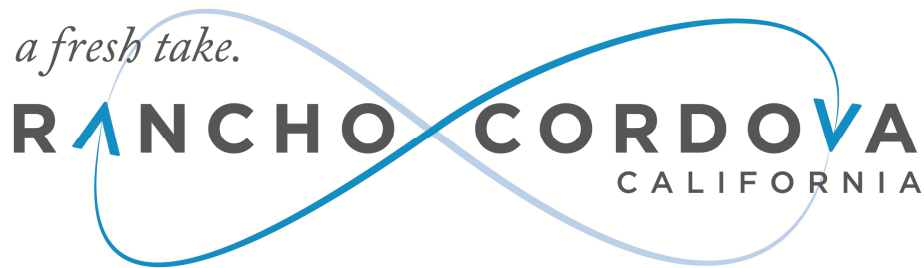


CITY OF RANCHO CORDOVA



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, October 27, 2015

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

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

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

2. SPECIAL MEETING ITEM

- 2.1 **Subject:** Discuss Proposed High Density Housing Project on a Vacant Parcel Within the Capital Village Special Planning Area.
Recommendation: Provide direction to staff and project proponents regarding this proposed project.
Result of Recommended Action: No formal action is requested of Council at this time. Council direction will allow the project proponents to decide how they wish to proceed with their application.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 6.

3. 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. 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.

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, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, October 27, 2015 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, October 23, 2015 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 Friday, October 23, 2015 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: October 27, 2015

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner

SUBJECT: **DISCUSS PROPOSED HIGH DENSITY HOUSING PROJECT ON A VACANT PARCEL WITHIN WITH CAPITAL VILLAGE SPECIAL PLANNING AREA**



PROJECT:	New High Density Housing project within Capital Village
FILE:	DD8588
LOCATION:	Southwest of the intersection of Bridgeway Drive and Disk Drive.
APN:	072-0680-072-0000
PLANNER:	Matthew Diaz, Associate Planner

RECOMMENDED ACTION

Provide preliminary direction to staff and project proponents regarding the proposed project.

RESULT OF RECOMMENDED ACTION

No formal action is requested of Council at this time. Council direction will allow the project proponents to decide how they wish to proceed with their application.

BACKGROUND

The Capital Village Special Planning Area was approved in 2005 and outlined the vision for the mixed use community as well as the development standards and funding mechanisms to achieve that vision. While completion of the community plan was stalled due to the national housing recession, the recent improvement in the economy has led to new construction that would complete the original vision of the 2005 plan. One of the remaining vacant parcels for this community plan is the 5.12 acre (Figure 1) project site zoned "Loft" district. This site was originally intended for mixed use buildings with underground parking, retail on the ground floor, and residential on the upper floors (Figure 2). While there are few design and development standards for this designation, residential uses were permitted up to 40 units/acre with a 150-foot maximum building height. The subject property is bounded by the Data and Disk Drive to the north, Bridgeway Drive and Village Green Park to the east, Capital Village Lane to the south, and existing commercial develop to the west.

On May 18, 2015 staff presented a discussion item to the City Council in anticipation of an impending application for the proposed 194-unit; 4 story market rate housing project. At that meeting, the City Council directed staff to involve the surrounding community to assure any potential concerns or impacts would be addressed prior to presenting a future application to the City Council for

consideration. Since that date, there has been considerable activity associated with the subject property. Below is a brief outline of the events since the initial City Council meeting.

- May 18, 2015: Staff shared the Council's comments about the conceptual project with the applicant.
- May 20, 2015: A formal application was made to the City by AG Spanos for the 194 unit apartment project.
- June 23, 2015: The applicant hosted a neighborhood meeting to introduce the project to the residents and collect feedback on the proposed plan.
- June 25, 2015: City staff provided the applicant a comment letter based on the initial submittal
- July 2015: The applicant provided a summary letter of the issues heard at the June 23rd neighborhood meeting.
- September 18, 2015: The applicant resubmitted plans based on staff's comment letter and the issues heard at the neighborhood meeting.
- October 15, 2015: Staff presented the revised plan to the residents and business community for input and feedback on the project's changes and findings of staff's initial review.
- October 27, 2015: Staff presents the revised plans and summary of the projects review at a City Council work session for comment and direction moving forward.

FIGURE 1: Location Map (5.12 acres)



FIGURE 2: Proposed "Loft" District



ENTITLEMENTS REQUIRED:

Approval of this request would require the following entitlements:

- **General Plan Map Amendment:** Amend the land use designation to High Density Residential (HDR) or other designation that would be consistent with the approved Capital Village standard that allows densities up to (40 units/ acre). The high density housing was approved in 2005 as part of the Capital Village project; however the site was changed in 2006 to Downtown Planning Area-Local Town Center (LTC) and Medium Density Residential (MDR) that has a maximum density of (18 units/ acre). Correcting this map error would bring the General Plan Map consistent with the approved Special Planning Area and Housing Element which projected approximately 200 market rate units for the site (Figure 2).
- **Special Planning Area (SPA) Amendment:** The project area is zoned “loft” which is consistent with the City’s Commercial Mixed Use (CMU) zone. An amendment to the SPA has been proposed to allow high density housing as a permitted use instead of just the Loft/Commercial Mixed Use (CMU) with the same density standard.
- **Development Agreement (DA) amendment:** To amend the “permitted uses” section to include high density housing instead of just CMU. Staff will need to clarify all fees and maintenance obligations associated with the new multifamily complex.
- **Design Review:** This will be required for the construction of a four-story apartment complex with parking area and landscaping. A traffic report has been prepared for the submittal.
- **Adjustment Permit (Parking):** Based on the conceptual site plan’s approximate 25% parking deficiency.

ANALYSIS

Since the project’s submittal staff has worked to address potential project issues raised by the City Council and neighborhood residents. The purpose of this work session is to share the status of the of project with Council relating to the design of the project and how the applicant has addressed concerns raised. Provided below is a discussion of some of the key issues staff is currently working on. While this is not a comprehensive list, this summary is meant to highlight some of the main topics with the project.

Proposed Project

The project site’s current zoning is “Loft” which envisioned a mixed use podium building of up to three to five stories of residential units over one to two stories of structured parking, and ground floor retail, service or other active use (e.g. community room, recreation room, community service facility, etc.). Key design elements for the zoning designation include:

- Architectural features to be placed on all four sides of the building.
- The site shall have direct pedestrian access to commercial properties and will share a service drive with the 2 major retail tenants to the west.
- Buildings in the Loft District may be part of the same building, building complex, share a common wall or may be separated from the proposed building facing Main Street.
- The Loft District design shall be comprised of an urban architectural style that will be compatible with both the Town Home District to the east and the Commercial and Main Street District to the west and south.

In addition to the above design guidelines, the Loft district also has the following design standards.

