



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, July 24, 2012

5:30 PM – Special Meeting
American River Community Room North

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEMS

- 3.1 **Subject:** Public Hearing and Resolution Approving a Design Review for Horizons @ New Rancho – Project No. DD7563; Located at 2738 Woodberry 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. 75-2012.

Result of Recommended Action: The approval of the second phase of the “New Rancho” project will provide a total of 48 affordable units in an area close to transit and that will support commercial establishments. The two new projects, which includes this application and the recently occupied “Crossings @ New Rancho” replaced several severely deteriorated structures that negatively impacted the immediate area. The Horizons project will place a residential appearance on Folsom Boulevard, and will promote one of the major goals of the Folsom Boulevard Specific Plan to reduce substandard buildings along Folsom Boulevard.

Staff Report: Reed Flory, Housing Division and William Campbell, Planning Department

Advances Goals: 1 and 2.

GROWING STRONG NEIGHBORHOODS

3.2 **Subject:** Economic Development Work Plan

4. ADJOURNMENT

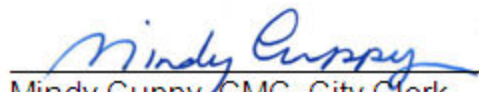
ADDITIONAL INFORMATION

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, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, July 24, 2012 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on July 19, 2012 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 website at www.cityofranhocordova.org.

Signed July 19, 2012 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

The logo for Rancho Cordova All-America City 2010. It features the text "Rancho Cordova" at the top, followed by a blue banner with five white stars. Below the banner is the text "All-America City" in a bold, sans-serif font. The bottom part of the logo consists of seven vertical red stripes of varying heights, with the year "2010" in a bold, sans-serif font at the very bottom. A small registered trademark symbol (®) is located to the right of the stripes.

SUBJECT: RESOLUTION APPROVING A DESIGN REVIEW FOR HORIZONS @ NEW RANCHO – PROJECT NO. DD7563; LOCATED AT 2738 WOODBERRY WAY

