the street or the adjoining parcels. However, much attention was paid to site design and landscaping.

Permeable pavers are used for a portion of the parking lot, a variety of trees will shade the sidewalk, and continuous landscaped areas will improve the visual and environmental quality. Two (2) oak trees, one of which is a heritage oak, will be retained on the site and additional trees will grow to provide extensive tree canopy. Up-lighting will be used to highlight the heritage oak, creating visual interest.

c) Finding
The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence
Although the entry courtyard does not face the street, it is designed as a gathering place with stamped concrete, benches, planters, and shade. A roof overhang provides weather protection at the entry. Large building walls will be softened using projecting stucco and stone surfaces, muted colors, and landscaping. Landscaping and fences will screen the parking lot from adjacent properties and from the street. The proposed open, metal fencing is attractive and will fit in with the structure and landscaping.

d) Finding
The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence
Parking is placed to the side and behind the building, with direct access to the building from the public sidewalk and grade-separated pedestrian pathways through parking areas. Bicycle parking is provided in the entry area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of May, 2008 by the following vote:

AYES:

NOES:

ABSENT:

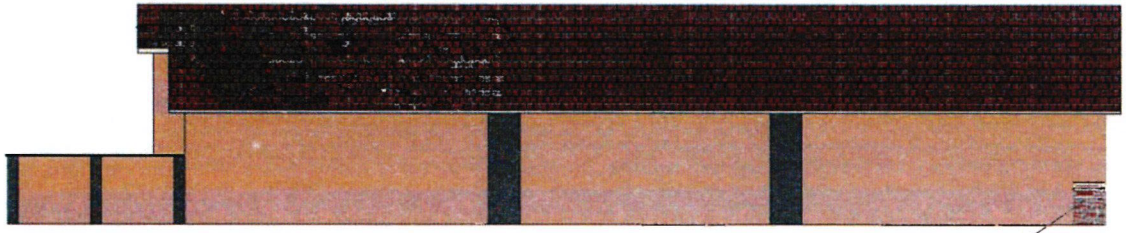
ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

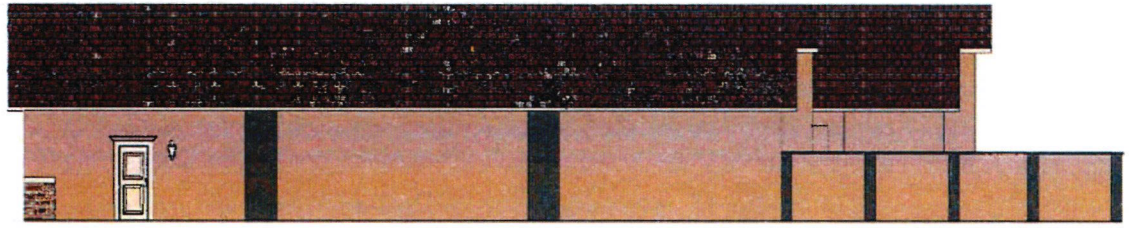
_____
Stacy Leitner, Interim City Clerk

EXHIBIT A

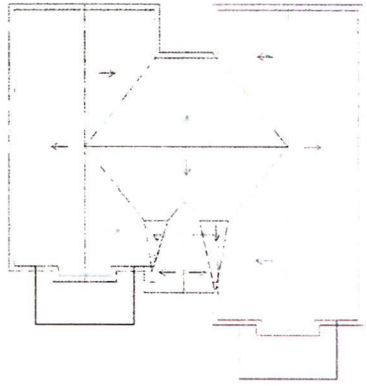


RIGHT - SOUTH ELEVATION

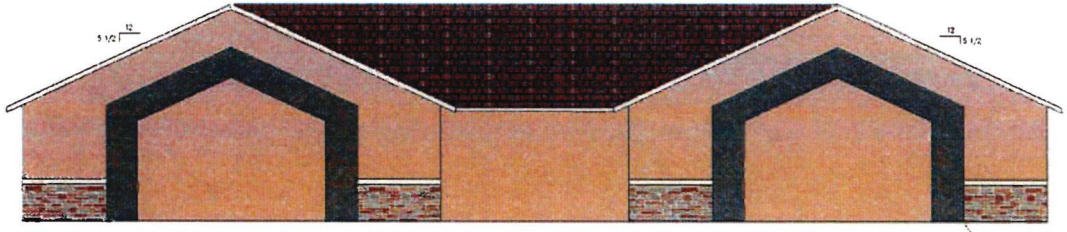
STONE: HONEY COUNTRY LEDGESTONE (TYP.)



LEFT - NORTH ELEVATION



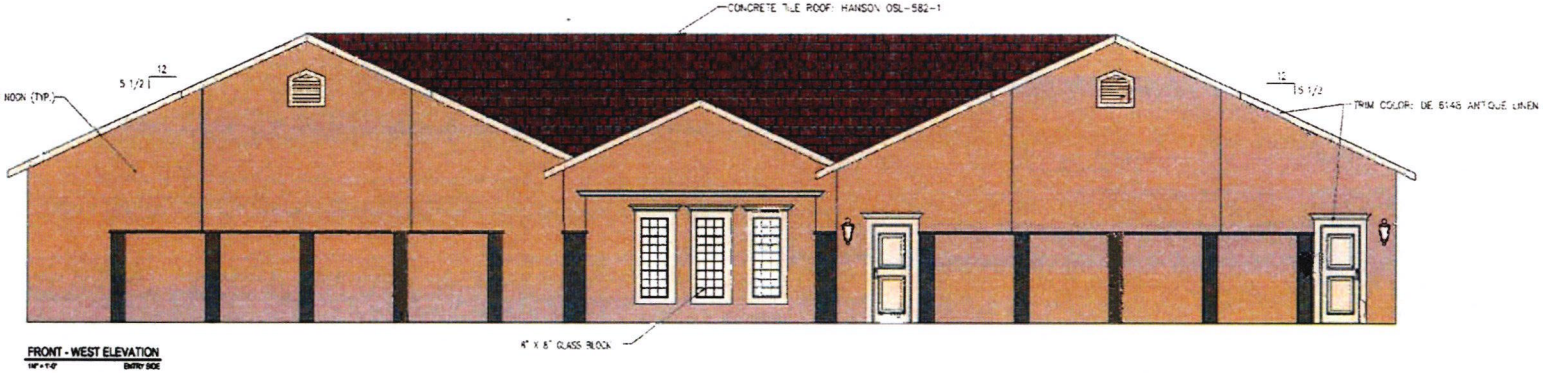
ROOF PLAN



REAR - EAST ELEVATION

STREET SIDE

ACCENT COLOR: DE 6223 MISSION BELL (TYP.)



FRONT - WEST ELEVATION

ENTRY SIDE

REVISIONS

NO	DESCRIPTION	DATE
1		10-15-2007

PLAN: REMODEL / ADDITION

PROJECT TITLE

RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE

ELEVATION

DRAWING DATE
06-04-2007

DRAFTER
C. PROCTOR

SIGNATURE

DR3

EXHIBIT A

EXHIBIT A

RANCHO CORDOVA KINGDOM HALL

PRELIMINARY TITLE REPORT

STEWART TITLE OF SACRAMENTO ORDER NO. 01-520569 TB, DATED JUNE 12, 2007:

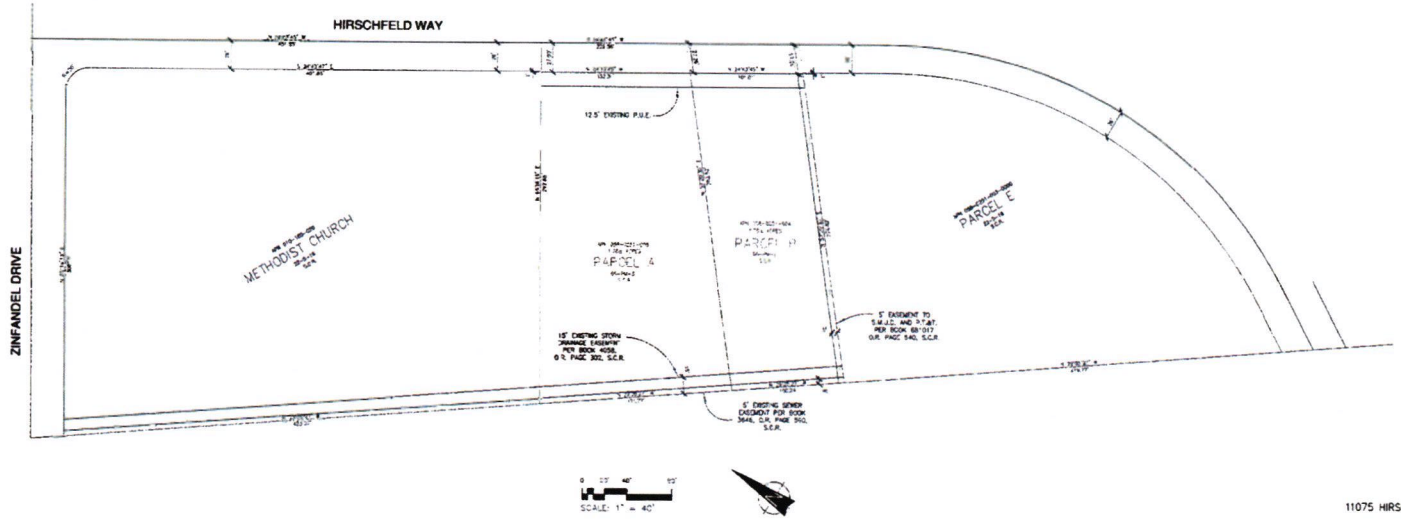
BOOK 3646, PAGE 590, SEWER EASEMENT
BOOK 4056, PAGE 302, STORM DRAINAGE EASEMENT
BOOK 681017, PAGE 540, UTILITY POLE EASEMENT
96-PM-3, PUBLIC UTILITY EASEMENT

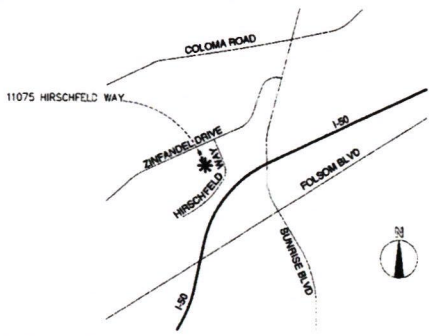
PARCELS A & B AS SHOWN ON THE PARCEL MAP ENTITLED: "A PORTION OF SUBDIVISION OF THOMAS COX 615 43/100A AND "HENRY S. MELLER, 176.0 AC.", RANCHO RIO DE LOS AMERICANOS AS RECORDED IN BOOK 22 OF SURVEYS, PAGE 16, SACRAMENTO COUNTY RECORDS, SACRAMENTO, CA", RECORDED JULY 30, 1981, IN BOOK 66 OF PARCEL MAPS, PAGES 2 & 3, RECORDS OF SAID COUNTY.

PRELIMINARY TITLE REPORT

STEWART TITLE OF SACRAMENTO ORDER NO. 01-520569 TB, DATED JUNE 12, 2007

BOOK 3646, PAGE 590, SEWER EASEMENT
BOOK 4056, PAGE 302, STORM DRAINAGE EASEMENT
BOOK 681017, PAGE 540, UTILITY POLE EASEMENT





DR0	COVER SHEET
DR1	SITE PLAN
DR2	FLOOR PLAN
DR3	ELEVATION
DR4	ELEVATION - RENDERINGS
DR5	SITE PHOTOMETRIC
DR6	SITE LIGHTING SCHEDULE
DR7	LANDSCAPE PLAN

REVISIONS

PLAN: REMODEL/ ADDITION

PROJECT TITLE
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

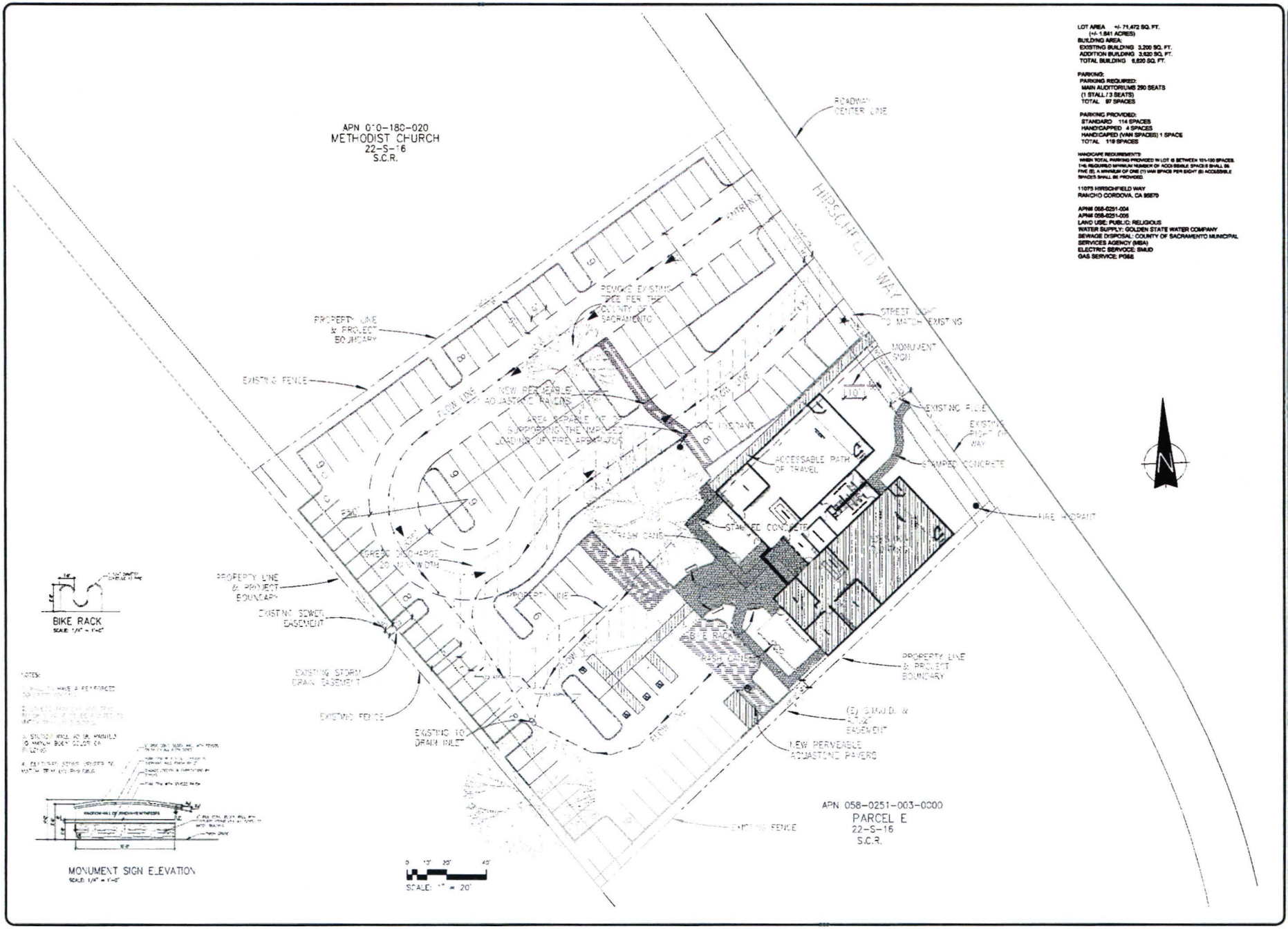
SHEET TITLE
COVER SHEET

DRAWING DATE
06-04-2007

DRAFTER
C. FRIEDLE

SIGNATURE

DR0



LOT AREA +/- 71,472 SQ. FT.
(+/- 1.641 ACRES)
BUILDING AREA:
EXISTING BUILDING 3,200 SQ. FT.
ADDITION BUILDING 3,620 SQ. FT.
TOTAL BUILDING 6,820 SQ. FT.

PARKING:
PARKING REQUIRED:
MAIN AUDITORIUMS 290 SEATS
(1 ST ALL / 3 SEATS)
TOTAL 97 SPACES

PARKING PROVIDED:
STANDARD 114 SPACES
HANDICAPPED 4 SPACES
HANDICAPED (VAN SPACES) 1 SPACE
TOTAL 119 SPACES

HANDICAPE REQUIREMENTS:
WHEN TOTAL PARKING PROVIDED IN LOT IS BETWEEN 101-150 SPACES
THE REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES SHALL BE
FIVE (5). A MINIMUM OF ONE (1) VAN SPACE PER EIGHT (8) ACCESSIBLE
SPACES SHALL BE PROVIDED

11075 HIRSCHFIELD WAY
RANCHO CORDOVA, CA 95670

APN# 058-0251-004
APN# 058-0251-005
LAND USE: PUBLIC RELIGIOUS
WATER SUPPLY: GOLDEN STATE WATER COMPANY
SEWAGE DISPOSAL: COUNTY OF SACRAMENTO MUNICIPAL SERVICES AGENCY (MSA)
ELECTRIC SERVICE: SMUD
GAS SERVICE: PG&E

REVISIONS

PLAN
REMODEL/ ADDITION

PROJECT TITLE
RANCHO CORDOVA KINGDOM HALL
11079 HIRSCHFIELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE
SITE PLAN

DRAWING DATE
06-04-2007

DRAFTER
J. PRIDDLE

SIGNATURE

DR1

EXHIBIT A

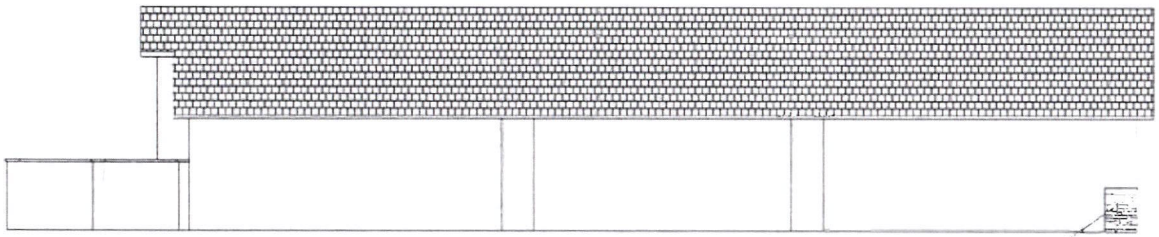
EXHIBIT A

REVISIONS	REMODEL/ ADDITION	PROJECT TITLE	SHEET TITLE	DRAWING DATE	DRAFTER	SIGNATURE	DR2
	PLAN	RANCHO CORDOVA KINGDOM HALL 11073 HIRSCHFELD WAY RANCHO CORDOVA, CA 95670	FLOOR PLAN	06-04-2007	C. PASCALE		

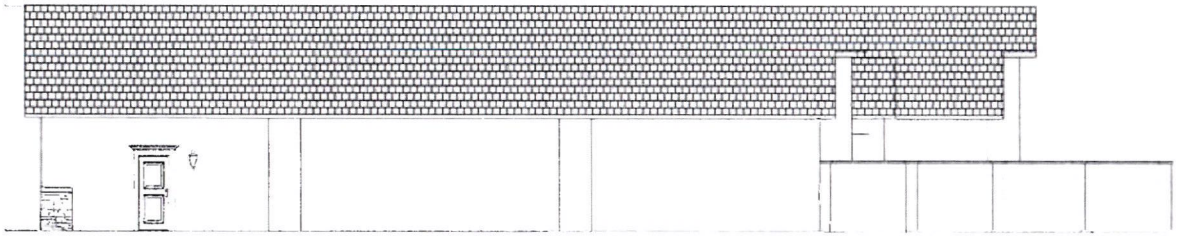
NEW FLOOR AREA 3,800 SQ. FT.
EXISTING FLOOR AREA 3,200 SQ. FT.
TOTAL FLOOR AREA 7,000 SQ. FT.

0 2'-0" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

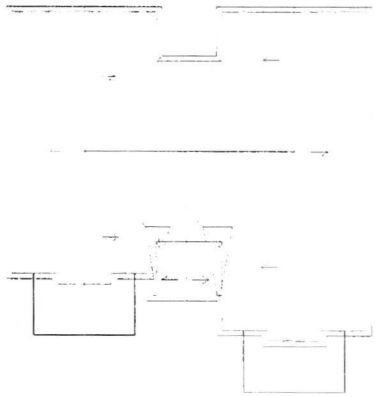
FLOOR PLAN
1/8" = 1'-0"



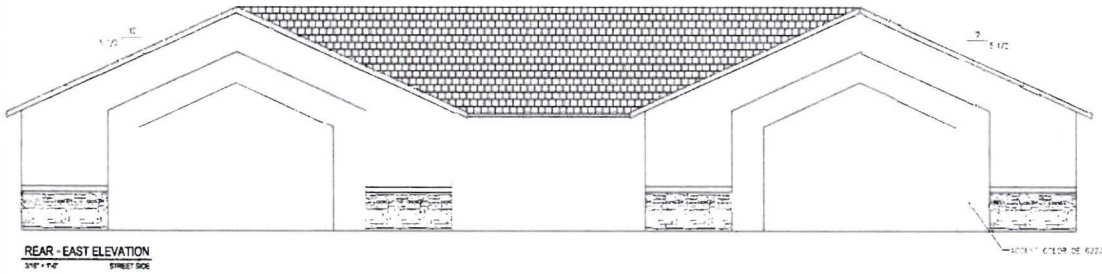
RIGHT - SOUTH ELEVATION



LEFT - NORTH ELEVATION

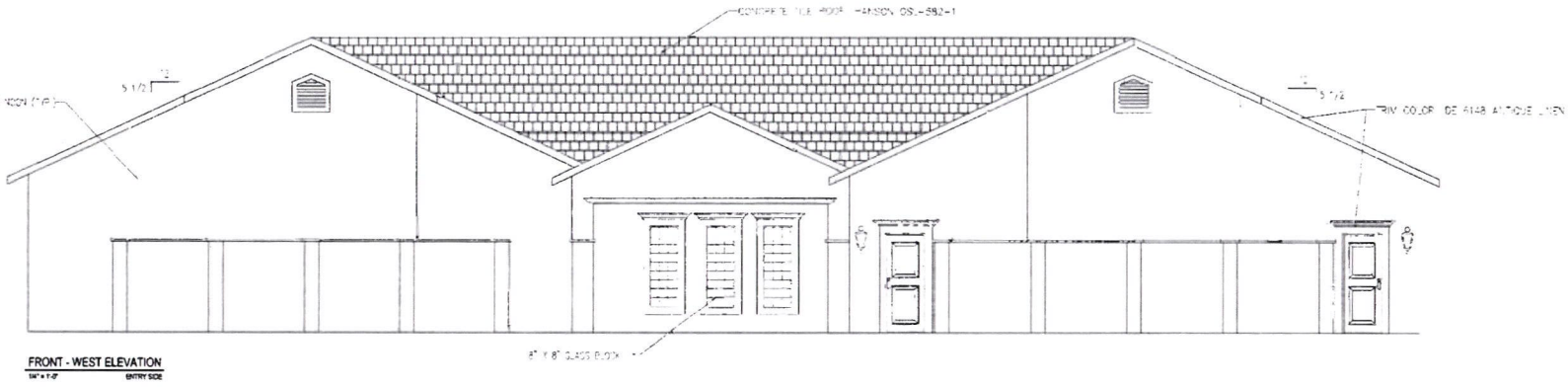


ROOF PLAN



REAR - EAST ELEVATION

STREET SIDE



FRONT - WEST ELEVATION

ENTRY SIDE

REVISIONS

PLAN

REMODEL / ADDITION

PROJECT TITLE

RANCHO CORDOVA KINGDOM HALL

11075 HIRSCHFELD WAY

RANCHO CORDOVA, CA 95670

SHEET TITLE

ELEVATION

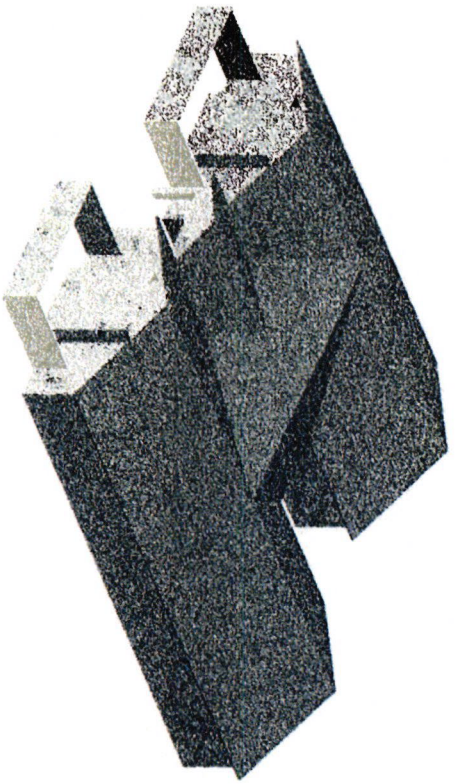
DRAWING DATE

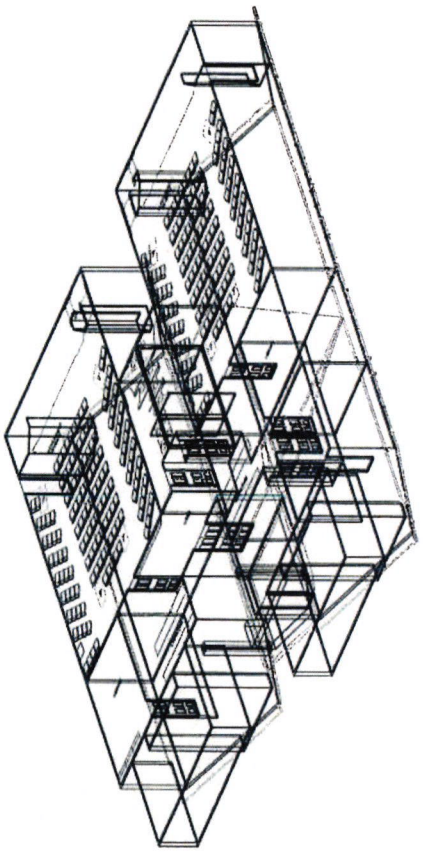
DRAFTER

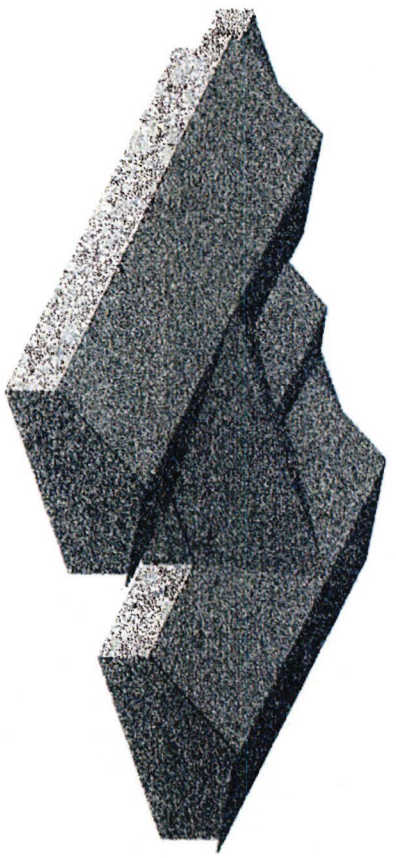
SIGNATURE

DR3

EXHIBIT A





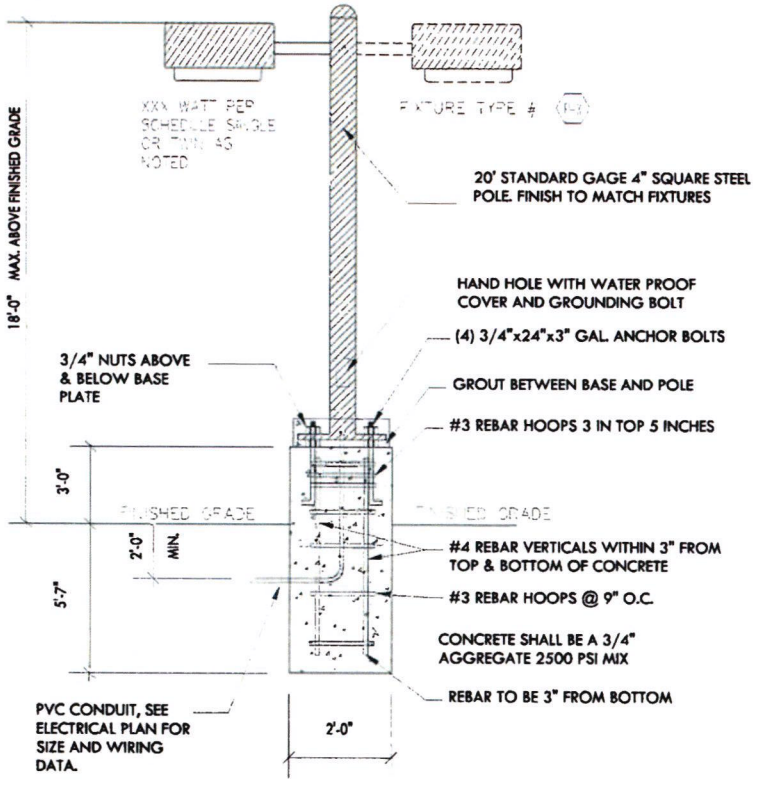


DR4	SHEET TITLE: ELEVATION RENDERINGS	PROJECT TITLE: RANCHO CORDOVA KINGDOM HALL, 11075 HIRSCHFELD WAY, RANCHO CORDOVA, CA 95670	PLAN: REMODEL/ ADDITION	REVISIONS	
SIGNATURE	DRAWING DATE: 06-14-2007				
	DRAFTER				

EXHIBIT A

EXHIBIT A

REVISIONS	PLAN	PROJECT TITLE	SHEET TITLE	DRAWING DATE	DRAFTER	SIGNATURE	DR5
	REMODEL/ ADDITION	RANCHO CORDOVA KINGDOM HALL 11075 HIRSCHFELD WAY RANCHO CORDOVA, CA 95670	SITE PHOTOMETRIC	06-04-2007	ES-LES		



POLE BASE DETAIL

NOT TO SCALE

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	P-1	7	LITHONIA KVR2 250M SR5FL HS SCWA	ROUND AREA LIGHT, SR5 DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	ONE 250 WATT PULSE START METAL HALIDE LAMP	23000	0.72	288
	P-2	4	LITHONIA KVR2 250M SR5FL SCWA	ROUND AREA LIGHT, SR3 DISTRIBUTION, FLAT LENS.	ONE 250 WATT PULSE START METAL HALIDE LAMP	23000	0.72	288
	P-3	3	LITHONIA KVR2 250M SR5FL SCWA	ROUND AREA LIGHT, SR3 DISTRIBUTION, FLAT LENS.	ONE 250 WATT PULSE START METAL HALIDE LAMP	23000	0.72	576
	P-4	1	LITHONIA KVR2 250M SR4WFL SCWA	ROUND AREA LIGHT, SR4W DISTRIBUTION, FLAT LENS.	ONE 250 WATT PULSE START METAL HALIDE LAMP	23000	0.72	576
	P-5	18	TWS 50M 120 PE LPI	CAST SMALL WALL PACK POLYCARBONATE REFRACTOR	ONE 50 WATT METAL HALIDE LAMP	8500	0.72	117

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING PERIMETER	_	1.3 fc	4.8 fc	0.0 fc	N/A	N/A
Calc Zone #1	_	3.4 fc	11.8 fc	1.0 fc	11.8:1	3.4:1
LIGHT TRESPASS	_	0.2 fc	3.2 fc	0.0 fc	N/A	N/A

LUMINAIRE LOCATIONS

Label	Location X	Location Y	Location Z	MH
A	24.5	223.4	18.0	18.0
A	18.5	139.6	18.0	18.0
A	19.4	47.1	18.0	18.0
A	93.7	4.5	18.0	18.0
A	105.9	258.7	18.0	18.0
A	193.2	243.4	18.0	18.0
A	280.3	229.4	18.0	18.0
C	190.3	182.3	18.0	18.0
C	283.0	163.9	18.0	18.0
B	81.9	195.1	18.0	18.0
C	63.3	99.1	18.0	18.0
B	88.8	134.4	18.0	18.0
E	194.1	102.0	8.0	8.0
E	221.5	101.7	8.0	8.0
E	250.0	101.3	8.0	8.0
E	174.6	96.3	8.0	8.0
E	166.4	94.0	8.0	8.0
E	165.0	70.8	8.0	8.0
E	173.7	68.0	8.0	8.0
E	190.8	62.3	8.0	8.0
E	171.5	44.3	8.0	8.0
E	157.3	36.6	8.0	8.0
E	148.5	13.2	8.0	8.0
E	148.8	36.4	8.0	8.0
E	157.0	10.2	8.0	8.0
E	255.3	94.5	8.0	8.0
E	255.0	81.0	8.0	8.0
E	254.8	66.5	8.0	8.0
E	248.2	43.1	8.0	8.0
E	248.0	60.9	8.0	8.0
B	189.1	112.8	18.0	18.0
D	136.2	60.9	18.0	18.0
B	264.4	104.7	18.0	18.0

REVISIONS

PLAN REMODEL/ ADDITION

PROJECT TITLE
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE
SITE LIGHTING SCHEDULE

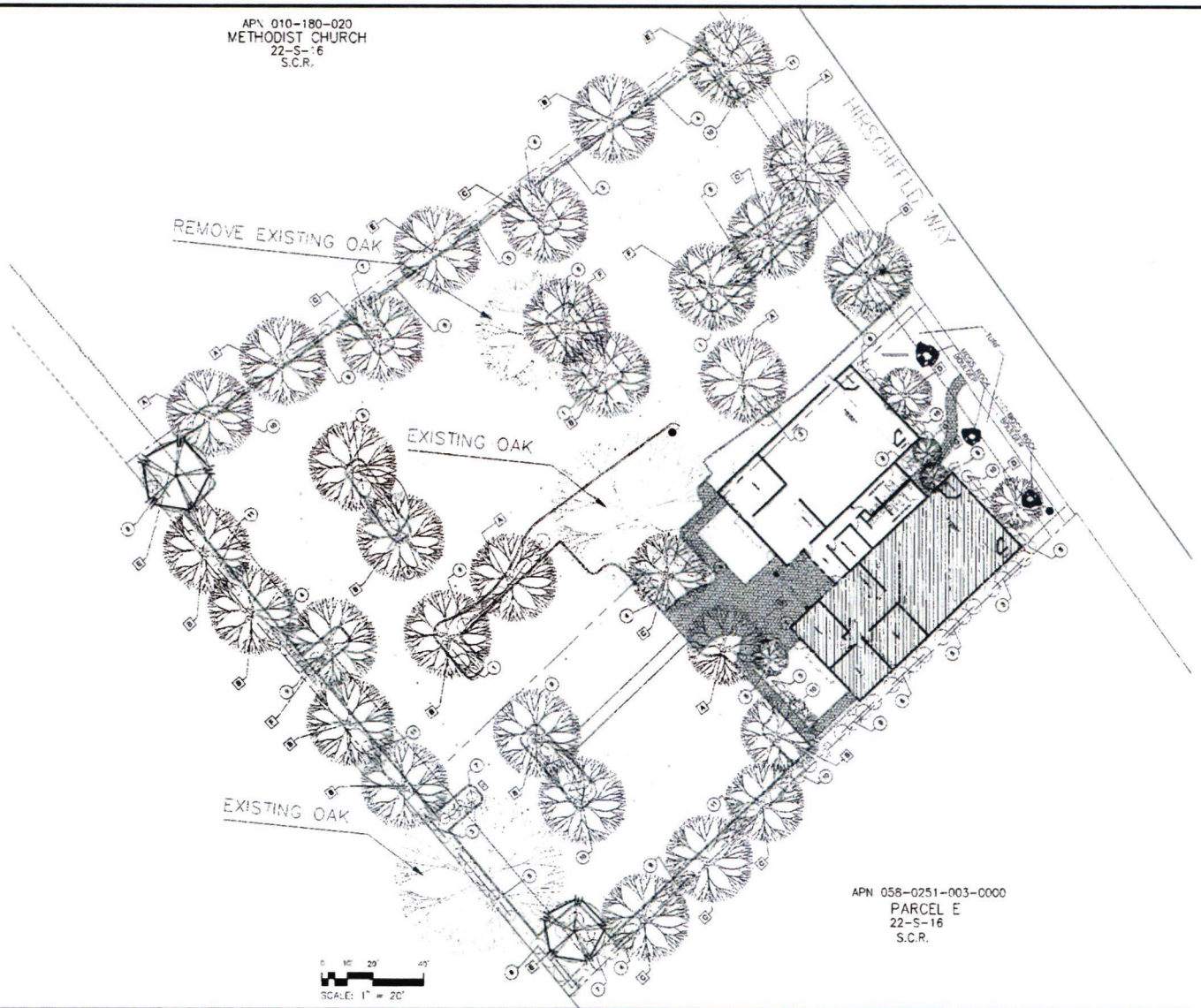
DRAWING DATE
06-04-2007

DRAFTER
[illegible]