Design:

While the applicant's initial design contained architectural elements described in the Capital Village Special Planning Area guidelines, the overall theme was not entirely compatible with the surrounding commercial buildings or townhome design. This design issue (along with the other project completeness items) was addressed in the staff comment letter dated June 25, 2015 (**Attachment 3**). Based on those comments, the applicant revised the design and resubmitted plans on September 18, 2015. Figures 4-6 show the revised site plan, main building elevation, and renderings. A complete review of the project site plan and building elevations will be provided by the applicant at the Council work session.

FIGURE 3: Current Site Plan



FIGURE 4: Renderings



FIGURE 5: Main Building Elevations



TABLE 1: Development Standards

Subject	Permitted/Required	Proposed	Surrounding
<i>Uses</i>	Commercial Mixed Use with ground floor retail and high density housing	High density housing with no ground floor retail	Commercial and Medium Density Residential
<i>Density</i>	40 units/acre	38 units/acre	15-16 units/acre
<i>Potential Units</i>	204 units	194 units	N/A
<i>Height</i>	150ft Max	56ft (tower), 45ft (roofline)	37ft max (townhomes), 60ft max(commercial)

<i>Parking</i>	408 (covered ground floor/structured) (2 covered per townhome plus 0.1 guests).	312 uncovered and ground floor garages	(3.5 spaces per 1,000 sqft commercial space); (2 covered per townhome plus 0.6 guests).
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The “Loft” zoning district also envisioned a mixed use development with ground floor retail and residential densities of up to 40 units per acre and building height of up to 150 feet. The original community plan anticipated a more intense residential and commercial use for the site which is reflected in the initial construction and infrastructure of Capital Village. The proposed project has been routed and reviewed by the necessary departments and agencies.

Housing Need/Market study:

Attachment 7 of this report includes the applicant’s letters of support and reasoning for choosing the specific site for the development of their proposed apartment project. In addition to the information from the applicant, the following General Plan housing policies apply to the proposed project:

- *Policy H.1.2* – Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, taking into account employment projections, household growth, and the City’s share of regional housing needs.
- *Policy H.1.4* – Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.
- *Policy H.3.1* – Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.
- *Policy H.4.1* – Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.
- *Regional Housing Needs Allocation (RHNA)*: This involves the state’s housing requirement for Rancho Cordova. As discussed in the City’s Housing Element Appendix A, the project site was estimated to contain 138 market rate units that could be calculated as helping to meet the City’s state housing requirement for market and above market rate housing.

Parks:

There are two existing parks within Capital Village (Village Green Park and Renaissance Park). A third park, Cobblestone Park, has been approved for construction in Capital Village Phase 3. While the project would increase in population and use of the parks, the population generated by this project was previously anticipated in the original 2005 Capital Village Community Plan and is consistent with the goals of the plan. The construction cost of the three Capital Village parks has already been accounted as the applicant will be responsible for paying Development Impact Fees toward improvements and construction. Current residents will not incur any additional costs and any new residents will contribute their fair share of annual taxes to the Capital Village Communities Facility District.

ENVIRONMENTAL REVIEW

City Staff is in the process of preparing a draft addendum to the previously adopted Capital Village Mitigated Negative Declaration. The draft addendum includes an updated traffic study and air quality emissions analysis that quantifies traffic and air quality related impacts. At this time, it is believed that all environmental impacts will be equal or less than previously identified in the Capital Village Mitigated Negative Declaration. This is due in large part to the fact that the proposed project would be subject to the existing Capital Village mitigation measures.

POTENTIAL FISCAL IMPACTS

While the exact fiscal impacts cannot be determined at this time, staff has outlined a variety of different concerns:

§ Impact to the surrounding residents:

The question of impact to property values has been raised by some of the residents. While Staff will continue to research all state and local resources, we have not yet been able to find evidence or studies that indicate there is a direct link to new multifamily housing and decreases in property values. Although there are numerous factors (housing age, stock, lack of infrastructure, etc.) that can contribute to the loss of property values, new market rate housing by itself, has not been a factor in these findings.

§ Impacts to the surrounding businesses:

As discussed in the applicant's reasoning for proposing the project in Rancho Cordova (**Attachment 7**), they have received a lot of interest from the business community about having multifamily residents in that proximity to the Capital Village commercial center.

CONCLUSION

This discussion is intended to brief the City Council on the review of the proposed project and for staff to receive direction from the City Council as to the next steps of review. No formal action is needed at this time. This item will require the action at a future meeting should the applicant choose to proceed.

ATTACHMENTS:

1. Staff Report to council May 18, 2015
2. Comment letter sent to applicant May 20, 2015
3. Completeness letter sent to applicant on June 25, 2015
4. Applicant summary letter to residents dated July 2015
5. Frequently Asked Questions (FAQ) and power point handout given to residents on October 15, 2015
6. Revised Plans dated September 18, 2015
7. Applicant's market research and letters of support

MEMORANDUM

DATE: May 18, 2015
TO: Honorable Mayor and Council Members
FROM: Matthew Diaz, Associate Planner



SUBJECT: DISCUSS PROPOSED HIGH DENSITY HOUSING PROJECT ON A VACANT PARCEL WITHIN WITH CAPITAL VILLAGE SPECIAL PLANNING AREA

PROJECT:	New High Density Housing project within Capital Village
FILE:	A formal application is pending.
LOCATION:	Southwest of the intersection of Bridgeway Drive and Disk Drive.
APN:	072-0680-072-0000
PLANNER:	Matthew Diaz, Associate Planner

RECOMMENDED ACTION

Provide preliminary direction to staff and project proponents regarding this proposed project.

RESULT OF RECOMMENDED ACTION

No formal action is requested of Council at this time. Council direction will allow the project proponents to decide whether they wish to proceed with their application. If Council approval is unlikely, then the applicants might choose to withdraw the project and avoid the expenses associated with the project review.

BACKGROUND

The Planning Department has received significant interest for a new high density residential development (approximately 194 units) to be located south of the intersection of Data Drive and Disk Drive within the Capital Village Special Planning Area (Figure 1). This site was intended for mixed use buildings with underground parking, retail on the ground floor, and residential on the upper floors. While there are few standards for this designation, residential uses were permitted up to 40 units/acre and 150 feet maximum building height. The subject property is bounded by the Data and Disk Drive to the north, Bridgeway Drive and Village Green Park to the east, Capital Village Lane to the south, and existing commercial develop to the west. Approval of this request would require the following entitlements:

- **General Plan Map Amendment:** Amend the land use designation to High Density Residential (HDR) or other designation that would be consistent with the approved Capital Village standard that allows densities up to (40 units/ acre). The high density housing was approved in 2005 as part of the Capital Village project; however the site was changed in 2006 to Downtown Planning Area-Local Town Center (LTC) and Medium Density Residential (MDR) that has a maximum density of (18 units/ acre). Correcting this map error would bring the

ATTACHMENT 1

General Plan map consistent with the approved Special Planning area and Housing Element which projected approximately 200 market rate units for the site (Figure 2).