RECOMMENDATION

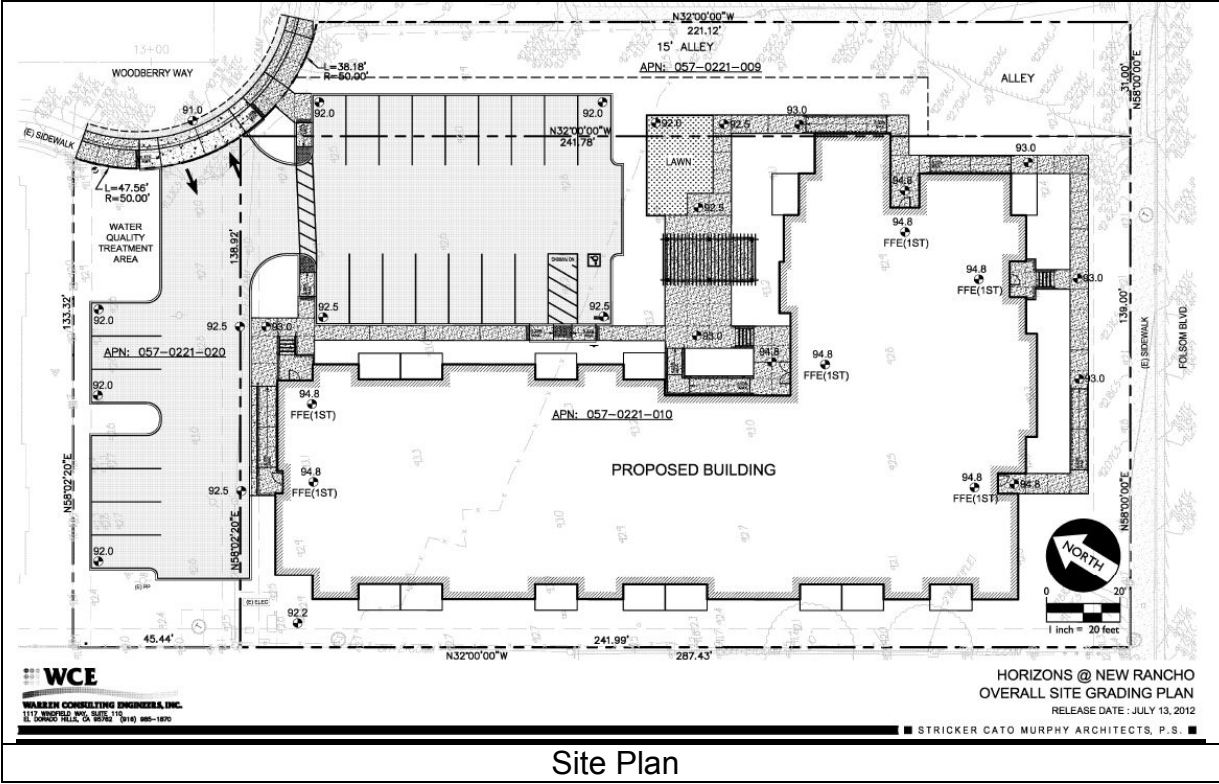
RESULT OF RECOMMENDED ACTION

ADVANCES GOALS: 1 and 2

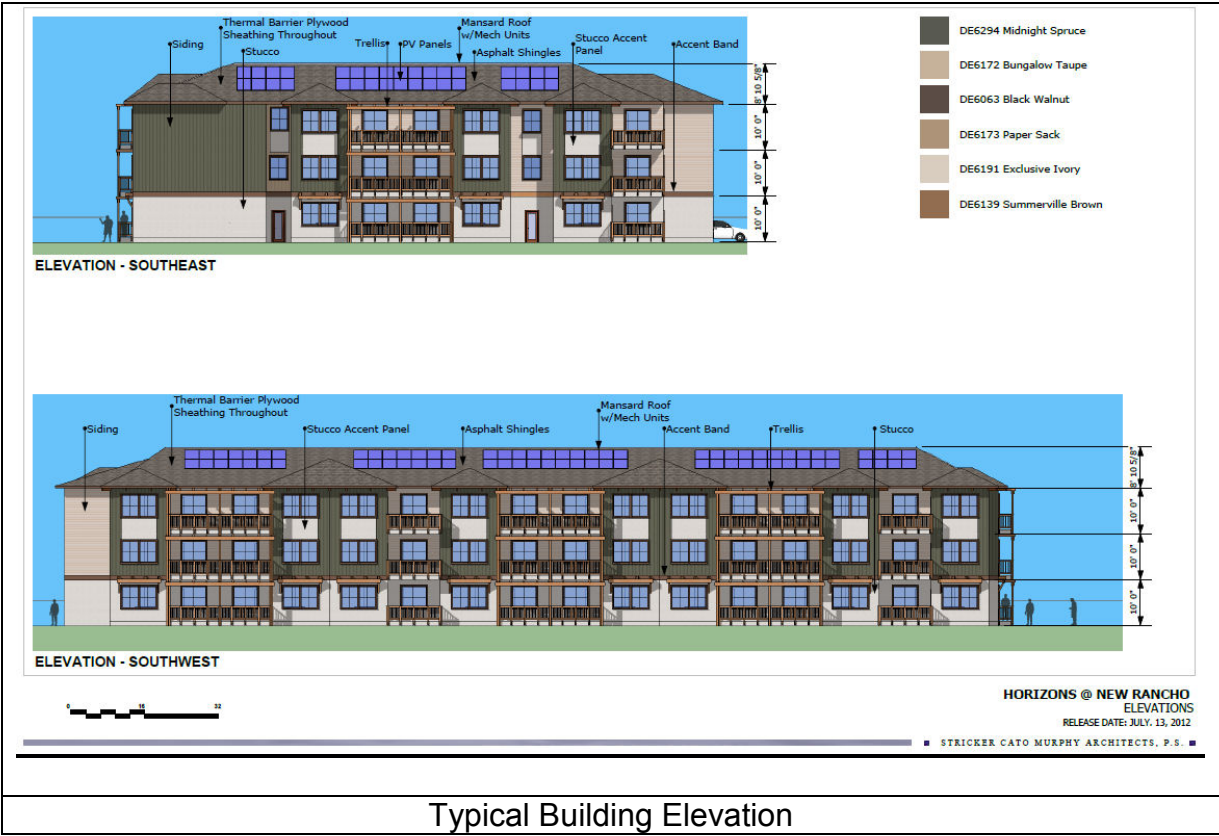
BACKGROUND

The City and Rancho Cordova Redevelopment Agency, before its demise, assisted its developer partner, Urban Housing Communities, to acquire seven properties which comprised the New Rancho Redevelopment Project. These actions were necessary in order to clear the old, deteriorated, and foreclosed housing units and commercial structures. The developer subsequently received approval for the construction of the first phase of the project plan – Crossings @ New Rancho. This development has been completed and is now fully occupied. With this application, Urban Housing Communities has initiated the second phase of the overall development plan, Horizons @ New Rancho. The City and Developer have entered into an Exclusive Negotiation Rights Agreement and plan to enter into a Development Disposition Agreement in November of this year to fully improve the remaining 1.07 acres. The Horizons will supply housing for 48 senior households and ultimately will be totally financed through private investment, State and Federal Grant funds and Tax Credit monies.





Site Plan



Typical Building Elevation

The project is designed to be a single, three-story, apartment building served by an elevator and interior corridors. This project is unique for the City, in that the unit modules will be manufactured off-site, transported to the site, and then stacked. As such, the units provide an interesting design option by allowing greater offsets to the building walls over conventional stick framing. The merits of the design are addressed in the finding and evidence section of the accompanying resolution. Staff believes the design will provide an attractive new concept for the area that can be used as a template for other new developments. The project design will incorporate energy saving features with the goal of a “Net Zero” electric use rating. The project will provide solar water heating and solar photovoltaic arrays to offset the energy needs of the units and the common area. The panels are proposed to be installed on the roof and on the top surface of the parking carports.

FOLSOM BOULEVARD SPECIFIC PLAN CONSISTENCY

The Folsom Boulevard Specific Plan is the regulatory document that guides development of the proposed project site. The Specific Plan includes both high level expectations for revitalizing Folsom Boulevard and specific development regulations that apply to individual projects.

Overall Specific Plan Goals

The Folsom Boulevard Specific Plan includes 11 specific goals that guide the transformation of development along the Boulevard. The following six goals from the Specific Plan pertain to the proposed project.

- *Create a Boulevard that will serve as the high-intensity development center of the City.*
- *Develop transit-oriented activity nodes strategically located at light rail stations and freeway interchanges; these nodes will serve as catalyst sites for redevelopment.*
- *Provide additional housing opportunities and developments that support transit ridership.*
- *Ensure development will take advantage of the proximity and availability of light rail to and from the Area.*
- *Create opportunity for identifiable project design that contributes to the enhanced character of the City.*
- *Enrich the pedestrian environment along the Boulevard through well designed and appropriately scaled/articulated projects.*

Staff has evaluated the proposed project against the relevant Specific Plan goals and found the project to be consistent with the intent of these goals. However, as initially proposed, the project does not appear to have an adequately strong relationship to Folsom Boulevard. The project should create a strong relationship and connection to Folsom Boulevard that would enhance pedestrian circulation, promote light rail ridership and encourage shopping at adjacent businesses. Therefore, staff has proposed conditions of approval to address improvements of the south face of the proposed building, adjacent landscape improvements and the fencing/gates along Folsom Boulevard to improve the connection between the project and Folsom Boulevard.

Consistency with Development Standards

The project is located within the UR-2 zone of the Folsom Boulevard Specific Plan and the development standards that apply to the UR-2 zone are listed in the RMU Residential Mixed Use category of the Zoning Code, they include:

1. *Building Setbacks:*
 - *Front- 10 ft minimum*
 - *Interior side- 0 ft.*
 - *Rear- 10 ft. minimum*
2. *Building Height- 50 feet maximum*
3. *Floor Area Ratio- (na)*
4. *Density- 6 (min.) to 40 (max.) units/acre- current project is 44.85 units/acre.* City Council approved a density bonus for this site by Resolution 15-2010.
5. *Parking Standards:* The Specific Plan defers to the Rancho Cordova Zoning Code for determining required on-site parking. Consistent with Zoning Code requirements, the project is providing a total of 24 onsite parking spaces that provides approximately .5 parking spaces per unit. 18 of the 24 spaces are covered and the structures will support some of the solar panels.

The proposed project will meet the minimum development standards.

CONCLUSION

The approval of this project will allow the Developer to submit for State grant funding and to receive tax credits for the development. This project will also contribute to the stated goals and policies of the Housing Element in meeting the targeted objectives towards providing housing for all economic groups while satisfying certain City obligations for the timely replacement of substandard housing demolished within the Redevelopment area.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines. A full Environmental Assessment has been conducted and updated that fulfills the NEPA requirements for this project and it has been approved by both the Federal Department of Housing and Urban Development and the California Department of Housing and Community Development.

RECOMMENDED MOTION

“Move the City Council adopts Resolution 75-2012 approving the design of the 48 unit senior housing project as submitted, subject to the design package, Exhibit A and the Conditions of Approval, Exhibit B.”