SIGNATURE

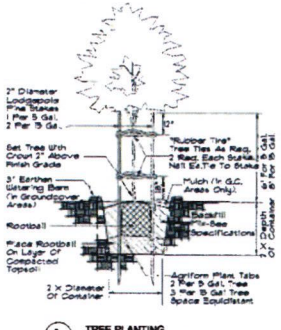
DR6

EXHIBIT A

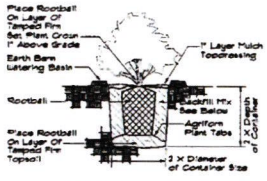


NOTES

1. ALL PLANTER AREAS TO BE TREATED WITH PREEMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL PLANTER AREAS TO BE COVERED WITH 3 INCHES MINIMUM SHREDDED BARK.
3. ALL TREES TO BE DOUBLE STAKED.
4. ALL PLANT MATERIAL TO BE FERTILIZED AT TIME OF PLANTING WITH AGRI-FORM PLANT TABS AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SOILS TEST RECOMMENDATIONS ON SHEET 3.
5. THE 14" BLUE OAK TREE TO BE REMOVED SHALL BE REPLACED WITH A TOTAL OF 14" OF ON-SITE NATIVE OAK TREES. ACCEPTABLE ON-SITE NATIVE TREE REPLACEMENT SHALL BE LIMITED TO BLUE OAKS(QUERCUS DOUGLASII) AND VALLEY OAK (QUERCUS LOBATA). SEE LANDSCAPE PLAN FOR LOCATIONS.
6. AS DESCRIBED BELOW, EXISTING ON-SITE OAK TREES TO BE RETAINED SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT FEASIBLE DURING CONSTRUCTION ACTIVITIES AND TO THE SATISFACTION OF THE PLANNING DIRECTOR.
   - A. A CIRCLE W/ A RADIUS MEASURMENT FROM THE TRUNK OF THE TREE TO THE TIP OF ITS LONGEST LIMB SHALL CONSTITUTE THE DRIPLINE PROTECTION AREA OF THE OAK TREES TO BE RETAINED. ALL PORTIONS OF THE OFF-SITE OAK TREE WHICH EXTENDS ONTO THE PROJECT SITE SHALL CONSTITUTE THE DRIPLINE OF THE OFF-SITE TREE. REMOVING LIMBS WHICH MAKE UP THE DRIPLINES DOES NOT CHANGE THE PROTECTED ZONES.
   - B. TO AVOID DAMAGE TO THE TREES AND THEIR ROOT SYSTEMS, A CITY APPROVED BARRIOR SHALL BE INSTALLED ONE (1) FOOT OUTSIDE THE DRIPLINE PROTECTION AREA OF ALL PROTECTED TREES PRIOR TO TO INITIATING PROJECT CONSTRUCTION. THE TYPE AND PLACEMENT OF THE TREE PROTECTION BARRIERS SHALL BE APPROVED BY THE CITY'S PLANNING DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
   - C. AND PRUNING OF PROTECTED OAK TREES AND THEIR ROOT SYSTEMS SHALL BE SUPERVISED BY ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST. BRANCH AND LIMB PRUNING SHALL BE LIMITED TO THAT WHICH HAS BEEN DEEMED NECESSARY BY A CERTIFIED ARBORIST IN ORDER TO CORRECT A SAFETY HAZARD, STRUCTURAL DEFECT, CROWN CLEANING OR ARBORIST RECOMMENDED PRUNING. PRUNING DUE TO CANOPY ENCROACHMENT BY BUILDINGS SHALL BE LIMITED TO THE MINIMUM AMOUNT NEEDED TO SAFELY ACCOMODATE THE STRUCTURE. ALL PRUNING AND DEADWOOD REMOVAL SHALL BE EXECUTED IN ACCORDANCE WITH THE "ANSI A300 PRUNING STANDARDS AND THE ISA "TREE PRUNING GUIDELINES".
   - D. NO VEHICLES, CONSTRUCTION EQUIPMENT, MOBILE HOME/OFFICE, SUPPLIES, MATERIALS OR FACILITIES SHALL BE DRIVEN, PARKED, STOCKPILED OR LOCATED WITHIN THE DRIPLINE AREA OF THE ON-SITE OAK TREES TO BE RETAINED AND ALL PORTIONS OF THE OFF-SITE OAK TREE DRIPLINES WHICH EXTEND ONTO THE SITE.
   - E. NO GRADING (GRADE CUT OR FILLS), TRENCHING, OR OTHER SOIL DISTURBING ACTIVITIES SHALL BE ALLOWED WITHIN THE DRIPLINE PROTECTION AREA OF THE ON-SITE OAK TREES TO BE RETAINED AND ALL PORTIONS OF THE OFF-SITE OAK TREES EXTEND ONTO THE SITE.
   - F. LANDSCAPING BENEATH THE ON-SITE OAK TREES TO BE RETAINED AND ALL PORTIONS OF THE OFF-SITE OAK TREE DRIPLINES WHICH EXTEND ON THE SITE SHOULD INCLUDE NONPLANT MATERIALS SUCH AS RIVER GRAVEL, WOODCHIPS, ETC. THE ONLY PLANT SPECIES WHICH SHALL BE PLANTED WITHIN THE DRIPLINE OF OAK TREES ARE THOSE WHICH ARE TOLERANT OF THE NATURAL SEMIARID ENVIRONS OF THE TREES. LIMITED DRIP IRRIGATION APPROXIMATELY MONTHLY DURING LATE SPRING, SUMMER AND EARLY FALL IS RECOMMENDED FOR UNDERSTORY PLANTS.
   - G. NO IN-GROUND SPRINKLER OR IRRIGATION SYSTEM SHALL BE INSTALLED IN SUCH A MANNER THAT IRRIGATES THE GROUND WITHIN THE DRIPLINE PROTECTION AREA OF THE ON-SITE OAK TREES TO BE RETAINED AND ALL PORTIONS OF OFF-SITE OAK TREE DRIPLINES WHICH EXTEND ONTO THE SITE, ABOVE GROUND DRIP IRRIGATION SYSTEMS ARE PERMITTED WITHIN THE OAK TREE DRIPLINES. ABOVE GROUND DRIP IRRIGATION SYSTEMS SHALL BE PLACED ON NATURAL GRADE AND ALL EMITTERS SHALL BE PLACED ON GRADE. NO TRENCHING FOR IRRIGATION LINES WILL BE PERMITTED WITHIN DRIPLINE PROTECTION AREAS.
   - H. PRIOR TO INSTALLATION OF NEW ASPHALT, WEED CONTROL CHEMICALS SHALL NOT BE APPLIED WHERE THEY MAY LEACH INTO THE DRIPLINE OF ANY PROTECTED TREE(S).



A TREE PLANTING



Native Topsoil	Soil Conditioner	Sulfate
2 Parts	1 Part	1 lb/cy

B SHRUB PLANTING

PLANT SCHEDULE

ID	Size	Qty.	Botanical Name	Common Name	Water Use
1	5 gal.	4	Ceanothus Concha	California Lilac	L
2	5 gal.	3	Cistus Ladanifer	Crimson Spot Rockrose	L
3	5 gal.	12	Escallonia Pradaall	Escallonia	M
4	5 gal.	24	Nandina Domestica	Heavenly Bamboo	M
5	5 gal.	16	Pittosporum Tobira	Pittosporum Wheeler's Dwarf	L
6	5 gal.	36	Rhamnus Californica	Coffeeberry	L
7	5 gal.	13	Rhus Ovata	Sugar Bush	L
8	5 gal.	9	Nerium Oleander	Dwarf Oleander	L
9	5 gal.	27	Dietes Vegeta	Fortnight Lily	L
10	5 gal.	27	Rhaphiolepis Indica	Indie Hawthorn	L
11	5 gal.	10	Cotoneaster Dammeri	Bearberry	L

TREE SCHEDULE

ID	Size	Qty.	Botanical Name	Common Name	Water Use
A	15 gal.	1	Pistacia Chinensis	Chinese Pistache	L
B	15 gal.	5	Platanus Acerifolia	London Plane	L
C	15 gal.	2	Zelkova Serrata	Zelkova	L
D	15 gal.	2	Lagerstroemia Indica	Crape Myrtle	L
E	24" box	4	Quercus Lobata	Valley Oak	L
F	24" box	3	Quercus Douglasii	Blue Oak	L

PARKING LOT SHADING CALCULATIONS

TREES	BOTANICAL NAME	FULL (100 %)	75%	HALF (50%)
A	Pistacia Chinensis	2 @ 962 = 1924 S.F.		4 @ 481 = 1924 S.F.
B	Platanus Acerifolia	5 @ 962 = 7696 S.F.		6 @ 481 = 2886 S.F.
C	Zelkova Serrata	3 @ 962 = 2886 S.F.		4 @ 481 = 1924 S.F.
D	Lagerstroemia Indica		3 @ 722 = 2166 S.F.	
E	Quercus Lobata			1 @ 481 = 481 S.F.
F	Quercus Douglasii	2 @ 962 = 1924 S.F.	1 @ 722 = 722 S.F.	
TOTAL		14,430 S.F.	2,888 S.F.	7,215 S.F.

TOTAL SHADING AREA: 24,533 S.F.
TOTAL PARKING AREA: 45,048 S.F.

ALMANZA LANDSCAPE
DESIGN BY HENRY H. ALMANZA
LIC#(SE #982169 (916) 483-8727

REVISIONS

PLAN: REMODEL/ ADDITION

PROJECT TITLE: RANCHO CORDOVA KINGDOM HALL
11070 HIRSCHFELD WAY
RANCHO CORDOVA, CA 95670

SHEET TITLE: LANDSCAPE PLAN

DRAWING DATE: 06-04-2007
DRAFTER: C. DINSCALE
SIGNATURE:

DR7

EXHIBIT A

April 10, 2007 Planning Commission Meeting Minutes
Agenda Item 3B Consideration of the Design Review for Kingdom of Jehovah's Witnesses RC-07-314

Request: The applicant is seeking Design Review approval for a 3,620 sq. ft. addition to an existing 3,200 sq. ft. Kingdom Hall. The scope of work includes a façade remodel, enlarged parking lot (approx. 80 additional spaces), ADA and landscaping improvements, and removal of one oak tree and related tree mitigation.
Project Applicant: Victor Silva, Trustee, 2301 West La Loma Dr., Rancho Cordova, CA 95670
Project Location: APN: 058-0251-004 & 058-0251-005; 11075 Hirschfeld Way.

Assistant Planner Katja Irvin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review for Kingdom Hall of Jehovah's Witnesses, Project No. RC-07-314, subject to the findings, evidence, Design Package, and Conditions of Approval. Chair Moe opened the public hearing and took testimony from Victor Silva, project applicant and Joe Le Ford, project overseer.

The Commissioners had the following concerns and comments:

- Johnson-Clarification of roof exhibit-will it be tile? Le Ford-The roof material will be Monroy light tile.
- Johnson-Have either of the churches to the north or south commented on this proposed expansion? Irvin-No.
- Moe-Were they noticed? Irvin-Yes.
- Burke-At one time staff reports referred to public hearing noticing protocol, is this no longer a practice? Junker-If it is of interest to the Commission, we can return that section to the reports.
- Burke-Is the trash enclosed on this property and the property fenced? Irvin-There is no trash enclosure, but there are walled in areas for trash cans that will be wheeled out to the street. There is fencing around the interior perimeter, although the one along the front will be removed.
- Cummings-It appears that this building will be over two stories; no residents in the neighborhood forwarded any concerns regarding height? Junker-We received no comments, written or oral, and noticing is sent to all properties within a 500 feet radius of the project.
- Cummings-How tall will this building be? Irvin-20 feet 7 inches. Junker-This building is between a one story and two story house in scale, and the rendering is a perspective; the addition will actually be the same height as the existing building. Le Ford-The elevations are going to stay the same.
- Cummings-How many total parking spaces will there be on site? Irvin-There will be 97 parking spaces. Le Ford-We are currently using the adjacent lot as overflow parking, so essentially we will be paving it.
- Cummings-Was that parking information provided to the Rancho Cordova Police Department? Irvin-RCPD received all of these plans, and that information in particular is on the site plan.

- Cummings-RCPD did not address traffic at all in their report, although they did address safety issues at the site. It would seem that there would be traffic issues on that street with services most evenings and such a large number of parking spaces provided to accommodate attendees. Irvin-Traffic volume would be more of a concern of the Public Works Department, and they had no comment. Silva-Our meeting times are staggered, so there wouldn't be an issue of large groups of people arriving or leaving at the same time.
- Cummings-Condition of approval number 5 discusses a chain link fence being put up to protect the tree; will that remain only during construction? Irvin-Yes, it will be removed after construction is completed.
- Cummings-There is nothing in the conditions of approval requiring matching iron fencing; is this something that we need to consider requesting? Irvin-It is an attractive metal fencing that is painted green. De Silva-The fencing is all painted to match, except for the west designation which is a wood frame screening the view from the existing homes.
- Cummings-Are any new fences being added? Irvin-No.
- Johnson-The parking lot is being expanded, and there appear to be 2 cul de sacs down the street-is there any intention to close the parking lot to prevent overflow parking? Irvin-We would rather not have the parking lot chained off, but if the applicant runs into issues they could certainly look into that.
- Burke-Will there be any signage in front? Le Ford-We will have a monument sign.
- Burke-Will you have any lettering on the building itself? Le Ford-We may put the meeting times there. Silva-There is currently writing on the wall that will be pulled down to the monument.
- Moe-Is the sign being considered as part of the approval tonight? Irvin-It will go through the sign permit process.
- Johnson-Will the roof tiles you mentioned earlier be placed on both buildings? Le Ford-Yes, we will remove the existing building's tile, and have all new tile on both.
- Johnson-The building has no windows, is that why there is landscaping on the street side, to improve the appearance of the wall? Le Ford-That is correct.
- Johnson-There is a significant amount of landscaping detailed on the plan-who will maintain it? Silva-We have groups who volunteer to maintain the landscaping. Irvin-We send the landscape plans out to a landscape architect who reviews the plans for maintainability, and there were no foreseen issues.
- Johnson-Is the building used for anything other than worship services? Silva-The facility is not rented out for recreational purposes or to outside groups.
- Konarski-Have you had any issues with vandalism? Le Ford-We've had very little to none over the last 35 years, there is usually someone there every day to keep a close eye on the property.
- Cummings-Are the wall pack lights going to be in the back of the property? Le Ford-We will have some auxiliary lighting on poles not shown on the plans, wall packs that will be around the building, and parking lot lighting.
- Cummings-With regards to the lighting plan both on the building and the parking lot, is it your opinion that there is enough illumination for people without causing the neighbors to experience glare? Irvin-We looked very closely at the lighting levels on the rear property line to make sure that they weren't too bright, and we are requiring them to do shielding along that edge to prevent light spill. They have also met our requirements for parking lot lighting.
- Cummings-How will the light be blocked from the residents, is there a barrier on one side of the light fixture? Irvin-Yes.

- Moe-Will the existing building be repainted? Le Ford-There will be a completely new façade and they will both appear brand new.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Savorn, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review for Kingdom Hall of Jehovah's Witnesses, Project No. RC-07-314, subject to the findings, evidence, Design Package, and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

	APN_D	OWNERNAME	M_HSENO	M_STREET	M_SFX	M_UNIT	M_CITY	M_STATE	M_ZIP
1	058-0251-004,005	RANCHO CORDOVA KINGDOM HALL	11075	HIRSCHFELD	WAY		RANCHO CORDOVA	CA	95670
2	058-0243-002-0000	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT	125	E BIDWELL	ST		FOLSOM	CA	95630
3	058-0251-001-0000	METHODIST CHUR RNCHO CORDOVA INC	2101	ZINFANDEL	DR		RANCHO CORDOVA	CA	95670
4	058-0251-003-0000	SACTO ST MARYS COPTIC ORTHODOX CHURCH		PO BOX 3045			RANCHO CORDOVA	CA	95741
5	058-0252-013-0000	11070 VINTAGE LLC	1825	DEL PASO	BLVD		SACRAMENTO	CA	95815
6	058-0311-002-0000	HUSEIN & SUADA MURAN	9536	MIRANDY	DR		SACRAMENTO	CA	95827
7	058-0311-033-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
8	058-0312-011-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
9	058-0312-012-0000	ANGELICA OSVALDO & LEA DELL TRUST	55	CHICKASAW			CORTE MADERA	CA	94925
10	058-0312-013-0000	JOE A & MARLEEN STEVENSON	10997	HIRSCHFELD	WAY		RANCHO CORDOVA	CA	95670
11	058-0312-014-0000	JOHN T & STEPHANIE G STEPHENS	11048	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
12	058-0312-015-0000	ROBERT J & SHARON GREENE	8794	INISHEER	WAY		SACRAMENTO	CA	95828
13	058-0390-051-0001	GREGORY DAN LEE REVOCABLE TRUST	6423	ROLLING	WAY		CARMICHAEL	CA	95608
14	058-0390-051-0002	LELAND CLARK	2358	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
15	058-0390-051-0003	CAROL A GOLDEN LIVING TRUST	2356	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
16	058-0390-051-0004	WILLIAM G & JULIE A BRUETSCH	2354	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
17	058-0390-051-0005	CHARLTON ADAM MAHONEY	2352	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
18	058-0390-051-0006	CHRISTOPHER & ROBERTA CHAMPION	2350	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
19	058-0390-051-0007	KERRIE K EVANS		PO BOX 1327			PACIFICA	CA	94044
20	058-0390-051-0008	TAWNY BLAKE	2346	BRIDLEWOOD	DR		RANCHO CORDOVA	CA	95670
21	058-0400-043-0000	TAWNY K MACON	2414	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
22	058-0400-044-0000	STOKEWOOD WAY 2418 TRUST		PO BOX 487			RANCHO CORDOVA	CA	95741
23	058-0400-046-0000	AUSTIN R & HELEN E NASH	2430	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
24	058-0400-047-0000	ERNESTO R & ALEJANDRINA VELAZQUEZ	11232	RUSSIAN RIVER	CT		RANCHO CORDOVA	CA	95670
25	058-0400-051-0000	DORIS BACH	2518	AUGIBI	WAY		RANCHO CORDOVA	CA	95670
26	058-0400-052-0000	TIMOTHY M LINDER	2443	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
27	058-0400-053-0000	CHARLES H & SALLY J KEATHLY	2439	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
28	058-0400-054-0000	DEUTSCHE BANK	2015	VAUGHN	RD	#400	KENNESAW	GA	30144
29	058-0400-055-0000	LARRY E & PEGGY J MITCHELL	2431	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
30	058-0400-056-0000	CRAIG DONALD NORTHAM	2427	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
31	058-0400-057-0000	LOUISE B SHEARER 2005 REVOCABLE TRUST	2400	EL LUJO	WAY		RANCHO CORDOVA	CA	95670
32	058-0400-058-0000	JAMES S & CLAIRE C TONEY	2419	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
33	058-0400-059-0000	SYLVIA A & JESSICA E MUNOZ	2415	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
34	058-0400-060-0000	JAMES T HOLMAN 2006 TRUST	11005	CYPRESSWOOD	WAY		RANCHO CORDOVA	CA	95670
35	058-0400-061-0000	DENNIS & MELISSA FARRELL	11001	CYPRESSWOOD	WAY		RANCHO CORDOVA	CA	95670
36	058-0400-062-0000	STEVEN C & MAUREEN J NELSON	2405	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
37	058-0400-063-0000	JAMES I & DARLENE M FARRELL	2401	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
38	058-0400-071-0000	DAVID & NANCY SCHRUTZ	10983	CYPRESSWOOD	WAY		RANCHO CORDOVA	CA	95670
39	058-0400-080-0000	INNA & OLEG CHERNYY	2426	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
40	058-0430-036-0000	BENJAMIN KING	2455	STOKEWOOD	WAY		RANCHO CORDOVA	CA	95670
41	058-0460-001-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
42	058-0460-002-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
43	058-0460-003-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
44	058-0460-004-0000	BELTON MOURAS	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825

ATTACHMENT 3

45	058-0460-005-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
46	058-0460-006-0000	BARAJAS FAMILY LIMITED PARTNERSHIP	11816	S CARSON	WAY		GOLD RIVER	CA 95670
47	058-0460-007-0000	PETER G OHLSEN		PO BOX 254721			SACRAMENTO	CA 95865
48	058-0460-008-0000	JENNIE WU 1993 REVOCABLE TRUST	5	GOLDFINCH	CT		NOVATO	CA 94947
49	058-0460-009-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
50	058-0460-010-0000	MARGARETTE & JAMES RADULOVICH	2812	WIESE	WAY		SACRAMENTO	CA 95833
51	058-0460-011-0000	BELTON MOURAS	650	HOWE	AVE		SACRAMENTO	CA 95825
52	058-0460-012-0000	BELTON MOURAS	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
53	058-0460-013-0000	BARAJAS FAMILY LIMITED PARTNERSHIP	11816	S CARSON	WAY		GOLD RIVER	CA 95670
54	058-0460-014-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
55	058-0460-015-0000	JAMES L PEARSON		PO BOX 515			MAXWELL	CA 95955
56	058-0460-016-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
57	058-0460-017-0000	BEHRENDT FAMILY TRUST	9567	SOARING OAKS	DR		ELK GROVE	CA 95758
58	058-0460-018-0000	JOHNSTON REVOCABLE TRUST	4120	MINERS	TRL		LOOMIS	CA 95650
59	058-0460-019-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
60	058-0460-020-0000	CODLING S CONSTANCE		PO BOX 1415			ALAMEDA	CA 94501
61	058-0460-021-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
62	058-0460-022-0000	FARGO BK WELLS	1610	E SAINT ANDREW	PL		SANTA ANA	CA 92705
63	058-0460-023-0000	DUPON 8 VENTURES LLC	650	HOWE	AVE	#1020	SACRAMENTO	CA 95825
64	058-0460-024-0000	SOUTHERN CALIF WATER CO		SUNRISE	BLVD		RANCHO CORDOVA	CA 95670
65	058-0470-001-0000	GREGORY SCOTT ELZEA	11117	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
66	058-0470-002-0000	ANNA D DEFRANCES	11121	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
67	058-0470-003-0000	BRADLEY R WITHINGTON	11125	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
68	058-0470-004-0000	RICHARD D SULLIVAN	11129	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
69	058-0470-005-0000	JESUS RIOS	11128	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
70	058-0470-006-0000	SHERRIE D TRUSLER	11124	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
71	058-0470-007-0000	J AND L SCHUFF REVOCABLE TRUST	11122	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
72	058-0470-008-0000	WILLIAM S & OLA M CALHOUN	11116	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
73	058-0470-009-0000	DWIGHT P & ELAINE R RUSSELL	22512	ADOBE	RD		RED BLUFF	CA 96080
74	058-0470-010-0000	MARY GOWER	11108	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
75	058-0470-011-0000	MARVIN T DYE	11104	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
76	058-0470-012-0000	DAVID A CAVALLARO	11100	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
77	058-0470-013-0000	TUNG Y KAN	11096	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
78	058-0470-014-0000	ROSEMARIE FITZHUGH	11092	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
79	058-0470-015-0000	ALLISON & STANLEY D SANDERS	11088	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
80	058-0470-016-0000	CHRISTOPHER M KORB	11084	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
81	058-0470-017-0000	BRIEN E KING	11080	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
82	058-0470-018-0000	MARVIN C & MARY WILLIAMS	11076	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
83	058-0470-019-0000	RON SHEEHAN	11070	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
84	058-0470-020-0000	BLAINE R & SHAYNE E NELSON	11062	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
85	058-0470-021-0000	CHAD LESTER & LESLEY F THOMPSON	11056	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
86	058-0470-022-0000	BURGIN FAMILY REVOCABLE TRUST	11052	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
87	058-0470-023-0000	MICHAEL J & DOROTHY A FARLEY	11053	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670
88	058-0470-024-0000	BRADLEY D NYE	11057	GINGERWOOD	WAY		GOLD RIVER	CA 95670
89	058-0470-025-0000	LYNNE A SKAGGS	11061	GINGERWOOD	WAY		RANCHO CORDOVA	CA 95670

90	058-0470-026-0000	JAMES L ANDREWS	11065	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
91	058-0470-027-0000	ELENA VENIKOVA	11069	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
92	058-0470-028-0000	DEAN & JAYNE Y NELSON	11073	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
93	058-0470-029-0000	JAMES M & PATRICIA A MIESSE	11075	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
94	058-0470-030-0000	CLEO D FEDJE 2005 REVOCABLE TRUST	11079	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
95	058-0470-031-0000	GABRIELLE A & STEPHEN A YOST	11083	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
96	058-0470-032-0000	STEVEN R & BARBARA J BON	238	EVELYN	WAY		FOLSOM	CA	95630
97	058-0470-033-0000	GLENDA R BIEN	11095	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
98	058-0470-034-0000	DENNIS A & SANDRA L BROOKS	11101	GINGERWOOD	WAY		RANCHO CORDOVA	CA	95670
99	058-0470-035-0000	VICTOR E & VERONICA M SAMPSON	11012	CYPRESSWOOD	WAY		RANCHO CORDOVA	CA	95670
100	058-0470-036-0000	STEPHEN R PITTS	11008	CYPRESSWOOD	WAY		RANCHO CORDOVA	CA	95670
101	058-0470-037-0000	DAVIS REVOCABLE TRUST	7690	MARIPOSA GLEN	WAY		CITRUS HEIGHTS	CA	95610
102	058-0470-038-0000	BELTON MOURAS	650	HOWE	AVE	#1020	SACRAMENTO	CA	95825
103	058-0470-039-0000	MICHAEL VO		PO BOX 4191			SANTA CLARA	CA	95056
104	058-0470-040-0000	THOMAS C TOBIN TRUST	2464	TWIN	CT		RANCHO CORDOVA	CA	95670
105	058-0470-041-0000	FRANKLIN & ADRIENNE J WU	5	GOLDFINCH	CT		NOVATO	CA	94947
106	058-0470-042-0000	STEVEN JAY SEELEY	2463	MONIER	CIR		RANCHO CORDOVA	CA	95742
107	058-0470-043-0000	FRED J D HARRELD	2465	TWIN	CT		RANCHO CORDOVA	CA	95670
108	058-0470-044-0000	ADRIENNE JUNE & FRANKLIN WU REVOCABLE TRUST	5	GOLDFINCH	CT		NOVATO	CA	94947
109	058-0470-045-0000	STR8UP FAMILY LIMITED PARTNERSHIP	3253	COLLINGSWOOD	DR		EL DORADO HILL	CA	95762
110	058-0470-046-0000	JOHN J CORRIGAN	5010	SUSAN OAK	DR		FAIR OAKS	CA	95628
111	058-0500-009-0000	BRIAN & AMIE GALLETTA	2426	RASHAWN	DR		RANCHO CORDOVA	CA	95670
112	058-0500-010-0000	CYNTHIA DAWN WOODARDS	2428	RASHAWN	DR		RANCHO CORDOVA	CA	95670
113	058-0510-018-0000	BECKY MCELHONE	2448	RASHAWN	DR		RANCHO CORDOVA	CA	95670
114	058-0510-019-0000	GARY D MELLOTT	2446	RASHAWN	DR		RANCHO CORDOVA	CA	95670
115	058-0510-020-0000	STEVEN M GARRETSON	11127	OBERUN RIVER	CT		RANCHO CORDOVA	CA	95670
116	058-0510-021-0000	JOSEPH FLETCHER	2442	RASHAWN	DR		RANCHO CORDOVA	CA	95670
117	058-0510-022-0000	SANDRA J & SHANE M NORTON	11112	CONGO RIVER	CT		RANCHO CORDOVA	CA	95670
118	058-0510-023-0000	RUTH R MILLER REVOCABLE 1993 TRUST	2438	RASHAWN	DR		RANCHO CORDOVA	CA	95670
119	058-0510-024-0000	PETER MACYS		PO BOX 2082			RANCHO CORDOVA	CA	95741
120	058-0510-025-0000	LEXI ALLISON	2434	RASHAWN	DR		RANCHO CORDOVA	CA	95670
121	058-0510-026-0000	WILMA F BROWN	2432	RASHAWN	DR		RANCHO CORDOVA	CA	95670
122	058-0510-027-0000	SABRINA ELIZABETH BARKER	3958	MAGNOLIA HILLS	DR		EL DORADO HILL	CA	95762

APN_D	OWNERNAME	S_HSENO	S_STREET	S_SFX	S_CITY	S_STATE	S_ZIP
058-0251-003-0000	SACTO ST MARYS COPTIC ORTHODOX CHURCH	11055	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0252-013-0000	11070 VINTAGE LLC	11070	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0311-002-0000	HUSEIN & SUADA MURAN	11004	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0311-033-0000	DUPON 8 VENTURES LLC	11008	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0312-011-0000	DUPON 8 VENTURES LLC	10989	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0312-012-0000	OSVALDO & LEA DELL' ANGELICA REVOCABLE TRUST	10993	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0312-015-0000	ROBERT J & SHARON GREENE	11044	GINGERWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0390-051-0001	GREGORY DAN LEE REVOCABLE TRUST	2360	BRIDLEWOOD	DR	RANCHO CORDOVA	CA	95670
058-0390-051-0007	KERRIE K EVANS	2348	BRIDLEWOOD	DR	RANCHO CORDOVA	CA	95670
058-0400-044-0000	STOKEWOOD WAY 2418 TRUST	2418	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0400-047-0000	ERNESTO R & ALEJANDRINA VELAZQUEZ	2434	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0400-051-0000	DORIS BACH	2447	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0400-054-0000	DEUTSCHE BANK	2435	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0400-057-0000	LOUISE B SHEARER 2005 REVOCABLE TRUST	2423	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0400-058-0000	JAMES S & CLAIRE C TONEY	2419	STOKEWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0460-001-0000	DUPON 8 VENTURES LLC	11061	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-002-0000	DUPON 8 VENTURES LLC	11065	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-003-0000	DUPON 8 VENTURES LLC	11069	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-004-0000	BELTON MOURAS	11073	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-005-0000	DUPON 8 VENTURES LLC	11077	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-006-0000	BARAJAS FAMILY LIMITED PARTNERSHIP	11081	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-007-0000	PETER G OHLSEN	11085	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-008-0000	JENNIE WU 1993 REVOCABLE TRUST	11089	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-009-0000	DUPON 8 VENTURES LLC	11088	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-010-0000	MARGARETTE & JAMES RADULOVICH	11084	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-011-0000	BELTON MOURAS	11080	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-012-0000	BELTON MOURAS	11076	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-013-0000	BARAJAS FAMILY LIMITED PARTNERSHIP	11072	ERLA	CT	RANCHO CORDOVA	CA	95670
058-0460-014-0000	DUPON 8 VENTURES LLC	11044	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0460-015-0000	JAMES L PEARSON	11040	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0460-016-0000	DUPON 8 VENTURES LLC	11061	GOLLER	CT	RANCHO CORDOVA	CA	95670
058-0460-017-0000	BEHRENDT FAMILY TRUST	11067	GOLLER	CT	RANCHO CORDOVA	CA	95670
058-0460-018-0000	JOHNSTON REVOCABLE TRUST	11068	GOLLER	CT	RANCHO CORDOVA	CA	95670
058-0460-019-0000	DUPON 8 VENTURES LLC	11064	GOLLER	CT	RANCHO CORDOVA	CA	95670
058-0460-020-0000	CODLING S CONSTANCE	11060	GOLLER	CT	RANCHO CORDOVA	CA	95670
058-0460-021-0000	DUPON 8 VENTURES LLC	11022	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0460-022-0000	FARGO BK WELLS	11018	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0460-023-0000	DUPON 8 VENTURES LLC	11014	HIRSCHFELD	WAY	RANCHO CORDOVA	CA	95670
058-0460-024-0000	SOUTHERN CALIF WATER CO		SUNRISE	BLVD		CA	95670
058-0470-009-0000	DWIGHT P & ELAINE R RUSSELL	11112	GINGERWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0470-032-0000	STEVEN R & BARBARA J BON	11087	GINGERWOOD	WAY	RANCHO CORDOVA	CA	95670

058-0470-037-0000	DAVIS REVOCABLE TRUST	11004	CYPRESSWOOD	WAY	RANCHO CORDOVA	CA	95670
058-0470-038-0000	BELTON MOURAS	2472	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-039-0000	MICHAEL VO	2468	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-041-0000	FRANKLIN & ADRIENNE J WU	2460	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-042-0000	STEVEN JAY SEELEY	2461	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-044-0000	ADRIENNE JUNE & FRANKLIN WU REVOCABLE TRUST	2469	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-045-0000	STR8UP FAMILY LIMITED PARTNERSHIP	2473	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0470-046-0000	JOHN J CORRIGAN	2477	TWIN	CT	RANCHO CORDOVA	CA	95670
058-0510-020-0000	STEVEN M GARRETSON	2444	RASHAWN	DR	RANCHO CORDOVA	CA	95670
058-0510-022-0000	SANDRA J & SHANE M NORTON	2440	RASHAWN	DR	RANCHO CORDOVA	CA	95670
058-0510-024-0000	PETER MACYS	2436	RASHAWN	DR	RANCHO CORDOVA	CA	95670
058-0510-027-0000	SABRINA ELIZABETH BARKER	2430	RASHAWN	DR	RANCHO CORDOVA	CA	95670

058-0251-004,005
RANCHO CORDOVA KINGDOM HALL
11075 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0243-002-0000
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
125 E BIDWELL ST
FOLSOM CA 95630

058-0251-001-0000
METHODIST CHUR RNCHO CORDOVA INC
2101 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0251-003-0000
SACTO ST MARYS COPTIC ORTHODOX CHURCH
PO BOX 3045
RANCHO CORDOVA CA 95741

058-0252-013-0000
11070 VINTAGE LLC
1825 DEL PASO BLVD
SACRAMENTO CA 95815

058-0311-002-0000
HUSEIN & SUADA MURAN
9536 MIRANDY DR
SACRAMENTO CA 95827

058-0311-033-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0312-011-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0312-012-0000
ANGELICA OSVALDO & LEA DELL TRUST
55 CHICKASAW
CORTE MADERA CA 94925

058-0312-013-0000
JOE A & MARLEEN STEVENSON
10997 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0312-014-0000
JOHN T & STEPHANIE G STEPHENS
11048 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0312-015-0000
ROBERT J & SHARON GREENE
8794 INISHEER WAY
SACRAMENTO CA 95828

058-0390-051-0001
GREGORY DAN LEE REVOCABLE TRUST
6423 ROLLING WAY
CARMICHAEL CA 95608

058-0390-051-0002
LELAND CLARK
2358 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0003
CAROL A GOLDEN LIVING TRUST
2356 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0004
WILLIAM G & JULIE A BRUETSCH
2354 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0005
CHARLTON ADAM MAHONEY
2352 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0006
CHRISTOPHER & ROBERTA CHAMPION
2350 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0007
KERRIE K EVANS
PO BOX 1327
PACIFICA CA 94044