- **Special Planning Area Amendment:** The project area is zoned “loft” which is consistent with the City’s Commercial Mixed Use (CMU) zone. This would be to allow high density housing (40 units/ acre) as a permitted use instead of just the Loft/Commercial Mixed Use (CMU) with the same density standard.
- **Development Agreement (DA) amendment:** To amend the “permit uses” section to include high density housing instead of just CMU. Staff will need to clarify all fees and maintenance obligations associated with the new multifamily complex.
- **Design Review:** This will be required for the construction of a four-story apartment complex with parking area and landscaping. A traffic report will be required for the submittal.
- **Possible Adjustment Permit (Parking):** Based on the conceptual site plan’s approximate 25% parking deficiency.

FIGURE 1: Location Map (5.18 acres)



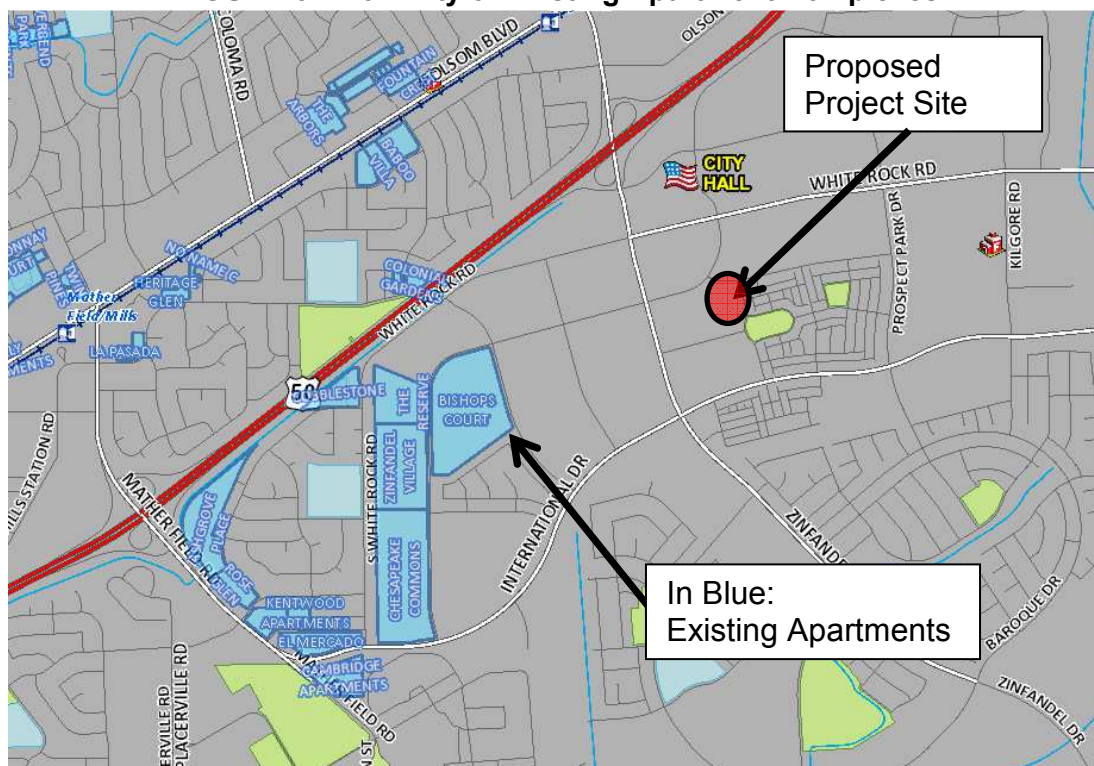
POLICY CONSIDERATIONS

There are a number of factors that merit consideration of a market rate high density residential complex at the proposed location, including:

ATTACHMENT 1

- § The housing element indicates that there is a lack of new high density market rate housing within the City. Is the subject site the appropriate site to meet this need or should staff look into alternative within the City?
- § Does the Council have any issues with the proximity of the proposed high density residential uses next to the existing Village Green Park, existing townhomes, and commercial center located within the City's Downtown Planning Area?
- § Is the loss of the mixed use component something the City Council would support? The applicant (Tom Allen with A.G. Spanos Companies) has indicated that there currently isn't a market for the envisioned mixed use component as the potential for vacant retail and structural design would render the project economically infeasible.
- § Are there any other potential uses currently allowed within the Special Planning Area, that the Council would prefer at the subject location? This could include more single family dwellings, commercial uses, or more similar townhome products.

FIGURE 2: Existing General Plan Designations

FIGURE 3: Proximity of Existing Apartment Complexes

A survey of the existing apartment complexes within the close proximity or the proposed project site is provided as Figure 3. The closest apartment is Bishop Court at half a mile away on Data Drive.

CONCLUSION

This discussion is intended to brief the City Council on the forthcoming application. No formal action is needed at this time. Staff is seeking City Council direction should a formal application be made for the entitlements mentioned above. This item will require the action at a future meeting should the applicant choose to proceed.

ATTACHMENT 2**Capital Village Comment on Conceptual Design****1. Site Plan/landscaping**

- a. Pedestrian linkages throughout the site. This should be clearly defined and link all units to common areas and surrounding uses.
- b. Canopy will not be required for additional covered parking.
- c. Additional landscaping to the parking areas. Staff is looking into the use of diamond landscape planters however the zoning code requires these areas to be a minimum 9ftx19ft.
- d. Enhanced streetscape appeal for parking areas that surrounds the building. This should include wider sidewalks, trees, and drought tolerant landscaping to visually separate the parking area from the pedestrian area, numerous trees and shrubs along the building façade. See examples below. This should match similar improvements made at the Capital Village commercial sites.
- e. Landscaping along data drive will be crucial as this will be the first thing motorist see coming from Hwy 50 to the Date Drive entrance. This should include large trees, shrubs, unique landscape features (rocks, art, ground cover, etc.), possible directional signage, lighting, and pedestrian access/amenities, and possible community art.
- f. The details for club and shared spaces are still needed.

2. Façade:

- a. Color scheme should be more complementary to the surrounding designs. The current color schedule is dark and may not blend in well with the surrounding buildings which are lighter and use more color (see below).
- b. More defined “base” and “cap” layers as defined in our design guidelines. A “base” layer is typically the first floor while the “cap” is the roofline. This is intended to reduce the massing and make the building more pedestrian friendly. While the club house has this, the current apartment plans do not. The dark roofline seems to blend together and does not help define the edges. This could involve breaking up the façade a bit more.
- c. The building entrances should be clearly defined on the façade. This could include a building recess or enhanced trim.
- d. Possibly have more define building edges at major intersections.
- e. Use greater façade projections or define the current projections by using color and material variations like the examples below.