ATTACHMENTS

1. Resolution 75-2012, including Design Package (Exhibit A) and Conditions of Approval (Exhibit B)
2. 500' radius map
3. Mailing labels used for Public Hearing Notice

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 75-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW FOR THE HORIZONS @ NEW RANCHO,
PROJECT DD7563**

WHEREAS, UHC 00575 Rancho Cordova, L.P. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova to approve a Design Review for a new three story 48 unit affordable housing senior project, known has the Horizons @ New Rancho; and

WHEREAS, The City Council previously approved a density bonus for the development of this site by Resolution 15-2010; and

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

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

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

1. Determine the project assessment is adequate and complete according to the Guidelines of the California Environmental Quality Act.

a) *Finding: The project site has been analyzed in compliance with the California Environmental Quality Act. Evidence: The City of Rancho Cordova adopted an Environmental Impact Report for the Folsom Boulevard Specific Plan, and issues of aesthetics of the development for the project site were adequately addressed within the document. The project has further been determined to be categorically exempt, according to Section 15332 and the project will not create any significant adverse impact on the environment.*

2. Approve the Major Design Review, subject to the Project Plans (**Exhibit A**) and the Conditions of Approval (**Exhibit B**); supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.050:

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 General Plan designation and Folsom Boulevard Specific Plan designation for this property is Urban Reserve-2, wherein high density multi-family residential units are consistent with both designations. The proposed project has been designed to meet the applicable regulations of the Specific Plan and Design Guidelines, including setbacks, height regulations, and density for this site.*

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 Developer has provided a design package that clearly illustrates the composition and form of the new units. The basic structure is composed of modular units stacked to create the building form. A roof structure has been*

ATTACHMENT 1

designed to give the appearance of a full roof, however a mechanical equipment well has been provided to hide the A/C units (see roof plan, Exhibit A). The new plan emulates characteristics of the Craftsman style and uses complementary materials and colors to coordinate with the "Crossings" project to the north. The three story structure is treated with a veneer of stucco on the ground floor and a combination of horizontal siding and stucco panels to accent the wall panels. The unit floor plans provide an opportunity to create offsets to the exterior walls of the building and the projecting balcony structure adds to the articulation of the structure. The Applicant has submitted preliminary landscape plans with the Design Review package (**Exhibit A**). A condition has been placed on the project that will require approval from the Planning Director, in order to accommodate refinements to the site improvement plans, prior to building permits are issued.

- 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: The architectural style is distinctive in mass and in its details for a structure that is modular and stacked. The color and material palettes are complementary to the Crossings project, which include stucco, horizontal sidings, and heavy timber balcony railings and support structure to add to the overall design of the building. The building wall mass is offset to provide greater articulation to the vertical mass, along with changing roof sheds to break the monotony of a single ridge roof system. The southern elevation, facing Folsom Blvd will be an attractive addition to the street front by incorporating the conditions of approval to that elevation and provide a better pedestrian connection to the boulevard.*
- d) *Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Evidence: The units and site configuration have been designed to provide dedicated pedestrian walkways from the units to the public sidewalk. The on-site parking lot is appropriately configured to serve the units and reduce the conflict between vehicle and pedestrian movement. The project will also be linked to a more accessible path to Folsom Boulevard and the commercial businesses and transit opportunities along the corridor.*

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

 David M Sander, Mayor

ATTEST:

 Mindy Cuppy, CMC, City Clerk

**HORIZONS @ NEW RANCHO
OVERALL SITE GRADING PLAN**

RELEASE DATE : JULY 13, 2012

STRICKER CATO MURPHY ARCHITECTS, P.C. ■

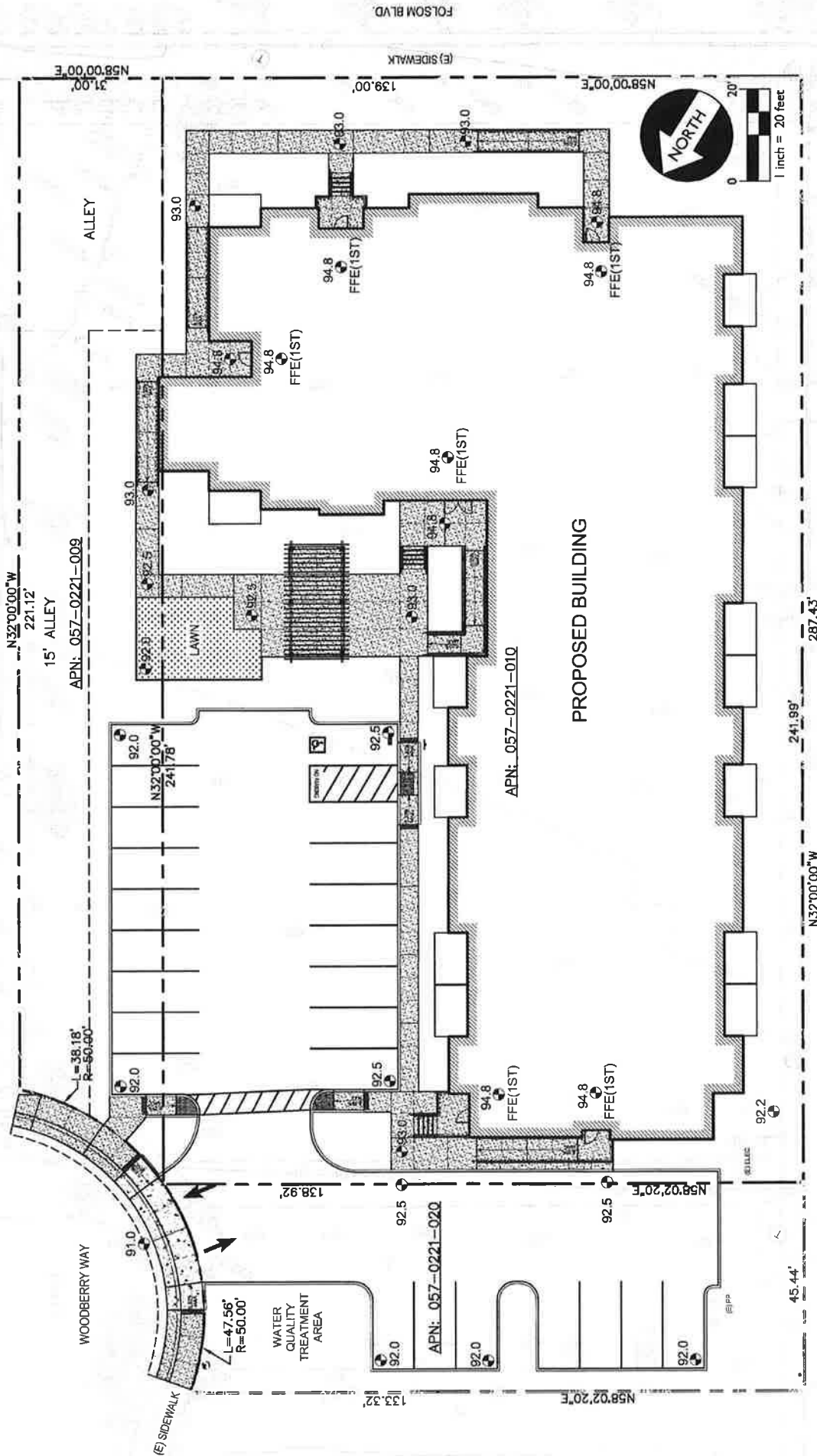


EXHIBIT A

STRICKER CATO MURPHY ARCHITECTS 311 1st AVE. S., STE. 300 SEATTLE, WA 98104 TEL. (206) 324-4800 FAX. (206) 322-2875 WWW.SCM-ARCH.COM