058-0390-051-0008
TAWNY BLAKE
2346 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0400-043-0000
TAWNY K MACON
2414 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-044-0000
STOKEWOOD WAY 2418 TRUST
PO BOX 487
RANCHO CORDOVA CA 95741

058-0400-046-0000
AUSTIN R & HELEN E NASH
2430 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-047-0000
ERNESTO R & ALEJANDRINA VELAZQUEZ
11232 RUSSIAN RIVER CT
RANCHO CORDOVA CA 95670

058-0400-051-0000
DORIS BACH
2518 AUGIBI WAY
RANCHO CORDOVA CA 95670

058-0400-052-0000
TIMOTHY M LINDER
2443 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-053-0000
CHARLES H & SALLY J KEATHLY
2439 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-054-0000
DEUTSCHE BANK
2015 VAUGHN RD #400
KENNESAW GA 30144

058-0400-055-0000
LARRY E & PEGGY J MITCHELL
2431 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-056-0000
CRAIG DONALD NORTHAM
2427 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-057-0000
LOUISE B SHEARER 2005 REVOCABLE TRUST
2400 EL LUJO WAY
RANCHO CORDOVA CA 95670

058-0400-058-0000
JAMES S & CLAIRE C TONEY
2419 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-059-0000
SYLVIA A & JESSICA E MUNOZ
2415 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-060-0000
JAMES T HOLMAN 2006 TRUST
11005 CYPRESSWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-061-0000
DENNIS & MELISSA FARRELL
11001 CYPRESSWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-062-0000
STEVEN C & MAUREEN J NELSON
2405 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-063-0000
JAMES I & DARLENE M FARRELL
2401 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-071-0000
DAVID & NANCY SCHRUTZ
10983 CYPRESSWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-080-0000
INNA & OLEG CHERNYY
2426 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0430-036-0000
BENJAMIN KING
2455 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0460-001-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-002-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-003-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-004-0000
BELTON MOURAS
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-005-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-006-0000
BARAJAS FAMILY LIMITED PARTNERSHIP
11816 S CARSON WAY
GOLD RIVER CA 95670

058-0460-007-0000
PETER G OHLSEN
PO BOX 254721
SACRAMENTO CA 95865

058-0460-008-0000
JENNIE WU 1993 REVOCABLE TRUST
5 GOLDFINCH CT
NOVATO CA 94947

058-0460-009-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-010-0000
MARGARETTE & JAMES RADULOVICH
2812 WIESE WAY
SACRAMENTO CA 95833

058-0460-011-0000
BELTON MOURAS
650 HOWE AVE
SACRAMENTO CA 95825

058-0460-012-0000
BELTON MOURAS
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-013-0000
BARAJAS FAMILY LIMITED PARTNERSHIP
11816 S CARSON WAY
GOLD RIVER CA 95670

058-0460-014-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-015-0000
JAMES L PEARSON
PO BOX 515
MAXWELL CA 95955

058-0460-016-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-017-0000
BEHRENDT FAMILY TRUST
9567 SOARING OAKS DR
ELK GROVE CA 95758

058-0460-018-0000
JOHNSTON REVOCABLE TRUST
4120 MINERS TRL
LOOMIS CA 95650

058-0460-019-0000
DUPON 8 VENTURES LLC
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0460-020-0000
CODLING S CONSTANCE
PO BOX 1415
ALAMEDA CA 94501

058-0460-021-0000 DUPON 8 VENTURES LLC 650 HOWE AVE #1020 SACRAMENTO CA 95825	058-0460-022-0000 FARGO BK WELLS 1610 E SAINT ANDREW PL SANTA ANA CA 92705	058-0460-023-0000 DUPON 8 VENTURES LLC 650 HOWE AVE #1020 SACRAMENTO CA 95825
058-0460-024-0000 SOUTHERN CALIF WATER CO SUNRISE BLVD RANCHO CORDOVA CA 95670	058-0470-001-0000 GREGORY SCOTT ELZEA 11117 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-002-0000 ANNA D DEFRANCES 11121 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-003-0000 BRADLEY R WITHINGTON 11125 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-004-0000 RICHARD D SULLIVAN 11129 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-005-0000 JESUS RIOS 11128 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-006-0000 SHERRIE D TRUSLER 11124 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-007-0000 J AND L SCHUFF REVOCABLE TRUST 11122 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-008-0000 WILLIAM S & OLA M CALHOUN 11116 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-009-0000 DWIGHT P & ELAINE R RUSSELL 22512 ADOBE RD RED BLUFF CA 96080	058-0470-010-0000 MARY GOWER 11108 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-011-0000 MARVIN T DYE 11104 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-012-0000 DAVID A CAVALLARO 11100 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-013-0000 TUNG Y KAN 11096 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-014-0000 ROSEMARIE FITZHUGH 11092 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-015-0000 ALLISON & STANLEY D SANDERS 11088 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-016-0000 CHRISTOPHER M KORB 11084 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-017-0000 BRIEN E KING 11080 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-018-0000 MARVIN C & MARY WILLIAMS 11076 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-019-0000 RON SHEEHAN 11070 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-020-0000 BLAINE R & SHAYNE E NELSON 11062 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-021-0000 CHAD LESTER & LESLEY F THOMPSON 11056 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-022-0000 BURGIN FAMILY REVOCABLE TRUST 11052 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-023-0000 MICHAEL J & DOROTHY A FARLEY 11053 GINGERWOOD WAY RANCHO CORDOVA CA 95670
058-0470-024-0000 BRADLEY D NYE 11057 GINGERWOOD WAY GOLD RIVER CA 95670	058-0470-025-0000 LYNNE A SKAGGS 11061 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-026-0000 JAMES L ANDREWS 11065 GINGERWOOD WAY RANCHO CORDOVA CA 95670

058-0470-027-0000
ELENA VENIKOVA
11069 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-028-0000
DEAN & JAYNE Y NELSON
11073 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-029-0000
JAMES M & PATRICIA A MIESSE
11075 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-030-0000
CLEO D FEDJE 2005 REVOCABLE TRUST
11079 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-031-0000
GABRIELLE A & STEPHEN A YOST
11083 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-032-0000
STEVEN R & BARBARA J BON
238 EVELYN WAY
FOLSOM CA 95630

058-0470-033-0000
GLENDA R BIEN
11095 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-034-0000
DENNIS A & SANDRA L BROOKS
11101 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-035-0000
VICTOR E & VERONICA M SAMPSON
11012 CYPRESSWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-036-0000
STEPHEN R PITTS
11008 CYPRESSWOOD WAY
RANCHO CORDOVA CA 95670

058-0470-037-0000
DAVIS REVOCABLE TRUST
7690 MARIPOSA GLEN WAY
CITRUS HEIGHTS CA 95610

058-0470-038-0000
BELTON MOURAS
650 HOWE AVE #1020
SACRAMENTO CA 95825

058-0470-039-0000
MICHAEL VO
PO BOX 4191
SANTA CLARA CA 95056

058-0470-040-0000
THOMAS C TOBIN TRUST
2464 TWIN CT
RANCHO CORDOVA CA 95670

058-0470-041-0000
FRANKLIN & ADRIENNE J WU
5 GOLDFINCH CT
NOVATO CA 94947

058-0470-042-0000
STEVEN JAY SEELEY
2463 MONIER CIR
RANCHO CORDOVA CA 95742

058-0470-043-0000
FRED J D HARRELD
2465 TWIN CT
RANCHO CORDOVA CA 95670

058-0470-044-0000
ADRIENNE JUNE & FRANKLIN WU
REVOCABLE TRUST
5 GOLDFINCH CT
NOVATO CA 94947

058-0470-045-0000
STR8UP FAMILY LIMITED PARTNERSHIP
3253 COLLINGSWOOD DR
EL DORADO HILL CA 95762

058-0470-046-0000
JOHN J CORRIGAN
5010 SUSAN OAK DR
FAIR OAKS CA 95628

058-0500-009-0000
BRIAN & AMIE GALLETTA
2426 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0500-010-0000
CYNTHIA DAWN WOODARDS
2428 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-018-0000
BECKY MCELHONE
2448 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-019-0000
GARY D MELLOTT
2446 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-020-0000
STEVEN M GARRETSON
11127 OBERUN RIVER CT
RANCHO CORDOVA CA 95670

058-0510-021-0000
JOSEPH FLETCHER
2442 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-022-0000
SANDRA J & SHANE M NORTON
11112 CONGO RIVER CT
RANCHO CORDOVA CA 95670

058-0510-023-0000
RUTH R MILLER REVOCABLE 1993 TRUST
2438 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-024-0000
PETER MACYS
PO BOX 2082
RANCHO CORDOVA CA 95741

058-0510-025-0000
LEXI ALLISON
2434 RASHAWN DR
RANCHO CORDOVA CA 95670

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058-0510-026-0000
WILMA F BROWN
2432 RASHAWN DR
RANCHO CORDOVA CA 95670

058-0510-027-0000
SABRINA ELIZABETH BARKER
3958 MAGNOLIA HILLS DR
EL DORADO HILL CA 95762

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Occupant
11055 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0252-013-0000
Occupant
11070 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0311-002-0000
Occupant
11004 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0311-033-0000
Occupant
11008 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0312-011-0000
Occupant
10989 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0312-012-0000
Occupant
10993 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0312-015-0000
Occupant
11044 GINGERWOOD WAY
RANCHO CORDOVA CA 95670

058-0390-051-0001
Occupant
2360 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0390-051-0007
Occupant
2348 BRIDLEWOOD DR
RANCHO CORDOVA CA 95670

058-0400-044-0000
Occupant
2418 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-047-0000
Occupant
2434 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-051-0000
Occupant
2447 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-054-0000
Occupant
2435 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-057-0000
Occupant
2423 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0400-058-0000
Occupant
2419 STOKEWOOD WAY
RANCHO CORDOVA CA 95670

058-0460-001-0000
Occupant
11061 ERLA CT
RANCHO CORDOVA CA 95670

058-0460-002-0000
Occupant
11065 ERLA CT
RANCHO CORDOVA CA 95670

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11069 ERLA CT
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Occupant
11073 ERLA CT
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Occupant
11081 ERLA CT
RANCHO CORDOVA CA 95670

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11085 ERLA CT
RANCHO CORDOVA CA 95670

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Occupant
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RANCHO CORDOVA CA 95670

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Occupant
11088 ERLA CT
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RANCHO CORDOVA CA 95670

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Occupant
11076 ERLA CT
RANCHO CORDOVA CA 95670

058-0460-013-0000
Occupant
11072 ERLA CT
RANCHO CORDOVA CA 95670

058-0460-014-0000
Occupant
11044 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0460-015-0000
Occupant
11040 HIRSCHFELD WAY
RANCHO CORDOVA CA 95670

058-0460-016-0000 Occupant 11061 GOLLER CT RANCHO CORDOVA CA 95670	058-0460-017-0000 Occupant 11067 GOLLER CT RANCHO CORDOVA CA 95670	058-0460-018-0000 Occupant 11068 GOLLER CT RANCHO CORDOVA CA 95670
058-0460-019-0000 Occupant 11064 GOLLER CT RANCHO CORDOVA CA 95670	058-0460-020-0000 Occupant 11060 GOLLER CT RANCHO CORDOVA CA 95670	058-0460-021-0000 Occupant 11022 HIRSCHFELD WAY RANCHO CORDOVA CA 95670
058-0460-022-0000 Occupant 11018 HIRSCHFELD WAY RANCHO CORDOVA CA 95670	058-0460-023-0000 Occupant 11014 HIRSCHFELD WAY RANCHO CORDOVA CA 95670	058-0460-024-0000 Occupant SUNRISE BLVD CA 95670
058-0470-009-0000 Occupant 11112 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-032-0000 Occupant 11087 GINGERWOOD WAY RANCHO CORDOVA CA 95670	058-0470-037-0000 Occupant 11004 CYPRESSWOOD WAY RANCHO CORDOVA CA 95670
058-0470-038-0000 Occupant 2472 TWIN CT RANCHO CORDOVA CA 95670	058-0470-039-0000 Occupant 2468 TWIN CT RANCHO CORDOVA CA 95670	058-0470-041-0000 Occupant 2460 TWIN CT RANCHO CORDOVA CA 95670
058-0470-042-0000 Occupant 2461 TWIN CT RANCHO CORDOVA CA 95670	058-0470-044-0000 Occupant 2469 TWIN CT RANCHO CORDOVA CA 95670	058-0470-045-0000 Occupant 2473 TWIN CT RANCHO CORDOVA CA 95670
058-0470-046-0000 Occupant 2477 TWIN CT RANCHO CORDOVA CA 95670	058-0510-020-0000 Occupant 2444 RASHAWN DR RANCHO CORDOVA CA 95670	058-0510-022-0000 Occupant 2440 RASHAWN DR RANCHO CORDOVA CA 95670
058-0510-024-0000 Occupant 2436 RASHAWN DR RANCHO CORDOVA CA 95670	058-0510-027-0000 Occupant 2430 RASHAWN DR RANCHO CORDOVA CA 95670	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
March 25, 2010

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, March 25, 2010 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Tom Moe called the meeting to order at 6:00 p.m.

Staff Present: Principal Planner, William Campbell; Associate Planner, Shannan Loveless; Planning Staff, Christopher Jordan; Planning Commission Clerk, Olivia Le Bel

Roll Call:

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

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the March 25, 2010 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Savorn, to approve the agenda of the March 25, 2010 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the minutes of the March 11, 2010 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, seconded by Commissioner Burke, to approve the minutes of the March 11, 2010 meeting. Motion was approved unanimously.

2. PUBLIC COMMENT

There were no public comments heard at this meeting on non-agenda items.

3. PUBLIC HEARING

A. Consideration of a Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, DD6782

Request: The applicant is seeking an amendment to a previously approved Design Review for the expansion of Kingdom Hall. The original Design Review approved an expansion of approximately 3,600 sq. ft. The amendment would reduce the size of the addition to approximately 2,000 sq. ft. The scope of work includes a façade remodel, enlarged parking lot, ADA and landscaping improvements, and removal of one oak tree and related tree mitigation.
Project Applicant: Victor Silva, Trustee, 2301 W. La Loma Drive, Rancho Cordova, CA 95670
Project Location: APN: 058-0251-004, 058-0251-005; 11075 Hirschfield Way
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt

a resolution approving the Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, Project No. DD6782, subject to the findings, evidence, Design Review Package, Monument Sign Design, and Conditions of Approval.

Associate Planner, Shannan Loveless, presented the staff report and described the project and staff's recommendation to the Planning Commission.

The Commissioners had the following concerns and comments:

- Johnson – Who will be occupying the residential units and for what length of time will the stay be? Applicant – We anticipate having missionaries live in the residential units.
- Cummings – Why is there not a commercial trash enclosure included in the site plan? Applicant – the Church does not produce enough waste for a commercial enclosure to be required; we don't have a kitchen or facilities on site. We use large, residential trash bins and that is sufficient for the amount of waste that is produced.
- Vance – Condition of Approval #6 reads that a chain link fence be used; chain link is not City approved. Loveless – the fence would be temporary for construction purposes to protect the oak tree and, therefore, approved for temporary usage during the construction period.
- Moe – Is there a timeline for when will the residential build take place? Loveless – no, the Design Review approval would last in perpetuity with the Design Review, unless the applicant would amend; also, this property is in a residential zone therefore there is nothing inconsistent with having a residential unit on the property.

PUBLIC COMMENT

Victor Silva, Applicant, Trustee for Kingdom Hall of Jehovah's Witnesses

- The start date of the residential build has yet to be determined, possibly in one or two years; the residential units are phase two of the project. Right now, we are focused on improving the church itself. It was built in 1967 and does not comply with current ADA regulations.
    - Konarski – Have you planned any type of security for when the residential units are unoccupied? Applicant – we currently have a tube steel fence around the entire property; we also have a mounted SMUD light on the property. There is also a proposal have gates at the entrance of the facility.
    - Burke –Do you anticipate keeping the building-mounted signage as well as adding the monument sign? Will the monument sign be illuminated? Applicant – We will be removing the building-attached sign and will have only the illuminated monument sign.

Chair Moe closed the public hearing

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Savorn that the Planning Commission forwards a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, Project No. DD6782, subject to the findings, evidence, Design Review Package, Monument Sign Design, and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Vance, Savorn, Moe
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

B. Consideration of a Conditional Use Permit for Quality Tune-Up Lube Bay Addition, DD6798

Request: The applicant is requesting a Conditional Use Permit to allow a 420 square-foot service bay addition to an existing structure, located in the Folsom Blvd Specific Plan.
Project Applicant: Tom McVey, 30315 Stanford Ranch Road, Suite 144, Rocklin, CA 95765
Project Location: APN: 057-0293-001; 10801 Folsom Boulevard
Recommendation: Staff recommends the Planning Commission find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopts Resolution 149-2010 approving the Conditional Use Permit, as submitted and subject to the conditions of approval.

Principal Planner William Campbell presented the staff report and described the project and staff's recommendation to the Planning Commission.

The Commissioners had the following concerns and comments:

- Savorn – Would these landscaping improvements have occurred during the Folsom Boulevard improvements had the Applicant not applied for the Conditional Use Permit? Campbell – only the landscaping on the frontage of Folsom Boulevard would have been improved.
- Cummings – Is there a reason why this project is not going through a Design Review? Campbell – a Design Review is not required for an additional to an existing building less than 1,000 square feet.

PUBLIC COMMENT

Tom Piskor, Developer Agent & Tom McVey, Applicant

- The building is proposed to be painted; we are waiting until the addition is complete. We will be matching the current paint colors. The sign will remain the same but we will be removing the wooden fence that surrounds the base of the pole.
    - Cummings – Do you have plans to add a awning to the new structure? Do you anticipate further expanding this structure? Developer Agent – no, we are not planning on adding a new awning. Applicant – no there will not be room on the site for further expansion.

Chair Moe closed the public hearing

Action:

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn that the Planning Commission find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopts Resolution 149-2010 approving the Conditional Use Permit, as submitted and subject to the Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Vance, Savorn, Moe
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

C. Consideration of a Design Review for Meadow Hills (Anatolia III), DD6843

Request: The applicant is seeking Design Review approval for single-family homes to be constructed in portions of Villages 22 and 24 in Anatolia III.
Project Applicant: MHP Builders, Inc., Richard Luck, 3202 W. March Lane, Suite A, Stockton, CA 95219
Project Location: APNs: Village 22: 067-0710-008 thru 023; 067-0710-031 thru 041; 067-0710-043 thru 068; 067-0720-009 thru 015; 067-0730-028 thru 036. Village 23: 067-0670-075 thru 079; 067-0710-042; portions of Country Garden Dr, Mossy Stone Way, and Otter Pond Way
Recommendation: Staff recommends the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III, adopted by the Sacramento County Board of Supervisors, adequately addresses the environmental impacts for the project and adopt Resolution No. 147-2010 approving the Design Review for portions of Villages 22 & Village 24 of Anatolia III, Project No. DD6843, subject to the findings, attached Design Review Package and Conditions of Approval.

Associate Planner Shannan Loveless presented the staff report and described the project and staff's recommendation to the Planning Commission.

The Commissioners had the following concerns and comments:

- Savorn – Has there been discussion of using drought-tolerance landscaping? Campbell – there are existing water conservation standards that were adopted by SB325. These are conceptual landscape plans for the purpose of the design review; when landscape plans are submitted they will be reviewed by a landscape architect.
- Konarski – Where will residents keep their trash bins? Loveless – we anticipate them being placed in the side yard behind the return fence.
- Cummings – Is there a requirement of where the street address be placed on the home? Loveless – the Fire Department has a requirement that the address be placed on the front of the home, closest to the street.

PUBLIC COMMENT

Dave Jagoe, Design Consultant

- We were able to provide larger backyards by adding two-story plans to the development which is a nice amenity. We anticipate placing single-story homes on the corner but would like the flexibility to utilize any of the four plans on corner lots.

Stephanie Knickerbock, Legacy Homes Representative

- We are aware of the City's ordinance to keep trash bins behind the property fence. We currently do not have plans to pour concrete in the side yard; we want to allow the property owner to have the flexibility to match their concrete should they prefer to pour a patio in the backyard. We currently do not have a definitive solar plan but are working on making solar options available to buyers.

Chair Moe closed the public hearing

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Vance that the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III, adopted by the Sacramento County Board of Supervisors, adequately addresses the environmental impacts for the project and adopts Resolution No. 147-2010 approving the Design Review for portions of Villages 22 & Village 24 of Anatolia III, Project No. DD6843, subject to the findings, Design Review Package and Conditions of Approval as amended.

- Conditions of Approval were amended to include an item requirement that the Applicant shall provide concrete or similar hardscape, from the front sidewalk or driveway to the side yard gate on the garage side of each home, for the purpose of rolling the recycle and waste containers behind the gate at the side yard.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Vance, Savorn, Moe
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

4. REGULAR CALENDAR ITEM

A. Review of the 2009 General Plan Annual Report

Request: State law requires that the City complete an annual review of the General Plan by April 1 of each year, covering the previous calendar year.
Project Applicant: Not applicable
Project Location: Not applicable
Recommendation: Staff requests that the Planning Commission adopt Resolution No. 148-2010 of the Planning Commission of the City of Rancho Cordova directing staff to submit the 2009 General Plan Annual Report to the Office of Planning and Research, State Housing and Community Development Department, and the City Council.

Planning Staff Christopher Jordan presented the staff report and reviewed the annual report and staff's recommendation to the Planning Commission.

The Commissioners had the following concerns and comments:

- Konarski – What will the economic impacts be for the City to fully acquire the Annexation area? Jordan – the details are available in the Tax Sharing Agreement. Campbell – staff will include a copy of the Tax Sharing Agreement in the next agenda packet.

Action:

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn that the Planning Commission adopts Resolution No. 148-2010 directing staff to submit the 2009 General Plan Annual Report to the Office of Planning and Research, State Housing and Community Development Department, and the City Council.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Vance, Savorn, Moe
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

6. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

Commissioner Cummings made the followings requests for discussion at a future date:

- Modify the Zoning Code provision that 1,000 gross square foot or less is exempt from design review. The Planning Commission to discuss either a smaller square footage threshold or that all commercial additions be design reviewed by the Planning Commission.
- Residential developers present their options for solar on their projects as part of the Design Review.

Commissioner Cummings also requested that Staff provide periodic updates on the Folsom Boulevard improvement project.

7. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- NONE

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:22 p.m., March 25, 2010, to the next scheduled meeting.

_____
Tom Moe, Planning Commission Chair

_____
William Campbell, Principal Planner

ATTEST:

_____
Olivia Le Bel, Planning Commission Clerk

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: **RESOLUTION AUTHORIZING THE GENERAL PLAN CONSISTENT WITH PRE-ZONING DESIGNATIONS AND AN ORDINANCE ESTABLISHING PRE-ZONING DESIGNATIONS FOR THE ANNEXATION AREA EAST OF SUNRISE BOULEVARD AND SOUTH OF HIGHWAY 50, AMENDING THE ZONING CODE TO ADD A GENERAL COMMERCIAL (GC) AND A LIGHT INDUSTRIAL (M-1) ZONING CLASSIFICATIONS, AND RELATED PROVISIONS**

RECOMMENDATION

That Council:
a) Waive first reading and introduce Ordinance No. 7-2010; and
b) Adopt Resolution No. 26-2010

RESULT OF RECOMMENDED ACTION

The proposed zoning map and text changes will maintain, and in some cases, expand the land use opportunities for the majority of properties within the annexation area when it becomes part of the City on July 1, 2010. All properties will maintain a similar zoning classification under City jurisdiction that they enjoyed under the County and the number of permitted land uses will be expanded. Where practical, procedures for obtaining a use permit for certain commercial uses will be simplified. The Convention Center Overlay will be applied in a portion of the annexation area as indicated by the General Plan, with a minor boundary modification proposed by staff.

BACKGROUND

Staff has worked actively with property and business owners with interests in the annexation area to ensure that the City's land use regulations will support and promote the growth of existing and future businesses. Following a series of workshops and individual meetings, staff presented zoning amendments to the Planning Commission on April 8, 2010. The Planning Commission voted unanimously to recommend City Council approval of the annexation area pre-zoning and changes to the City's Zoning Code to support and implement the pre-zoning amendments. The proposed modifications recommended by the Planning Commission accomplish the following:

- Change the pre-zoning designations established for the annexation area east of Sunrise Boulevard and South of Highway 50 to keep the current zoning (County zoning) pattern in place when the area is annexed into the City on July 1, 2010;

- Amend the Zoning Code to add a General Commercial (GC) and a Light Industrial (M-1) zoning classification and related provisions; and

- Amend the pre-zoning and General Plan designations for the annexation area to adjust the boundary of the Convention Center Overlay to remove three industrial parcels east of Citrus Road.

Figure 1
Annexation Pre-Zoning Designations

Current Pre-Zoning Map

As part of the City's annexation of its Sphere of Influence, the Sacramento Local Agency Formation Commission (LAFCo) required that the City "pre-zone" the Annexation Area. This pre-zoning established the zoning, which applies to properties upon annexation to the City of Rancho Cordova. The pre-zoning is, typically, required to stay in place for a period of two years. However, State law provides an important exception that applies when a substantial change in circumstance has resulted requiring a change.

> *"... no subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the pre-zoning designations for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the pre-zoning in the application to the commission."* Government Code Section 56375(e)

As this report explains, this exception applies. The pre-zoning map (see Figure 1) was adopted by the City in 2007 and approved by LAFCo earlier this year, if no action is taken by the City this pre-zoning will go into effect on July 1, 2010. Seven different zoning categories–including four of the City's mixed-use districts would be applied to property in the area, as well as two overlay designations:

- CMU (Commercial Mixed Use)
- OPMU (Office Professional Mixed Use)
- OIMU (Office Industrial Mixed Use)
- LIBP (Light Industrial Business Park)
- M-2 (Heavy Industrial)
- O (Open Space)
- SPA (Aerojet Special Planning Area) Convention Center Overlay
- TOD Overlay

The annexation is the result of a process started by the City in July 2005 when the City Council adopted Resolution 84-2005, formally beginning the annexation process and notifying the LAFCo of the City's intention to annex the area. Due to the change in economic conditions, the Planning Commission recommends that the City Council reevaluate the pre-zoning at this time. The predominate desire of property owners and other real estate interests in the annexation area is to keep the commercial and industrial zoning that they currently enjoy in Sacramento County. The pre-zoning originally proposed by the City and approved by LAFCo calls for a significant amount of Commercial Mixed Use and Office Professional Mixed Use zoning, which could create nonconforming uses and/or require the eventual redevelopment of industrial property to more intensive land uses. This would create a hardship on existing property owners and businesses seeking to occupy tenant space in these difficult economic times.

The new pre-zoning map as depicted in Figure 3 has been prepared for consideration. The current Sacramento County zoning for the annexation area is included as Figure 2 for comparison purposes. The new pre-zoning map would keep the majority of the parcels zoned very similar to the County designation. The parcels which are outlined with a heavy line indicate areas where the City zoning would deviate from the County zoning. This new pre-zoning map remains entirely consistent with the General Plan designations, with the exception of eliminating the Convention Center Overlay on three parcels and updating a figure in the General Plan to reflect the zoning, for the area. This new pre-zoning map and related designations meet the requirement in state law that zoning designations be consistent with the General Plan (Government Code Section 65860). The new pre-zoning designations would be:

- General Commercial (GC) – consistent with the General Plan, Commercial Mixed Use category (replaces all GC, LC, and AC;
- Light Industrial (M-1) – consistent with the General Plan, Office Mixed Use and Light Industrial categories (replaces all M-2 zoning north of Folsom Boulevard, all MP zoning and all current M-1 zoning);
- Heavy Industrial (M-2) – consistent with the General Plan, Heavy Industrial category;
- Open Space (O) - consistent with the General Plan, Open Space category; and
- Aerojet Special Planning Area (SPA). Consistent with the General Plan, SPA category.

- Convention Center Overlay (see Figure 4);
- TOD Overlay (applied within ¼ mile of Sunrise light rail stop).

Figure 2 - Current Sacramento County Zoning

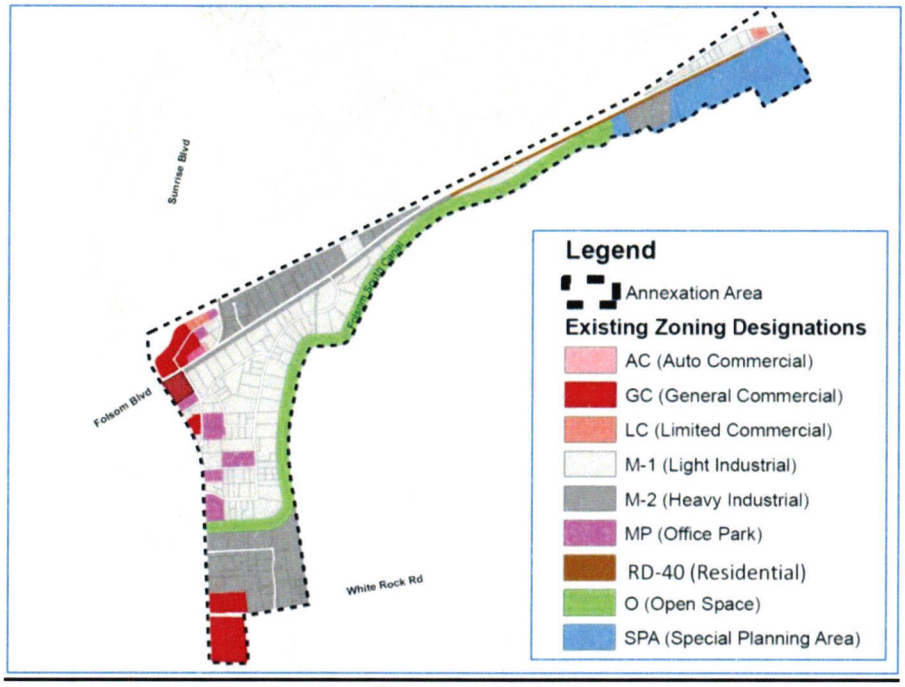
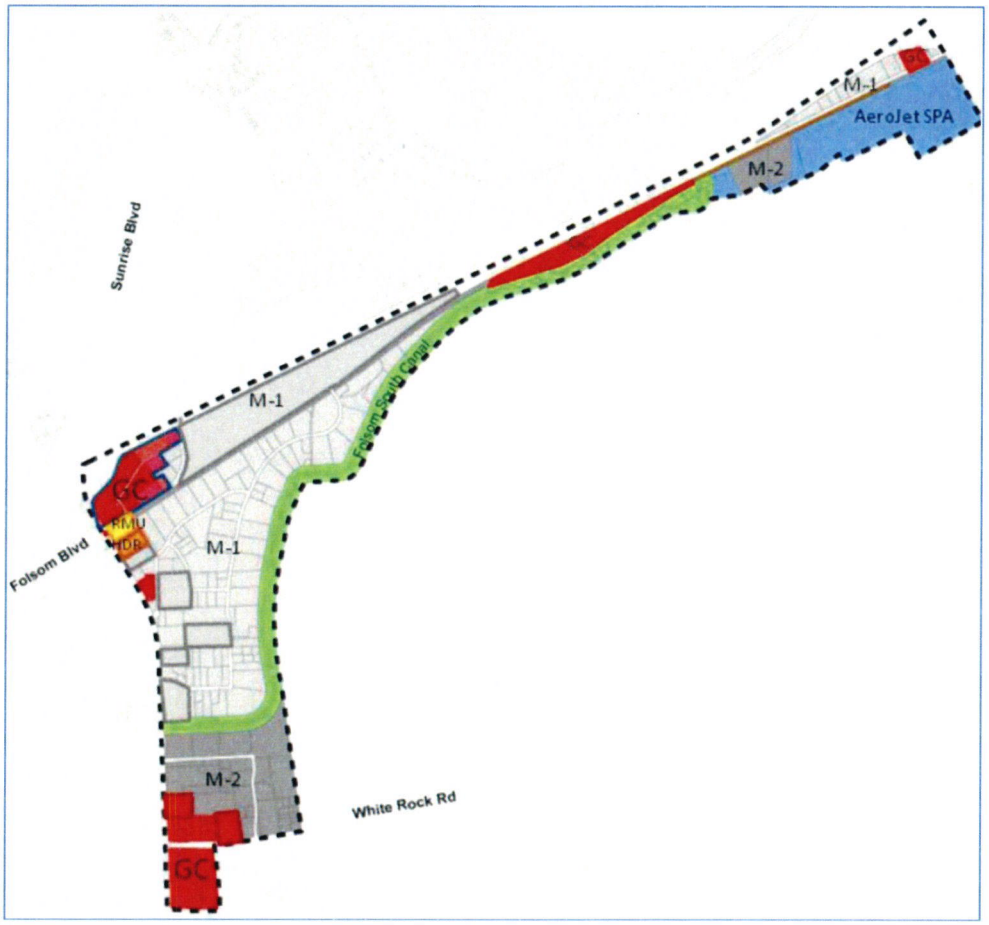


Figure 3 - Proposed Zoning



The two zoning districts that are particularly important to property owners in the annexation area are the M-1 and M-2 industrial districts. The majority of buildings within M-1 and M-2 are built for industrial use, and the characteristics of M-1 and M-2 are different as follows:

- M-1 Light Industrial
  Typical Uses: Manufacturing, Light; Warehousing
  Classification Criteria:
  - Materials primarily in processed form;
  - Smoke, odor, dust, vibrations, sound generally do not impact adjacent properties;
  - Activities fully enclosed or screened; and
  - Mostly compatible with nearby mixed-use districts.

- M-2 Heavy Industrial
  Typical Uses: Manufacturing, Heavy; Dismantling Facility
  Classification Criteria:
  - Raw materials;
  - Extensive storage yards;
  - Large, tall and/or unsightly structures are possible;

- Intensive uses that may generate off-site noise, vibration, odor or other negative impacts; and
- Incompatible with neighboring districts and less intense uses.

The annexation area also has six other County zoning districts, as follows:

- MP Industrial Office Park
  Typical Uses: Office Parks, Light Industrial, some Commercial Uses
  Proposal: Rezone all MP property to M-1 and expand M-1 to include most uses now permitted in Sacramento County.

- GC General Commercial
  Typical Uses: Commercial (hotels, restaurants), auto-commercial (service stations), office.
  Proposal: Keep the GC zoning classification and add GC into the Rancho Cordova zoning code.

- LC Limited Commercial
  Typical Uses: Limited range of commercial uses (restaurants, small shops)
  Proposal: Rezone to GC to expand the commercial viability of these sites.

- AC Auto Commercial
  Typical Uses: auto repair and service
  Proposal: Rezone to GC. Only one small parcel is currently zoned AC in the annexation area and is currently a restaurant. GC will expand the commercial viability of this site.

- RD-40 Multi-family Residential
  Typical Uses: Multi-family residential
  Proposal: Rezone to Residential Mixed Use (RMU) and High Density Residential (HDR). The only site in the annexation area with this zoning is the Sunrise Station parking lot. A combination of HDR and RMU applied to this site will create opportunities for eventual redevelopment of this property.

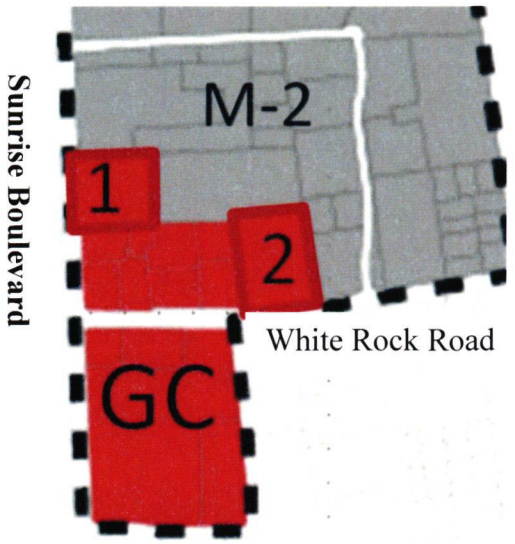
- Convention Center Overlay
  Purpose: This overlay creates a replacement list of uses to support uses that would be consistent with a convention center district (e.g. restaurants, hotels, office building. New industrial buildings would not be permitted in this district.
  Proposal: Apply the Convention Center Overlay to the annexation area as indicated by the General Plan with a minor amendment to eliminate the M-1 parcels located east of Citrus Drive).