3. Items mentioned at City Council meeting May 18th

- a. The City needs new market rate housing to attract millennials (20-30 year olds)
- b. Residents and council would prefer a commercial development; however a new apartment complex could work for the site should it be designed right and not just another typical apartment complex.
- c. The council would prefer more of a luxury type apartment with quality materials and design. There was concern regarding how the building/design may hold up within 10-20 years.
- d. Residents are concerned with the impacts to their property value.
- e. Traffic and parking concerns will need to be answered.
- f. Council directed staff to proceed with the application; however there will need to be an additional workshop with council/resident interactions.
- g. <http://www.cityofranchocordova.org/Index.aspx?page=356>

ATTACHMENT 2

Proposed Plan:



Apartments - Front Elevation



Clubhouse - Front Elevation



Clubhouse - Rear Elevation

Existing Design Scheme:



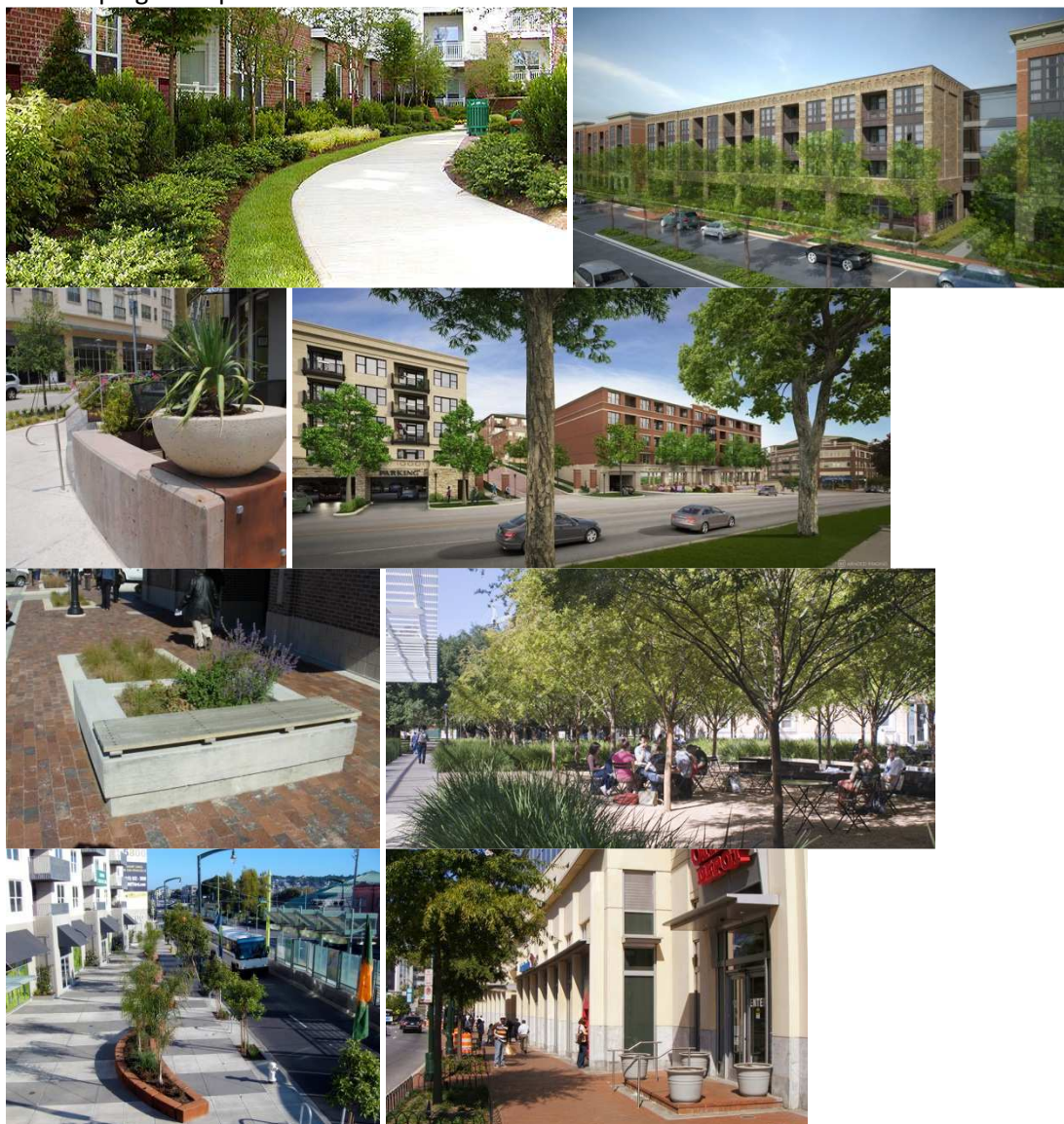
Examples:



ATTACHMENT 2



Landscaping examples:



June 25, 2015

Tom Allen,
V.P. Land Acquisition-A.G. Spanos Companies
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Subject: Bridgeway Square Apartments (DD8588) Completeness Review

Dear Mr. Allen:

The City of Rancho Cordova Planning Department has received your application for General Plan, Special Planning Area, and Development Agreement Amendments as well as a Major Design Review and Adjustment to construct a new 4 story 194 unit apartment complex at the southwest corner of Disk Drive and Bridgeway Drive. This project was reviewed by City staff and deemed to have some outstanding issues that will need to be addressed before your project can be considered for final review by the City Council. Please revise your items and resubmit plans with a corresponding response for each of the comments below.

1. General Items:

- A. Public Outreach: In light of the direction provided by City Council at the May 18th meeting, this project will require a public outreach effort prior to final action. Below is the estimated timeline for events prior to scheduling for final consideration.
 - i. Neighborhood Meeting June 23rd 2015:
 - ii. Staff encourages additional meetings with the owners association. This may involve meetings with the business, home owners, and townhome owners association.
- B. Sacramento Metro Fire Department Access: Included in the attached Metro Fire department comment letter is a requirement that all structures 4 stories or higher maintain 30 feet of unobstructed access around any building. Since this requirement may involve a change to the site plan for the club house and housing to the south of the parcel, it is recommended that you continue to work with Metro Fire staff to address this requirement.
- C. Traffic Study: The traffic analysis does not sufficiently define the scope of work and must be updated to reflect the following:
 - i. Please prepare a trip generation analysis that compares the approved land use to the proposed land use for the proposed site only. It is important to use the same methodology for both scenarios.
 - ii. Please update the traffic analysis to evaluate on-site circulation, driveway interactions, and signal performance. Analysis should include, but is not limited to, the Data/Disk signal and any other segments that may be affected by the proposed development. Evaluation of signals on peripheral arterials will not be needed where sufficiently evaluated in the original Capital Village project analysis.



iii. Note that the existing driveway exiting to Data shall remain right in/out only.