A2.01

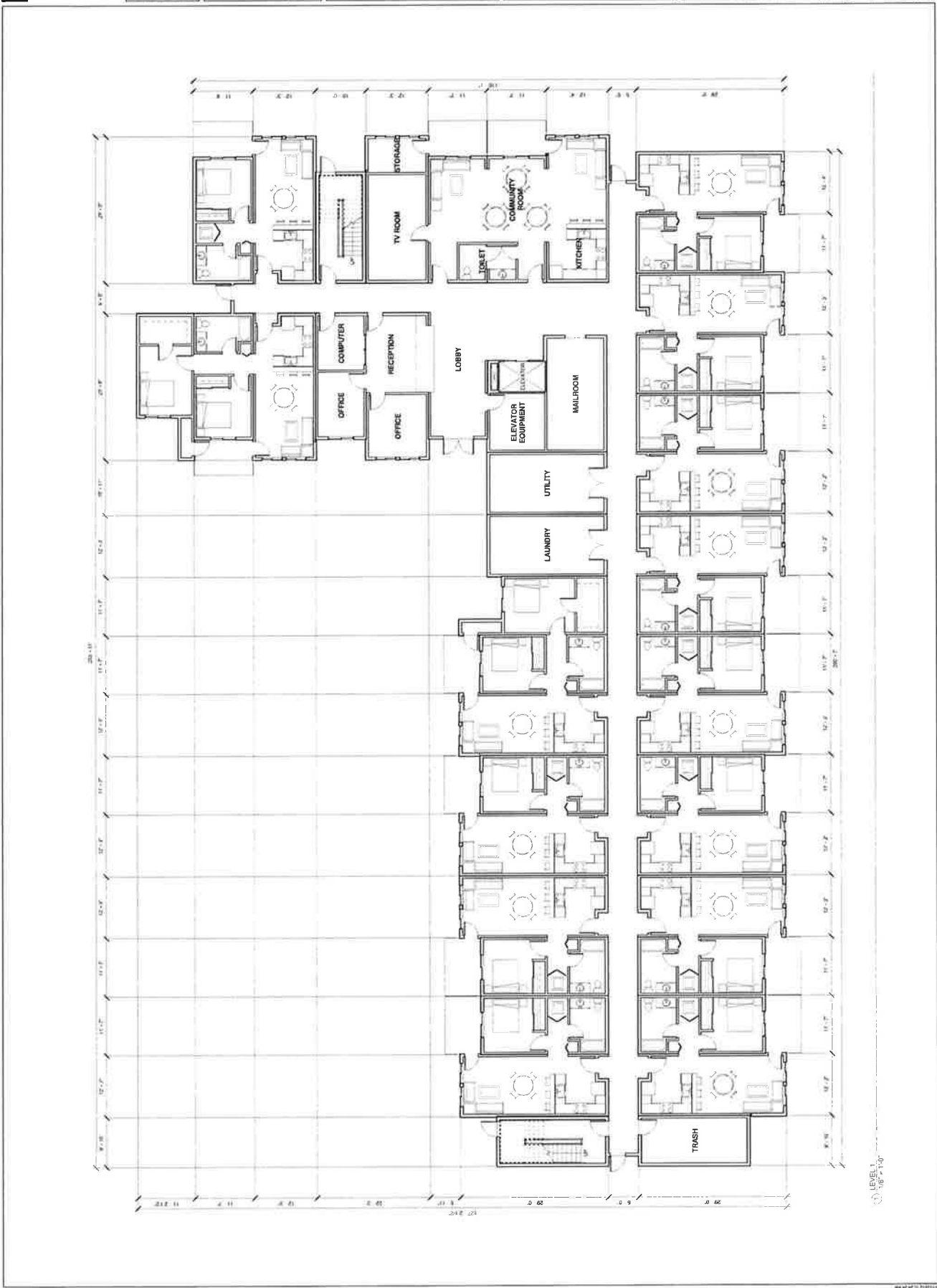
DATE: 10/1/01
DRAWN BY: J.M.
CHECKED BY: J.M.

NO.	REVISION DESCRIPTION

PROJECT: HORIZONS @ NEW RANCHO
CLIENT: URBAN HOUSING COMMUNITIES

CONSULTANT: ANCO

ANCO



STRICKER CATO MURPHY ARCHITECTS 311 1st AVE. S., STE. 300 SEATTLE, WA 98104 TEL. (206) 324-4800 FAX. (206) 322-2875 WWW.SCM-ARCH.COM

AMCS

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE OWNER.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 IBC.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 IBC.
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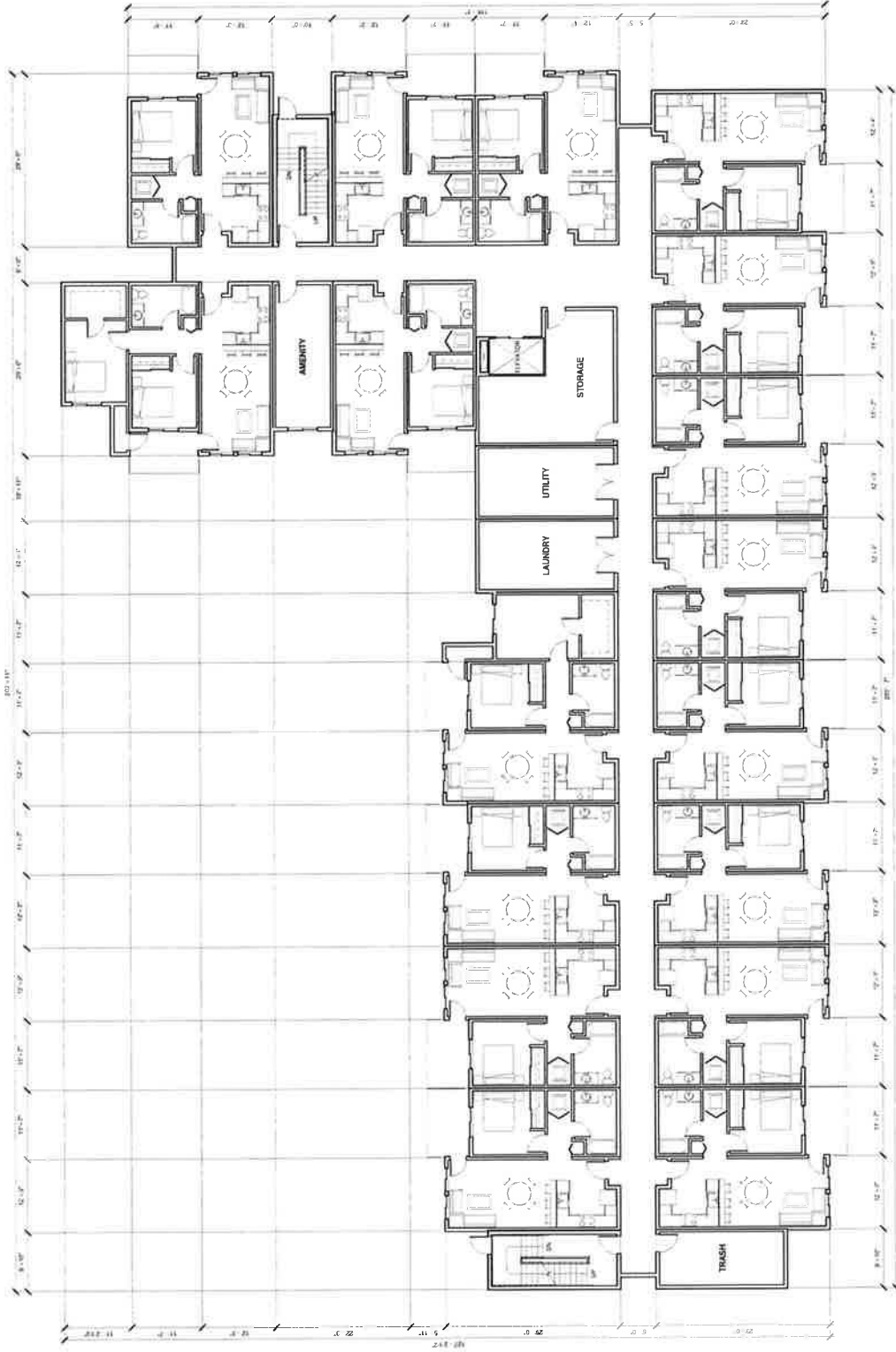
CONTRACT