Specific Rezone Request
Planning staff has received three specific rezoning requests. The Planning Department supports these requests and they are consistent with the overall approach and General Plan designations for the area:

- **Request 1:** Rezone parcel 1 from M-2 to GC along Sunrise (see Figure 4 below)
  Source: Property owner request (Jamal LLC / Parlin Development).
  Parcel currently vacant and is immediately adjacent to existing GC.

- **Request 2:** Rezone parcel 2 from M-2 to GC along White Rock (see Figure 4).
  Source: Property owner request (Tower Development).
  The parcel currently contains a multi-tenant building with a mix of commercial and light industrial users and is immediately adjacent to existing GC.

Figure 4
Requests to Pre-zone as GC



- **Request 3:** Remove three parcels from the Convention Center Overlay district east of Citrus Road (see Figure 5). The underlying zoning of M-1 would remain.
  Source: Property Owner of two of the parcels (FJM Investments).
  The parcel contains large format industrial buildings and a lumber business. The current uses and building configurations are not easily retrofitted to accommodate uses that would be supportive of a convention center district so the M-1 zoning would be a better fit.

Figure 5 - Proposed Convention Center Overlay Boundary
Amends Figure LU-7 in the General Plan

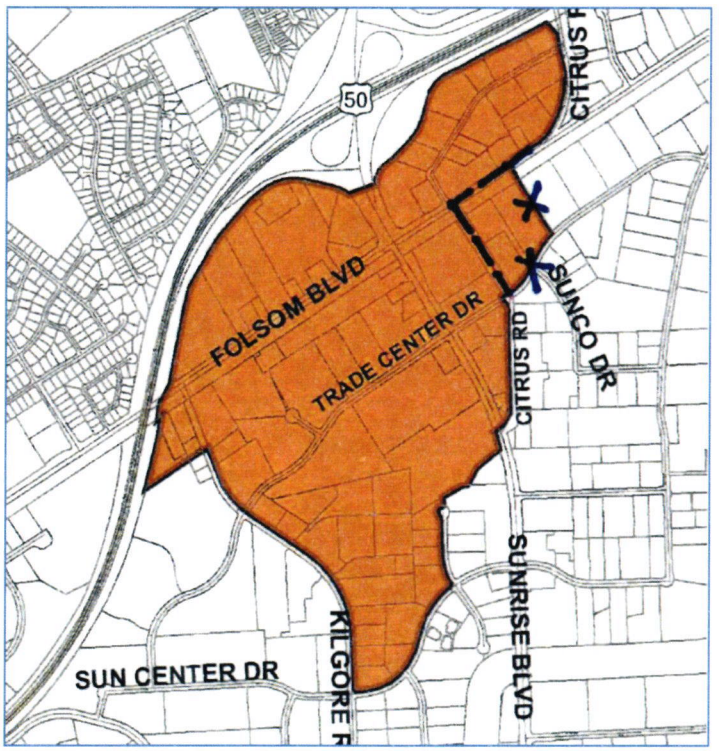


Figure 6 - Convention Center Overlay Boundary – Option 2

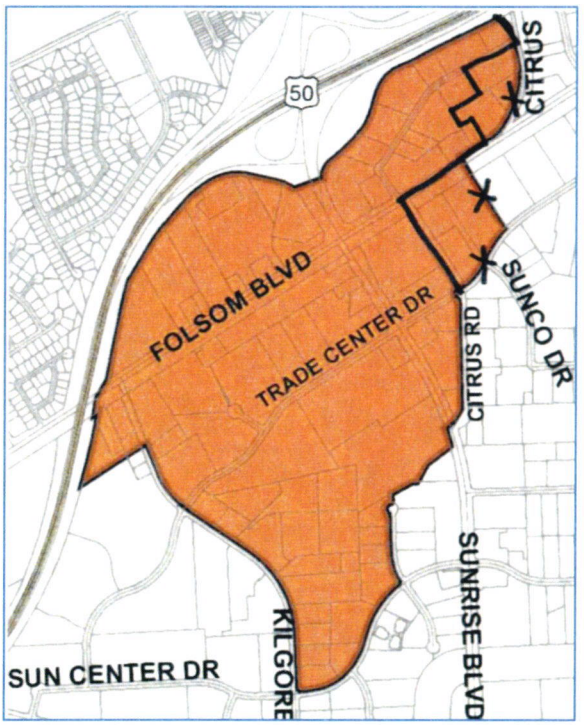
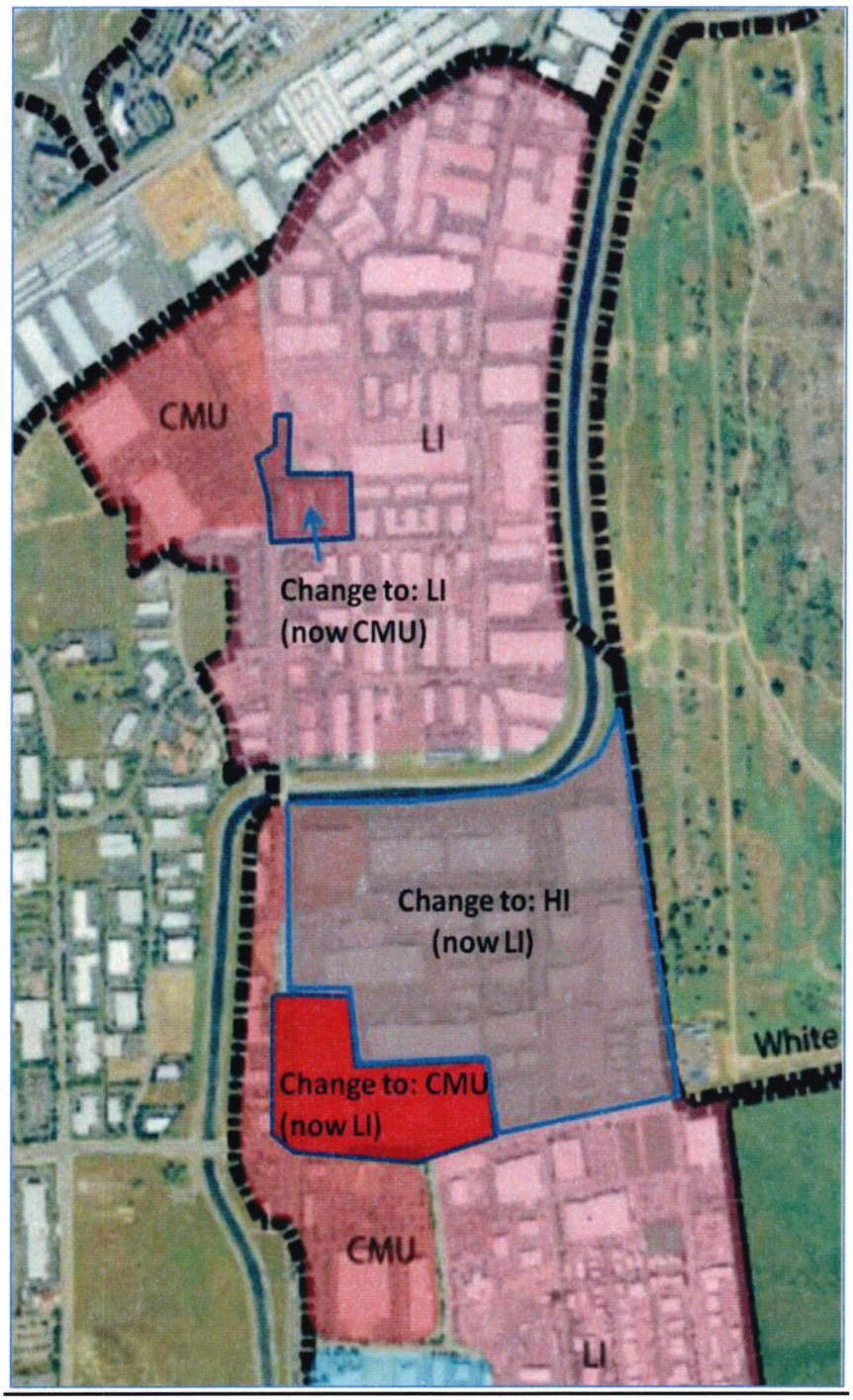


Figure 6 (Option 2) provides an alternative to the Convention Center Overlay boundary adjustment depicted in Figure 5. Option 2 would eliminate all of the M-1 zoned property north of Folsom Boulevard from the Overlay. The existing land uses and buildings in this area are more closely related to industrial land uses and the sites would have to undergo some level of redeveloped to support convention center related uses.

Figure 7
Amendments to Figure LU-31 in General Plan



General Plan Update
The General Plan Land Use Element would need to include minor updates to two Figures so that the zoning corresponds to the General Plan land use designations (see Figures 5 and 7 above). These updates would include:

- Update Figure LU-7 to eliminate the three parcel east of Citrus from the Convention Center Overlay (this will match the Figure 5 edit above).
- Update Figure LU-31 to more accurately reflect the proposed zoning. This would shift some of the CMU designations on the map to match the proposed GC zoning and modify some of the LI designations to reflect proposed M-1 zoning. A large area currently designated as LI south of the Folsom South Canal and north of White Rock Road would be change to HI to reflect the proposed M-2 zoning.

RECOMMENDED ZONING CODE TEXT AMENDMENTS

In order to accommodate the new pre-zoning established for the annexation area, it is necessary to amend the zoning code. The proposed approach adds the M-1 and GC zoning districts back into the Rancho Cordova zoning code and amends the text so that properties will have expanded land use opportunities beyond what was permitted under County jurisdiction. The approach would include the following components:

- Keep M-1 Light Industrial and M-2 Heavy Industrial Zoning;
- Use the new Rancho Cordova simplified list of uses established by the zoning code;
- Add uses as needed to match County use list (no property will lose current use rights);
- Expand range and flexibility of uses allowed;
- Add existing County industrial uses to Rancho Cordova Code in an "Equivalency Table" (see Attachment);
- Expand the use of Limited Use Permits (LUP). The LUP is an attractive option for property owners who are currently required to obtain a CUP to locate commercial uses on industrially zoned land. The LUP is a significantly less expensive and can be approved administratively. It is much faster to process and still provides the City with an appropriate level of review to ensure that potential impacts are being addressed.

Amendments to the M-1 and M-2 district are proposed to expand the allowed use of the properties for commercial purposes. This approach is consistent with the overall purpose established by the General Plan, thus creating a more mixed-use area than currently exists under County jurisdiction. The following is a summary of the proposed approach:

- Expand the range of permitted uses by amending the land use tables. The primary purpose would be to permit a wider range of commercial uses in the M-1 and M-2 districts.
- In M-1 allow up to 50% of floor area as accessory retail and/or office, by right.
- In M-2, retain County rules permitting, by right, accessory uses (e.g. 25% of floor area for retail).
- In M-1 and M-2, allow 100% of the floor area to be office, service or commercial with Limited Use Permit. Parking and other development standards for the proposed use would apply.

The proposed updates can occur within the existing framework of the Rancho Cordova Zoning Code. The changes primarily involve adding General Commercial (GC) and Light Industrial (M-1) Zoning Classifications into the Code. The format and overall functionality of the zoning code will not change, based on the addition of these districts.

PLANNING COMMISSION DISCUSSION

The Commissioners reviewed the proposed actions discussed herein on April 8, 2010 and had the following comments:

- Supportive of the approach that expanded opportunities for businesses currently in the area.
- Supportive of the approach that was restrictive toward convenience stores selling alcohol (would require a Conditional Use Permit (CUP)) and also supportive of allowing breweries, wineries and distributors to sell alcohol as an accessory activity without a CUP.
- Request clarifications regarding the use of the Limited Use Permit (LUP) rather than a Conditional Use Permit. Including questions regarding how noticing and public hearing requirements would work. Mr. Junker explained to the satisfaction of the Planning Commission that a LUP allows the City to properly regulate uses, but costs less and is a quicker process than a Conditional Use Permit. Nearby properties are notified of the decision and the property owner and the nearby property owners have an opportunity to appeal the decision.

Bob Nolasco, a representative for several businesses in the annexation area testified in general support of the proposed amendments. Mr. Nolasco did want to see some changes to the proposal to allow some land use by right instead of requiring a LUP. Following the Planning Commission Hearing, Mr. Nolasco corresponded with Planning Staff requesting specific changes to the Planning Commission Recommendation (itemized in the following section of this Staff Report).

MODIFICATIONS TO THE PLANNING COMMISSION RECOMMENDATION

Following the Planning Commission, Planning staff identified additional modifications to the proposed zoning text changes to address issues that were articulated at the Planning Commission hearing. Planning staff received specific comments from Council Person Budge, Bob Nolasco (real estate broker) and property owners in the area via, phone calls, letters and e-mails. The following are the significant changes:

- Eliminate the Automotive Commercial (AC) District. All properties zoned AC have been rezoned to alternative zoning designations (typically either General Commercial or Commercial Mixed Use). It is unlikely that the AC District would be used in the future, since it has such a limited range of permitted land uses, which can be accommodated in the GC, CMU and other zoning designations.
- Permit multi-family development in the M-1 district with a CUP. A CUP should provide enough discretionary review to ensure the multi-family development can be compatible with neighboring light industrial properties.
- Permit Emergency Shelters with a CUP instead of by-right.
- Allow SROs with a CUP in GC, M-1 and M-2.

- Allow Transitional Housing in the M-1 district (note: State Law requires that Transitional Housing is treated in an identical fashion to other similar residential uses).
- Expand the use of the Limited Use Permit (in place of a CUP) for certain Recreation, Education, and Public Assembly Uses. The primary concern with these uses in M-1 is the availability of parking and to ensure that other development standards are met. This can be accomplished with a LUP.
- Allow Indoor Fitness and Sports Facilities with an LUP in M-1 and M-2. Bob Nolasco requested that this use be permitted without a LUP if the facility is smaller than 5,000 square feet. Staff believes that due to the intense parking demand of this type of facility that a LUP is the better option to ensure that parking is available, the use is compatible with neighboring industrial uses, and that neighboring properties are not negatively impacted.
- Allow uses in the Home Improvement Supplies and Maintenance and Repair, Small Equipment categories to be located in M-1 by right (without a LUP). These types of facility tend to be low intensity uses, with a limited number of visitors on a daily basis. The additional review provided by a LUP is not necessary.
- Allow uses in the Recycling, Processing and Recycling, Collection categories by right in the M-2 and with an LUP in the M-1.
- Modify the footnotes that clarify the nature and percentage of building square footage that can be used for accessory uses

The above changes were additional refinements to the zoning text that implement the overall approach of allowing as many uses as possible in the GC, M-1 and M-2 district, so long as those uses can be accommodated within the constraints of individual development sites and without undue impacts on neighboring properties.

ANALYSIS

The Zoning Code (Chapter 23.152) requires the following findings be made prior to the approval of Zoning Code amendments.

Zoning Code Amendment
An analysis of the proposed Zoning Code text and map changes has been completed and the following findings can be made according to Section 23.146.040 of the Municipal Code:

1. The proposed Zoning Code text amendment and map change are consistent with the General Plan.

   Evidence: The proposal is consistent with the General Plan (GP) in the following respects:

   - *The GP's High Density Residential, Residential Mixed Use and TOD categories are implemented with the HDR, RMU and TOD zoning next to the Sunrise light rail stop. The zoning proposal implements "Policy LU.1.7 – Promote higher density and intensity land uses that support transit within one-half mile of major transit stations…"*

- *The Convention Overlay designation in the GP is implemented by the application of the proposed Convention Center Overlay zoning designation in the northwest portion of the annexation area. The zoning proposal retains the intent of "Policy ED.4.1 – Establish a convention center within the Convention Overlay along Folsom Boulevard and Sunrise Boulevard that includes and supports hotels, restaurants, meeting spaces, shopping and entertainment venues in Rancho Cordova."*
- *The GP's Commercial Mixed Use designation is implemented with the designation of General Commercial (GC) zoning. Light Industrial and Heavy Industrial designations of the General Plan are implemented with M-1 and M-2 zoning. M-1 zoning is also proposed as a flexible district that will allow the integration of some commercial land uses. These zoning designations implement the following GP Policies and Actions:*
    - *Policy LU.1.2 – Develop a fiscally sound strategy to encourage a mix of uses that meets the City's needs and provides sufficient tax base to maintain desired community service levels.*
    - *Action LU.1.2.1 – Designate adequate commercial, office, and industrial land uses throughout the City….*
    - *Policy ED.1.3 – Retain and expand the existing industrial and warehouse uses in the City.*
    - *Policy ED.2.2 – Improve the existing office and industrial centers in Rancho Cordova with the construction of new restaurants, retail and services.*
- *The proposed zoning designations are consistent with the land uses within the GPs Sunrise Boulevard South Planning Area, which includes a combination of RMU, CMU, LI and HI designations.*

2. The proposed amendment and map change would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
   Evidence: The proposed amendments will result in positive improvements to the annexation area. As proposed, the zoning will allow existing industrial and commercial developments to remain in place and continue to create employment and economic development opportunities for the community. The zoning amendments will also allow the area to be improved to more intense commercial uses over time creating redevelopment opportunities. The zoning is in response to specific requests from a large number of business and property owners in direct response to recent changes in the real estate and financial markets.

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).
   Evidence: The proposed amendments are consistent with the General Plan EIR document. A negative declaration document has been prepared.

General Plan Amendment

An analysis of the proposed General Plan amendments has been completed and the following findings can be made. The following findings are required according to section 23.155.040 of the Municipal Code:

1. The proposed amendment is internally consistent with the General Plan.
   Response: The proposed General Plan amendment is minor in nature and internally consistent with the remainder of the General Plan. The amendment calls for two figures to be amended. The amendments are internally consistent, as follows:

   - *Figure LU-7 Convention Overlay Area. This will be amended to eliminate three industrial parcels east of Citrus. This change is minor and will not impact the overall intent or implementation of the Convention Center Overlay and will not minimize the ability to implement GP Goals, Policies or Actions related to this designation.*
   - *Figure LU-31 Land Plan for The Sunrise Boulevard South Planning Area. Minor amendments to this figure will shift the CMU designations to reflect the precise locations of the proposed General Commercial pre-zoning designations. The amendment will also add a Heavy Industrial classification to the area north of White Rock Road that is currently zoned M-2 in Sacramento County. These are internally consistent since they will implement the intent of the Sunrise South area and the Goals, Policies and Actions to provide mixed-use commercial and industrial areas within the community.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.
   Response: The proposed amendments are minor in nature and will not have a detrimental impact. Combined with the pre-zoning classification, they will protect the existing jobs base within the area and result in positive improvements to the annexation area over time.

3. In the case of amendments to the General Plan map, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested/anticipated land use developments.
   Response: The location of commercial and industrial land use designations have been determined, based on the existing physical characteristics of the area through the General Plan analysis process. The Commercial Mixed Use (CMU) classifications are located adjacent to major intersection nodes within the community and. Industrial classifications (LI and HI) are located in all other locations and are separated and buffered from nearby less intensive land uses by roadways, the Folsom South Canal and other industrial land uses.

4. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).
   Response: The amendments have been determined to be consistent with the EIR prepared for the General Plan and previously prepared negative declaration. An addendum to the previously adopted negative declaration has been prepared.

CEQA Compliance

In compliance with the requirements of the California Environmental Quality Act by to the California Environmental Quality Act ("CEQA"), the City determined that the amendments were consistent with the Environmental Impact Report prepared for the General Plan certified in June 2006 and completed a General Plan EIR Addendum in March 2010 (provided as Attachment 4).

ATTACHMENTS

1. Ordinance No. 7-2010 including **Exhibit A**: Zoning Code Text Amendments (Article 3 and Article 11); and **Exhibit B** – Pre-Zoning Map Amendments.
2. Resolution No. 26-2010 including **Exhibit A**: Amendments to General Plan Figures.
3. Letters
4. Environmental Review
5. Planning Commission Meeting Minutes

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 7-2010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING ARTICLE 3 OF THE RANCHO CORDOVA ZONING CODE RELATED TO ZONING DISTRICTS, ALLOWABLE USES AND GENERAL DEVELOPMENT STANDARDS; AMENDING SECTION 23.919.060; AND ADOPTING A ZONING MAP AMENDMENT THAT CHANGES THE PRE-ZONING DESIGNATION FOR ANNEXED PROPERTY EAST OF SUNRISE BOULEVARD AND SOUTH OF HIGHWAY 50

WHEREAS, on December 2, 2009, the Sacramento Local Agency Formation Commission ("LAFCo") approved Resolution LAFC 09-07 approving the annexation of property east of Sunrise Boulevard and South of Highway 50 ("Annexed Property") to the City of Rancho Cordova ("City"). The annexation will be effective on July 1, 2010; and

WHEREAS, as part of the City's annexation of property within its Sphere of Influence, LAFCo required that the City "pre-zone" the Annexed Property; and

WHEREAS, during the annexation process, the City has held outreach meetings with the affected owners of the Annexed Property ("Property Owners"); and

WHEREAS, during the outreach meetings, it came to City's attention that the current economic downturn has had a dramatic affect on the Annexed Property including significant and unexpected impacts relating to the anticipated pre-zoning of the Annexed Property. Property Owners expressed serious concerns regarding the pre-zoning designation and requested that the City consider changing the pre-zoning to be more consistent with the zoning currently imposed on that area by the County of Sacramento; and

WHEREAS, the predominate desire of Property Owners and other real estate interests in the Annexed Property is to keep the commercial and industrial zoning currently required by Sacramento County. The pre-zoning originally proposed by the City in 2007, and approved by LAFCo, calls for a significant amount of Commercial Mixed Use and Office Park Mixed Use zoning, which could create many non-conforming uses and/or require the eventual redevelopment of industrial property to more intensive land uses. This could create a hardship on existing Property Owners and businesses seeking to occupy tenant space in these difficult economic times; and

WHEREAS, it is the intent of the City to expand the range of permitted land uses permitted in the Annexed Property than was previously permitted by Sacramento County and to create a more streamlined and faster approval process to meet the economic development goals expressed in the General Plan; and

WHEREAS, in consideration of the requests by the Property Owners, it is now the City's desire to amend the City's Zoning Code to help mitigate the effects of the continued economic downturn and further implement the goals and objectives of the General Plan; and

WHEREAS, this Ordinance amends Article 3 of the City's Zoning Code related to zoning Districts, allowable uses and general development standards, adds Appendix A to the Zoning Code adding a table comparing Sacramento County and City regulations on industrial zones, and changing the pre-zoning for the Annexed Property; and

WHEREAS, the new pre-zoning map will keep the majority of the parcels zoned similar to the current County designations for the property; and

WHEREAS, this Ordinance also makes minor consistency changes to Zoning Code section 23.919.060 regarding sexually oriented business. These changes are only for consistency and will not be affecting the use or establishment of these type of uses; and

WHEREAS, pursuant to Government Code Section 65860, the City's Zoning Code must be consistent with its General Plan. This Ordinance would have created a minor inconsistency with the land use designations between the two documents. In order to comply with this consistency requirement, on May 3, 2010 the City adopted Resolution 26-2010, making minor amendments to two General Plan Figures affecting land use designations; and

WHEREAS, the General Plan Amendments updated General Plan Figure LU-7 to eliminate the three parcel east of Citrus from the Convention Center Overlay and Figure LU-31 to more accurately reflect the proposed zoning under this Ordinance; and

WHEREAS, on April 8, 2010, the Planning Commission held a properly noticed public hearing at which it received a report from City staff, oral and written testimony from the public, and deliberated on the item, following which the Planning Commission recommended that the City Council adopt the Zoning Amendments, as presented.

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

SECTION 1: **Recitals.** The foregoing recitals are true and correct and made a part of this Ordinance.

SECTION 2: **Findings**. The City Council hereby finds:

A. **CEQA Compliance.** In compliance with the requirements of the California Environmental Quality Act by to the California Environmental Quality Act ("CEQA"), the City determined that the amendments were consistent with the Environmental Impact Report prepared for the General Plan certified in June 2006 and completed a General Plan EIR Addendum in March 2010.

B. **Consistency with the General Plan.** The proposed Amendments to the City's Zoning Code are consistent with the General Plan as required by Government Code Section 65860. The proposed Zoning Code amendments are consistent with the General Plan as follows:

1. The General Plan's High Density Residential ("HDR"), Residential Mixed Use ("RMU") and the Transit Oriented Development ("TOD") categories are implemented with the HDR, RMU and TOD zoning next to the Sunrise light rail stop. The zoning proposal implements "Policy LU.1.7": "Promote higher density and intensity land uses that support transit within one-half mile of major transit stations..."

2. The Convention Overlay designation in the General Plan is implemented by the application of the proposed Convention Center Overlay zoning designation in the northwest portion of the Annexed Property. The zoning proposal retains the intent of "Policy ED.4.1": "Establish a convention center within the Convention Overlay along Folsom Boulevard and Sunrise Boulevard that includes and supports hotels, restaurants, meeting spaces, shopping and entertainment venues in Rancho Cordova."

3. The General Plan's Commercial Mixed Use designation is implemented with the designation of General Commercial (GC) zoning. Light Industrial and Heavy Industrial designations of the General Plan are implemented with M-1 and M-2 zoning. M-1 zoning is also proposed as a flexible district that will allow the integration of some commercial land uses. These zoning designation implement the following GP Policies and Actions:

- Policy LU.1.2 – Develop a fiscally sound strategy to encourage a mix of uses that meets the City's needs and provides sufficient tax base to maintain desired community service levels.
- Action LU.1.2.1 – Designate adequate commercial, office, and industrial land uses throughout the City ...
- Policy ED.1.3 – Retain and expand the existing industrial and warehouse uses in the City.
- Policy ED.2.2 – Improve the existing office and industrial centers in Rancho Cordova with the construction of new restaurants, retail and services.

4. The proposed zoning designations are consistent with the land uses within the General Plan's Sunrise Boulevard South Planning Area, which includes a combination of RMU, CMU, LI and HI designations.

C. **Pre-zoning Change for Annexed Property.**

1. Pursuant to California Government Code section 56375(e), the City Council hereby finds that a substantial change has occurred in circumstances that necessitate a departure from the pre-zoning that was submitted to the Sacramento Local Agency Formation Commission for the annexation.

2. The pre-zoning originally adopted by the City in 2007, and approved by LAFCo on December 2, 2009, would result in a significant change from the current County zoning of the Annexed Property. The original pre-zoning would require an increase of Commercial Mixed Use and Office Park Mixed Use zoning. Such change in zoning would create many non-conforming uses and/or require the eventual redevelopment of industrial property to more intensive land uses.

3. As evidenced by staff reports and public testimony, since the pre-zoning of the Annexed Property and its approval by LAFCo, the continued downturn in the economy has resulted in significant changes to regulations imposed by banking institutions. While a legal nonconforming use designation may have previously been an inconvenience and resulted in slight devaluation of property, with the current economic downturn, a tighter real estate market, and the loan regulations and requirements have been made it much more difficult for businesses considered legal nonconforming. For example, a determination that a property is legal nonconforming may make it difficult, or impossible, to get refinance loans.

SECTION 3: **Amendments.** The City Council hereby amends the City's Zoning Code as follows:

1. Replace Article 3 of the City's Zoning Code to replace Chapter 23.316; add a new chapter entitled "Chapter 23.328 – Supplemental Information" to include a "Industrial Land Use Equivalency Table" and amend the boundary of the Convention Center Overlay District and provided in **Exhibit A**.; and

2. Amend the pre-zoning for the Annexed Property, as set forth in **Exhibit B**; and

3. Amend Zoning Code section 23.919.060(C)(2)(a) in order to correct an inconstancy created at the time the Zoning Code was updated. The change will not affect the use or establishment of these types of uses. Section 23.919.060(C)(2)(a) is amended to read as follows:

"a. Such use is more than 1,000 feet from any property zoned for a land use zone listed in Chapter 23.310 Residential Zoning Districts."

4. Amend Zoning Code section 23.919.060(C)(2)(f) in order to add M-1 to the list of land use zone designations that an adult use can be situated in. The change is consistent with the Zoning Code changes for the Annexed Property. Section 23.919.060(C)(2)(f) is amended to read as follows:

"f. Such use is situated in either a LIBP, M-1 or M-2 land use zone."

5. Amend Zoning Code section 23.1101 to amend the definitions of Industrial, Small Scale; and Office Accessory as identified in **Exhibit A**.

SECTION 4: **Severability**. If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

SECTION 5: Publication and Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED, by the City Council of the City of Rancho Cordova this ____ day of _____ 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

RANCHO CORDOVA MUNICIPAL CODE, TITLE 23 - ZONING CODE

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Chapter 23.316 – General Commercial, ~~Automotive~~ and Industrial Zones

Sections in this Chapter

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23.316.010 Purpose

The purpose of this Chapter is to establish zoning districts in the City that support general commercial, ~~automotive~~ and industrial uses to implement the City's Commercial Mixed Use and Heavy Industrial General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial, ~~automotive~~ and industrial uses that minimize impacts on residential neighborhoods and mixed use areas.

23.316.020 Characteristics of ~~the General Commercial Automotive and Industrial~~ Zoning Districts

The following descriptions of each ~~General Commercial, Automotive and Industrial~~ Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. **General Commercial.** This district ~~implements~~ is consistent with the General Plan Commercial Mixed Use designation by providing locations for a wide variety of commercial uses and some higher density residential uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. The most appropriate location for this district is along major streets or in commercial areas where the heavier uses permitted would not adversely affect surrounding properties.

~~**Automotive Commercial (AC) Zoning District.** This district implements the General Plan Commercial Mixed Use designation by providing locations for automobile-oriented uses. A wide range of auto sales and service uses, as well as related and compatible uses, are allowed in the AC district.~~

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~~A.~~B. **Light Industrial (M-1) Zoning District.** This district is consistent ~~with~~implements the General Plan Light Industrial land use designation by providing locations for the development of industrial uses such as: fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.

~~B.~~C. **Heavy Industrial (M-2) Zoning District.** This district is consistent ~~with~~implements the Heavy Industrial General Plan land use category by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in

conjunction with residential uses or the City's Mixed Use Districts. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The M-2 District is generally located in areas of the City where it would not create a substantial impact on sensitive residential, commercial, or office uses. Where feasible, dDevelopment in the M-2 District may require additional measure to reduce impacts to neighboring properties such as increased setbacks, ~~feature substantial setbacks,~~ landscaping, and screening. ~~to reduce impacts to neighboring property.~~

23.316.030 Allowed Land Uses and Permit Requirements

Table 23.316-1 below identifies allowed uses and corresponding ~~permit~~ requirements for the General Commercial, ~~Automotive~~ and Industrial Zoning Districts subject to compliance with Chapter 23.304 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this Title to identify the appropriate use category when necessary:

1. Chapter 23.1101 of this Title includes Land Use Descriptions.

2. For industrial uses, Chapter 23.328 of the Article provides Table 23.328-1 Industrial Classification Equivalency to help identify whether a specific use is: permitted; permitted with a Limited Use Permit (L); Permitted with a Conditional Use Permit (C) or Not Permitted (N) in the M-1 and M-2 zoning district. ~~If any discrepancy exists between Table 23.316-1 and Table 23.328-1 then Table 23.316-1 prevails.~~

~~1.~~3. Similar Use Determinations. For uses that are not listed on Table 23.316-1 or where it is not clear whether or not a use would be permitted, a Similar Use Determination can be processed according to Chapter 23.122 of this Title. All of the definitions, tables and other provisions of this Title, in addition to the operational characteristic of the intended use can be used to make a Similar Use Determination.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

Table 23.316-1: Allowed Use and Permit Requirements for General Commercial, ~~Automobile~~ and Industrial Zoning Districts

Land Use Category	GC	AC	M-1	M-2	Specific Use Regulations
Residential Uses					
Caretaker Housing	P	~~P~~	P	C	23.901.020
Dwelling, Multi-family	P	N	CN	N	23.901.070 (if Senior Independent Living)

Land Use Category	GC	AC	M-1	M-2	Specific Use Regulations
Emergency Shelters	CP	N	C	CN	
Home Occupations	P	P	PN	N	23.901.030
Live-Work Facility	P	N	P	N	23.901.040
Mobile Home Park	C	N	N	N	23.901.050
Residential Care Home	P	N	N	N	
Single Room Occupancy (SRO)	CP	N	CN	N	
Transitional Housing	P	N	PN	N	
Recreation, Education, and Public Assembly Uses					
Cemeteries, Mausoleums	CP	N	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	
Indoor Amusement/Entertainment Facility	P	C	L	LC	
Indoor Fitness and Sports Facility	P	P	L	LC	
Libraries and Museums	P	C	P	C	
Outdoor Commercial Recreation	C	C	C	C	
Public Safety Facility	P	P	P	P	
Recreational Vehicle Parks	P	C	C	C	
Religious Institutions	P	P	L	CL	
Schools, Private and Special/Studios	P	C	L[1]	LC[1]	
Schools, Public	P	P	P	P	
Theaters and Auditoriums	P	C	C	C	
Utility, Transportation, and Communication Use Listings					
Broadcasting and Recording Studios	P	P	P	P	
Bus and Transit Shelters	P	P	P	P	
Freight Yard/Truck Terminal	N	N	P[2]	P[2]P	
Fuel Storage and Distribution	N	N	P[2]	PC	
Heliports	C	C	C	C	
Park and Ride Facility	P	P	P	P	
Parking Facility	P	P	P	P	
Telecommunication Facility	C	C	C	C	23.907.020
Transit Facilities	N	P	P	P	
Transit Stations and Terminals	P	P	P	P	
Utility Facility and Infrastructure	L	P	P	P	23.907.030

Land Use Category	CC	AC	M-1	M-2	Specific Use Regulations
Retail, Service, and Office Uses					
Alcoholic Beverage Sales, off-site[3]	C	~~C~~	C	C	
Ambulance Service	C	~~C~~	C	C	
Animal Sales and Grooming	P	~~N~~	L	C	
Art, Antique, Collectable	P	~~N~~	L	C	
Artisan Shops	P	~~N~~	L	C	
Banks and Financial Services	P	~~C~~	L	C	
Bars and Nightclubs	C	~~P~~	C	C	
Building Materials Stores and Yards	P	~~P~~	P[2]	P[2]~~C~~	
Business Support Services	P	~~N~~	P[2]	P[2]	
Call Centers	L	~~N~~	L	C	
Child Day Care Facility	P	~~N~~	C	C	
Convenience Stores	P	~~C~~	C	C	
Drive-in and Drive-through Sales and Service	P	~~P~~	C	C	23.910.030
Equipment Sales and Rental	P[2]	~~P~~	P[2]	P	
Furniture, Furnishings, and Appliance Stores	P	~~C~~	P[2]	L~~C~~	
Garden Center/Plant Nursery	P	~~P~~	P[2]	L~~C~~	
Grocery Stores/Supermarket	P	~~N~~	L	C	
Home Improvement Supplies	P[2]	~~P~~	P[2]	P	
Hotels and Motels	P	~~C~~	N	N	
Hotels and Motels, Extended Stay	P	~~C~~	N	N	
Kennels, Commercial	C	~~N~~	L	C	
Maintenance and Repair, Small Equipment	P[2]	~~P~~	P	P~~C~~	
Medical Services, General	P	~~N~~	L	L~~N~~	
Medical Services, Extended Care	P	~~N~~	N	N	
Medical Services, Hospitals	P	~~N~~	L	P	
Mortuaries and Funeral Homes	P	~~N~~	C	C	
Neighborhood Market	P	~~N~~	L	C	
Offices, Business and Professional	P	~~N~~	L	C~~C~~	
Offices, Accessory	P[5]	~~P~~[6]	P[5]	P[6]	
Personal Services	P	~~N~~	L	C	
Restaurants	P	~~N~~	L	C~~P~~	
Retail, Accessory	P[5]	~~P~~[6]	P[5]	P[6]~~C~~	
Retail, General	P	~~N~~	L	C	
Retail, Warehouse Club	P	~~N~~	L	C	
Veterinary Facility	P	~~N~~	P[2]	P[2]~~C~~	

Land Use Category	AG	A	M1	M2	Specific Use Regulations
Automobile and Vehicle Uses					
Auto Vehicle Dismantling	N	~~P~~	N	P	23.913.020
Auto and Vehicle Sales and Rental	C	~~P~~	L[4]	L[4]~~P[4]~~	
Auto and Vehicle Sales, Wholesale	P	~~P~~	C	C	
Auto and Vehicle Storage	P[2]	~~P~~	P[2]	P[2]~~P~~	
Auto Parts Sales	P[2]	~~P~~	P[2]	P[2]~~C~~	
Car Washing and Detailing	C	~~P~~	P	P	
Service Stations	C	~~P~~	C	C	
Vehicle Services, Major	P[2]	~~P~~	P[2]	P[2]~~P~~	
Vehicle Services, Minor	P[2]	~~P~~	P[2]	P[2]~~P~~	
Industrial, Manufacturing, and Processing Uses					
Agricultural Products Processing	N	~~N~~	C	P~~C~~	
Junk Tire Facility	N	~~N~~	N	P	23.916.020
Manufacturing, Major	N	~~N~~	L[2]	P	
Manufacturing, Minor	N	~~N~~	P[2]	P	
Manufacturing, Small Scale	P	~~N~~	P[2]	P	
Printing and Publishing	N	~~N~~	P	P	
Recycling Facility, Processing	N	~~N~~	L	P~~C~~	
Recycling Facility, Scrap and Dismantling Facility	N	~~N~~	N	C	
Research and Development	N	~~N~~	P	P	
Storage, Personal Storage Facility	N	~~N~~	P[2]	P	
Storage, Warehouse	L	~~N~~	P[2]	P	
Storage, Yards	N	~~N~~	N	P[2]~~P~~	
Wholesaling and Distribution	P	~~N~~	P[2]	P	
Special Regulated Uses					
Card Rooms	N	~~N~~	C	C	23.919.020
Check Cashing Businesses	N	~~N~~	N	C	23.919.030
Massage Parlor	N	~~N~~	N	C	
Pawn Shops	N	~~N~~	N	C	23.919.040
Recycling Facility, Collection Facility	N	~~L~~	L	P~~C~~	23.919.050
Sexually Oriented Businesses	N	~~N~~	P	P	23.919.060
Smoke Shops	N	~~N~~	N	C	23.919.070
Tattoo Parlors	N	~~N~~	N	C	23.919.080
Thrift Store	N	~~N~~	N	C	23.919.090

Notes:

1. *Trade Schools permitted by right, all other school require a LUP.*
2. *Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.*

3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted uses (e.g. breweries, wineries). Only retail sales is included under this use category see the Wholesale and Distribution for non-retail sales.