This analysis will be required in order for us to complete Public Works' review of the application. If you have any questions please feel free to contact Albert Stricker, P.E. Senior Engineer at (916) 851-8713 or astricker@cityofranchocordova.org

- D. Environmental Review: Based on the approved special planning area and the proposed project staff anticipate the previous environmental review will have to be reassessed to address project specific impacts. Staff should have a determination soon on what environmental process will be necessary.
- E. Design: While the project's design contains architectural elements described in the Capital Village Special Planning Area guidelines, the overall theme does not fit with the surrounding commercial building or townhome housing type. Staff recommends incorporating some the following options that could be used to bring the project into compliance with the adopted Design Guidelines for less compatibility and more pedestrian friendly architecture.
- i. *Architecture*:
- a) The project does not seem to have a design theme that is consistent with the surrounding buildings. The current design seems dark and "lodge" like. Please consider revising the design to be more compatible with the adjacent community.
 - b) While the building presents a mix of colors and materials, the elevations should include more horizontal layers to help break up the façade and make the building's massing more human scale. These layers should include a more defined "base" or ground floor layer as well as a more prominent "cap" or roofline feature.
 - "Base"-This could include additional landscaping, architectural amenities, more defined window and door trims, and prominent entrances. The use of landscaping (trees, vines, etc.) can soften and screen while adding a green element to the stucco and tile base.
 - "Cap"-The current roofline silhouette is mostly flat and should be broken up with the use of large cornices, more changes in parapet heights or other techniques. Roofing should be unique and add character and style to the building. Varied roof form as appropriate to the style of the house, such as: hipped roofs, gabled roofs, varying roof pitches, and roof dormers.
 - c) The façade lacks architectural features to articulate the space and define the edges. Unless it is not consistent with the proposed design theme, please consider incorporating trims 4 inch or greater to add substantial depth and detail, window boxes, brackets, overhangs, trellises and/or lattice. Upper story units should have clearly defined balconies or decks. This can be achieved by accentuating the depth with the use of more contrast in color and/or material (darker base or railing). The space of these balconies or decks should be large enough to accommodate two chairs and a small table.



Façade Examples (See attached Conceptual Comments for more examples)

Architectural and Landscaping Alternatives for Streetscape


- d) While the current design enhances the streetscape by placing the buildings closer to the right-of-way, a tiered façade may help break up the massing of the 4 story building. This can include a transition in scale for some of the upper unit balconies and patios giving the design a somewhat podium feel while retaining the 4 story design. Staff is not proposing upper unit setbacks, but a somewhat tiered upper level that can help reduce the massing while accentuating the upper unit outdoor space and creating a more human scale street scape.
- e) Design all sides of the building with consistent architectural and façade elements. End units could incorporate architectural elements or changes in color or window articulation facing onto the sidewalks.
- f) The building entrances should be better defined and include weather protection on building facades adjacent to walkways with overhangs, canopies, awnings, and recesses. Strong architectural definitions at the main entrances will attract pedestrians. They should be accentuated from the overall building façade by the use windows within entry doorways, enhanced trim around the doorways, or the use of canopies.

ii. Site plan and Circulation

- a) The overall design seems to separate its residents from the surrounding community. The site plan should encourage pedestrian traffic around the complex while visually integrating the residential shared space with the surround businesses and community.
- b) Special paving or change in paving color should be used to alert drivers at pedestrian crossings.
- c) The project should provide vehicular, bicycle, and pedestrian connection to adjacent residential and non-residential developments. These should be clearly marked with the possible use of onsite directional signage to offsite paths and bike storage onsite. Please consider a separate *circulation exhibit* that clearly defines the following:
 - How the required residential open/shared space will connect with the adjacent community. This would include highlighted pedestrian paths and gathering areas.
 - What the impacts on existing circulation patterns will look like (foot traffic to and around the site from the adjacent areas).
 - How bicycle access and parking will be incorporated into the plan. In accordance with zoning code 23.719.115, this project will require long term bicycle parking in the amount of 5 percent of required motorized vehicle spaces for employees/residents. This could include covered, lockable enclosures with permanently anchored racks for bicycles, lockable bicycle rooms with anchored racks and lockers. The plan should show how bicycle parking and circulation will be integrated into the site plan and adjacent area.
- b) Please indicate if and/or how the open space areas near the detention basin will be utilized. The rendering shows pedestrians along this space, but the elevations are not clear if this area will be accessible and/or amenitized.

ii. Landscaping

- a) Landscaping should be provided along/against building facades facing the parking lot, street, or public plaza as a way of anchoring it to the surrounding environment, to soften the appearance of the structure, and to reduce the overall scale and massing of the structure. This can be done through the use of intermittent planter areas, potted plants, climbing vines along planters and building with shrubs at the base, and/or in-ground plantings.
- b) Landscaping treatments should help anchor the corner of buildings, enhance the pedestrian environment, and establish continuity along landscaping corridors. Done well, attention to landscape design and detail will establish project identity.

2. Completeness items

A. *Project Narrative*: This should be revised to include the following items:

- i. Does this project fulfil a current market demand for high density housing (first time home buyers, seniors, etc.)?
- ii. Estimated rents and tenure options (i.e. month to month, year, etc.)
- iii. Amenities for each of the units. This includes parking options, appliances



- iv. Indicate if the shared public area/pool will be open to the public. Possible hours of operation for these areas.
- B. *Simulations*: Due to the size of the proposed building, staff requires simulations showing the proposed building's size in relation to the surrounding buildings. This simulation should be taken from each of the four corners of the site and be consistent with the elevations.
- C. *Color and Material Board*: This should reference the elevations and renderings.
- D. Site Plan and Enhanced Site Plan (Sheet SP-1 and SP-2):
 - i. Indicate how the units will be served by each of the refuse locations. Some of the units along the west of the project site seem too far away from the trash enclosure to be practical.
 - ii. Signage must be consistent with the Capital Village Design Standards. This includes dimension, neighborhood designation, lighting, and landscaping.
- E. Elevations (Sheet A2.0, A2.1, A2.2, A3.0):
 - i. See design comments #1.E above.
 - ii. Other
- F. Preliminary Landscape Plan (Sheet pLA-01 and pLA-02):
 - i. Please see the attached Landscaping comments from Cunningham Engineering and Comment #1.E above.