Owner

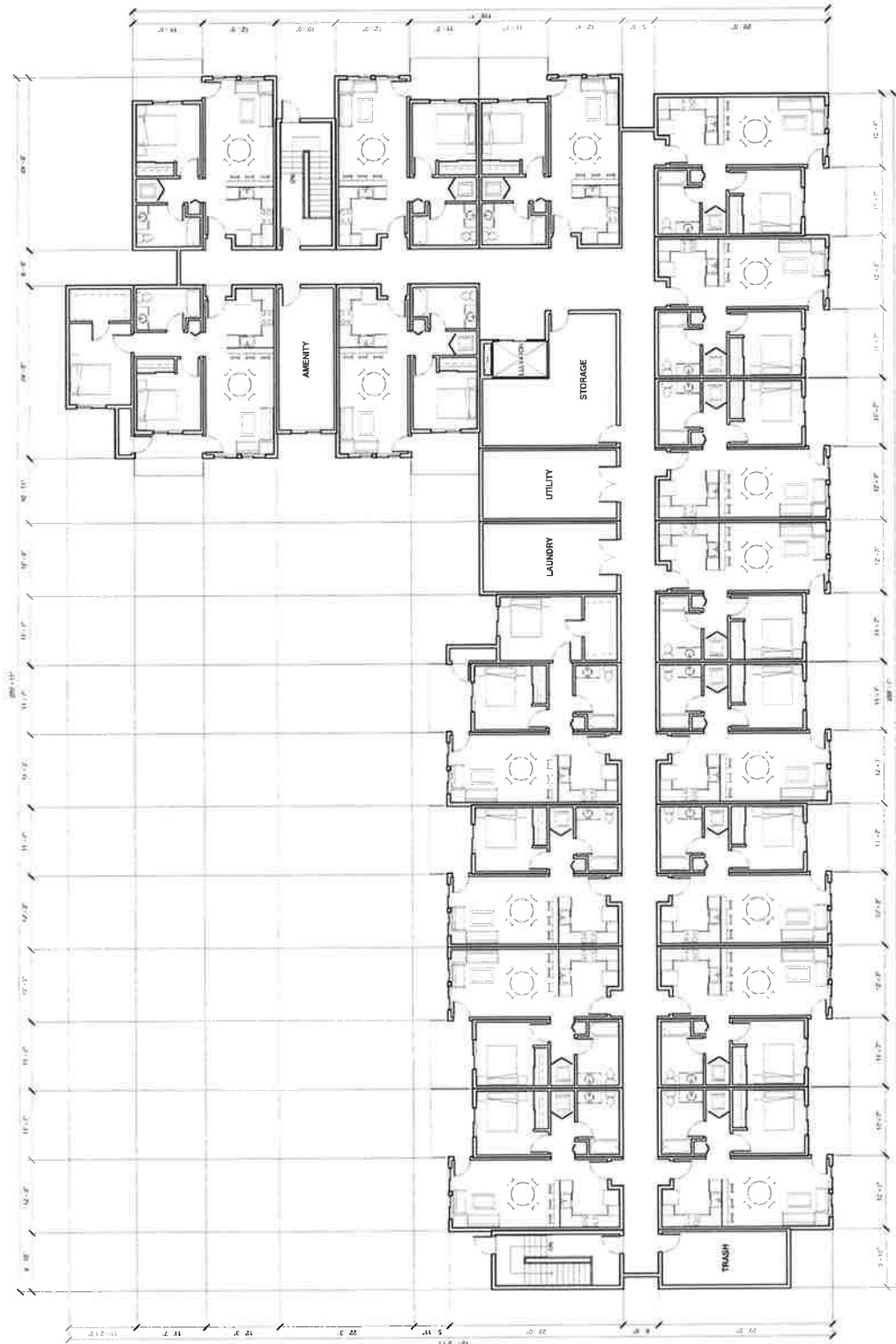
HORIZONS @ NEW
RANCHO

DATE	01/10/2020
PROJECT	HORIZONS @ NEW RANCHO
SCALE	1/8" = 1'-0"
DESIGNER	STRICKER CATO MURPHY ARCHITECTS
CHECKED	
APPROVED	

A2.02



1. LEVEL 2
1/8" = 1'-0"

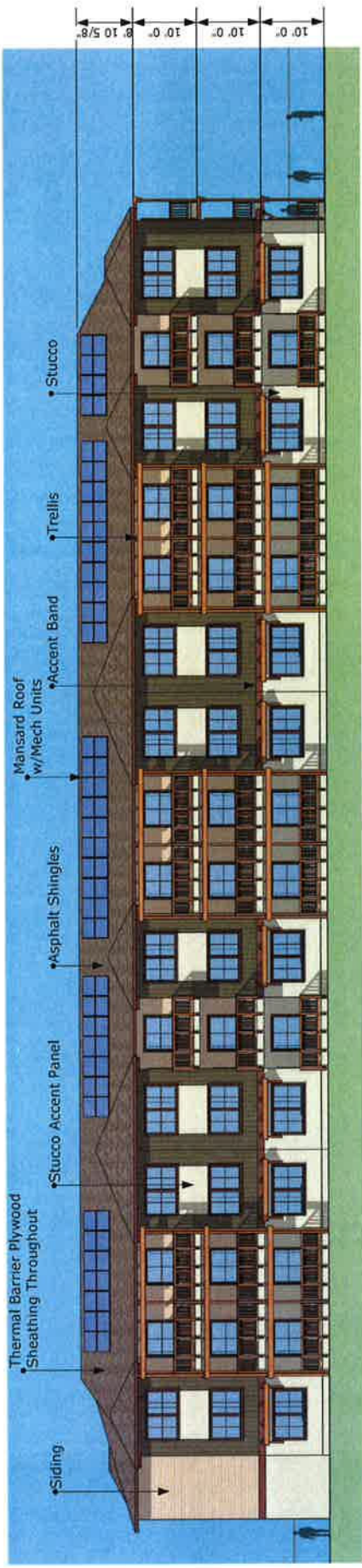


① LEVEL 3
1/8" = 1'-0"