4. ~~1.~~ Automobile rental is permitted as a by-right use and does not require a use permit. Incidental sales ~~only~~ up to 15% of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15% of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a Limited Use Permit.

5. ~~Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.~~ All Retail, Accessory and Office, Accessory uses are permitted up to a combined 50% of total building square footage.

6. The following limitations apply to Retail, Accessory and Office, Accessory in the M-2 district:
   a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25% of total floor are;
   b. Offices are allowed when incidental to a permitted use and do not exceed 25% of total floor area;
   c. Café/restaurant are allowed up to 15% of building square footage (free-standing restaurants required the issuance of a CUP);

1.7. Up to 50% of total building area may be used for a storage, warehousing, distribution or similar use as a permitted use. A CUP is required to exceed this percentage.

23.316.040 Development Standards

The following development standards are applicable to the General Commercial, ~~Automotive~~ and Industrial Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

Table 23.316-2: General Commercial, ~~Automotive~~ and Industrial Zoning Districts Development Standards

Development Standards	GC	~~AC~~	M-1	M-2
Setbacks (minimum):				
Front and Street Side/Corner	25	~~25 ft~~	25 ft	25 ft
Side and Rear	25	~~25 ft~~	0 ft	0 ft
Side and Rear, abutting Agricultural or Residential Use or Zone	25	~~25 ft~~	15 ft	15 ft
Height (maximum):				
All Other Parcels	100 ft[1]	~~40 ft~~	40 ft[1]	100 ft[1]

Notes:
1. *The height may be increased to a maximum of 150 feet as part of Design Review.*

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Chapter 23.328 – Supplemental Information

Sections in this Chapter

23.328.010 Purpose 23.328-1
23.328.060 Industrial Land Use Equivalency Table 23.328-1

23.328.010 Purpose

The purpose of this Chapter is to provide additional information related to this Article of the Zoning Code. This information is typically not needed for day-to-day implementation of the code but can be used to help clarify certain provisions and provide more detailed information where necessary.

23.328.060 Industrial Land Use Equivalency Table

The following Table 23.328-1 provides a detailed list of commercial and industrial uses that may be permitted in the Light Industrial (M-1) and Heavy Industrial (M-2) zoning districts. The purpose of this table is to help determine whether or not certain specific uses are:

- Permitted (P);
- Permitted with a Limited Use Permit (L);
- Permitted with a Conditional Use Permit (C);
- Not Permitted (N);
- Allowed with a Temporary Use Permit (T); or
- Allowed with a Sign Permit (S).

Table 23.328-1 is arranged to match Table 23.316-1 to help identify land uses that were permitted under Sacramento County jurisdiction and the equivalent land use permit requirement under Rancho Cordova jurisdiction. This table should always be used in conjunction with Table 23.316-1 Allowed Uses and Permit Requirements for General Commercial, Automotive and Industrial Zoning Districts. ~~If any conflicts or discrepancies exist between Table 23.316-1 and Table 23.328-1 then the Table 23.316-1 prevails.~~

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Table 23.328-1: Land Use Category Equivalents in M-1 and M-2 with Sacramento County Designations

Land Use Category	M-1	M-2
[illegible]		
Caretaker Housing		
Residence for Night Watchman or Caretaker	P	C
[illegible]		
Clubs, Lodges, and Private Meeting Halls		
Labor Union Hall	P	P
Community Center/Civic Uses (e.g. Utility Facility, Offices – Business and Professional, Auto and Vehicle Storage)		
Buildings and Facilities owned by the Federal and State Governments and located on grounds owned by the Federal and State Governments.	Based on use type	
Local Agency Building, Grounds (Defined, Government Code Section 53090)	Based on use type	
Other Government and Public Buildings, Facilities, and Grounds	Based on use type	
Privately-owned Uses Within Public and Government-owned Buildings, Facilities, and Grounds	Based on use type	
Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds	Based on use type	
School District Nonclassroom Facilities	Based on use type	
Indoor Amusement/Entertainment Facility		
Dance Halls	L	L~~C~~
Shooting Galleries	L	L~~C~~
Outdoor Commercial Recreation		
Drive-in Theater	C	C
Driving Ranges	C	C
Race Tracks	C	C
Shooting Ranges	C	C
Stadiums	C	C
Schools, Private and Special/Studios (except for Trade Schools)	L[1]	L[1]
Trade School	P	P
[illegible]		
Freight Yard/Truck Terminal		

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Land Use Category	M-1	M-2
Bus and Freight Depot and Truck Terminal	P[2]	P[2]
Draying and Freight Yard	P[2]	P[2]P
Freight Classification Yard	P[2]	P[2]P
Freight Classification Yard	P[2]	P[2]P
Truck Terminal Yard	P[2]	P[2]P
Truck Terminal Yard	P[2]	P[2]P
Fuel Storage and Distribution		
Petroleum Storage	P[2]	P
Feed and Fuel Yard	P[2]	P
Parking Facility		
Parking lot as a primary use subject to Off Street Parking Development Standards	P	P
Parking Lot/Garage (Primary Use)	P	P
Utility Facility and Infrastructure		
Public Utility & Public Service Facility	P	P
Public Utility Service Yard	P	P
[illegible]		
Building Materials Stores and Yards		
Building Materials Sales Yard	P[2]	P[2]
Lumber Yard	P[2]	P[2]
Lumber Yard - New and Used, Sales and Storage	P[2]	P[2]
Business Support Services		
Armored Car Service	P[2]	P[2]
Appliance, Radio and Television, Repair Shop	P[2]	P[2]
Blueprinting - Photostating Service	P[2]	P[2]
Delivery Service	P[2]	P[2]
Disinfecting or Fumigating	P[2]	P[2]
Drafting Service	P[2]	P[2]
Equipment Rental Agency	P[2]	P[2]
Gardening and Landscaping; Service Yard and Work Shop	P[2]	P[2]
Grinding-sharpening Service	P[2]	P[2]

Land Use Category	M-1	M-2
Gunsmith	P[2]	P[2]
Janitorial	P[2]	P[2]
Laboratory, Materials Testing	P[2]	P[2]
Laboratory, Medical, Dental, or Optical	P[2]	P[2]
Laboratory, Research, Experimental	P[2]	P[2]
Locksmith, Safe Repair Shop	P[2]	P[2]
Mail Order Business	P[2]	P[2]
Pest Control	P[2]	P[2]
Pool Service	P[2]	P[2]
Security Service	P[2]	P[2]
Taxicab Service and Storage	P[2]	P[2]
Towing Service	P[2]	P[2]
Trailer Sale, Rental Service (Utility Trailers Only/not for Habitation)	P[2]	P[2]
Tree Service	P[2]	P[2]
Tree Service	P[2]	P[2]
Upholstery, Furniture Cleaning	P[2]	P[2]
Video Tape - Editing, Processing	P[2]	P[2]
Equipment Sales and Rental		
Hay, Seed, Grain and Farm Equipment Store	P[2]	P
Heavy Equipment Storage, Sales, Rental, Service and Repair Yard	P[2]	P
Machinery Rental Yard	P[2]	P
Military Surplus Equipment and Goods	P[2]	P
Retail, Accessory		
Cafe/restaurant - Free-standing or Occupying More than 15% of a Building ~~(See Sec. 230.11.D.4.)~~	P[5]	P[6]
Manufacturing and Distribution of Pools, Spas - Sales and Display Permitted as an Incidental Use Provided it Does Not Exceed 25% of the Total Floor Area	P[5]	P[6]
Retail, General		
Certified Farmers Market (if located within a building)	L	C
Firewood, Fuel - Sales and Storage	L	C
Hay, Seed, Grain and Farm Equipment Store	L	C

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Land Use Category	M-1	M-2
Auto and Vehicle Storage		
Auto Storage, Indoor	P[2]	P[2]
Auto Storage, Outdoor	P[2]	P[2]
Parking Yard for Damaged Vehicles	P[2]	P[2]
Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Retrieval)	P[2]	P[2]
Recreational Vehicle & Boat Storage – Outdoor	P[2]	P
Recreational Vehicle and Boat Storage Indoor	P[2]	P[2]
Storage of Dismantled vehicles	P[2]	P[2]
Vehicle Services, Major		
Antique Auto, Storage and Rebuilding	P[2]	P[2]
Boat Service and Repair	P[2]	P[2]
Heavy Equipment Storage, Sales, Rental, Service and Repair Yard	P[2]	P[2]
Painting	P[2]	P[2]
Reconditioning	P[2]	P[2]
Repair and Overhauling	P[2]	P[2]
Repair Garage, Machine Repair and Overhaul	P[2]	P[2]
Upholstering	P[2]	P[2]
Vehicle Services, Minor		
Heavy Equipment Storage, Sales, Rental, Service and Repair Yard	P[2]	P[2]
Inspection station	P[2]	P[2]
Motorcycle - Repair, Dismantling	P[2]	P[2]
Tire Shop, Including Sales and Installation	P[2]	P[2]
Agricultural Products Processdsing		
Agricultural Uses	C	P
Honey Extraction	C	P
Olive Processing Plants	C	P
Manufacturing, Major		
Aircraft Engine Testing	L[2]	P

Land Use Category	M-1	M-2
Alcohol, Industrial or Grain Manufacture	L[2]	P
Ammonia, Bleaching Powder or Chlorine Manufacture	L[2]	P
Animal Slaughter	L[2]	P
Asphalt Manufacture or Refining	L[2]	P
Blast Furnace or Coke Oven	L[2]	P
Boiler Works	L[2]	P
Brick, Adobe, Tile, Terra Cotta or Concrete Products	L[2]	P
Canneries	L[2]	P
Chemical Manufacture	L[2]	P
Concrete or Cement Products Manufacture	L[2]	P
Dead Animal Reduction	L[2]	P
Distillation of Bones	L[2]	P
Drop-forge Industry Manufacturing, Including Forges with Power Hammers	L[2]	P
Fat Rendering, Except as an Incidental Use	L[2]	P
Garbage or Offal Reduction	L[2]	P
Fish Smoking, Curing or Canning	L[2]	P
Iron or Steel Foundry or Fabrication Plant and Heavyweight Casting	L[2]	P
Lampblack Manufacture	L[2]	P
Lightweight Nonferrous Metal Casting Foundry	L[2]	P
Linoleum and Oilcloth Manufacture	L[2]	P
Manufacture of Sauerkraut, Vinegar, Yeast	L[2]	P
Milk Products Plant, Dairy	L[2]	P
Ore Reduction	L[2]	P
Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture	L[2]	P
Paper and Pulp Manufacture	L[2]	P
Petroleum Products Manufacture	L[2]	P
Plastic Manufacture	L[2]	P
Potash Works	L[2]	P
Quarry or Stone Mills	L[2]	P
Railroad Repair Shops	L[2]	P

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Land Use Category	M-1	M-2
Rocket Testing Facilities	L[2]	P
Rolling Mills	L[2]	P
Rubber Fabrication or Products Made from Finished Rubber	L[2]	P
Smelting of Tin, Copper, Zinc, or Iron Ore	L[2]	P
Soap Manufacture	L[2]	P
Sodium Compound Manufacture	L[2]	P
Tannery or the Curing or Storing of Raw Hides	L[2]	P
Tar Distillation or Tar Products Manufacture	L[2]	P
Tire Retreading, Recapping and Rebuilding	L[2]	P
Wool Pulling or Scouring	L[2]	P
Manufacturing, Minor		
~~*Canneries*~~	~~P[2]~~	~~P~~
Air Separation Plant	P[2]	P
Assembly of Plastic Items from Finished Plastic	P[2]	P
Assembly of Small Electrical and Electronic Equipment	P[2]	P
Boat Building	P[2]	P
Book Binding	P[2]	P
Bottling Plants	P[2]	P
Butcher, Wholesale (Excluding Slaughterhouse)	P[2]	P
Carpet and Rug Cleaning Plants	P[2]	P
Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only	P[2]	P
Egg Processing Facilities	P[2]	P
Electric or Neon Sign Manufacture	P[2]	P
Garment Manufacture	P[2]	P
Ice Manufacture and Cold Storage	P[2]	P
Laundries, Cleaning and Dyeing Plants	P[2]	P
Machinery Shop Uses:	P[2]	P[2]
• *Blacksmith Shops*		
• *Cabinet or Carpenter Shops*		
• *Electric Motor Rebuilding*		

Land Use Category	M-1	M-2
• *Machine Shops*		
• *Manufacturing, Compounding, Assembly, or Treatment of Articles or Merchandise from Previously Prepared Metals*		
• *Plumbing Shops*		
• *Sheet Metal Shops*		
• *Welding Shops*		
~~*Manufacture of Sauerkraut, Vinegar, Yeast*~~	~~P~~[3]	~~P~~
Manufactured Home Sales, Rental, Storage, and Assembly	P[2]	P[3]
Manufacturing and Distribution of Pools, Spas - Sales and Display Permitted as an Incidental Use Provided it Does Not Exceed 25% of the Total Floor Area	P[2]	P
Manufacturing, Compounding or Processing of Such Products as:	~~P~~[3]	~~P~~
• *Bakery Goods*		
• *Candy*		
• *Cosmetics*		
• *Dairy Products*		
• *Drugs*		
• *Fruits and Vegetables (Packing Only)*		
• *Meat Products*		
• *Other Food Products (Excluding Fish, Meat, Sauerkraut, Wine, Yeast, and Rendering of Fats and Oils)*		
• *Perfume*		
• *Toiletries*		
Manufacturing, Compounding, Assembly or Treatment of Articles or Merchandise from the Following Previously Prepared Materials:	P[2]	P
• *Bone*		
• *Canvas*		
• *Cellophane*		
• *Cloth*		
• *Cork*		
• *Feathers*		
• *Felt*		

Land Use Category	M-1	M-2
• *Fibre*		
• *Fur*		
• *Hair*		
• *Horn*		
• *Glass*		
• *Leather*		
• *Paper, No Milling*		
• *Precious or Semiprecious Stones or Metals*		
• *Plaster*		
• *Plastic*		
• *Shells*		
• *Textiles*		
• *Tobacco*		
• *Wood*		
• *Yarns*		
~~*Milk Products Plant, Dairy*~~	~~P~~[2]	~~P~~
Mixing, batching, and compounding of paint, adhesives and resins	P[2]	P
Photographic Chemical Processing and Wholesale Distribution	P[2]	P
Planing and Sawmills	P[2]	P
Printing Shops, Lithography, Publishing	P[2]	P
Rubber and Metal Stamps, Musical Instruments, Toys and Novelties	P[2]	P
~~*Rubber Fabrication or Products Made from Finished Rubber*~~	~~P~~[2]	~~P~~
~~*Tire Retreading, Recapping and Rebuilding*~~	~~P~~[2]	~~P~~
Winery, Brandy Distillery or Brewery	P[2]	P
Recycling Facility, Processing		
Recycling Plant	L	P
Recycling Facility, Scrap and Dismantling Facility		
Automobile Wrecking Yard	N	C
Junk Tire Handling, including: Junk tire Recycling, Shredding, Cutting, Splitting, and/or Storage	N	C

Land Use Category	M-1	M-2
Machinery Wrecking Yard	N	C
Storage, Personal Storage Facility		
Moving and Storage	P[2]	P
Storage Building-mini	P[2]	P
Storage, Warehouse		
Commercial Grain Elevators	P[2]	P
Frozen Food Lockers - Cold Storage	P[2]	P
General Storage	P[2]	P
Storage, Yards (note: storage yards are permitted if incidental to a permitted use and screened)		
Brick Yard	N	P[2]
Contractor's Storage Yard	N	P[2]
General Storage	N	P[2]
Moved Building Storage (Long Term)	N	P[2]
Moved Building Storage, Temporary (7 Days or Less)	N	P[2]
Public Utility Service Yard	N	P[2]
Used Building Materials Scrap or Junk Yard	N	P[2]
Wholesale and Distribution		
Bottled Gas Sale & Related Storage	P[2]	P
Nursery, Wholesale	P[2]	P
Storage and Distribution of Bottled Gas	P[2]	P
Wholesaling and Warehousing	P[2]	P
Special Registered Uses		
Recycling Facility, Collection Facility		
Recycling Center	L	P
Sexually Oriented Businesses		
Adult Book Stores	P	P
Adult Motion Picture Theater	P	P
Adult Live Theater	P	P
Adult Video Tape Stores	P	P
Miscellaneous		
Classified as an accessory use		

Land Use Category	M-1	M-2
Coffee Shop, Snack Bar, Delicatessen, Cafeteria When Located as One Tenant in a Building ~~and Not Occupying More than 15% of the Total Floor Area (See K-3)~~	P[5]	P[6]
Offices, When Incidental to a Permitted Use ~~and Does Not Exceed 25% of the Total Floor Area of the Permitted Use~~	P[5]	P[6]
Parts Sales When Incidental to a Permitted Use ~~and Sales and Stockroom Area Does Not Exceed 25% of the Total Floor Area~~	P[5]	P[6]
Not Listed ~~Equivalent~~		
Gas and Oil Wells ~~(See Section 301-19)~~	N	N
Hazardous Waste, Storage, Disposal Facility ~~(TSD)~~	N	N
Irrigation Disposal of Wastewater ~~as Defined in Section 130-99.1.~~	N	N
Lagoon Disposal of Wastewater ~~as Defined in Section 130-103.5.~~	N	N
Private Airports, Landing Fields and Heliports Approved by CAD and FAA	N	N
Public Use Airports, Aircraft Landing Fields, and Heliports	N	N
~~Not Listed~~		
~~*Condominiums, Industrial (permitted as part of a permitted industrial land use)*~~	~~P~~	~~P~~
Stock Yard or Feeding Pens	N	N
~~Retail, Services and Office Use (varies as listed)~~		
~~*The Non-residential Uses Listed in Section 225-11 (Commercial Table) Except Those Non-residential Uses Listed in this Matrix*~~	~~L~~	~~C~~
~~*The Nonresidential Uses Listed in Section 225-13 (Table III), Except Those Nonresidential Uses Listed in this Matrix*~~	~~L~~	~~C~~
See Signs (Chapter 23.743)		
~~*Signs, as Provided in Title III, Chapter 35, Article 1, General Provisions*~~	~~S~~	~~S~~
Signs, Off-site, ~~as Provided in Title III, Chapter 35, Article 1, Section 335-12~~	S	S
Sign Relocation, Off-site, ~~See Sign Ordinance~~	S	S
Signs, On-site, ~~as Provided in Title III, Chapter 35, Articles 2.1 and 2.2~~	S	S
Temporary Use Permit Required		
Certified Farmers Market	T	T
Temporary Concession Stand	T	T
Circus	T	T

Notes:

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1. Trade Schools permitted by right, all other school require a LUP.
2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted uses (e.g. breweries, wineries). Only retail sales is included under this use category see the Wholesale and Distribution for non-retail sales.
4. Rental only with the exception of incidental sales. Incidental sales of used automobiles and trucks permitted up to 15% of developed portion of site and must be fully screened from view or enclosed within a building..
5. All Retail, Accessory and Office, Accessory uses are permitted up to a combined 50% of total building square footage.
6. The following limitations apply to Retail, Accessory and Office, Accessory in the M-2 district:
    a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25% of total floor are;
    b. Offices are allowed when incidental to a permitted use and do not exceed 25% of total floor area;
    c. Café/restaurant are allowed up to 15% of building square footage (free-standing restaurants required the issuance of a CUP);
7. Up to 50% of total building area may be used for a storage, warehousing, distribution or similar use as a permitted use. A CUP is required to exceed this percentage.

Article 11

Definitions

Overview

This Chapter provides all definitions that are used throughout the Zoning Code. Definitions are grouped according to land use descriptions or general definitions and alphabetized. All definitions included here are also provided in relevant sections of the Zoning Code.

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Chapter 23.1101 – Land Use Descriptions

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23.1101.010 Purpose

The purpose of this Chapter is to provide descriptions for each of the land use categories used in this Title. Descriptions are grouped by general category on the basis of function, product, or compatibility characteristics as used in Article 3 (Zoning Districts, Allowable Uses, and General Development Standards).

23.1101.020 Land Use Definitions

Adult Day Care Facility. State-licensed facilities that provide non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

Adult Day Care Home. Defined by state law as the provision of non-medical care to six or fewer adults, including seniors, in the provider's own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in "Adult Day Care Facility."

Agricultural Products Processing. The act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

Agricultural Tourism. Establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

Airport. A facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for off-premise consumption.

Ambulance Service. Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

Animal Husbandry. Raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under "Animal Sales and Grooming." Keeping of animals is defined separately under "Animal Keeping."

odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see "Manufacturing, Minor" and "Manufacturing, Small Scale."

Manufacturing, Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing, processing and assembly. Also see "Manufacturing, Major" and "Manufacturing, Small Scale."

Manufacturing, Small Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. The uses category also include Minor Manufacturing so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see "Manufacturing, Major" and "Manufacturing, Minor."

Massage Parlor. Establishment where customers can receive a massage.

Medical Services, Extended Care. Residential facilities providing nursing and health related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."

Medical Services, General. Facility primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices."

Medical Services, Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Retail, Accessory"), and emergency heliports.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Mobile Home. A transportable structure, which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air

served from a walk-up ordering counter for either on- or off-premise consumption and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail, Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on-site. The permitted retail area of the accessory use is based on~~Such retail area shall not exceed 25 percent of~~ the total square footage of the tenant space of a single use development or the combined floor area of an integrated development in a mixed-use project.

Retail, General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only; outdoor sales are plant nurseries and included in the definition of "Garden Center/Plan Nursery"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Retail, Warehouse Club. Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

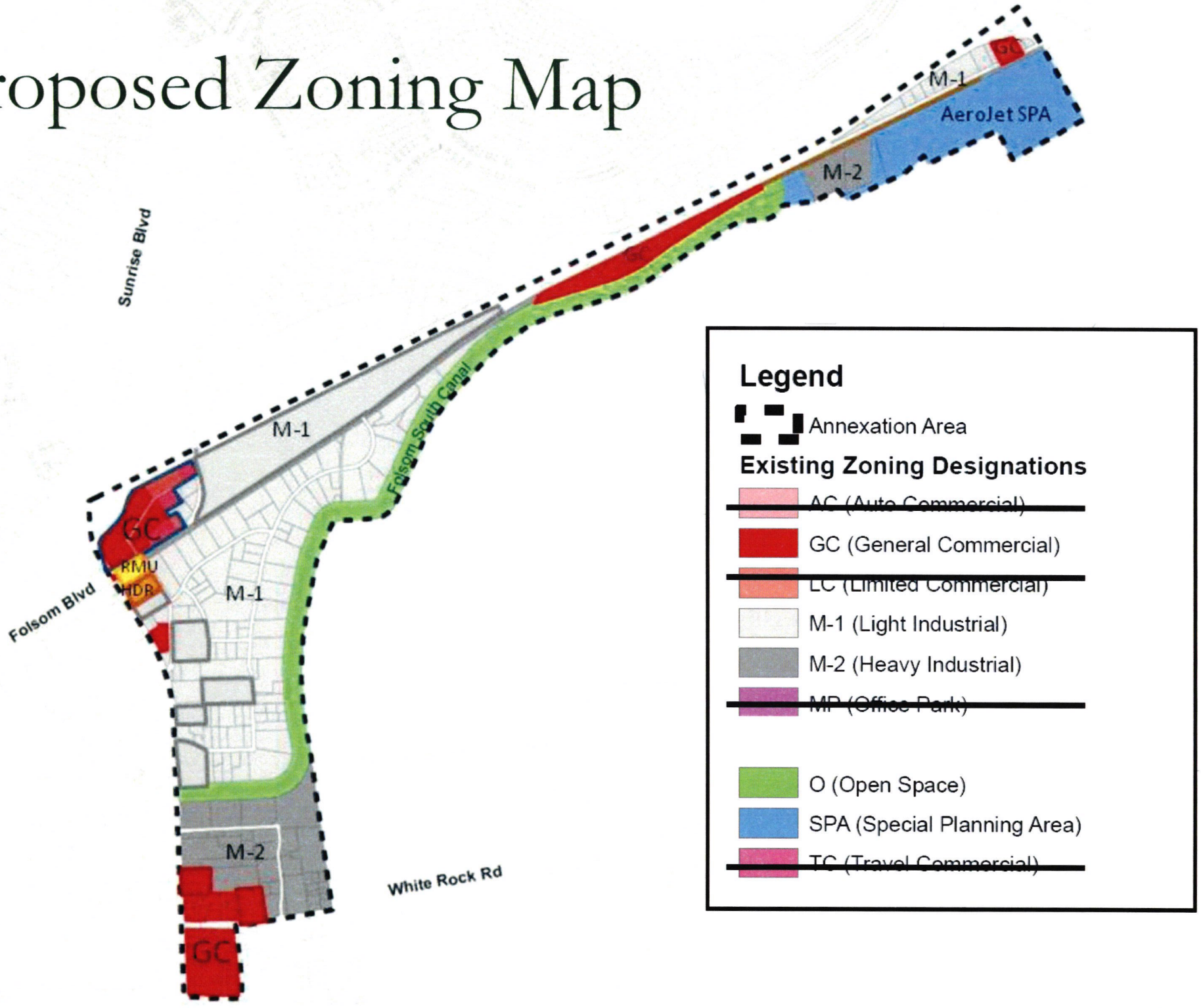
Schools, Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or on-line), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools, Public. Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

Service Station. A retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services – Minor."

Sexually Oriented Business. Adult bookstores, adult motion picture theaters, adult live theaters, adult videotape stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment is either (a) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their

Proposed Zoning Map



ATTACHMENT 2

CITY OF RANCHO CORDOVA

RESOLUTION NO. 26-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE CITY'S GENERAL PLAN TO ADJUST THE BOUNDARY OF THE CONVENTION CENTER OVERLAY IN ORDER TO REMOVE CERTAIN INDUSTRIAL PARCELS EAST OF CITRUS ROAD

WHEREAS, State law requires California cities to prepare and adopt a general plan to guide future development of the city; and

WHEREAS, as a result of growth and annexation of new property within its sphere of influence, the City of Rancho Cordova ("City"), from time to time, will evaluate its current zoning and General Plan requirements to check for consistency and applicability to changing economic environments; and

WHEREAS, on December 2, 2009, the Sacramento Local Agency Formation Commission ("LAFCo") approved Resolution LAFC 09-07 approving the annexation of property east of Sunrise Boulevard and South of Highway 50 ("Annexed Property") to the City of Rancho Cordova. The annexation will be effective on July 1, 2010; and

WHEREAS, as part of the annexation, the City held outreach meetings with the affected owners of the Annexed Property ("Property Owners"); and

WHEREAS, during the outreach meetings, it came to City's attention that the current economic downturn has had a dramatic affect on the Annexed Property, including significant and unexpected impacts relating to the anticipated pre-zoning of the Annexed Property. Property Owners expressed serious concerns regarding the pre-zoning designation and requested that the City consider changing the pre-zoning to be more consistent with the zoning currently imposed on that area by the County of Sacramento; and

WHEREAS, the predominate desire of Property Owners and other real estate interests in the Annexed Property is to keep the commercial and industrial zoning currently required by Sacramento County. The pre-zoning originally proposed by the City in 2007, and approved by LAFCo, calls for a significant amount of Commercial Mixed Use and Office Park Mixed Use zoning, which could create many non-conforming uses and/or require the eventual redevelopment of industrial property to more intensive land uses. This could create a hardship on existing Property Owners and businesses seeking to occupy tenant space in these difficult economic times; and

WHEREAS, in consideration of the requests by the Property Owners, the City prepared Ordinance 7-2010 in order to amend the City's Zoning Code to help mitigate the effects of the continued economic downturn and further implement the goals and objectives of the General Plan; and

WHEREAS, pursuant to California Government Code section 65860, the Zoning Code must be consistent with its General Plan; and

WHEREAS, the Zoning Code Amendments proposed by Ordinance 7-2010 would have created a minor inconsistency with the land use designations between the Zoning Code and the General Plan. This Resolution makes the two documents consistent by making minor amendments to two General Plan figures affecting land use designations; and

WHEREAS, this Resolution updates General Plan Figure LU-7 to eliminate the three parcels east of Citrus Road from the Convention Center Overlay, and Figure LU-31, to more accurately reflect the newly proposed zoning of Ordinance 7-2010; and

WHEREAS, on April 8, 2010, the City's Planning Commission held a properly noticed public hearing to consider the staff report, public comment and the proposed General Plan Amendments, attached hereto as **Exhibit A**. After receiving and considering all public comments on the amendment, the Planning Commission recommended approval to the City Council; and

WHEREAS, on May 3, 2010, the City Council held a properly noticed public hearing to consider the staff report, public comment and the proposed Amendments to the General Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Recitals Adopted.** The foregoing recitals are true and correct and made a part of this Resolution.

2. **Findings.** The City Council hereby finds, based upon all the evidence in the record, including without limitation, documents, staff reports and testimony, that:

   A. **Internal consistency.** The attached Amendments are internally consistent with the other elements, policies and provisions of the General Plan. The proposed General Plan amendment is minor in nature and internally consistent with the remainder of the General Plan. The amendment calls for two figures to be amended. The amendments are internally consistent, as follows:

      - General Plan Figure LU-7 - Convention Overlay Area. This figure will be amended to eliminate three industrial parcels east of Citrus Road. This change is minor and will not impact the overall intent of the Convention Center Overlay and will not minimize the ability to implement General Plan goals, policies or actions related to this designation; and

      - General Plan Figure LU-31 - Land Plan for The Sunrise Boulevard South Planning Area. Minor amendments to this figure will shift the Commercial Mixed Use designations to reflect the precise locations of the proposed General Commercial pre-zoning designations. The amendment will also add a Heavy Industrial classification to the area north of White Rock Road that is currently zoning M-2 in Sacramento County. These are internally consistent since they will implement the intent of the Sunrise South Area and the goals, policies and actions to provide mixed-use commercial and industrial areas within the community.

   B. **Public Interest.** Adoption of the amendments is the in the public interest of the City. The amendments, combined with the pre-zoning classification, will protect the existing jobs base within the area and result in positive improvements to the Annexed Property over time.

3. **CEQA compliance.** In compliance with the requirements of the California Environmental Quality Act by to the California Environmental Quality Act ("CEQA"), the City determined that the amendments were consistent with the Environmental Impact Report prepared and prepared a General Plan EIR Addendum.

4. **Amendment.** City Council hereby amends the City's General Plan by making the changes to General Plan Figure LU-7 and Figure LU-31 as shown in **Exhibit** A.