3. Other items/Conditions:

- A. Other Agency Comments: Since the May 20th submittal, the project has been routed. While we are still waiting for comments from all agencies please see the attached responses from the following agencies that have submitted comments/conditions.
 - i. Metro Fire comment letter dated June 8, 2015
 - ii. Sacramento Area Sewer District (SASD) comment letter dated June 5, 2015
 - iii. Cordova Recreation and Parks District (CRPD) will require additional plan check deposit for review. Please see attached.
 - iv. Cunningham Engineering Landscape Peer Review Comments
 - v. Sacramento Metropolitan Air Quality Management District (SMAQMD) comment letter.
 - vi. Golden State Water Company comment letter.
- B. Draft Conditions of approval: The conditions of approval have not been prepared.
- C. Development Agreement (DA) Amendment: Staff anticipates the only amendment to the DA will involve the inclusion of "High Density Housing" into the permitted use section. While this may be the only amendment, the project may be subject to updated fees due to the previous analysis only calculating 43 units for the project site versus the site's zoning capacity of 204 units based on 40 units per acre maximum. While staff has yet to finalize what the final impact may be, any fee assessment will have to reflect current project impacts based on the revised unit count.
- D. Parking: The project includes a request for a parking adjustment to allow for a reduction in required onsite parking. The Adjustment request is within the 30 percent limit established by the Code however; there is concern about how cars in excess of the onsite parking capacity will overflow into the adjacent commercial and residential areas. In support of the Adjustment request, a shared parking agreement between the project and the commercial areas is highly encouraged. It is anticipated that given the location of the entrances into the apartment project,



**ATTACHMENT 3**
PLANNING DEPARTMENT

2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

persons seeking a parking space will likely look to the commercial parking lot areas first. By putting a shared parking agreement in place, the project will become a seamless part of the Capital Village center and extensive "No Parking" signs and parking conflicts should be avoided.

If you have any questions I can be contacted at mdiaz@cityofranchocordova.org or at my direct phone line 916-851-8754.

Regards,

A handwritten signature in blue ink, appearing to read "Matthew Diaz".

Matthew Diaz,
Associate Planner

CC: Ken Dorn, Beazer Homes 1731 Roseville Parkway, Suite 140, Roseville, CA 95661

Attachment:

- Comment letters received from May 18 to June 25, 2015.
- Comment on conceptual design based on plans presented to the initial Development Service Team (DST) meeting.





MARK A. WELLS
Fire Chief

Sacramento Metropolitan Fire District

ATTACHMENT 3

21

10545 Armstrong Ave., Suite 310 • Mather, CA 95655 • Phone (916) 859-4330 • Fax (916) 859-3717

June 8, 2015

County of Sacramento
Planning and Community Development
827 Seventh Street, Suite 230
Sacramento, CA. 95814

RE: **Control Number:** **DD8588**
 APN: **072-0680-072**
 Project Name: **Bridgeway Square Apartments**
 Project Location: **Disk Drive and Bridgeway Drive**
 Applicant's Name: **Kelly Kennedy**

NOTE: THE FOLLOWING ITEMS ARE SPECIFIC TO THE STAFF REPORT FOR THIS PROJECT AND REQUIRE SPECIAL ATTENTION:

1. Metro Fire has no additional comments at this time but we recommend that the applicants read our standards for Sprinklers Systems and Access Roads before submitting plans to us. The requirements for a 4 story building change the Components for the Sprinkler System and the location for the Fire Access Road Way.

Applicant: It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.

If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.

PRIOR TO APPROVAL OF IMPROVEMENT PLANS

1. Provide fire access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall extend to within 150 feet of all portions of the

exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.***

2. Provide approved fire apparatus turnaround conforming to SMFD Standard 3. Turn-around shall be located within 50 feet of the end of the access roadway.
3. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.
4. Provide Fire Lane identification along required fire access. Fire Lane identification shall be in accordance with FPS 3 and California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.
5. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along 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 residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.

Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.

PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT

1. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.
2. Residential roof coverings shall consist of materials having a minimum Class C rating.

3. Residences located within a high fire hazard severity zone are subject to more stringent requirements that may include wider access roadways, Class A roof coverings, fire sprinklers, and additional clearance from unimproved lands.
4. Gates shall be in accordance with Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.

Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.

If I may answer any questions or be of any assistance, please feel free to contact me at (916) 851-8933

Sincerely,

Michael Olcese
Fire Inspector II



SACRAMENTO AREA SEWER DISTRICT

SERVING YOU 24/7

June 5, 2015

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

Subject: Bridgeway Square Apartments
APN: 072-0680-072
Application No.: DD8588

Dear Mr. Diaz:

Both the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

It is noted that the applicant is requesting to construct a new 194 unit (4 story) market rate apartment complex with associated 8,000 square foot club house and resident pool on a undeveloped 5.12 acre parcel. This plan includes a new onsite parking area, landscaping, and pedestrian pathways. The project is located at Southwest corner of Disk Drive and Bridgeway Drive within the City of Rancho Cordova.

SASD Conditions:

- Connection to the SASD sewer system shall be required to the satisfaction of SASD.
- Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.
- In order to obtain sewer service for this project, construction of onsite and offsite sewer infrastructure will be required. SASD Design Standards apply to any on-site and off-site sewer construction.
- Sewer easements may be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.

Board of Directors

Representing:

County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Prabhakar Somavarapu
District Engineer

Rosemary Clark
Director of Operations

Christoph Dobson
Director of Policy & Planning

Karen Stoyanowski
Director of Internal Services

Joseph Maestretti
Chief Financial Officer

Claudia Goss
Public Affairs Manager

10060 Goethe Road
Sacramento, CA 95827-3553

Tel 916.876.6000

Fax 916.876.6160

www.sacsewer.com

Matt Diaz
June 5, 2015
Page 2

- The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by SASD maintenance and repair operations, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be a responsibility of successors in interest in future land transfers and divisions, and by language approved by SASD. SASD will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If disturbed surfacing consists of decorative or stamped concrete, SASD will only replace with standard concrete.
- Developing this property will require payment of sewer impact fees to both SASD and SRCSD, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.

If you have any questions regarding these comments please call me at 916-876-6278, or call Amandeep Singh at 916-876-6296.

Sincerely,

Stephen Moore

Stephen Moore, P.E., M.B.A.
Development Services

Cordova Recreation and Park District (CRPD)

RE: BRIDGEWAY SQUARE APARTMENTS PROJECT EVALUATION COMMENTS

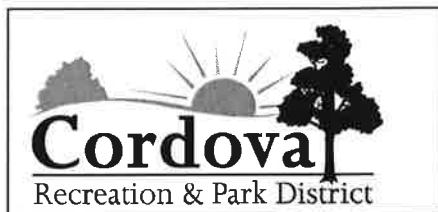
June 9, 2015

Prepared by: Cordova Recreation and Park District
Park Planning and Development Department

Submitted to: Matt Diaz, Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

mdiaz@cityofranchocordova.org
916-851-8756

1. **General Comment Summary:** The Cordova Recreation and Park District is satisfied that the applicant has successfully fulfilled the Quimby requirements for this project development.
2. **Park Development Fees:** Applicant must provide confirmation that they have clear knowledge of the existing Park Development Agreement (PDA) between the District and Beazer Homes. The PDA shall run with the land in which case, this development review will not require an amended PDA.
3. **Fee Collection Process:** It is understood that the park fees will be collected and passed through to the District. This process will be addressed in the DA and therefore will not require an amended Park Development Agreement.