- DE6294 Midnight Spruce
- DE6172 Bungalow Taupe
- DE6063 Black Walnut
- DE6173 Paper Sack
- DE6191 Exclusive Ivory
- DE6139 Summerville Brown



ELEVATION - SOUTHEAST

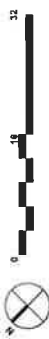
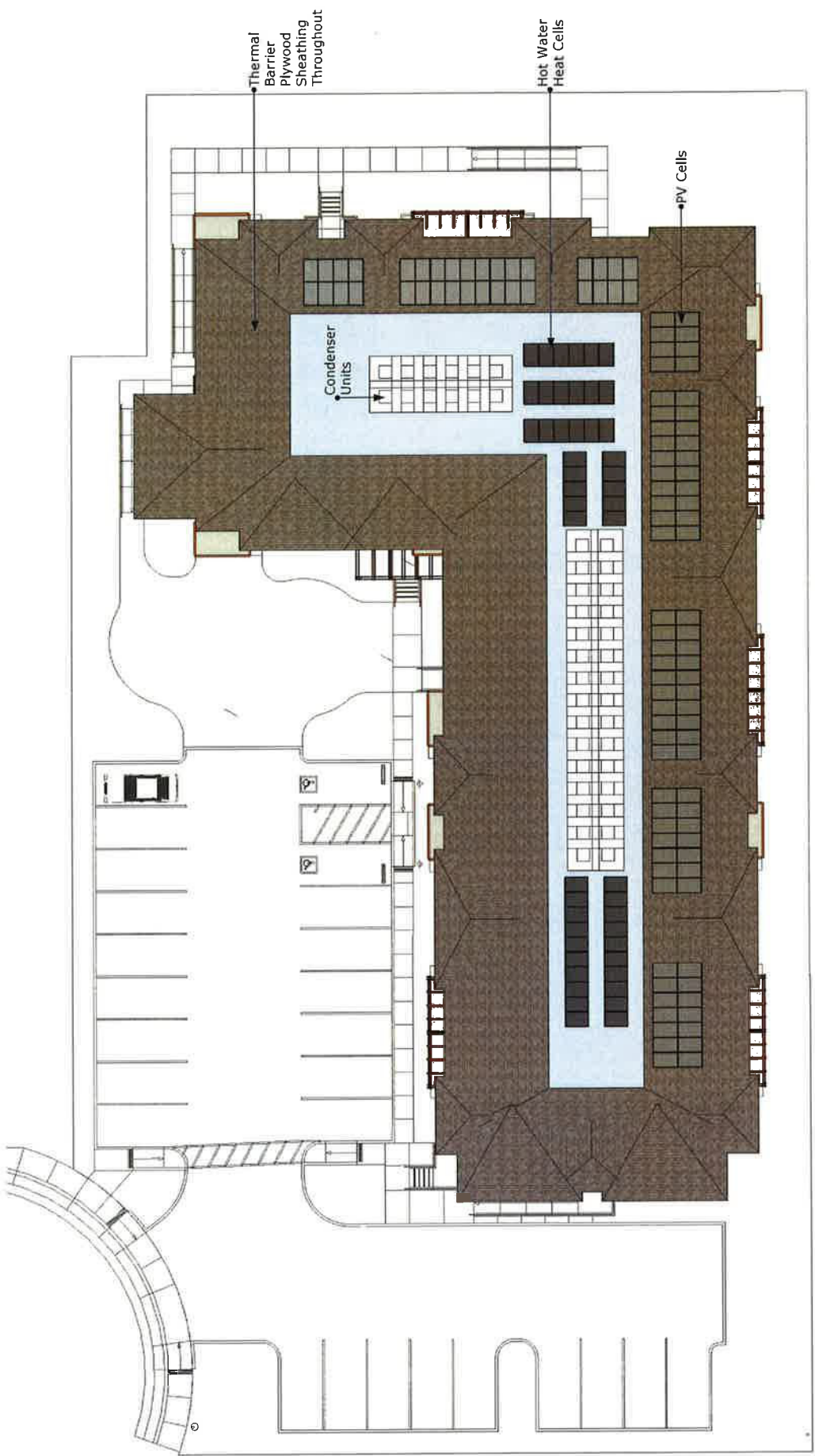