5. **Effective Date.** This Resolution shall take effect and be enforced (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ 2010 by the following vote:

AYES:

NOES:

ABSENT:

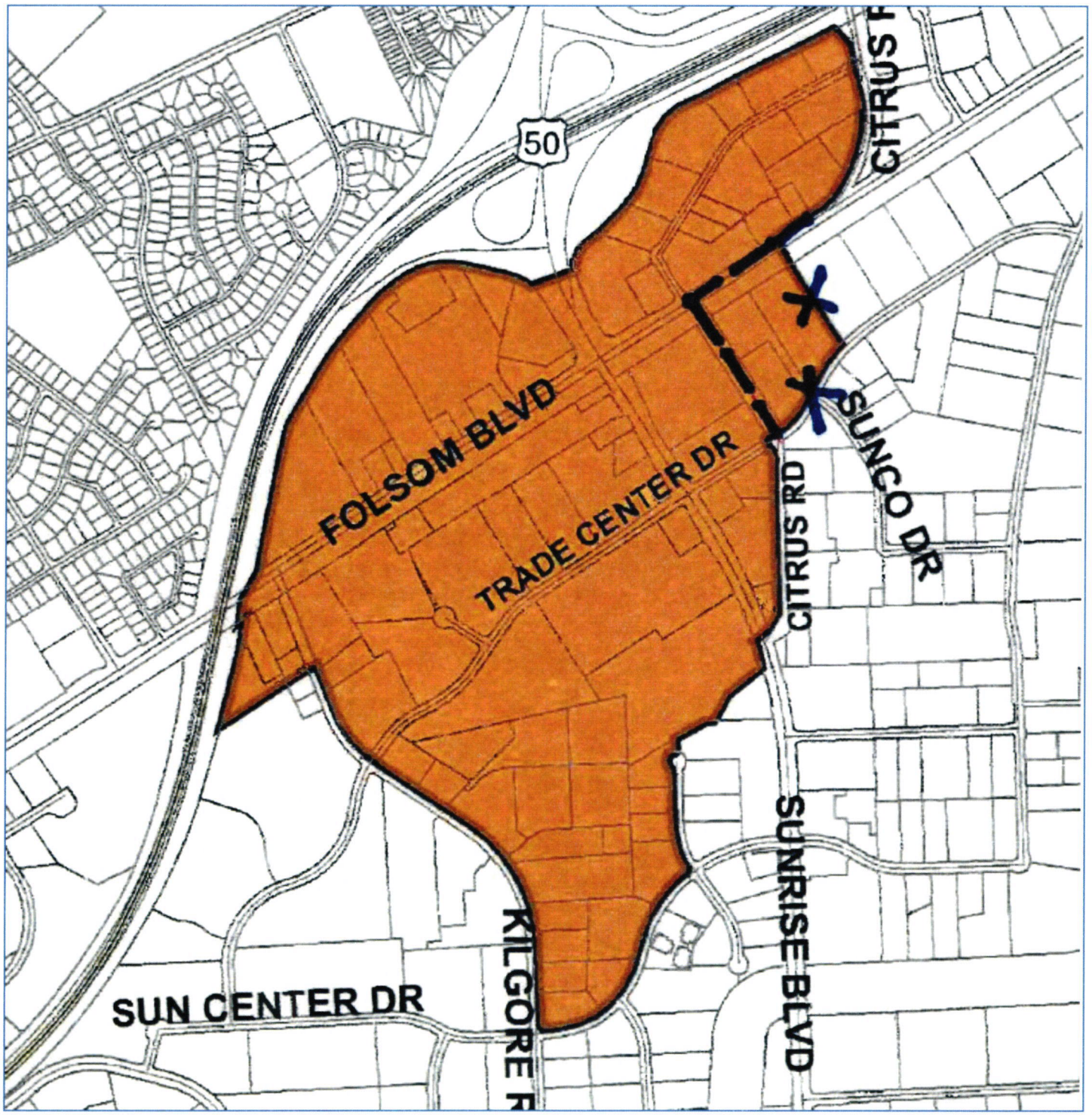
ABSTAIN:

_____
Ken Cooley, Mayor

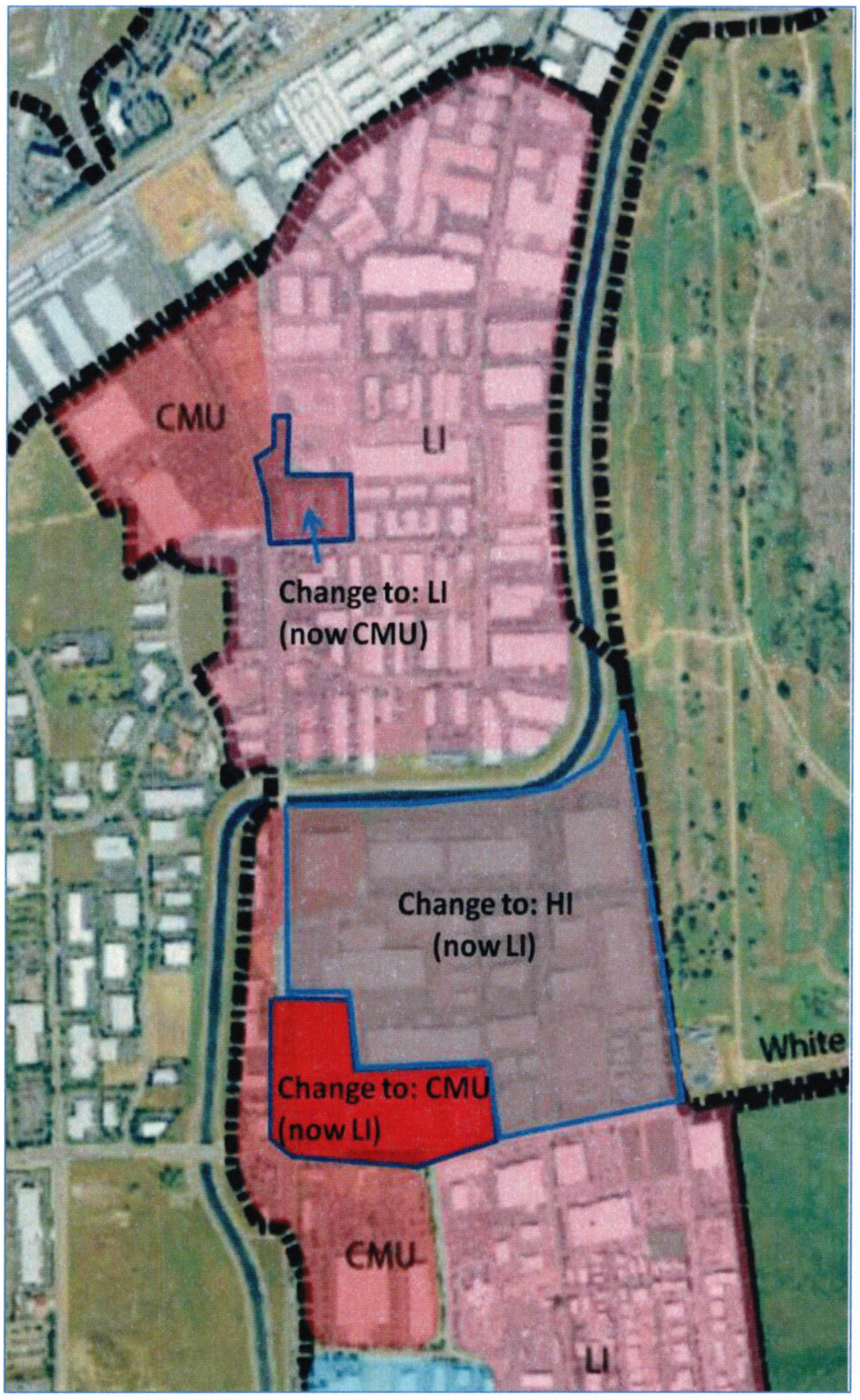
ATTEST:

_____
Mindy Cuppy, City Clerk

General Plan Amendment
Changes to:
Figure LU-7 – Convention Center Area



General Plan Amendment
Changes to:
Figure LU-31 – South Sunrise Planning Area



J A M A L L L C
11354 WHITE ROCK ROAD, RANCHO CORDOVA, CA 95742-6522
TELEPHONE (916) 852-8644 – FACSIMILE (916) 852-8678

February 8, 2010

Jeff Beiswenger
Senior Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Finger Annex Prezoning
APN: 072-0340-108

Dear Mr. Beiswenger:

Following our phone conversation of this past week, I am writing in regard to our wishes and beliefs as they pertain to the prezoning of our above-referenced property. We believe that the highest and best use for this parcel of land is General Commercial, as this is the most compatible with the existing use of the surrounding area and the vision of the City of Rancho Cordova, and allows for development that can include a retail component as well as for wholesaling and distribution.

As part of the City of Rancho Cordova annexation, we respectfully request that this property be rezoned to General Commercial in the new General Plan.

Should you require any additional information from us to effect this change please do not hesitate to contact me at (916) 257-3083. If it is more convenient you may contact me by email at majid@parlindevelopment.com.

Sincerely,

Majid Rahimian
Manager-Member

F J M I N V E S T M E N T S

March 5, 2010

Paul Junker AICP, Planning Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RECEIVED
MAR 0 9 2010
RANCHO CORDOVA
PLANNING

Dear Paul:

Re: 11261 and 11253 Trade Center Drive, Rancho Cordova, CA

Per our recent discussions we are writing this letter to express our serious concerns about the City of Rancho Cordova's intent to place a "Convention Center Overlay" over the above referenced properties. We are hereby requesting that the City move the boundary of the Overlay to the west of Citrus Road, as outlined in the attached figure.

To give you some background, our firm currently owns and operates 617,000 square feet of industrial space in 12 separate buildings, east of Sunrise Boulevard in Rancho Cordova. All of these buildings are currently zoned M1 (light industrial). Two of those buildings fall into the new Convention Center district. These buildings contain 98,400 square feet in total and have single-tenant occupants.

Due to the new Convention Center Overlay these two buildings will become non-conforming on July 1, 2010. This creates a problem for us with regards to our lender and has the potential to put us in default of our loan agreement. It will also make refinancing the buildings a problem in the future.

In addition, as we understand it, if those buildings become vacant for more than six months, we lose our ability to lease them to industrial tenants that are currently allowed under the M1 zoning. If we were to lose our tenants in those buildings, it is very conceivable that we would end up with obsolete buildings. These are light industrial buildings that are not designed to be leased to office or retail tenants. In addition they do not meet the parking requirements for those uses.

We understand why the City would like to have a convention center area near its largest inventory of hotel rooms and we are not opposed to the concept. We do feel however that the land parcels to the east of Citrus, south of the RT tracks, are too industrial in nature and are far enough from the hotels that they are not really suited to the proposed overlay district.

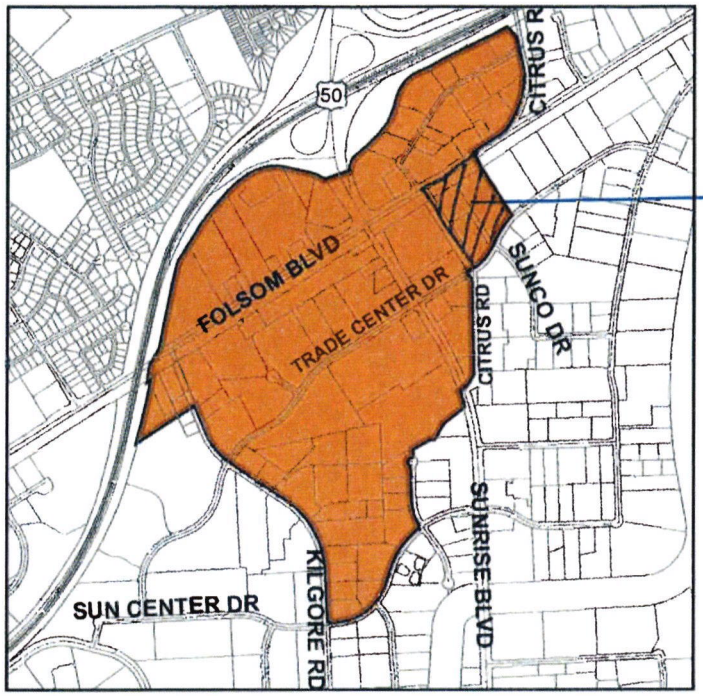
Please feel free to contact me regarding this matter and we hope the City will agree with our proposed modification.

Sincerely,
FJM Investments, LLC
General Partner of FJM Sunrise Associates, LLC

Mark D. Pirie
Director of Acquisitions

222 Kearny Street, Suite 600 San Francisco, CA 94108
Telephone 415.248.1146 Facsimile 415.391.7551

Figure 23.325-1: Convention Overlay District Area



Delete Overlay

C. **Allowed Uses.** Specific to the Convention Overlay Zoning District, Table 23.325-1 below identifies the allowed use provisions within the Convention Overlay Zoning District. The allowed use provisions of Table 23.325-1 supersede and replace the allowed use provisions of the underlying Base Zoning District of the applicable property. Similar uses may be determined as identified in this Title. The allowed use provisions are listed in compliance with Chapter 23.304 (Land Use Classification).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

EASTON

DEVELOPMENT COMPANY, LLC

Michael P. LaFortune
Director
Financial Operations

620 Coolidge Drive, Ste. 100
Folsom CA 95630
Tel: 916-351-8537
Fax: 916-351-8669
Michael.LaFortune@EastonLLC.com

April 6, 2010

RECEIVED
APR 08 2010
RANCHO CORDOVA
PLANNING

Jeff Beiswenger, Senior Planner
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Sunrise /Highway 50 Annexation

Dear Jeff:

On behalf of GenCorp and Aerojet, Easton Development Company, LLC received notice of this Thursday's Rancho Cordova Planning Commission hearing regarding the City's annexation of lands in the Sunrise Boulevard and Folsom Boulevard area. In anticipation of this hearing, I'd like to confirm several issues related to Aerojet and GenCorp lands that are within the annexation area. Specifically,

1. Zoning: Will all Aerojet / GenCorp land that is zoned "Aerojet SPA" under the County of Sacramento Zoning Code retain the Aerojet SPA zoning designation after the completion of the annexation? If so, please provide a complete copy of the City's Aerojet SPA ordinance. If not, please identify those Aerojet / GenCorp lands where the zoning designation will change once the annexation is completed.

2. General Plan: The on-line annexation materials, especially the maps, were somewhat difficult to decipher due to the resolution. Can you confirm the current general plan designations of the Aerojet / GenCorp lands (as you understand them) and the proposed general plan designations after the completion of the annexation?

Thank you for your prompt assistance. If you have any questions, please let me know.

Very truly yours,

Michael LaFortune
Director

cc:
Joe Chinn, Assistant City Manager
Paul Junker, Planning Director
Steven T. Johns, Brewer Lofgren LLP

RECEIVED
APR 20 2010
RANCHO CORDOVA
PLANNING

George Anselmo, Etal
P.O. Box 1154
Lotus, Calif. 95651
Tel: (530) 642-8640

April 15, 2010

City of Rancho Cordova
Planning Dept.
2729 Prospect Park Drive
Rancho Cordova, Calif. 95670

Attn: Paul Junker, Planning Director

Subject: Parcel #069-0090-032-0000
11325 Folsom Blvd.
Rancho Cordova, Calif.

Dear Sir:

I was in attendance last Thursday evening April 8, 2010 at the public hearing for Rancho Cordova's annexation of the Sunrise/Highway 50 area. From the information given it appears that our property located at 11325 Folsom Blvd. will be changing its M-2 County designation to first an M-1 and then a P^2.

This is somewhat confusing. If there are no new requirements for the type of business we are allowed to have on this property and if there is no major changes required as to the physical layout of the existing then we agree to this designation change.

Please reply to any possible changes that effects our property when Rancho Cordova annexes it including possible tax increases due to the annexation.

Thank you for your earliest consideration.

Very truly yours,

George Anselmo, Etal
Property Owner

cc: Hertz Rental
Attn: Mike Atchinson
10680 Industrial Ave.
Roseville, Calif. 95678

Richard Kidwell
Bill Kidwell

SPHERE OF INFLUENCE ANNEXATION AND PRE-ZONING

Addendum to the Negative Declaration

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

March 2010

ADDENDUM TO THE NEGATIVE DECLARATION
FOR THE
SPHERE OF INFLUENCE ANNEXATION AND PRE-ZONING
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
Fax 916.851.8762

MARCH 2010

1.0 INTRODUCTION

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously adopted Sphere of Influence Annexation and Pre-zoning Negative Declaration. The City of Rancho Cordova is the lead agency for the environmental review of the Sphere of Influence and Annexation and Pre-zoning (project).

1.1 BACKGROUND AND PURPOSE OF THE NEGATIVE DECLARATION ADDENDUM

The Rancho Cordova General Plan FEIR (SCH #2005022137) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR (CEQA Guidelines section 15168). Subsequently, the City prepared a Negative Declaration for the Sphere of Influence Annexation and Pre-zoning project (SCH #2007022102). The Negative Declaration was tiered from the City of Rancho Cordova General Plan EIR (GP-EIR). The planning area analyzed in the GP-EIR included the City Limits, Sphere of Influence, and General Plan Planning Area (GP PA). The impacts associated with implementation of the General Plan in the annexation area were considered and mitigated as a part of the GP-EIR. The GP-EIR programmatically discussed the area-wide consequences of implementation of the General Plan; this project is one component of the program level analysis found in the GP-EIR. The GP-EIR determined impacts to land use, agriculture, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, and visual resources/light and glare, to be significant and unavoidable.

The City now proposes changes to the previously adopted project. Please refer to Section 2.0 (Project Description) for a detailed description of the proposed changes.

In determining whether an Addendum is the appropriate document to analyze the modifications to the project and its approval, State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.2 BASIS FOR DECISION TO PREPARE ADDENDUM

Since the Negative Declaration has been adopted, the environmental impacts of subsequent changes must be examined in light of the impact analysis in the previously adopted Negative Declaration to determine if additional CEQA documentation must be prepared. One of the standards that apply is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds which require preparation of a subsequent Negative Declaration in support of further agency action on the project. Under these Guidelines, a subsequent Negative Declaration shall be prepared if any of the following criteria are met.

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> > *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
> >
> > *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
> >
> > *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
> >
> > > *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
> > >
> > > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
> > >
> > > *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
> > >
> > > *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), of the Addendum to the previously adopted Negative Declaration, the proposed changes do not meet the criteria for preparing a subsequent Negative Declaration. An

addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent Negative Declaration have occurred.

1.3 ORGANIZATION AND SCOPE

SECTION 1.0 ÐINTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the Negative Declaration Addendum.

SECTION 2.0 ÐPROJECT DESCRIPTION

This section provides a detailed description of the proposed project.

SECTION 3.0 ÐENVIRONMENTAL ANALYSIS

This section contains an analysis of environmental topic areas that were addressed in the Rancho Cordova General Plan Final EIR and subsequent tiered Sphere of Influence Annexation and Pre-Zoning Negative Declaration.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed changes to the Sphere of Influence Annexation and Pre-Zoning project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of this project in relation to the previous analysis provided in the Sphere of Influence Annexation and Pre-zoning Negative Declaration (State Clearinghouse No. 2007022102).

2.1 PROJECT LOCATION AND SETTING

The annexation area consists of approximately 748 acres of land equal to the City's existing Sphere of Influence. The annexation area is located adjacent to the northeastern portion of the City of Rancho Cordova, in eastern Sacramento County (County).

The annexation area is bounded by Sunrise Boulevard to the west, Highway 50 to the north, Hazel Avenue to the east, and portions of Sanders Drive, Gold Valley Drive and White Rock Road to the south, as well as portions of the Folsom South Canal to the south and east. The annexation area is mostly urbanized. A limited supply of vacant land is located in the annexation area along the south side of Folsom Boulevard. Retail commercial and light industrial represent the majority of existing uses, with retail establishments fronting along Folsom and Sunrise Boulevards. Most industrial establishments are found along the internal road network within the southern and western aspects of the annexation area.

2.2 OVERVIEW OF APPROVED PROJECT

The annexation area is located within two Planning Areas that were analyzed for buildout potential in the General Plan EIR and subsequent tiered Negative Declaration.

According to the General Plan, the **Sunrise Boulevard South Planning Area** includes the many commercial and industrial uses south of Highway 50 along the Sunrise corridor, stretching as far south as Douglas Road. The existing uses include a cluster of auto dismantling and recycling west of Sunrise at the south end of the Planning Area and home improvement and building materials uses east of Sunrise. This area will serve as a gateway to the new residential communities in the southeast portion of the City. Target uses for this area include industrial, office mixed-use, and commercial mixed-use. Limited industrial uses will continue to be a viable and appropriate use in some portions of the Planning Area. Office mixed-use is primarily business and professional office development that may include commercial and/or residential use. Similarly, commercial mixed-use is primarily retail and service commercial development that may include office and/or residential use. The Land Plan for this area is shown in Figure LU-31 of the General Plan. Land use designations within the annexation area include Light Industrial, Office Mixed Use, and Commercial Mixed Use designations, which establish a vision for transition to lighter industrial uses and conversion of some areas to other uses. The northern portion of the Planning Area, which is within the annexation area, is also designated as Convention Overlay with a vision for a future convention center and related and supportive uses. The City will develop programs/policies to support the natural evolution of this area to ensure the continued economic vitality of this area. Non-conforming provisions for existing uses in this area will allow for the continuation of industrial uses and conditional expansion of industrial uses where mitigation measures ensure compatibility with the evolving nature of this area.

The City encourages continued clustering of building materials and home improvement industries in the northwest portion of the Planning Area. Additionally, the City supports the

creation of a district and/or development of a trade center or trade mart for these businesses to showcase their wares.

At full buildout, the entire Sunrise Boulevard South Planning Area, which encompasses 995 acres and portions of the annexation area, would employ up to 14,436 people.

According to the General Plan, the **Folsom Boulevard Planning Area** will serve as the high-intensity development center of the City. Target land uses for this area include a series of Transit-Oriented and Regional Town Centers strategically located at light rail stations and freeway interchanges. These designations, along with other commercial nodes along Folsom Boulevard will serve as catalysts for redevelopment of this corridor. Residential and Office Mixed-Use designations will provide additional housing opportunities and developments that support transit ridership. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 20 units per acre). Development will take advantage of the proximity and availability of Light Rail to and from the Area. Much of the land within the Planning Area is visible from Highway 50, creating significant opportunity for identifiable project design that contributes to the enhanced character of the City. Utilities in this area should be placed underground and projects shall be designed to enrich the pedestrian environment along the cohesive streetscape corridor.At full buildout, the entire Folsom Boulevard Planning Area, which encompasses 1,629 acres and a portion of the annexation area, would include up to 10,476 dwelling units, have a population of up to 22,936 people and employ up to 26,704 persons. **Figure 1** below shows the Annexation and Pre-Zoning Designations that were analyzed in the previously adopted Negative Declaration.

Figure 1
Annexation Pre-Zoning Designations

The pre-zoning designations included seven different zoning categories, including four of the Cityõ mixed-use districts as well as two overlay designations:

- CMU (Commercial Mixed Use)
- OPMU (Office Professional Mixed Use)
- OIMU (Office Industrial Mixed Use)
- LIBP (Light Industrial Business Park)
- M-2 (Heavy Industrial)
- O (Open Space)
- SPA (Aerojet Special Planning Area)
- Convention Center Overlay
- TOD Overlay

2.3 PROPOSED REVISED ZONING AND GENERAL PLAN AMENDMENT

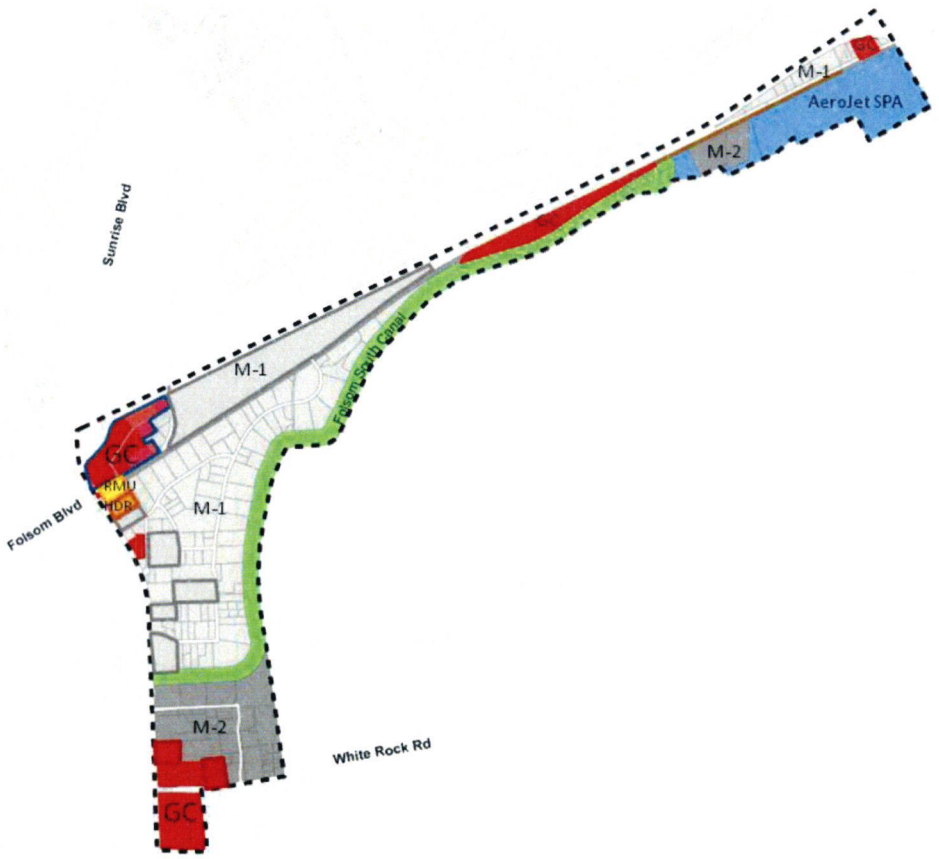
The pre-zoning originally proposed by the City and analyzed in the previously adopted tiered Negative Declaration includes a significant amount of Commercial Mixed Use and Office Park Mixed Use zoning, which could create non-conforming uses and/or require the eventual redevelopment of industrial property to more intensive land uses. This could create a hardship on existing property owners and businesses seeking to occupy tenant space in these difficult economic times. The Sacramento County zoning for the annexation area is included as **Figure 2** below. Note that the County zoning include several designations that the City does not currently have in the zoning code (LC, GC, MP and M-1), but these County designations are consistent with certain City General Plan categories.

Figure 2
Current Sacramento County Zoning

The new proposed pre-zoning map would keep the majority of the parcels zoned similar to the County designation. **Figure 3** is the proposed new pre-zoning map. The parcels which are outlined with a heavy line indicate areas where the City zoning would deviate from the County zoning. This new pre-zoning map remains mostly consistent with the General Plan designations for the area and some minor amendments to the General Plan have been proposed. This new pre-zoning map and related designations meet the requirement in state law that zoning designations be consistent with the General Plan (Government Code Section 65860). The new pre-zoning designations, would be:

- General Commercial (GC) – consistent with the General Plan, Commercial Mixed Use category (replaces all GC, LC, AC, plus two M-1 parcels are pre-zoned to GC);
- Light Industrial (M-1) – consistent with the General Plan, Office Mixed Use and Light Industrial categories (replaces all M-2 zoning north of Folsom Boulevard, all MP zoning and all current M-1 zoning);
- Heavy Industrial (M-2) – consistent with the General Plan, Heavy Industrial category;
- Open Space (O). Consistent with the General Plan, Open Space category; and
- Aerojet Special Planning Area (SPA). Consistent with the General Plan, SPA category.
- Convention Center Overlay.
- TOD Overlay (applied within ¼ mile of Sunrise light rail stop)

Figure 3
Proposed New Pre-Zoning Designations



The City has received three specific rezoning requests that are shown in **Figure 3** above. The proposed rezone requests are consistent with the overall approach and General Plan designations for the area:

- **Request 1:** Rezone parcel from M-2 to GC along Sunrise Boulevard.
  Parcel currently vacant and is immediately adjacent to existing GC

- **Request 2:** Rezone parcel from M-2 to GC along White Rock
  The parcel currently contains a multi-tenant building with a mix of commercial and light industrial users and is immediately adjacent to existing GC.

- **Request 3**: Remove three parcels from the Convention Center Overlay district east of Citrus Road. The underlying zoning of M-1 would remain. The parcel contains large format industrial buildings and a lumber business. The current uses and building configurations are not easily retrofitted to accommodate uses that would be supportive of a convention center district so the M-1 zoning would be a better fit.

The City's General Plan would need to include minor updates to two Figures so that the zoning corresponds to the General Plan land use designations. These updates would include:

- Update Figure LU-7 to eliminate the three parcel east of Citrus from the Convention Center Overlay (See **Figure 4** below).
- Update Figure LU-31 to more accurately reflect the proposed zoning (See Figure 5 below).

Figure 4
Proposed Convention Center Overlay Boundary

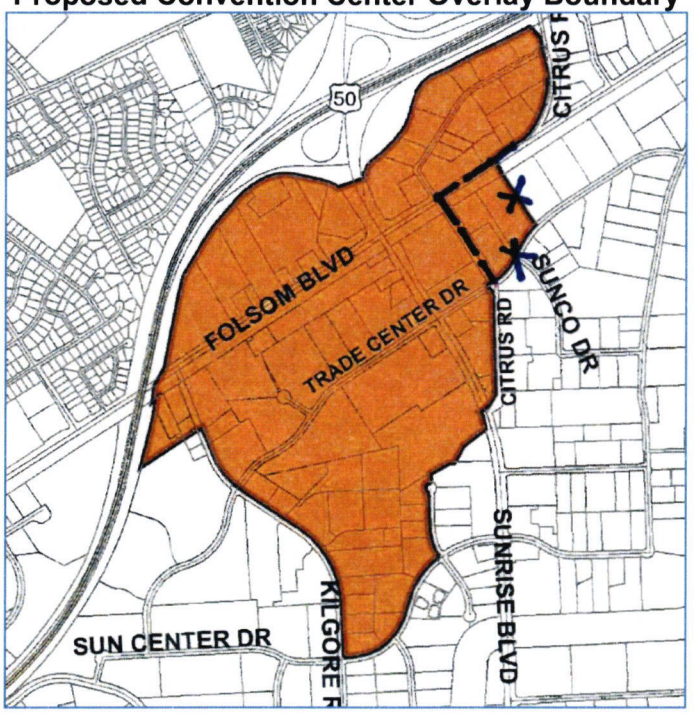
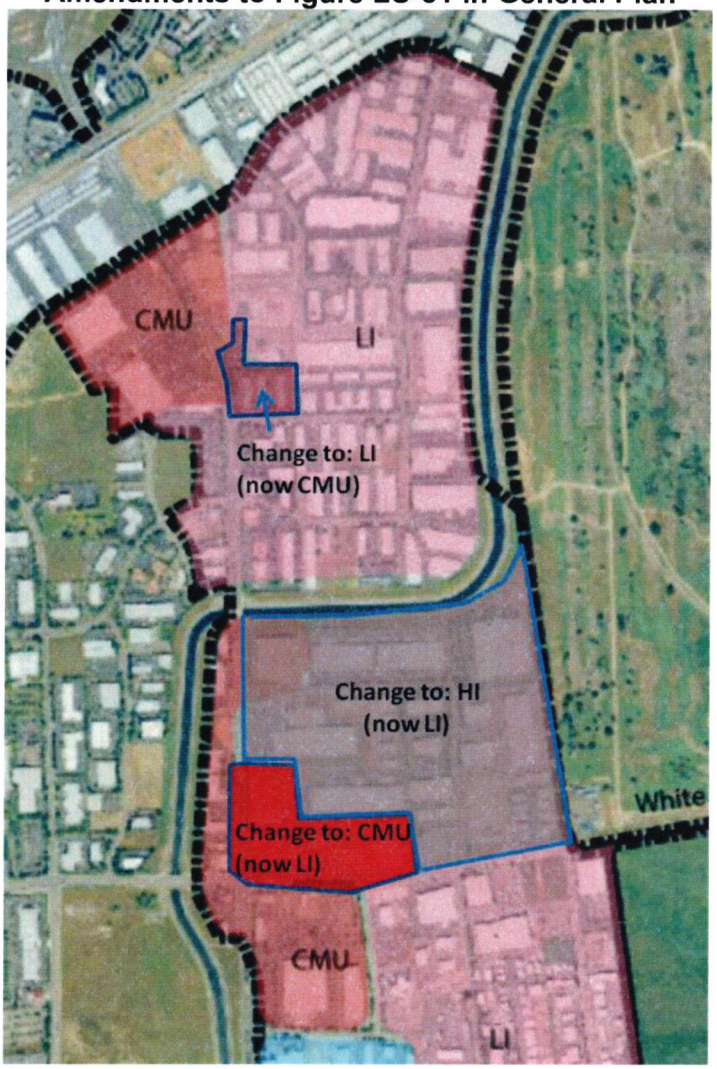


Figure 6
Amendments to Figure LU-31 in General Plan



2.4 PURPOSE OF ADDENDUM

This Addendum addresses these proposed amendments to the Rancho Cordova Zoning Code and General Plan in relation to the previous environmental review under the Rancho Cordova General Plan EIR and subsequent Sphere of Influence Annexation and Pre-Zoning Negative Declaration. State CEQA Guidelines Section 15164 defines an Addendum as:

> *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred .....A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) provides the substantial evidence to support that none of the following circumstances set forth in State CEQA Guidelines Section 15162 would result from adoption of the proposed project:

> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
>
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
>
> > *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
> >
> > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
> >
> > *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
> >
> > *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Information and technical analyses from the Rancho Cordova General Plan EIR and Sphere of Influence Annexation and Pre-Zoning Negative Declaration are utilized throughout this Addendum. Relevant passages from these documents are cited and available for review at:

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

3.0 ENVIRONMENTAL ANALYSIS

INTRODUCTION

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed pre-zoning map amendments, zoning text changes, and general plan amendments are covered by the General Plan EIR and subsequent Sphere of Influence Annexation and Pre-Zoning Negative Declaration and no further CEQA environmental review is required. Further environmental review is not required because the proposed Project does not meet the criteria for preparing a subsequent environmental document under State CEQA Guidelines Section 15162. The analysis in this chapter focuses on the criteria under Section 15162.

First, as addressed in the analysis below, the proposed Project does not constitute substantial changes to the existing policies and actions in the General Plan. The proposed pre-zoning map amendments, zoning text changes, and general plan amendments for a limited number of properties are not substantial changes to existing policies and actions. Overall, the Project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR and or subsequent Negative Declaration (State CEQA Guidelines Section 15162[a][1]). All impacts would be equal or less to the impacts previously analyzed in the General Plan Final EIR and Negative Declaration. It is important to note that the analysis below fully relies on the impact analysis contained in the General Plan EIR. The Sphere of Influence Annexation and Pre-Zoning Negative Declaration fully incorporated the General Plan EIR as does this Addendum.

Second, the City is not aware of any substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City of Rancho Cordova Planning Area not contemplated and analyzed in the General Plan EIR and Negative Declaration that would result in new or substantially more severe environmental impacts. Statements regarding the General Plan EIR are also statements regarding the Negative Declaration.

Third, as documented in Section 3.0, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in June 2006) that identifies: a new significant impact (condition "A" under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" State CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" State CEQA Guidelines Section 15162[a][3]). The reader is referred to City Resolution No. 116-2006 regarding findings on the feasibility of alternatives evaluated in the Draft EIR. None of the "new information" conditions listed in the State CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent EIR or Negative Declaration.

State CEQA Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Negative Declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or Negative Declaration have occurred." An

addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

3.1 LAND USE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.1.1 Implementation of the Rancho Cordova General Plan would not result in the physical division of established communities because the General Plan was designed to focus on redevelopment of existing urbanized areas and siting new development in vacant portions of the Planning Area, rather than developing in a way that might divide established communities. The "building block" concept in the proposed General Plan, and relevant policies and action items, would ensure that such division does not occur. Accordingly, adoption of the General Plan is considered a less than significant impact.

Impact 4.1.2 Implementation of the General Plan could result in incompatibilities or conflicts between existing and future land uses in the Planning Area, including land located outside of the Rancho Cordova city limits. However, implementation of policy provisions of the General Plan would reduce this potential impact to less than significant.

Impact 4.1.3 Implementation of the proposed General Plan has the potential to conflict with applicable land use plans, policies or regulations of agencies with jurisdiction over parts of the Planning Area that provide for environmental protection. This is considered a significant and unavoidable impact.

Impact 4.1.4 The Rancho Cordova General Plan has the potential to conflict with the South Sacramento Habitat Conservation Plan, which is the only applicable habitat conservation plan in the Planning Area. This is considered a less than significant impact.

Impact 4.1.5 When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan has the potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment. This is considered a cumulatively considerable and significant and unavoidable impact.

These impacts were addressed on Draft EIR pages 4.1-36 through -64 (division of established communities, incompatibilities between land uses, conflicts with relevant land use plans, policies or regulations, and conflicts with an applicable habitat conservation plan, and cumulative impacts) with minor refinements to the impact analysis made in the Final EIR (Final EIR page 4.0-4).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed modifications will change the pre-zoning designations established for the annexation area east of Sunrise Boulevard and South of Highway 50 to keep the current zoning pattern in place when the area is annexed into the City on July 1, 2010; amend the Zoning Code

to add a General Commercial (GC) and a Light Industrial (M-1) zoning classification and related provisions; and amend the pre-zoning and General Plan designations for the annexation area to adjust the boundary of the Convention Center Overlay to remove three industrial parcel east of Citrus Road. As proposed, the zoning will allow existing industrial and commercial developments to remain in place and continue to create employment and economic development opportunities for the community. None of these changes would result in impacts to land use any greater than was addressed and analyzed in the GP-EIR, nor would the proposed project result in any land use impacts not identified in the GP-EIR.

3.2 AGRICULTURE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.2.1 Implementation of the proposed General Plan would result in the loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, etc) as designated by the Farmland Mapping and Monitoring Program. This is considered a significant and unavoidable impact.

Impact 4.2.2 Implementation of the proposed General Plan could result in the placement of urban uses adjacent to agricultural uses within and adjacent to the City. This is considered a significant and unavoidable impact.