2729 PROSPECT PARK DRIVE #230
RANCHO CORDOVA, CA 95670

DEVELOPMENT REVIEW APPLICATION

Project Review

Type of project:☐ General Plan Amendment☐ Specific Plan Review☐ Tentative Subdivision Map☐ Tentative Parcel Map☐ Rezone☐ Park Development Agreement☐ City/County Development Agreement☐ CFD Formation☐ Other: _____☐ Requested Review
Date: _____**CRPD USE ONLY**

Project No: _____

Date submitted: _____

Rec'd by: _____ Deposit: _____

Revised: 5/2/2014

Property Information

Project Name _____

Assessor's Parcel No: _____

Property Address/Location: _____

Contact Information

Property Owner:

Name: _____

Contact: _____

Address: _____

City, Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Applicant:

Name: _____

Contact: _____

Address: _____

City, Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Billing Address:

Name: _____

Contact: _____

Address: _____

City, Zip: _____

Phone: _____

Fax: _____

Review Schedule

Note that a CRPD review period of 30 calendar days is standard procedure. Expedited review requests may be invoiced as overtime and chargeable rates will reflect hourly rates at time and a half. Requests for less than a two week (calendar) review time may be considered an expedited request depending on the size and scope of the request.

Please complete the table below by providing an estimated project schedule by providing estimated dates for project submittals and the date requested for review comments from CRPD.

Submittal Type	Submittal Date	Requested Review Date
Current Submittal		
Future Submittal		

Meeting Acknowledgement

I (We), the Property Owner and Representatives, hereby acknowledge that the Park Planning and Development Department will coordinate a meeting with the Developer to provide an opportunity to discuss the District's proposed conditions of approval (COAs) and resolve any issues, concerns and/or make modifications to the proposed conditions. * I (we) have the option to decline attendance of the meeting in writing and understand that I (we) may not be given the opportunity to request modifications to the conditions of approval once the project has been scheduled for a public hearing. I (We) understand that if a request is made to modify or add a condition(s) of approval once a public hearing is scheduled, the project may be continued to a future hearing date.

Applicant Signature

Date

Property Owner Signature

Date

*This meeting will be scheduled prior to the District's submittal of COAs to the Land Use Authority.

Advanced Funding Agreement

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

- 1) Under penalty of perjury, I certify that I am the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney (a notarized Power of Attorney document must accompany this application), or the owner's authorized representative (include a notarized consent form from the owner). _____(Initial)
- 2) Applicant(s) do not have any past-due balances payable to CRPD for an previous project. _____(Initial)
- 3) I have included all of the required items in hard copy (2 full copies of the same documents submitted to the Land Use Authority) and the same in digital format compatible with Microsoft Office Software and understand that missing items, inaccurate items or misleading items may result in delaying the processing of my application or issuance of an invalid permit; furthermore, all application materials, and **any outstanding balances accrued above the original deposit**, must be submitted/paid prior to a Public Hearing Notice publication by either the Land Use Authority or CRPD. I further acknowledge and agree that by signing this document, I accept the responsibility of posting public site notification boards (inquire with staff) regarding the proposed project at the project site. _____(Initial)
- 4) Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by CRPD and its agents, officers, consultants, independent contractors and employees ("CRPD's Agents") from any and all claims, actions or proceedings against CRPD or CRPD's Agents to attack, set aside, void, or annul an approval by CRPD, or CRPD's Agents concerning the project (collectively "Claim"). CRPD shall promptly notify the Applicant of any Claim and CRPD shall cooperate fully in the defense. Nothing in this paragraph obligates CRPD to defend any Claim and CRPD is not required to pay or perform any settlement arising from any such Claim not defended by CRPD, unless the settlement is approved in writing by CRPD. _____(Initial)
- 5) Applicant(s) acknowledge and agree that the Applicant(s) will fully reimburse CRPD for costs incurred in connection with the Application Process regardless of any action taken by CRPD with respect to the Applicant(s)'s application. Applicant(s) also acknowledge and agree that the Fees (hereinafter "Funds") paid herewith may not be adequate to fully reimburse CRPD for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agrees that there shall always remain on deposit with CRPD sufficient Funds to cover the anticipated costs to be incurred with the Application Process through a Public Hearing Process. In the event, for any reason, a CRPD request for further deposit of Funds from Applicant(s) is not fully satisfied, within fifteen (15) business days CRPD may cease processing of this application and the related project, and record the failure to make the requested deposit of Funds as the Applicant(s)' request to stop processing the application as is herein the legal claim of the title of the property. The applicant(s) is responsible to fully reimburse CRPD for costs incurred in connection with this application regardless of whether CRPD requests additional deposits or stops processing the project. The advance of Funds shall not be dependent upon CRPD's approval or disapproval of the Applicant(s)' application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a

CRPD Development Application

result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s). _____ (Initial)

- 6) Applicant(s) also acknowledge and agree that the failure to fully reimburse CRPD for costs incurred in connection with the Application Process as provided in this application may result in CRPD placing a lien upon the subject property for the full amount of any outstanding Funds owed to CRPD for processing Applicant(s)'s application. Until all outstanding Funds are paid in full, CRPD may also refuse to process any future applications by the Applicant(s), including applications for unrelated projects. _____ (Initial)
- 7) Applicant(s) acknowledges and agrees that this application is a contract between the Applicant and CRPD and that all obligations are enforceable against the Applicant regardless of the status or outcome of the application process. This application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon CRPD unless reduced to writing and signed by the District Administrator or his/her designee. No course of conduct shall be binding upon CRPD and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel. _____ (Initial)
- 8) No employee, agent, independent contractor or other representative of CRPD, other than CRPD District Administrator or CRPD Park, Planning and Development Manager, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that it/they have not relied upon any promises, representations, conditions or understandings other than those set forth in this application. _____ (Initial)
- 9) This Application shall be a public record. _____ (Initial)
- 10) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. _____ (Initial)

IT IS SO AGREED:

Applicant Signature

Date

Property Owner Signature

Date

CORDOVA RECREATION AND PARK DISTRICT**LETTER OF AUTHORIZATION**

This form shall serve to notify CRPD that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm shown below to file and represent my/our interest in the application(s) listed below.

Authorized Person:

Name/Firm _____

Address _____

City/State/Zip _____

Phone _____

Applications: _____
_____**Legal Owners:**

I we/are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

Printed Name _____

Signature _____

Date _____

Printed Name _____

Signature _____

Date _____

Printed Name _____

Signature _____

Date _____

***A letter signed by the property owner(s) may be submitted in lieu of this form.
The letter must identify the person being authorized to represent the owner(s) and the application(s) being submitted.***

Cordova Recreation and Park District Deposit Replenishment Policy

Upon submittal of a development application for Project Review services, CRPD shall collect the appropriate deposit(s) for reviews required pursuant to the development review.