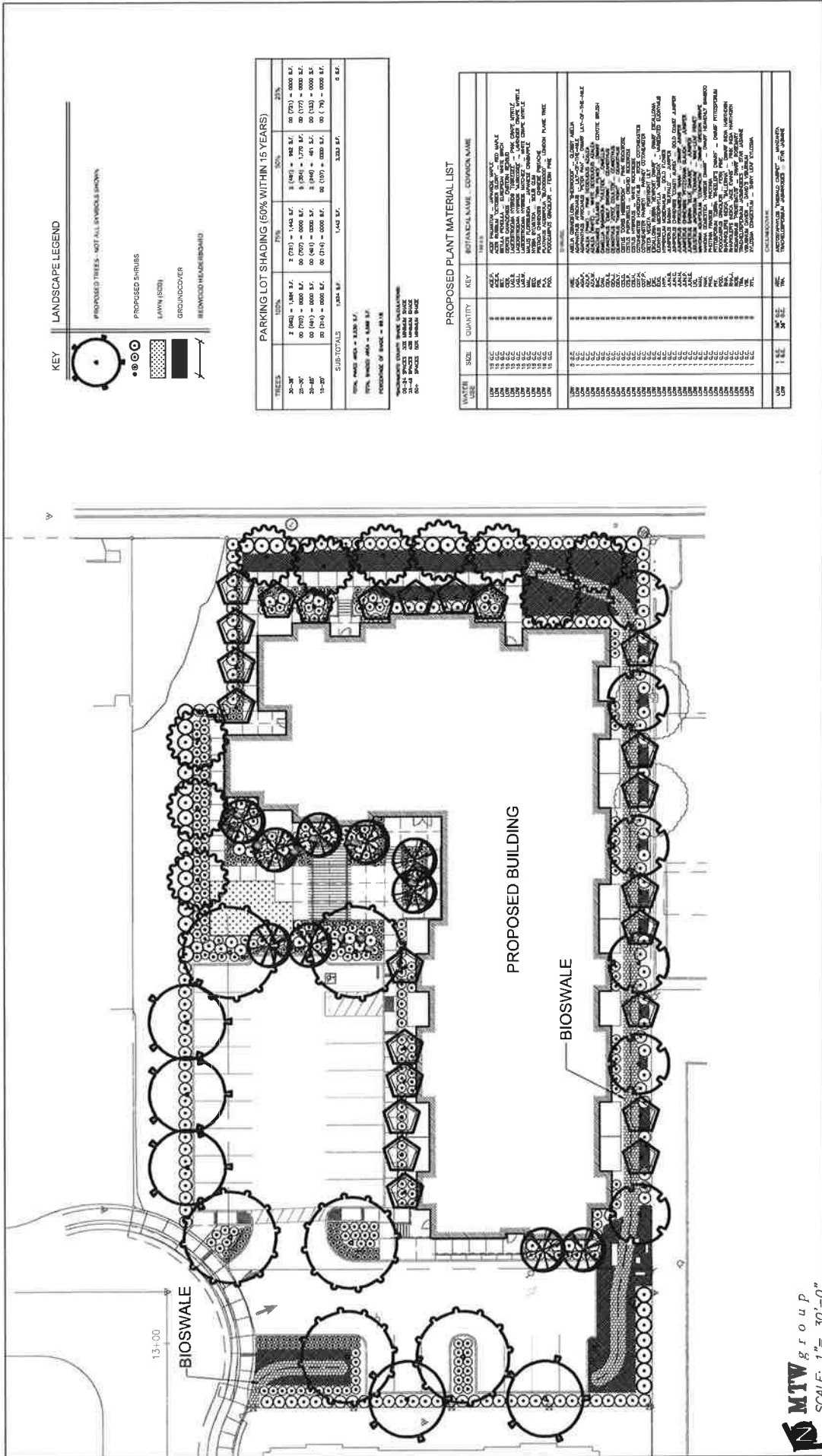
ELEVATION - SOUTHWEST





HORIZONS @ NEW RANCHO
ROOF PLAN
RELEASE DATE: JULY 13, 2012
STRICKER CATO MURPHY ARCHITECTS, P.S.





Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Exhibit A) for the three story 48 unit senior housing project, located on Woodberry Way, north of Folsom Blvd. This Design Review approval applies to the following APN's: 057-0221-022.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account 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.	On-Going	Finance	
4.	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.	On-Going	Public Works	

Conditions of Approval

Prior to Issuance of Improvement Plans				
		Prior to Approval of Improvement Plans	Public Works	
5.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.			
6.	Enter into a frontage agreement for those portions of Woodberry Way and Folsom Blvd the project is adjacent and bond for construction of public improvements to the satisfaction of the Public Works Department.	Prior to Approval of Improvement Plans	Public Works	
7.	Provide drainage easements as needed and pay any fee required by the Sacramento County Water Agency Code. Install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Rancho Cordova Improvement Standards. If the system is to be a private system, then it shall be labeled as such on the improvement plans and a copy of an approved and executed private maintenance agreement shall be provided to the City of Rancho Cordova.	Prior to Approval of Improvement Plans	Public Works	
8.	Incorporate into the site improvement plans storm water quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with <i>The Storm Water Quality Design Manual for the Sacramento & South Placer Regions</i> . Such implementation may be able to reduce the storm water quality treatment requirement.	Prior to Approval of Improvement Plans	Public Works	
9.	Annex to the Storm Water Utility District.	Prior to Approval of Improvement Plans	Public Works	
10.	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. • Civil plan shall include an ADA access plan.	Prior to Approval of Improvement Plans	Public Works	

Conditions of Approval

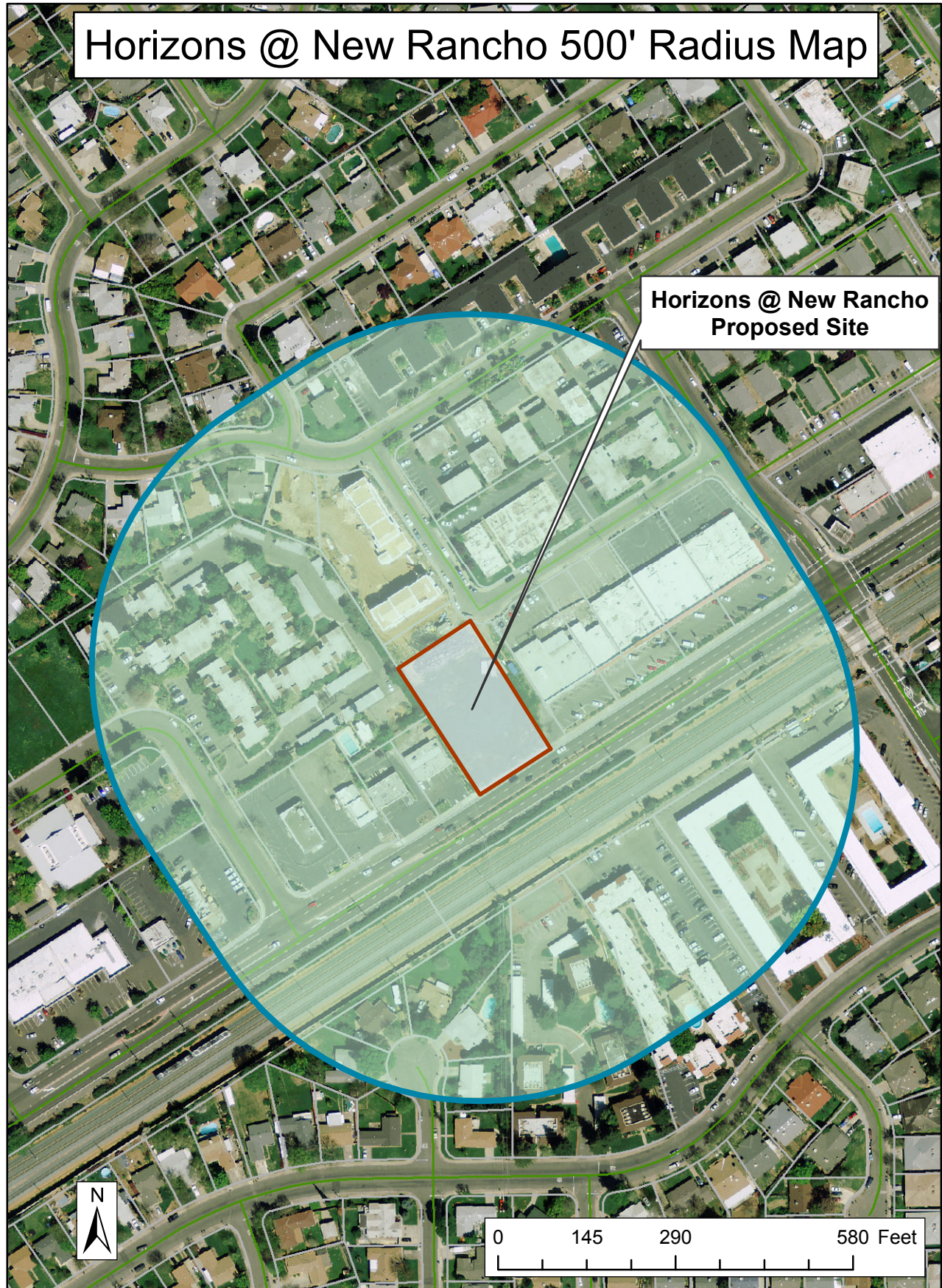
	- All property frontage on Woodberry Way and Folsom Blvd, including but not limited to, sidewalk, driveways, curb & gutter, etc. shall be removed and replaced to meet current ADA requirements and City Standards. The current improvements do not meet ADA guidelines. - Indicate the size and location of all driveways. - Location of all utility laterals to the site. - 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.			
11.	If the total area of the developed or redeveloped impervious surfaces (building rooftop, flat work, and parking areas) equals or exceeds 1.0 acres, incorporate into the site improvement plans permanent storm water quality treatment measures in conformance with applicable County ordinances & standards, and state and federal law.	Prior to approval of improvement plans	Public Works	
	Prior to Issuance of Building Permits			
12.	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.	Prior to Issuance of Building Permits	Public Works	