Impact 4.2.3 Implementation of the proposed General Plan could result in a conflict with existing Williamson Act contracts. This is considered a significant and unavoidable impact.

Impact 4.2.4 Implementation of the General Plan Land Use Map Book along, with other proposed development in Sacramento County, would contribute to the additional conversion of important farmlands to other uses and may increase agriculture/urban interface conflicts. This is a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail on Draft EIR pages 4.2-17 through -26 (loss and conversion of agricultural land, agricultural/urban interface conflicts, Williamson Act contracts, and cumulative agricultural resource impacts).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

Overall, the proposed Project would not result in new or increased severity of significant agricultural resource impacts beyond what was addressed in the General Plan Final EIR. The Important Farmland Map for Sacramento County designates the annexation area as Urban and Built-up Land, and Other Land as shown in Figure 4.2-1 of the GP DEIR. Although the GP-EIR identified significant and unavoidable impacts to Williamson Act contracts, there are no agriculturally zoned land uses within the annexation area, and therefore are no existing zoning conflicts with agricultural uses. Although the GP-EIR identified agricultural interface conflicts as significant and unavoidable, there are no operating agricultural uses that exist in the annexation area or adjacent area. Thus, no new or increased severity of significant agricultural resource impacts would occur beyond what was addressed in the General Plan Final EIR.

3.3 POPULATION/HOUSING/EMPLOYMENT

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.3.1 Implementation of the proposed General Plan Land Use Map would include land uses that promote the increase in population, housing, and employment to the area, and thus include substantial growth. This is a significant and unavoidable impact.

Impact 4.3.2 Implementation of the General Plan may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts. This is considered a less than significant impact.

Impact 4.3.3 Buildout in the planning area, under the proposed General Plan Land Use Map, would include substantial population, housing unit and employment increases. This is considered a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail on Draft EIR pages 4.3-10 through -20 (population, housing and employment increases, and the displacement of a substantial number of persons or housing, and cumulative impacts).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

Currently, there are no housing units in the annexation area. Therefore, the implementation of the proposed project would not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. The proposed changes would not result in a substantial increase in the severity of the previously identified significant population/housing/employment impact as analyzed in the GP-EIR.

3.4 HAZARDS AND HUMAN HEALTH

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.4.1 Implementation of the General Plan would include the routine transportation of hazardous materials on Planning Area roadways. Implementation of proposed General Plan policies and action items would result in a less than significant impact.

Impact 4.4.2 The Planning Area consists of land uses having the potential to result in an increased risk of release of hazardous materials. This is considered a potentially significant impact, but mitigated to less than significant.

Impact 4.4.3 Implementation of the proposed General Plan would locate development within an airport land use plan, potentially resulting in a safety hazard for people residing or working in the area. This impact is considered less than significant.

Impact 4.4.4 Implementation of the proposed General Plan could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (SCMDP). This is considered a less than significant impact.

Impact 4.4.5 Persons could be exposed to contaminated soil or groundwater during development of previously contaminated sites or sites undergoing remediation. Implementation of the General Plan policies and action items as well as existing regulatory requirements and standards would reduce impacts so that they are considered less than cumulatively considerable.

These impacts were addressed in detail in Draft EIR pages 4.4-22 through -32 (transportation of hazardous materials, release and exposure to hazardous materials, airport safety hazards, conflicts with emergency response plans, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-4 and -5).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

Overall, the proposed Project would not result in new or increased severity of significant hazard and human health impacts beyond what was addressed in the General Plan Final EIR. No portion of the proposed project would change any of the GP policies and action items related to hazards and human health nor would the physical setting related to hazardous materials be altered from that analyzed in the GP-EIR. Additionally, all future development projects would be subject to all applicable local, state, and federal regulations regarding the transportation, use, and disposal of hazardous materials as well as regulations regarding sites with contaminated soil or groundwater. Thus, no new or increased severity of significant hazard impacts would occur beyond what was addressed in the General Plan Final EIR.

3.5 TRANSPORTATION AND CIRCULATION

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.5.1 Implementation of the proposed General Plan would result in an increase in traffic volumes that would result in deficient level of service conditions in year 2030. This would be a significant and unavoidable impact.

Impact 4.5.2 Implementation of the proposed General Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours. This is considered a significant and unavoidable impact.

Impact 4.5.3 Implementation of the proposed General Plan would result in an increase in traffic volumes, which could increase the potential opportunities for safety conflicts as well as potential conflicts with emergency access. This is considered a less than significant impact.

Impact 4.5.4 Implementation of the proposed General Plan would result in an increase in the demand for public transit service (e.g., bus and light rail service). This is considered a less than significant impact.

Impact 4.5.5 Implementation of the proposed General Plan would result in an increase in the demand for pedestrian and bicycle infrastructure. This is considered a less than significant impact.

Impact 4.5.6 When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations. This is considered a cumulatively considerable and a significant and unavoidable impact.

Impact 4.5.7 Implementation of the proposed General Plan would contribute to the cumulative demand for public transit service (e.g., bus and light rail service). The General Plan's contribution is considered less than cumulatively considerable.

Impact 4.5.8 Implementation of the proposed General Plan would contribute to cumulative demands for pedestrian and bicycle infrastructure. The General Plan's contribution is considered less than cumulatively considerable.

These impacts were addressed in detail on Draft EIR pages 4.5-22 through -76 (study roadway segments, study freeway segments, roadway safety and emergency access, transit system, bicycle and pedestrian system, and cumulative impacts) with minor refinements made in the Final EIR on page 4.0-5.

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

Overall, the proposed Project would not result in new or substantially increased severity of significant traffic impacts beyond what was addressed in the General Plan Final EIR. The proposed changes are consistent with the development assumptions under the General Plan. No new or substantially increased severity of significant transportation impacts would occur beyond what was addressed in the General Plan Final EIR.

3.6 AIR QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.6.1 Implementation of the proposed City of Rancho Cordova General Plan land uses would conflict with the land use assumptions used 1994 SMAQMD Regional Ozone Attainment Plan. This is considered a significant and unavoidable impact to air quality.

Impact 4.6.2 Implementation of the proposed General Plan would result in short-term emissions generated by construction and demolition activities that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts. This is considered a significant and unavoidable impact to air quality.

Impact 4.6.3 Implementation of the proposed General Plan would increase air pollutant emissions from operational activities of land uses within the Planning Area

and will exceed thresholds for ROG and NOx, and other federal or state emissions standards. This is considered a significant and unavoidable impact.

Impact 4.6.4 Implementation of the proposed General Plan would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants. This impact is considered significant and unavoidable.

Impact 4.6.5 Implementation of the proposed General Plan would include sources that may expose sensitive receptors to construction and long-term odorous emissions. This impact is considered a potentially significant impact, but mitigated to less than significant.

Impact 4.6.6 Implementation of the proposed General Plan along with potential development of the Planning Area would exacerbate existing regional problems with ozone and particulate matter. The proposed General Plan's contribution to these conditions is considered cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.6-14 through -38 (conflicts with attainment plan, construction air pollutants, operational air pollutants, toxic air contaminants, odor impacts, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-5 through -7).

It is important to note that since certification of the GP Final EIR and adoption of the Sphere of Influence Annexation Negative Declaration, climate change has become a mandatory CEQA issue area. As a responsible agency, the Sacramento Local Agency Formation Commission (LAFCo) prepared an addendum to the adopted Negative Declaration to analyze the project's contribution to Greenhouse Gas Emissions (GHGs). The conclusion of the climate change addendum was that the addition of the GHG discussion did not result in new significant effects and that an addendum was appropriate.

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed changes would have no direct impacts to air quality. Any impacts created by future redevelopment projects within the annexation area would be mitigated by complying with the applicable mitigation measures identified in the Air Quality section of the GP DEIR. Additionally, future projects within the annexation area could be subject to additional environmental review under CEQA, as determined by the City at the time of project submittal, and specific project-related impacts to air quality would be identified and mitigated. Furthermore, climate change impacts would be equal or less than discussed in the addendum prepared by LAFCo. Development that may occur as a result of project approval would not exceed the land use density assumptions that were used during preparation of the GP-EIR. Therefore, the project would not result in air quality impacts greater than those addressed in the GP-EIR.

3.7 NOISE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.7.1 Implementation of the proposed General Plan would result in subsequent development projects and cause an increase in construction noise levels that would exceed City of Rancho Cordova noise standards. This is considered a significant and unavoidable impact.

Impact 4.7.2 Implementation of the proposed General Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards. This is considered a significant and unavoidable impact.

Impact 4.7.3 Implementation of the proposed General Plan could result in future stationary noise sources that generate noise levels in excess of applicable noise standards for non-transportation noise sources. This is considered a significant and unavoidable impact.

Impact 4.7.4 Implementation of the proposed General Plan would result in the creation of new noise-sensitive land uses within the 65 dB CNEL noise contours contained within the Mather Airport CLUP. Additionally, the implementation of the General Plan would result in the creation of new noise-sensitive land uses within over-flight areas of Mather Airport, thereby presenting the potential for annoyance from single event noise. This is considered a significant and unavoidable impact.

Impact 4.7.5 Implementation of the General Plan could expose future land uses and residents to light rail and public transit related noise. This is considered a less than significant impact.

Impact 4.7.6 Implementation of the proposed General Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along area roadways. This would be a cumulatively considerable and a significant and unavoidable impact.

Impact 4.7.7 Implementation of the proposed General Plan, in combination with regional growth in surrounding communities outside of the Planning Area, would increase stationary noise. This is considered a cumulatively considerable and a significant and unavoidable impact.

Impact 4.7.8 Implementation of the proposed General Plan in combination with regional growth in the Planning Area and surrounding communities would subject more noise-sensitive land uses to airport noise. This is considered a less than cumulatively considerable impact.

These impacts were addressed in detail in Draft EIR pages 4.7-18 through -41 (construction noise, traffic noise, stationary noise, airport noise, light rail and transit noise, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR page 4.0-7).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed changes would not result in new or increased severity of significant noise impacts beyond what was addressed in the General Plan Final EIR. The proposed pre-zoning map amendments, zoning text changes, and general plan amendments are consistent with the development under the General Plan. No portion of the proposed project would change any GP policies and action items related to noise. No new or substantially increased severity of significant noise impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City noise standards.

3.8 GEOLOGY AND SOILS

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.8.1 Implementation of the proposed General Plan, and the resulting increase in population, employment, and development activity within the Planning Area, may expose people, structures, and development to ground shaking and seismic hazards as a result of fault activity. This is considered a less than significant impact.

Impact 4.8.2 Implementation of the proposed General Plan would include substantial construction and site preparative activities. These activities increase soil erosion, especially from wind and water, and siltation of local drainages during construction, excavation and grading activities. Implementation of the proposed General Plan policies and future developmentÕs compliance with the CityÕs NPDES Permit and the CityÕs Erosion Control Ordinance would reduce these impacts to less than significant.

Impact 4.8.3 Implementation of the proposed General Plan may place development in areas with unstable soils. This impact is considered a less than significant impact.

Impact 4.8.4 Implementation of the proposed General Plan could impact areas where soils are may be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. This would be a less than significant impact.

Impact 4.8.5 Implementation of the proposed General Plan would result in the loss of availability of aggregate resources, which are locally important due to their use by the construction community in development of the area. This is considered to be a significant and unavoidable impact.

Impact 4.8.6 Implementation of the proposed General Plan, in combination with existing, planned, proposed and reasonably foreseeable development, would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific and not additive in character. Thus, the General PlanÕs contribution would be less than cumulatively considerable.

Impact 4.8.7 Implementation of the proposed General Plan, together with past, present, and probable future projects in the area, would result in a cumulatively

significant loss of mineral resources in the region. The General Plan's incremental contribution to the loss of mineral resources is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.8-18 through -30 (seismic events, soil erosion, soil stability, septic system operation, mineral resources, and cumulative impacts).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed changes would not result in new or increased severity of significant geology and soils impacts beyond what was addressed in the General Plan Final EIR. The changes to the Zoning Code are consistent with the development under the General Plan. The annexation area also falls within Seismic Zone 3. Any future development activities would be required to adhere to the standards set forth by the CBC and UBC, as well as General Plan Policies and Action Items for seismic safety. The annexation area does not contain soils suitable for liquefaction or seismic ground shaking. All future development projects would be subject to applicable City requirements, including, but not limited to, the requirements of the City's NPDES permit and the City's Erosion Control Ordinance.

3.9 HYDROLOGY AND WATER QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.9.1 Implementation of the proposed General Plan could result in the discharge of polluted runoff, discharge that could cause harm to the biological integrity of waterways, adversely impact water quality standards, or otherwise substantially degrade surface water quality. This is considered a potentially significant impact, but was mitigated to less than significant.

Impact 4.9.2 Implementation of the proposed General Plan could result in the degradation of groundwater quality resulting from future land uses. This is considered a potentially significant impact, but was mitigated to less than significant.

Impact 4.9.3 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and storm water runoff rates throughout the Planning Area, which could result in potential flooding impacts. However, the General Plan contains adequate General Plan policies and action items that address drainage and flooding issues. This is considered a less than significant impact.

Impact 4.9.4 Implementation of the proposed General Plan would increase demand for water supply and require increased groundwater production and the use of surface water supplies. This additional water supply demand would result in significant effects on the physical environment. This is considered a significant and unavoidable impact.

Impact 4.9.5 Implementation of the proposed General Plan and potential development of the Planning Area would include substantial grading, site preparation, and an increase in urbanized development. Increased development would contribute

to cumulative water quality impacts and is considered cumulatively considerable, but was mitigated to less than significant.

Impact 4.9.6 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions along the American River, Sacramento River, Cosumnes River, and local waterways. However, the General Plan contains adequate General Plan policies and action items that address drainage and flooding issues. This is considered a less than cumulatively considerable impact.

Impact 4.9.7 Implementation of the proposed General Plan would contribute to an increased demand for water supply requiring increased groundwater production and the use of surface water supplies that could result in significant environmental impacts. This is considered a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in Draft EIR pages 4.9-33 through -66 (surface water quality, groundwater quality, flooding, increased water supply demand, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-7 through -11).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed changes would not result in new or increased severity of significant hydrology and water quality impacts beyond what was addressed in the General Plan Final EIR. No portion of the proposed project would change any General Plan policies and action items related to hydrology and water quality. The proposed project is consistent with development assumptions contained in the General Plan.

3.10 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.10.1 Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of List 1B (i.e. rare, threatened or endangered plants). This would be a significant and unavoidable impact.

Impact 4.10.2 Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special status species. This would be a significant and unavoidable impact.

Impact 4.10.3 Implementation of the proposed General Plan would result in the loss of foraging habitat for raptors, migratory birds, and other wildlife. This would be a significant and unavoidable impact.

Impact 4.10.4 Implementation of the proposed General Plan would result in substantial adverse impacts to and the potential loss of jurisdictional waters of the U.S. This would be a significant and unavoidable impact.

Impact 4.10.5 Implementation of the proposed General Plan would interfere substantially with the movement of several special status and common wildlife species. This would be a significant and unavoidable impact.

Impact 4.10.6 Implementation of the proposed General Plan would result in the loss of native and landmark trees. This would be a significant and unavoidable impact.

Impact 4.10.7 Implementation of the proposed General Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any Federal or State agency. This would result in no impact.

Impact 4.10.8 Implementation of the proposed General Plan, together with past, present, and probable future projects in the Planning Area and larger regional context would result in a cumulatively significant loss of biological resources in the region. The General Plan's incremental contribution to this cumulative impact is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.10-32 through -68 (endangered species, threatened species, other listed species, species of concern, non-listed special status species, loss of habitat, jurisdictional waters, wildlife movement corridors, trees, adopted federal and state conservation and recovery plans, and cumulative impacts) with refinements made in the Final EIR on pages 4.0-11 through -13.

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed Project would not result in new or increased severity of significant biological resource impacts beyond what was addressed in the General Plan Final EIR. The proposed changes are consistent with the development under the General Plan. No portion of the proposed project would change any GP policies and action items related to biological resources. The proposed project would result in the same land disturbance and impacts to biological resources as analyzed in the General Plan EIR. Thus, no new or increased severity of significant biological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to biological resources, as well as further CEQA analysis of project-specific impacts.

3.11 CULTURAL AND PALEONTOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.11.1 Adoption of the City of Rancho Cordova General Plan could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated prehistoric/historic artifacts and features) and human remains. This is considered a significant and unavoidable impact.

Impact 4.11.2 Adoption of the Rancho Cordova General Plan could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). This is considered a potentially significant impact, but was mitigated to less than significant.

Impact 4.11.3 Adoption of the Rancho Cordova General Plan along with foreseeable development in the region could result in the disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. This contribution is considered cumulatively considerable and a significant and unavoidable impact.

Impact 4.11.4 Adoption of the Rancho Cordova General Plan along with any foreseeable development in the region could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). This is considered a less than cumulatively considerable impact.

These impacts were addressed in detail on Draft EIR pages 4.11-8 through -19 (prehistoric resources, historic resources, human remains, paleontological resources, and cumulative impacts) with minor refinements in the Final EIR on page 4.0-13.

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed Project would not result in new or increased severity of significant cultural and paleontological impacts beyond what was addressed in the General Plan Final EIR. The proposed changes are consistent with the development under the General Plan. No portion of the proposed project would change any GP policies and action items related to cultural and paleontological resources. Furthermore, the affected parcels are not culturally sensitive and do not qualify for the National Register of Historic Places. Thus, no new or increased severity of significant cultural or paleontological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to cultural and paleontological resources, as well as further CEQA analysis of project-specific impacts.

3.12 PUBLIC SERVICES AND UTILITIES

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Fire Protection and Emergency Medical Services

Impact 4.12.1.1 Implementation of the General Plan would result in the need for additional fire protection and emergency medical equipment and facilities that could result in physical environmental impacts. This would be a less than significant impact.

Impact 4.12.1.2 Implementation of the proposed General Plan could result in safety hazards associated with wildland fires in residential areas adjacent to open space and natural areas. This is considered a less than significant impact.

Impact 4.12.1.3 Implementation of the General Plan in combination with other reasonably foreseeable development (based on Sacramento County, and the cities of

Folsom, Elk Grove, Citrus Heights, Galt, Lodi, and Sacramento General Plans land use projections), would increase the population within the SMFD service area, requiring additional fire and emergency medical services and related facilities. The Cityõ contribution to the need for expanded fire protection services is considered less than cumulatively considerable.

Law Enforcement

Impact 4.12.2.1 Implementation of the General Plan would increase the Planning Area population and would result in additional commercial, industrial and recreational uses in the Planning Area uses, which may result in additional law enforcement protection facilities that could result in physical environmental impacts. This would be a less than significant impact.

Impact 4.12.2.2 The neighborhood design, home design, street design, and other features associated with implementation of the General Plan could reduce the ability of the City of Rancho Cordova Police Department to enforce the law and respond to crime and other emergencies in the project area. This is a less than significant impact.

Impact 4.12.2.3 Implementation of the General Plan and other reasonably foreseeable development in southeastern Sacramento County (based on Sacramento County land use projections) would increase the population within the Planning Area and surrounding area and would require additional law enforcement services and related facilities under cumulative conditions. This is a less than cumulatively considerable impact.

Water Service

Impact 4.12.3.1 Implementation the General Plan would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands. This is considered a significant and unavoidable impact.

Impact 4.12.3.2 Implementation of the General Plan would contribute to the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet cumulative water demands with SCWA, GSWC and Cal-Am. The General Planõ contribution would be cumulatively considerable and a significant and unavoidable impact.

Wastewater Service

Impact 4.12.4.1 Implementation of the Rancho Cordova General Plan would substantially increase wastewater flows and require additional infrastructure and may require additional treatment capacity to accommodate anticipated demands that would result in a physical effect on the environment. This impact is considered significant and unavoidable.

Impact 4.12.4.2 Implementation of the proposed General Plan, in addition to other reasonably foreseeable development in the eastern Sacramento County (based on the land use projections established in the Sacramento County General Plan), would substantially increase in wastewater flows and require additional

infrastructure and treatment capacity that would result in a physical effect on the environment. This is considered cumulatively considerable and a significant and unavoidable impact.

Solid Waste

Impact 4.12.5.1 Implementation of the General Plan would increase solid waste generation and the demand for related services. This is considered a significant impact, but was mitigated to less than significant.

Impact 4.12.5.2 The proposed project, in addition to proposed and approved projects in the region area, would generate solid waste that would require expanded collection and disposal services. The projectÕs contribution would be less than cumulatively considerable.

Public Schools

Impact 4.12.6.1 Implementation of the project would increase student enrollment in the Planning Area and require the construction of new schools and related facilities to serve the anticipated demand. This impact is considered less than significant.

Impact 4.12.6.2 Implementation of the General Plan in combination with other reasonably foreseeable development (based on General Plan land use projections for Sacramento County, Folsom, and Elk Grove) proposed in eastern Sacramento County would result in a cumulative increase in student enrollment and require additional schools and related facilities to accommodate the growth. This is a less than cumulatively considerable impact.

Parks and Recreation

Impact 4.12.7.1 Implementation of the General Plan would increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the General Plan. This would be a less than significant impact.

Impact 4.12.7.[2] Implementation of the General Plan in combination with other reasonably foreseeable development would require additional park and recreation facilities within the Planning Area boundaries and CRPDÕs service area boundaries. This would be a less than cumulatively considerable impact.

Electrical, Natural Gas, and Telephone Services

Impact 4.12.8.1 Implementation of the General Plan would substantially increase demand for electrical, natural gas, telephone and related infrastructure. This is considered a less than significant impact.

Impact 4.12.8.2 Implementation of the proposed project as well as potential development in the surrounding areas (based on Sacramento County General Plan land use

projections) would result in cumulative utility service impacts. The project's contribution would be less than cumulatively considerable.

These impacts were addressed in detail in Draft EIR pages 4.12-5 through -105 (fire protection, law enforcement, water service, wastewater service, solid waste, public schools, parks and recreation, electrical service, natural gas service, telephone service, prehistoric resources, historic resources, human remains, paleontological resources, and cumulative impacts) with refinements made in the Final EIR on pages 4.0-13 through -21.

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed Project would not result in new or increased severity of significant public services and utilities impacts beyond what was addressed in the General Plan Final EIR. The proposed changes are consistent with the development under the General Plan. Thus, no new or substantially increased severity of significant public services or utilities impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to public services and utilities, as well as further CEQA analysis of project-specific impacts.

3.13 VISUAL RESOURCES/LIGHT AND GLARE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.13.1 Implementation of the proposed General Plan Land Use Map will not result in substantial damage to scenic resources within a state scenic highway. There is no impact.

Impact 4.13.2 Implementation of the General Plan will encourage new development and redevelopment activities that could potentially degrade existing scenic vistas. This is considered a less than significant impact.

Impact 4.13.3 Implementation of the General Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the Planning Area. This is considered a significant and unavoidable impact.

Impact 4.13.4 Implementation of the General Plan Land Use Map would create new sources of daytime glare, and substantially change nighttime lighting and illumination levels in the Planning Area, associated with new and redevelopment activities. This is considered a less than significant impact.

Impact 4.13.5 Implementation of the General Plan will encourage new development and redevelopment activities that would contribute to the cumulative alteration of existing landscape characteristics of the region. This impact is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in Draft EIR pages 4.13-5 through -18 (alteration of scenic resources within a scenic highway, degradation of a scenic vista, alteration of visual character, daytime glare and nighttime lighting, and cumulative impacts).

PROPOSED PRE-ZONING MAP AMENDMENDMENTS, ZONING TEXT CHANGES, AND GENERAL PLAN AMENDMENTS

The proposed Project would not result in new or increased severity of significant visual and light and glare impacts beyond what was addressed in the General Plan Final EIR. The proposed changes are consistent with the development under the General Plan. No portion of the proposed project would change any GP policies and action items related to visual resources or light and glare. The proposed project would only affect a small number of parcels that are located in highly urbanized redevelopment or infill areas. Thus, no new or increased severity of visual resources/light and glare impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as further CEQA analysis of project-specific impacts.

REFERENCES

City of Rancho Cordova. *City of Ranch Cordova General Plan*. Rancho Cordova, CA. June 2006.

City of Rancho Cordova. *City of Rancho Cordova General Plan Draft EIR (SCH #2005122037).* Rancho Cordova, CA. March 2006.

City of Rancho Cordova. *City of Rancho Cordova General Plan Final EIR (SCH #2005122037).* Rancho Cordova, CA. June 2006.

City of Rancho Cordova. *Sphere of Influence Annexation and Pre-Zoning Negative Declaration (SCH #2007022102).* Rancho Cordova, CA. April 2007.

Sacramento Local Agency Formation Commission (LAFCo). *Sphere of Influence – Annexation/Pre-zone. Addendum to the Certified Negative Declaration*. October 2009.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 8, 2010

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 8, 2010 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Tom Moe called the meeting to order at 6:02 p.m.

Staff Present: Planning Director, Paul Junker; Senior Planner, Jeff Beiswenger; Planning Commission Clerk, Olivia Le Bel

3. PUBLIC HEARING

A. Review of the Pre-Zoning Map Amendments, Zoning Text Changes and General Plan Amendments for the Sunrise/Highway 50 Annexation Area

Request: The proposed modifications will: change the pre-zoning designations established for the annexation area east of Sunrise Boulevard and South of Highway 50 to keep the current zoning pattern in place when the area is annexed into the City on July 1, 2010; amend the Zoning Code to add a General Commercial (GC) and a Light Industrial (M-1) zoning classification and related provisions; and amend the General Plan to adjust the boundary of the Convention Center Overlay.
Lead Agency: City of Rancho Cordova, Planning Department, 2729 Prospect Park Drive, Rancho Cordova, CA 95670
Project Location: Properties located within the annexation area.
Recommendation: The Planning Commission is requested to review the proposed modifications to pre-zoning designations established for the annexation area east of Sunrise Boulevard and South of Highway 50, related amendments to the Zoning Code, the General Plan, and forward a recommendation of approval to the City Council.

Senior Planner, Jeff Beiswenger, presented the staff report and described the proposed modifications and staff's recommendation to the Planning Commission.

The Commissioners had the following concerns and comments:

- Moe – The various businesses currently in the area would not be changed by the proposed modifications? Beiswenger – No; most of the current uses are permitted by Sacramento County by acquiring a Conditional Use Permit. The City would be making it easier to locate Light Industrial Business Park zoned facilities in the area.
- Vance – Would alcohol sales from convenient stores be permitted? Beiswenger – Alcohol sales would still require a Conditional Use Permit; exceptions would be winery or brewery incidental sales. Also, wholesale or distribution would be permitted.
- Johnson – Why are many of the land uses allowed with a Limited Use Permit rather than a Conditional Use Permit that requires a public hearing? Junker – A Limited Use Permit approval allows the City to properly regulate uses, but costs less and is a quicker process than a Conditional Use Permit.

PUBLIC COMMENT

Bob Nolasco, Local Business Owner

- I have been involved in the Rancho Cordova area for over 20 years. Currently, I own approximately 150 small businesses in the annexation area, ranging from 1600 to 3200 square feet. The current zoning works for our tenants. The proposed transition allows land uses to be compatible with industrial buildings. The proposed, newly defined industrial area allows for a smooth transition.
    - Johnson – Do you think the new zoning is attracting new types of businesses to the annexation area? Nolasco – I'm not sure if we draw a lot of business from outlying areas.

Chair Moe closed the public hearing

Action:

Motion: Commissioner Johnson moved, seconded by Commissioner Burke that the Planning Commission determines that the proposed amendments are consistent with the EIR prepared for the General Plan and forwards a recommendation of approval to the City Council to amend pre-zoning for the annexation area, the Zoning Code, and the General Plan.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Vance, Savorn, Moe
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

There being 7 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

MEMORANDUM

DATE: May 3, 2010

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Division
David Gassaway, Housing Services Division

SUBJECT: **2010-11 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN**

RECOMMENDATION

Adopt Resolution No. 19-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to submit the following documents, due to Department of Housing and Urban Development (HUD) on May 15:

1. The Action Plan, which serves as the CDBG budget for July 1, 2010 to June 30, 2011 (FY 2010-11) and amends the 2009-10 Action Plan;
2. Standard Form 424 (application for grant funds); and
3. Various certifications required by HUD.

BACKGROUND

Each year, the City receives an entitlement allocation of CDBG funding from the US Department of Housing and Urban Development (HUD). For FY 2010-11, the City's allocation is $750,483. The actual HUD allocation represents roughly an 8% increase in funding from the Draft Staff Report estimation of $692,000. The increased funding over the estimated amount has been spread out to include additional funding for Fair Housing, Public Works ADA improvements, Emergency Repair Loan Program and Planning and Admin. In addition to the CDBG funds, staff will allocate $51,472 in program income and $82,581 in prior-year funds from projects that did not move forward. The $82,581 in prior-year funds is $20,000 less than proposed in the Draft Action Plan as additional Emergency Repair Loan applications have been received.

The federal objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income persons (below 80 percent of area median income). At least 70 percent of the City's CDBG funds must be used for activities that benefit low- and moderate-income persons.

All activities must meet one of the following national objectives for the program: 1) benefit low- and moderate-income persons, 2) prevent or eliminate slums or blight, or 3) meet a community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

CDBG funds may be used for a variety of community development activities, including acquisition of real property, rehabilitation of residential and non-residential structures, construction of public facilities and improvements, public services, and economic development and job creation/retention activities.

Action Plan

In order to receive CDBG funds, the City is required to prepare an annual budget plan, called the Action Plan. The Action Plan is the implementing document for the Consolidated Plan, a five-year plan for the City's housing, community development, economic development, infrastructure, and community services goals. The Action Plans identifies the projects to be funded and goals to be accomplished during the CDBG fiscal year.

The 2010-2011 program year marks the fifth year the City of Rancho Cordova will receive its CDBG funding as a formula allocation directly from HUD. In the past program years, the City has funded a variety of projects that provided services to low- and moderate-income households. These projects included housing repair, homeless prevention services, fair housing services, youth programs, meal programs for seniors, and public facility improvements.

ANALYSIS

The City will allocate $884,537 in CDBG funds for the 2010-2011 program year. The 2010-2011 Action Plan will outline the intended uses of these CDBG resources during that fiscal year.

Funding Process

In January 2010, the CDBG application package was released for all eligible CDBG activities. The application package was advertised in the *Grapevine*, posted on the City's website, and sent to several local and regional non-profit organizations. Applications were due on March 5, 2010. On February 23, 2010, the City held a public meeting to solicit input from local residents and service providers on the 2010-2011 Action Plan. Training and technical assistance to potential applicants was also provided at the training.

Funding Requests

The City received proposals from non-profit organizations and City departments for a variety of activities. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations while producing the greatest benefit to the City.

Housing

One of the primary goals of the CDBG program is to improve the quality of the housing stock for low-income households. In previous years, the City has devoted a portion of funding to the Emergency Repair Loan Program (ERLP), which offers up to $7,500 to low-income households in order to make necessary health and safety repairs. Staff recommends re-funding ERLP in the amount of $65,000, which has been the historic allocation amount for this program. This amount represents approximately 10 housing units to be improved.

The CDBG program allows funding code enforcement activities in deteriorating areas where the result of the efforts (along with other public and private investments) will be to arrest decline in the area. Staff recommends CDBG code enforcement funding of $86,000, which will provide one full-time staff member devoted to proactive code enforcement in the CDBG target areas. Staff also recommends funding the Rental Housing Inspection Program at the level of $79,248 providing the equivalent of one full-time staff to inspect each of the rental units in the target area on an annual basis. Funding for an additional half-time Rental Housing Inspection staff is projected to come from program income collected on fines and fees. Staff anticipates recommending an additional $43,752 be allocated to Rental Housing Inspection from program income in December 2010, through the mid-year amendment.

Public Facilities

The City's Public Works Department requested $350,000 for Americans with Disabilities Act (ADA) improvements in infrastructure throughout the CDBG target areas. This work will likely include the addition of wheelchair access ramps, crosswalks, sidewalk repair, and audible pedestrian signals for persons with limited vision. Staff recommends increasing funding from $250,000 proposed in the Draft Action Plan to $275,702 in the Final Action Plan. The additional funds were made available from the official HUD allocation increase over the staff estimated allocation represented in the Draft Action Plan.

The Rancho Cordova Police Activities League (PAL) requested $236,250 for the acquisition of 5,250 square feet of building space next door to the Rancho Cordova Neighborhood Center. A discounted 15-year gross lease has been negotiated with the property owner to fill the space which will be vacated by Sacramento County Revenue Recovery on July 1, 2010. In order to improve funding feasibility, PAL is requesting the first installment of lease payment be made from 2010-11 year funds in the amount of $118,125 and the second installment be made from 2011-12 year funds in the amount of $118,125. Staff recommends funding PAL in the full amount of $118,125 from 2010-11 year and $118,125 from 2011-12 year. Since the April 5 Public Hearing to make public the Draft Action Plan, HUD has approved the City's request to allocate 2011-12 funds making this activity eligible. Upon adoption of Resolution 19-2010 **(Attachment 1)**, the City will be obligating the allocation of $118,125 in the 2011-12 Final Action Plan **(Attachment 3)**.

Public Services

Federal regulations allow the City to spend no more than 15 percent of its total CDBG allocation plus 15 percent of program income on public services activities. Therefore, the anticipated allocation is $120,293. The City received public services requests totaling $150,460. The requests came from previously-funded CDBG grant applicants and the proposed projects address a wide variety of needs of low- and moderate-income residents of Rancho Cordova.

Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives. The national objective that was cited in all applications was "benefit low- and moderate-income persons." The community priorities for public services, as set out in the Consolidated Plan, include youth services, senior services, and crime prevention.

The official HUD allocation of $750,483 resulted in an increased dollar amount maximum for public services by $8,772. Staff recommends an increase in funding for fair housing with the additional public service funds. This addition brings funding for this service even with FY2009-10 funding allocation, which had been reduced in the Draft Action Plan.

Administration

Up to 20 percent of the annual CDBG allocation can be used for costs of administering the grant. This includes fair housing services, which are required to meet the goal of affirmatively furthering fair housing. Staff recommends setting aside $142,941 for planning and administration. Staff increased the planning and administration money by $10,000 from the Draft Action Plan. The purpose of additional funding is to help cover higher than usual expected costs in 2010-11 for revising the City's Consolidated Plan and conducting an Analysis of Impediments to Fair Housing to be used with the Consolidated Plan. Additionally, this amount includes $10,000 for Public Works for an update to the ADA Transition Plan, which is a five-year planning document that inventories potential pedestrian improvements that remove barriers to mobility, $10,809 for fair housing services, and $123,132 for overall administration of CDBG grant funds.

ATTACHMENTS

1. Resolution No. 19-2010
2. Applications Received and Funding Recommendations
3. Proposed Final 2010-11 CDBG Action Plan

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 19-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE ADOPTION OF THE 2010-11 ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED TO RECEIVE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

WHEREAS, the Community Development Block Grant Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, there has been presented to, and reviewed by this City Council, the 2010-11 Action Plan (Action Plan), which describes programs to be funded, in compliance with the goals and objectives of the Consolidated Plan, for the 2010-11 program year; and

WHEREAS, there has been presented to, and reviewed by this City Council, Certifications to the U.S. Department of Housing and Urban Development (HUD), including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint; and

WHEREAS, there has been presented to, and reviewed by this City Council an application on Standard Form 424 (Application) to HUD for a Community Development Block Grant in the amount of $750,483, for the period of July 1, 2010 through June 30, 2011; and

WHEREAS, the Action Plan, and a notice of the 30-day public comment period, have been published for citizen comment prior to forwarding the documents to City Council for approval; and

WHEREAS, the City Council held public hearings on April 5, 2010 and May 3, 2010 to provide an opportunity for the public to comment on the information provided in the Action Plan.