Conditions of Approval

13.	The buildings and site development shall be reviewed for architectural consistency with the approved plans by the Planning Director. The following items shall be included to improve the Folsom Blvd frontage, in the following areas: • Develop a prominent entry features, including building articulation, architectural elements, walkways and prominent gate entry to access the site directly from Folsom Blvd. • Provide a formal patio area, adjacent to the Community Room with garden walls and a shade structure, according to the provisions of the Front Yard and Porch standards of Table IV-6 of the FBSP. • Provide a perimeter fence detail for the property that promotes pedestrian access to Folsom Blvd.	Prior to Issuance of Building Permits	Planning	
14.	Submit final site landscaping and fence detail plans for review and approval by the Planning Director.	Prior to Issuance of Building Permits	Planning	
15.	Applicant shall prepare a site security plan, including, but not limited to surveillance cameras, perimeter fence, locking gates and card activated entrance gate to be reviewed and approved by the Planning Department, in coordination with the Police Department.	Prior to Issuance of Building Permits	Planning	
	Prior to Final Inspection and Utility Release			
16.	The building, security system and landscaping shall be inspected, prior to requesting final inspection from the Building Department.	Prior to Final Building Inspection	Planning	
17.	All street trees shall be approved by the City's Engineer and Planning Director.	Prior to Final Building Inspection	Planning	
18.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Prior to Final Building	Public Works	

Conditions of Approval

19.	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.	Inspection Prior to Final Building Inspection	Public Works	
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ATTACHMENT 3.1 AGENDA ITEM 3.1

WEBER HOMES INC
1401 BIRCHWOOD LN
SACRAMENTO, CA 95822

GRIGGS JUDITH E/TR
8151 HAZEL AV
ORANGEVALE, CA 95662

LONG LY/KIM TO REV TRUST
1322 SOUZA DR
EL DORADO HILL, CA 95762

MUNYER DOUGLAS CLARK
324 SPRIG CIR
FOLSOM, CA 95630

BABOO PROPS LLC
125 WILLOW RD
MENLO PARK, CA 94025

LING JING ENTERPRISES L P
3336 BORDEAUX DR
EL DORADO HILL, CA 95762

LONG LY/KIM TO REVOCABLE TRUST
1322 SOUZA DR
EL DORADO HLS, CA 95762

BACA JOSE A/EILEEN J
8082 WINDWARD KEY DR
CHESAPEAKE BCH, MD 20732

NUCP RANCHO CORDOVA LLC
1500 WILLOW PASS CT
CONCORD, CA 94520

UHC 00516 RANCHO CORDOVA LP
200 E 4TH ST STE 205
SANTA ANA, CA 92705

CENTER OF PRAISE MINISTRIES INC
10455 INVESTMENT CIR
RANCHO CORDOVA, CA 95670

THE ARBORS OF RANCHO CORDOVA
LLC
39270 PASEO PADRE PK 300
FREMONT, CA 94538

NG THOMAS/LIN LI
801 FRANKLIN ST 425
OAKLAND, CA 94607

VEDANTA SOCIETY OF NORTHERN
CALIFORNIA
2323 VALLEJO ST
SAN FRANCISCO, CA 94123

MEHRSHAHI HOOSHANG/SIMA
TORANJI
100 VINICOLA CT
EL DORADO HILL, CA 95762

UHC 00516 RANCHO CORDOVA LP
2000 E 4TH ST 205
SANTA ANA, CA 92705

LOUIE BETTY K/KINGMAN J
9 COBBLELAKE CT
SACRAMENTO, CA 95831

MOSES F JARDIN JR REVOCABLE
TRUST/BONNIE J JARDIN
PO BOX 905
FAIR OAKS, CA 95628

PATEL BABU T
221 BUTTERNUT ST
HANNIBAL, MO 63401

RESIDENT
10423 FOLSOM BL
RANCHO CORDOVA, CA 95670

CHRISTOPHER J ANTHONY REVOCABLE
LIVING TRST/ETAL
2377 COOLIDGE WY
RANCHO CORDOVA, CA 95670

LONG LY/KIM TO REVOCABLE TRUST
1322 SOUZA DR
EL DORADO HLS, CA 95670

CONTRERAS GLORIA
7567 PINON WY
SACRAMENTO, CA 95823

FRANKLIN E FERNANDEZ FAMILY TRUST
1129 BRUSSELS ST
SAN FRANCISCO, CA 94134

CAMPOS
CUAUHTEMOC/JUVENAL/MARIA T
210 UNPLAND CT
REDWOOD CITY, CA 94062
WOODBERRY TWS LLC
2209 PLAZA DR 200
ROCKLIN, CA 95765

GORDON BLDG LLC
2443 FAIR OAKS BL 96
SACRAMENTO, CA 95825

JULIA CZAPLA REVOCABLE TRUST
100 SANDPIPER LN
CRESCENT CITY, CA 95531

SAC-PLCRVLE TRANSPORTATION CORR
JOINT POWERS AUTHO
PO BOX 2110
SACRAMENTO, CA 95812

RESIDENT
10455 INVESTMENT CR
RANCHO CORDOVA, CA 95670

AGENDA ITEM 3.1
ATTACHMENT C

RESIDENT
10411 CROETTO WY
RANCHO CORDOVA, CA 95670

RESIDENT
10501 SALTANA WY
RANCHO CORDOVA, CA 95670

RESIDENT
10412 CROETTO WY
RANCHO CORDOVA, CA 95670

RESIDENT
10408 CROETTO WY
RANCHO CORDOVA, CA 95670

RESIDENT
10404 CROETTO WY
RANCHO CORDOVA, CA 95670

RESIDENT
10452 MALAGA WY
RANCHO CORDOVA, CA 95670

RESIDENT
10468 INVESTMENT CR
RANCHO CORDOVA, CA 95670

RESIDENT
10477 FOLSOM BL
RANCHO CORDOVA, CA 95670

RESIDENT
10469 FOLSOM BL
RANCHO CORDOVA, CA 95670

RESIDENT
10445 FOLSOM BL
RANCHO CORDOVA, CA 95670

RESIDENT
10443 FOLSOM BL
RANCHO CORDOVA, CA 95670

RESIDENT
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10416 CROETTO WY
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