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

1. Approves the adoption of Resolution 19-2010, which approves:

    a. The Action Plan, which serves as the CDBG budget for July 1, 2010 to June 30, 2011 (FY 2010-11) and amends the 2009-10 Action Plan;
    b. Standard Form 424 (application for grant funds); and
    c. Certifications required by HUD that state the City of Rancho Cordova will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG Program, as identified in the Certifications in Appendix A of the Action Plan.

2. Authorizes the City Manager, or his designee, to execute and file the Application, Certifications, and all documents, including the Action Plan and SF 424, that are required to receive CDBG funding for and on behalf of the City of Rancho Cordova, and to make minor changes to those documents where necessary.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

2010-11 CDBG Public Service
Applications Received and Recommended Funding Levels

Project Organization	Project Description	Activity Type	Fund Request	Rec. Funding	Comments
Senior Meals (Meals on Wheels) Department of Human Assistance through Asian Community Center	Provide nutritious hot meals to homebound seniors and seniors dining at the Cordova Senior Center.	Public Service	$49,220	$49,220	Provide meals daily to homebound seniors, five days per week at the Senior Center. Rec. funding allows five meals per week at Senior Center.
Respite CLUB Cordova Neighborhood Church	Provides affordable, senior respite day care services to seniors with severe memory loss.	Public Service	$9,440	$9,440	Provides senior respite day care services. Funding full amount requested results in additional $24 from FY09/10.
Cordova Activities for Kids (CAKe) Folsom Cordova Community Partnership	Offer an after-school and summer activities program for children.	Public Service	$47,630	$30,000	Funding recommended is an increase from FY09/10 award. Additional amount is to help further expand programs offered to youth.
Housing Counseling Sacramento Self-Help Housing, Inc.	Provide housing services to residents of Rancho Cordova who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.	Public Service	$13,670	$13,670	Addresses a need for homeless services, as required by HUD. Significant increase in FY09/10 funding due to cut in County funds.
Fair Housing Counseling The Regional Human Rights/Fair Housing Commission	Offer a range of fair housing services, including a telephone hotline, landlord/tenant information, discrimination complaint investigation, and education and outreach.	Public Service	$30,500	$25,000	$9,199 from Public Services and $10,801 from Planning and Administration
TOTAL FUNDING			**$150,460**	**$127,330**	

ATTACHMENT 2

2010-11 CDBG Capital Improvement/Housing
Applications Received and Recommended Funding Levels

Project Organization	Project Description	Activity Type	Fund Request	Rec. Funding	Comments
Youth Crime Prevention Police Activities League	Provide educational, athletic, and recreational activities to foster trust between youth and police officers, while offering enrichment and leadership opportunities to youth.	Public Facilities	$236,250	$118,125	Funds to provide half of up-front payment of 15 year lease for a building. Second half of funds, if awarded, would come from City's FY11/12 CDBG allocation.
Veterans Substance Abuse Treatment D & A Detox	Funding to fill gap in financing for acquisition of 18 bed facility.	Public Facilities	$60,000	$0	Application lacks proof of capacity to administer grant funds. Multiple problems with application.
ADA Improvements Public Works Department	Provides funding to improve ADA accessibility to roadways, intersections, and sidewalks by eliminating barriers to travel within the CDBG target areas.	Public Facilities	$350,000	$275,702	Improvements necessary throughout CDBG target area. $70,000 for White Rock Pedestrian Crossing improvements.
ADA Transitions Plan Public Works Department	Update an inventory of needs for physical pedestrian improvements that remove barriers to mobility.	Planning and Admin	$10,000	$10,000	Recommended funding represents portion of the Transition Plan which is within the CDBG target areas. Remainder of money will be paid from PW.
Code Enforcement Neighborhood Services Department	General code enforcement of residential properties within the CDBG target areas.	Housing	$86,000	$86,000	Same funding as previous 4 years.
Rental Housing Inspection Neighborhood Services Department	Pro-active health and safety code inspection of rental properties within the CDBG target areas.	Housing	$123,000	$79,248	Funding amount requested will be realized through income from fines and fees expected by July 2010.
Emergency Repair Loan Program Housing Division	Provides emergency repair assistance to low-income homeowners, eliminating health and safety hazards in their units.	Housing	$65,000	$65,000	This funding will augment the remainder of the ERLP monies from FY09/10 - approximately $40,000
TOTAL FUNDING			**$930,250**	**$634,075**	

2010-11 ACTION PLAN

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2010-11 ACTION PLAN

EXECUTIVE SUMMARY

The 2010-11 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Rancho Cordova. It is the fifth and final Action Plan in the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the City housing staff.

The City anticipates receiving $750,483 from the federal Community Development Block Grant (CDBG) program, and will be reallocating $82,581.08 of unspent funds from previous program years. The City will also allocate $51,472.75 in program income. The City plans to meet its community development and housing needs using a variety of other funding sources, including the City's Very Low Income Housing Trust Fund, the Neighborhood Stabilization Program, and redevelopment funding.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City's key objectives for the 2010-11 funding period include the following:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;
- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target low-income residents, especially seniors and youth; and
- Improve public facilities in target areas.

2010-11 ACTION PLAN

OUTCOMES

The City's housing outcomes for this planning period are primarily directed at improving affordability and accessibility of housing for target-income residents. Ten homes will be rehabilitated, and approximately 1,300 units will be inspected for code violations.

The City will fund four public services programs, which are expected to benefit approximately 900 residents:

- Senior Nutrition Services (Meals on Wheels), which provides hot meals in the local senior center as well as hot and/or frozen meals to homebound seniors;
- Cordova Activities for Kids Program, which offers recreational and pro-social activities to youth;
- Sacramento Self-Help Housing, which provides services to homeless and near-homeless persons; and
- Respite CLUB, which provides affordable, senior respite day care services to seniors with severe memory loss.

Additionally, the City will fund the acquisition of a community facility for youth crime prevention, which is expected to benefit at least 250 youth the first year of operation:

- Police Activities League (PAL), which provides low-cost or no-cost after school activities to moderate- and low-income youth.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2010 and June 30, 2011.

The major objectives of activities undertaken during the 2010-2011 funding year will be to:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;

- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts;

- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents; and

- Improve public facilities in target areas.

RESOURCES

The City of Rancho Cordova will receive $750,483 in 2010-11 through the CDBG program, and will reallocate $82,581 in unspent prior program year funds. The City will also allocate $51,472 in program income received during 2009-10. In order to address the community's needs and the goals identified in the Strategic Plan, the City will also consider augmenting CDBG funds using a variety of additional funding sources. These funding sources may include the Very Low-Income Housing Trust Fund, redevelopment funding (including housing set-aside), the California Department of Housing and Community Development, other state and federal agencies, and local sources. CDBG program income is also an additional resource.

While some residents in the City may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency. The City supports private developers in their applications for low-income housing tax credits, when possible, but does not construct affordable housing.

ACTIVITIES TO BE UNDERTAKEN

Table 1 provides a description of the activities to be undertaken during fiscal year 2010-11 one-year objective (output) and the amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the fiscal year. More detailed descriptions of activities follow the table.

The City chose to emphasize neighborhood improvement, public facilities, and public services activities with their CDBG funding, because there are relatively few other sources of funding available to finance these activities. Within public services, the City gave a high priority to activities serving seniors and youth, as well as activities which result in neighborhood revitalization.

2010-11 ACTION PLAN

TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS:

FISCAL YEAR 2010-11

Goal	Activity Name	Activity Description	Output	Funding
Housing				
HS-1	Emergency Repair Loan Program	Provide emergency repair assistance to low-income homeowners, eliminating health and safety hazards in their units.	10 homes rehabilitated.	$65,000
HS-1, HS-2	Rental Housing Inspection Program	Inspect rental units in the redevelopment area to find and correct code violations.	1,000 homes inspected.	$79,248
HS-1, HS-2	Code Enforcement	Provide code enforcement services in the redevelopment area.	700 homes inspected.	$86,000
Public Facilities				
CD-2 CD-3 CD-4	Police Activities League (PAL)	Provide first half of funding for acquisition of a building to be used as an afterschool activity center.	1 public facilities acquired	$118,125*
CD-4	Infrastructure Improvements	Provide new sidewalks, ADA ramps, and lighting within the CDBG target areas	1 public works project completed	$250,000
Public Services				
CD-2, CD-3	Cordova Activities for Kids Program (CAKe)	Provide recreational and pro-social activities to youth after school and in the summer.	250 youth served	$30,000
CD-1, CD-3	Senior Nutrition Program (Meals on Wheels)	Provide homebound seniors with hot meals and provide lunch to seniors at the Cordova Senior Center.	288 seniors provided meals	$49,220
HA-1, CD-3	Sacramento Self-Help Housing Inc.	Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.	105 persons provided counseling	$13,670
CD-1, CD-3	Respite CLUB	Provides affordable, senior respite day care services to seniors with severe memory loss.	23 seniors provided day care services	$9,440

Goal	Activity Name	Activity Description	Output	Funding
HS-1, HS-2	Regional Human Rights/Fair Housing Commission	Provide fair housing services to residents by responding to inquiries of illegal housing discrimination, investigating discrimination complaints, and providing tenant/landlord information.	160 households provided assistance and education	$14,190 (plus $10,810 from Planning and Admin)
Planning and Administration				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program ad-ministration.	$123,132
PA-1	Public Works ADA Transition Plan	Public Works will update the 2005 ADA Transition Plan to identify pedestrian improvements that remove barriers to mobility.	5 year Transition Plan Update	$10,000

* Second half of funding for acquisition of public facility space ($118,125) for PAL is committed from FY 2011-2012 CDBG.

HOUSING ACTIVITIES

Emergency Repair Loan Program

The emergency repair loan program is intended to make minor repoairs related to health and safety hazards in low-income owner0occupied housing. The program is an inexpensive and efficient way to preserve the habitability of the affordable housing stock, including mobile homes.

2010-11 Output: 12 homes rehabilitated

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed: HS-1

Funding: $65,000

Rental Housing Inspection Program

The rental housing inspection program will fund salary and benefits for a 1 FTE code enforcement officer whose duties will include inspecting rental units within the redevelopment area. The City has many rental units which are likely out of compliance with applicable codes, and this program, in coordination with public and private investment, will arrest the decline of the area by forcing rental property owners to improve their properties to a minimum standard.

2010-11 Output:	1,300 rental units inspected
Outcome Category:	Accessibility for the purpose of providing a suitable living environment
Goals Addressed:	HS-1, HS-2
Funding:	$79,248

Code Enforcement

The code enforcement program will fund salary and benefits for a 1 FTE code enforcement officer whose responsibilities will include responding to code enforcement complaints and proactively enforcing code.

2010-11 Output:	700 units inspected
Outcome Category:	Accessibility for the purpose of providing a suitable living environment
Goals Addressed:	HS-1, HS-2
Funding:	$86,000

Public Facilities

Police Activities League (PAL) Facility Acquisition

The Police Activities League will be entering into a long-term lease guaranteeing 5,250 square feet of building space for a minimum of 15 years. With funding, the organization intends to pay a lump sum for the 15 year lease amount up front in two payments. The first payment is to come from 2010-2011 CDBG with the second installment of equal cost to come from 2011-2012 CDBG.

2010-11 Output:	1 public facility to be acquired through long-term lease
Outcome Category:	Accessibility for the purpose of providing a suitable living environment
Goals Addressed:	CD-2, CD-3, CD-4
Funding:	$118,250

Public Works Department ADA Improvements

The Public Works Department will be making accessibility improvements to pedestrian walkways throughout the CDBG target area. These improvements may include the

installation of wheelchair ramps, crosswalks, audible pedestrian signals, street lights and damaged sidewalk repairs.

2010-11 Output:

Outcome Category: Accessibility for the purpose of providing a suitable living environment

Goals Addressed: CD-3, CD-4

Funding: $250,000

PUBLIC SERVICES

Cordova Activities for Kids Program

Cordova Activities for Kids (CAKe) Program engages children in a variety of recreational and pro-social activities after-school and during the summer. Currently partially funded by other grants, CDBG funding will allow the program to fund its coordinator position.

2010-11 Output: 500 youth served

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-2, CD-3

Funding: $30,000

Senior Nutrition Services (Meals on Wheels)

The Senior Nutrition Services program has two components: providing five hot meals per week to homebound seniors and providing lunches to seniors at the Cordova Senior Center. The program provides regular contact for homebound seniors. Funding will help pay for the personnel who prepare and deliver the meals.

2010-11 Output: 288 seniors provided with meals

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-1, CD-3

Funding: $49,220

Sacramento Self-Help Housing

Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue

operating in the City's primary low-income service center, the Rancho Cordova Neighborhood Center.

2010-11 Output:	105 households provided counseling
Outcome Category:	Accessibility for the purpose of creating suitable living environments
Goals Addressed:	HA-1, CD-3
Funding:	$13,670

Respite C.L.U.B.

Respite C.L.U.B. is a service provided by the Cordova Neighborhood Church. They will provide affordable, senior respite day care service to seniors with severe memory loss.

2010-11 Output:	24 seniors provided day care services
Outcome Category:	Accessibility for the purpose of creating suitable living environments
Goals Addressed:	CD-1, CD-3
Funding:	$9,440

Human Rights / Fair Housing Commission

The Human Rights/Fair Housing Commission provides fair housing services such as housing discrimination and tenant and landlord laws, complaint investigation, outreach and education through public forums, distribution of fair housing brochures, and newspaper articles.

2010-11 Output:	236 households assisted
Outcome Category:	Accessibility for the purpose of creating suitable living environments
Goals Addressed:	HS-1, HS-2
Funding:	$25,000 ($10,801 to come from Planning and Administration)

Planning and Administration Activities

Public Works ADA Transition Plan

The Public Works Department will prepare an update to the 2005 ADA Transition Plan. The original plan prepared an inventory of needs for physical pedestrian improvements that remove barriers to mobility. The update will reassess progress toward removing barriers to mobility and will set new goals for implementation of physical improvements.

2010-11 Output:	1 five-year transition plan update for CDBG target areas

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: PA-1

Funding: $10,000

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2009-10 Output: Quality administration of the CDBG program

Goals Addressed: PA-1

Funding: $123,132

Geographic Distribution

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity and many of the City's 2010-11 activities, such as home repair and Meals on Wheels, are able to take place across the entire City. Figure 1 (in progress) shows the location of the activities proposed to be funded in program year 2010-11. Not all of the activities funded through the CDBG program are shown in Figure 1 because some are community-wide, while the exact locations of others (e.g., housing rehabilitation) have yet to be determined. Figure 2 (in progress) displays the location of activities in relation to low-income areas.

The rental housing inspection program and code enforcement activities funded by CDBG will take place in the City's designated target areas. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

Minority Distribution

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including emergency repair, senior services, and youth services, will be available to residents citywide. Programs with a specific location, such as Rancho Cordova Neighborhood Center, are located in areas with varying levels of minority concentration with an emphasis on higher concentration areas. Table 1 details the projects in the City; of these, the majority are available on a citywide basis. Projects that do have a

specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in Figure 3 (in progress).

HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for homeless individuals, but other resources have limited capacity. As a part of the City's plan to encourage a system of supportive services located in the City to allow for accessibility for residents, the City is funding several programs and services to assist its homeless and special needs populations. In 2010-11, these include:

- Homeless and family assistance to locate temporary or permanent housing, provided by Sacramento Self-Help Housing;
- Senior services, provided by the Meals on Wheels; and
- Youth services, provided by Cordova Activities for Kids.

In addition, the City's Housing Element includes several programs that provide for the development of affordable housing. The Element also removes potential constraints to housing for persons with disabilities.

ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available services within the City's boundaries. Many services are located in the City of Sacramento; additionally, those services located locally often do not have sufficient capacity to meet needs.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will also encourage area service providers to offer services in the community. In the 2010-11 program year, several organizations (including Sacramento Self-Help Housing and Folsom Cordova Community Partnership) are expected to provide services within Rancho Cordova.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City's draft 2008-2013 Housing Element includes a number of important programs to facilitate the development of affordable housing in Rancho Cordova. Some of these programs include:

- Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing. (Policy H.1.5)

- Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units) and infill reuse/conversion. (Policy H.2.2)

- Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. (Action H.2.2.4)

- Pursue potential reuse and conversion opportunities for additional housing along Folsom Boulevard. (Policy H.2.5)

- Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities. (Policy H.4.2)

- Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households. (Policy H.4.4)

- Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. (Action H.7.2.1)

Additional measures are identified and explained in detail in the City's Housing Element.

Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing as well as housing for special needs populations. These include creating funds in support of affordable housing development, as well as offering fee reductions, regulatory incentives, density incentives, and several other options. These are described in more detail in the City's draft 2008-2013 Housing Element.

Develop Institutional Structure

The planned Housing and Neighborhood Services Division, within the Economic Development Department, will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

The City will designate staff positions to administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works and Parks, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Enhance Coordination

The City will continue its work with neighboring jurisdictions such as the County and the City of Sacramento, including Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of target-income persons as well as special needs populations. The City will also work with service providers and local, state, and federal agencies (e.g., HUD).

Public Housing Needs

There are ten apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Some of these units are administered by Sacramento Housing and Redevelopment Agency (SHRA), which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA.

Anti-Poverty Strategy

The City's anti-poverty strategy is based on revitalizing the City's existing housing stock to provide safe and decent places to live, and supporting social services agencies that provide various services that promote income and housing stability. In addition, the City's strategy is to provide supportive services for target-income residents, including senior and youth services.

In the 2010-11 program year, the City plans the following anti-poverty programs:

- Senior nutrition program, also known as Meals on Wheels;
- Housing crisis intervention services, provided by Sacramento Self-Help Housing;
- Homeless services, provided by Sacramento Self-Help Housing and other organizations; and
- Housing loans for housing rehabilitation to owner-occupied units.

Lead-Based Paint Hazards

The City will provide lead-abatement assistance for residential units through its Emergency Repair Loan Program. The program will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint will include the following:

- Notification;
- Identification; and
- Treatment (if necessary).

Monitoring Plan

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

APPENDIX A: SF-424 AND CERTIFICATIONS

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006 Version 7/03

2. DATE SUBMITTED	Applicant Identifier
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

1. TYPE OF SUBMISSION:

Application ☐ Construction ☑ Non-Construction

Pre-application ☐ Construction ☐ Non-Construction

5. APPLICANT INFORMATION

Legal Name:
City of Rancho Cordova

Organizational DUNS:
142796809

Address:

Street:
2729 Prospect Park Drive

City:
Rancho Cordova

County:
Sacramento

State: CA

Zip Code 95670

Country:
United States

Organizational Unit:

Department:
Economic Development

Division:
Housing Division

Name and telephone number of person to be contacted on matters involving this application (give area code)

Prefix: Mr.

First Name: Reed

Middle Name

Last Name
Flory

Suffix:

Email:
rflory@cityofranchocordova.org

Phone Number (give area code)
916-851-8700

Fax Number (give area code)
916-851-8787

6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*:

8 0 – 0 0 5 8 9 3 4

7. TYPE OF APPLICANT: (See back of form for Application Types)

City or Township

Other (specify)

8. TYPE OF APPLICATION:

☑ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)

Other (specify)

9. NAME OF FEDERAL AGENCY:
Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

☐☐-☐☐☐

TITLE (Name of Program):
Labor Management Cooperation Program

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

- Housing Rehabilitation
- Rental Housing Inspection
- Code Enforcement
- Infrastructure Improvements (ADA)
- Building Acquisition
- Public Services

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*:

City of Rancho Cordova

13. PROPOSED PROJECT

Start Date: 07-01-2010

Ending Date: 06-30-2011

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant 3 & 5

b. Project 3 & 5

15. ESTIMATED FUNDING:

a. Federal HUD	$ 750,483.00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ 750,483.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE:

b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix: Mr.

First Name: Reed

Middle Name

Last Name
Flory

Suffix

b. Title
Housing Services Administrator

c. Telephone Number (give area code)
916-851-8784

d. Signature of Authorized Representative

e. Date Signed

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Ted Gaebler

Name

City Manager

Title

2729 Prospect Park Dr.

Address

Rancho Cordova, CA 95670

City/State/Zip

916-851-8700

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2___, 2___, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

    However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

    The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Ted Gaebler

Name

City Manager

Title

2729 Prospect Park Dr.

Address

Rancho Cordova, CA 95670

City/State/Zip

916-851-8700

Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

ESG Certifications

I, , Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.

2. The building standards requirement of 24 *CFR* 576.55.

3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.

4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.

5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.

7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.

8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.

9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.

10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date

Name

Title

Address

City/State/Zip

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Rancho Cordova City Hall	2729 Prospect Park Dr.	Rancho Cordova	Sacramento	CA	95670

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled
Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

All "direct charge" employees;

all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Ted Gaebler

Name

City Manager

Title

2729 Prospect Park Dr.

Address

Rancho Cordova, CA 95670

City/State/Zip

916-851-8700

Telephone Number

APPENDIX B: PUBLIC HEARING AND PUBLIC

Public Participation

City Staff conducted a public meeting and application workshop on February 23, 2010. Participation in this workshop was primarily proposed applicants seeking answers to eligibility questions.

Public Hearings

The City of Rancho Cordova conducted a public hearing for the release of the Draft Action Plan in which members of the public voiced their opinions. All comments received were in regards to the proposed funding for the Police Activities League (PAL) building acquisition and were all positive in support of funding the activity.

Public Comments

The City of Rancho Cordova did not receive any public comments between the release of the Draft Action Plan and the Public Hearing to adopt the 2010-11 Action Plan.

APPENDIX C: RESOLUTION

CITY OF RANCHO CORDOVA

RESOLUTION NO. 19-2010

A RESOLUTION OF THE CITY COUNCIL APPROVING THE ADOPTION OF THE 2010-11 ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED TO RECEIVE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

WHEREAS, the Community Development Block Grant Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, there has been presented to, and reviewed by this City Council, the 2010-11 Action Plan (Action Plan), which describes programs to be funded, in compliance with the goals and objectives of the Consolidated Plan, for the 2010-11 program year; and

WHEREAS, there has been presented to, and reviewed by this City Council, Certifications to the U.S. Department of Housing and Urban Development (HUD), including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint; and

WHEREAS, there has been presented to, and reviewed by this City Council an application on Standard Form 424 (Application) to HUD for a Community Development Block Grant in the amount of $750,483, for the period of July 1, 2010 through June 30, 2011; and

WHEREAS, the Action Plan, and a notice of the 30-day public comment period, have been published for citizen comment prior to forwarding the documents to City Council for approval; and

WHEREAS, the City Council held public hearings on April 5 and May 3, 2010 to provide an opportunity for the public to comment on the information provided in the Action Plan.

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

1. Approves the adoption of Resolution 19-2010, which approves:
    a. The Action Plan, which serves as the CDBG budget for July 1, 2010 to June 30, 2011 (FY 2010-11) and amends the 2009-10 Action Plan;
    b. Standard Form 424 (application for grant funds); and
    c. Certifications required by HUD that state the City of Rancho Cordova will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG Program, as identified in the Certifications in Appendix A of the Action Plan.

2. Authorizes the City Manager, or his designee, to execute and file the Application, Certifications, and all documents, including the Action Plan and SF 424, that are required to receive CDBG funding for and on behalf of the City of Rancho Cordova, and to make minor changes to those documents where necessary.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of May, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

APPENDIX D: TABLE 3C'S

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
High

Project Title
Emergency Repair Loan Program

Description
The emergency repair loan program makes 5 year forgivable loans to low-income homeowners to make necessary health and safety repairs to owner-occupied units. The program is a way to preserve the habitability of the housing stock and will help to retain construction jobs.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number HS-1	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Grantee	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Homes Repaired	Annual Units 10
Local ID	Units Upon Completion

Funding Sources:

CDBG	$65,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$65,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
Medium

Project Title
Rental Housing Inspection Program

Description
Inspect rental units in the redevelopment area to find and correct code violations.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number HS-1, HS-2	Project ID
HUD Matrix Code 15	CDBG Citation 570.202 (c)
Type of Recipient Grantee	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units Inspected	Annual Units 1,300
Local ID	Units Upon Completion

Funding Sources:

CDBG	$79,248
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$79,248

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
Medium

Project Title
Code Enforcement

Description
Provide code enforcement services in the redevelopment area.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number HS-1, HS-2	Project ID
HUD Matrix Code 15	CDBG Citation 570.202 (c)
Type of Recipient Grantee	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units Inspected	Annual Units 700
Local ID	Units Upon Completion

Funding Sources:

CDBG	$86,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$86,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
High

Project Title
Police Activities League After-School Program Building Acquisition

Description
Provide funding for the first of two installment payments for the acquisition of a building to be used as an after-school activity center for the Police Activities League program.

Objective category:	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category:	☒ Availability/Accessibility	☐ Affordability	☒ Sustainability

Location/Target Area
10669 Coloma Road, Rancho Cordova, CA 95670

Objective Number CD-2, CD-3, CD-4	Project ID
HUD Matrix Code	CDBG Citation 570.201(c)
Type of Recipient Grantee	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2025
Performance Indicator Public Facility Imp.	Annual Units 1
Local ID	Units Upon Completion

Funding Sources:

CDBG	$118,125
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$118,125

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
Medium

Project Title
ADA Improvements

Description
Provide new sidewalks, ADA ramps and lighting in CDBG target areas.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
CDBG Target Area City wide

Objective Number CD-4	Project ID
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Grantee	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Public Facility Imp.	Annual Units 1
Local ID	Units Upon Completion

Funding Sources:

CDBG	$250,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$250,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
High

Project Title
Cordova Activities for Kids Program

Description
Provide recreational and pro-social activities to youth
.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
10665 Coloma Road
Rancho Cordova, CA 95670

Objective Number CD-2, CD-3	Project ID
HUD Matrix Code 05D	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons Assisted	Annual Units 500
Local ID	Units Upon Completion

Funding Sources:

CDBG	$30,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$30,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
High

Project Title
Senior Nutrition Services

Description
Provide nutritious hot meals to homebound seniors and seniors dining at the Cordova Senior Center.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number CD-1, CD-3	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Meals Provided	Annual Units 288
Local ID	Units Upon Completion

Funding Sources:

CDBG	$49,220
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	$13,000
Total	$62,220

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
Medium

Project Title
Sacramento Self-Help Housing – Housing Counseling

Description
Provide housing services to residents of Rancho Cordova who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number HA-1, CD-3	Project ID
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Households Assisted	Annual Units 105
Local ID	Units Upon Completion

Funding Sources:

CDBG	$13,670
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$13,670

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
High

Project Title
Respite C.L.U.B.

Description
Provide an expansion of the existing Respite C.L.U.B. program, which provides affordable, senior respite day care services to seniors with severe memory loss.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
10600 Coloma Road
Rancho Cordova, CA 95670

Objective Number CD-1, CD-3	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons Assisted	Annual Units 24
Local ID	Units Upon Completion

Funding Sources:

CDBG	$9,440
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$9,440

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need
Medium

Project Title
Fair Housing

Description
Provide Fair Housing services to the City of Rancho Cordova

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Wide

Objective Number HS-1, HS-2	Project ID
HUD Matrix Code 21D	CDBG Citation 570.201 (e)
Type of Recipient Grantee	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Households Assisted	Annual Units 160
Local ID	Units Upon Completion

Funding Sources:

CDBG	$25,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$25,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need

Project Title
Planning and Administration

Description
Provide general administration of the CDBG program, including all planning and reporting activities.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Objective Number PA-1	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Grantee	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	$123,132
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$123,132

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Rancho Cordova

Priority Need

Project Title
Planning and Administration – Public Works

Description
Planning and Administration to update the ADA transition plan for CDBG target areas. The transition plan is a 5 year planning document which identifies pedestrian improvements that remove barriers to mobility.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Objective Number PA-1	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Grantee	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$10,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Mercy Housing

Mercy Housing California

TO: City of Rancho Cordova Loan Committee

FROM: Leonor Perez, Community Loan Specialist
Randy Underwood, Housing Rehabilitation Director
David Wilkinson, Community Development Director

DATE: April 30, 2010

SUBJECT: City of Rancho Cordova 2010 Housing Rehabilitation Loan Request

CONVENTIONAL HOME REHABILITATION LOAN REQUEST

Owner Occupant: *Anderson, Hannah– 10219 Country Way, Sacramento, CA 95827*
Ms. Anderson (63 years old) meets all Applicant and Property eligibility requirements for a rehabilitation loan. Her request is for a three (3) bedroom, two (2) bath single-family residence built in 1979. Title to the property is vested in the name of Hannah Anderson, an unmarried woman. Ms. Anderson lives in the home with two grandchildren Dominique (16 year old) and Michael (12 years old) both have lived with her since they were babies.

Income: Ms. Anderson is retired and receives $11,880 as an annual pension from the State of California. She also receives $13,236 annually from Social Security. Ms. Anderson's total projected gross annual income is $25,116 or 38.35% of the median income for a household of three (3) in the County of Sacramento.

Credit: Ms. Anderson has good credit, with FICO scores of 685, 681, and 668. Ms. Anderson has two (2) open accounts, one (1) mortgage loan (monthly payment of $875), one revolving account (1- bank card, with monthly payments of $75 a month). The credit report shows no public records or recent collections.

Proposed use of funds: The proposed funds will be used for a repairs which will include electrical and plumbing repairs, replace carpet and floor covering, replace HVAC, remove and replace windows. Install new cabinets, countertops, sinks and faucets. Install new smoke detectors one in each bedroom and one in the hall. The work write-up is based on the program property reconstruction standards.

The bids received are as follows:

B-Line Construction	$ 53,825
RTG Builders	$ 58,800
MTZ Construction	$ 77,749
Performance Construction	**$ 45,123***
Mercy's In-House Estimate:	$ 44,152

****Contractor selected by homeowner.***

Relocation: The household has received verbal and written explanation of the temporary relocation services, benefits and options available. Temporary relocation benefits **WILL** be needed for the household.

Project Cost Breakdown:

Rehabilitation Construction Cost	$45,123.00
Contingency (10%)	$4,512.30
Credit Report Fee	$19.00
Title & escrow fees	$654.00
Total Loan Cost	**$50,308.30**

Grant Breakdown:

Temporary Relocation Grant	$500.00
Lead Hazard Assessment	$00
Total Grant Amount	**$500.00**

Total Project Amount	**$50,808.30**

Amount: The maximum loan amount available for an owner-occupant unit as per the City's Housing Rehabilitation Program Guidelines is **$60,000.** The requested loan amount does **NOT** exceed the maximum allowable loan amount.

Value: The estimated value of the home based on an average of comparable sales is **$165,667** (see attached comparables and the home's "Zestimate" information from Zillow.com).

Equity: The property has a current mortgage of **$108,462.** The proposed City of Rancho Cordova rehabilitation loan of **$50,308.30** will encumber the property up to **$158,770.30** or **96%** of its after-rehabilitation value. The City's guidelines allow up to a 110% Loan to Value.

Lead Grant: Occupants of units constructed prior to 1978 are required to have a lead inspection performed. No inspection was required since the home was built in 1979.

Exceptions/Special Circumstances: Exceptions are defined as any action that departs from policy and procedure as stated in the City of Rancho Cordova Rehabilitation Program Guidelines. This loan does **NOT** require a special circumstance.

MHC recommended course of action: For the City of Rancho Cordova Loan Committee to approve the loan in the amount of **$50,308.30** at **3%** interest, with payments deferred for 15 years.

Conventional Housing Rehabilitation Loan Terms:

> 3% simple interest, deferred payments for fifteen (15) years, due and payable if homeowner no longer occupies property as a primary residence, change in title occurs, property taxes/homeowner's insurance not paid current.

Reviewed by _____ Date 4/30/10
David Wilkinson, Community Development Director

Approved/Denied _____ Date _____
Reed Flory, Loan Committee Member

Approved/Denied _____ Date _____
Curt Haven, Loan Committee Member

Approved/Denied _____ Date _____
David Gassaway, Loan Committee Member

Approved/Denied _____ Date _____
Joe Cuffe, Loan Committee Member

Approved/Denied _____ Date _____
Lisa Behrends, Loan Committee Member

Approved/Denied _____ Date _____
Micah Runner, Loan Committee Member

Approved/Denied _____ Date _____
Ryan Taylor, Loan Committee Member

MERCY HOUSING CALIFORNIA
3120 FREEBOARD DR. STE. 202
WEST SACRAMENTO, CA 95691

PROJECT: Rancho Cordova
OWNER: Hannah Anderson
ADDRESS: 10219 Country Way
PHONE: 916-361-8805

CONTRACTORS BIDS

Description	B-LINE CONSTRUCTION	RTG BUILDERS	MTZ BUILDERS	RICHARD ADAMS		PERFORMANCE CONST	MERCY HOUSING
DEMO	$650.00	$477.00	$1,400.00			$325.00	$500.00
STUCCO	$5,000.00	$5,399.00	$3,950.00	$4,625.00		$5,600.00	$3,500.00
EXTERIOR TRIM	$540.00	$458.00	$475.00	$480.00		$340.00	$950.00
DRYWALL REPAIR	$2,380.00	$1,756.00	$3,900.00	$4,555.00		$325.00	$2,100.00
WINDOWS	$4,825.00	$5,460.00	$3,925.00	$4,521.00		$3,600.00	$3,250.00
INTERIOR DOORS	$2,630.00	$965.00	$3,450.00	$1,225.00		$980.00	$1,050.00
GFI	$360.00	$1,557.00	$725.00	$220.00		$168.00	$320.00
CABINETS	$7,500.00	$4,544.00	$4,800.00	$6,570.00		$3,450.00	$3,900.00
COUNTERTOP	$2,400.00	$968.00	$1,895.00	$1,365.00		$1,100.00	$1,242.00
KITCHEN SINK	$915.00	$628.00	$350.00	$478.00		$369.00	$350.00
DISPOSAL	$425.00	$251.00	$220.00	$182.00		$195.00	$250.00
HOOD	$285.00	$377.00	$320.00	$255.00		$175.00	$250.00
RANGE	$805.00	$816.00	$905.00	$860.00		$720.00	$800.00
SMOKE DETECTORS	$445.00	$451.00	$560.00	$350.00		$320.00	$400.00
TUB/SHOWER	$1,630.00	$1,647.00	$1,995.00	$4,570.00		$1,725.00	$1,850.00
SHOWER ENCLOSURE	$1,895.00	$1,647.00	$1,495.00	$4,385.00		$1,925.00	$1,950.00
VANITY	$975.00	$306.00	$950.00	$1,100.00		$650.00	$600.00
BATH WALL LIGHT	$105.00	$113.00	$175.00	$85.00		$110.00	$125.00
BATH FLORESCENT FIXTURE	$250.00	$263.00	$375.00	$375.00		$360.00	$420.00
MEDICINE CABINET	$205.00	$188.00	$375.00	$75.00		$165.00	$120.00
HVAC	$6,300.00	$6,913.00	$5,995.00	$7,200.00		$6,500.00	$7,800.00
CARPET	$2,475.00	$4,435.00	$1,750.00	$2,180.00		$2,240.00	$2,900.00
VINYL	$1,350.00	$1,098.00	$1,650.00	$2,820.00		$200.00	$1,050.00
BASEBOARDS	$1,100.00	$691.00	$1,690.00	$690.00		$945.00	$925.00
INTERIOR PAINT	$2,535.00	$8,652.00	$6,600.00	$1,875.00		$900.00	$2,400.00
EXTERIOR PAINT	$1,550.00	$4,877.00		$2,200.00		$1,400.00	$1,800.00
INSULATION	$1,370.00	$754.00	$995.00	$605.00		$800.00	$550.00
GARAGE DOOR	$1,510.00	$1,475.00	$1,100.00			$1,625.00	$1,100.00
ELECTRIC OUTLETS SERVICE	$380.00	$377.00	$550.00	$525.00		$1,100.00	$850.00
PERMITS	$1,035.00	$1,257.00	$1,800.00	$1,200.00		$375.00	$850.00
P & O			$23,379.00	$5,525.00		$550.00	
						$5,886.00	
TOTALS:	$53,825.00	$58,800.00	$77,749.00	$61,096.00	$0.00	$45,123.00	$44,152.00

owner chooses Performance Const.

Hannah Anderson
Owners Signature