When the cost of work performed on any given application reaches 60% of the initial deposit amount, the project manager may review the projects status to determine whether an additional deposit could be required. If a deposit is required, CRPD will contact the applicant to request a Deposit Replenishment in an amount sufficient to complete the project or an amount to be determined by the project manager for large development projects. If the Deposit Replenishment is not received within 15 days, CRPD may stop work on the project and notify the applicant that work will resume when the deposit is received.

Prior to a public hearing notice being sent for a project, or the final decision being made on a non-public hearing item, a final accounting shall be conducted to determine if sufficient funds are on hand to complete the project. If sufficient funds are not on hand, an amount equal to meet the projects budget will be requested from the applicant for project completion.

For projects requiring a Park Development Agreement (PDA), CRPD will collect Funds to reimburse for time spent by CRPD staff and legal counsel developing the PDA. All other expenses related to the PDA will be paid for by the Developer. For any projects with a remaining Park Development Agreement deposit, the deposit may not be refunded until a new deposit has been established with CRPD for the annual PDA compliance review for the project.

I hereby agree to the policy stated above:

Applicant's Signature

Date

Project Name

**LETTER OF TRANSMITTAL**

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

FROM: Megan Romeo
DATE: 18-Jun-15
JOB: Rancho Cordova LS Plan Check
JOB NO: 818
RE: Zinfandel 50 Retail Center

ATTN: Matt Diaz

WE ARE SENDING YOU THE FOLLOWING ITEMS VIA:

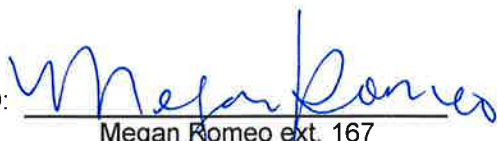
☐ U. S. MAIL	☒ OVERNIGHT	☐ HAND DELIVERY
☐ COURIER	☐ PICKUP @ CEC	☐ BROWNIES

COPIES	DATED	NO.	DESCRIPTION
1	29-May-15	5 sheets	Zinfandel 50 Retail Center Landscape Details & Notes

THESE ARE TRANSMITTED as checked below:

☒ As requested	☐ For your information
☐ For your use	☐ Returned after loan
☐ For review and comment	☐ File copy
☐ For your approval	☐ For processing

REMARKS:**COPY TO:****SIGNED:**


Megan Romeo ext. 167

If enclosures are not as indicated, please notify us at once.



PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

DESIGN REVIEW LANDSCAPE PLAN CHECK
City of Rancho Cordova

June 18, 2015

Project: CE155_Zinfandel 50 Retail Center, Rancho Cordova, California
Project No. 56214.001, CE #155
Reviewed by: Michael Engle, RCLA 4672
Approved by: Aaron Busch, Community Development Director
Comments to: Matt Diaz, Planning Dept.
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova CA 95670
916-851-8713

A. Documents upon which this review is based:
Rancho Cordova Zoning Code and Design Guidelines

Water Efficiency Landscape Ordinance

Sunset Western Garden Book

B. Submittal Review Items:
Landscape Plans by Michael Shular CRLA 4898, dated May 29, 2015

C. Design Review Comments:

1. Sheet L1 – Landscape Details and Notes

- a. Detail "I" appears to be quite small compared to the rest of the details.
- b. Detail "J" specifies the quantity of emitters per 1, 5, and 15 gallon container. What about 24" box trees that are shown on the planting plan?

2. Sheet L2 – Irrigation Plan

- a. Misspellings on a callout.
- b. Valve call-out key shows that gallons per minute are shown for individual valves but each valve is called out as "drip" in place of the gpm. Suggest calling out what the gpm for each valve is.





PLANNING DEPARTMENT

2729 Prospect Park Drive | Rancho Cordova, CA 95670

Phone: (916) 851-8750 | Fax: (916) 851-8762

- c. Irrigation point of connection note states that the irrigation system is designed for a maximum flow of 15 gpm. Sheet L3 states that the irrigation system is designed for a maximum flow of 10 gpm. Which one is correct?

3. Sheet L3 – Irrigation Plan

- a. Missing sleeves in various locations on plan.
- b. Recommend fading back parking lot lights.
- c. Misspellings on various callouts.
- d. Valve call-out key shows that gallons per minute are shown for individual valves but each valve is called out as "drip" in place of the gpm. Suggest calling out what the gpm for each valve is.
- e. Irrigation point of connection note states that the irrigation system is designed for a maximum flow of 15 gpm. Sheet L3 states that the irrigation system is designed for a maximum flow of 10 gpm. Which one is correct?

4. Sheet L4 – Planting Plan

- a. Planting note number 6: Should state that the contractor should notify the landscape architect if specified plant material is "unavailable".
- b. Planting note number 6: Misspelling.
- c. Planting note number 9: States root barriers shall be provided for all trees within 10' of any curb and/ or hardscape pavement. On sheet L5, detail "A – Root Barrier Detail" it is stated that root barriers shall be used when trees are 8' or less. Which one is correct?
- d. Recommend showing root barriers on legend and on plan where needed.
- e. Planting note number 10: Recommend mentioning that bark mulch shall be removed 6" from tree and shrub trunks to prevent trunk rot.
- f. Planting note number 12: Recommend noting that the contractor shall use a pre-emergent prior to planting to minimize unwanted weeds.
- g. Planting legend misspelling for Indian Hawthorn.
- h. Shrubs shall be 5 gallon minimum for container size.
- i. Tree and utility line conflicts in various places are shown.
- j. Recommend providing a 1.5' non-planted setback around all parking stalls to prevent damage to vegetation.
- k. Recommend using a different shrub between parking areas. Tuscan blue rosemary can reach up to 6' tall and will become a CEPTED issue.
- l. Add tree and shrub callout and quantities on plan.
- m. Recommend showing an additional sheet for shade calculations showing paved area counted in calculation and individual tree shade values.



PLANNING DEPARTMENT

2729 Prospect Park Drive | Rancho Cordova, CA 95670

Phone: (916) 851-8750 | Fax: (916) 851-8762

5. Sheet L5 – Planting Plan

- a. Detail A - Root Barrier states 8' vs. 10' distance on planting note #9 on sheet L4. Which one is correct?
- b. Recommend specifying a root barrier manufacture and model or type that complies with the City of Rancho Cordova root barrier requirements.
- c. Recommend showing root barriers on legend and on plan where needed.
- d. Recommend providing a 1.5' non planted setback around all parking stalls to prevent damage to vegetation.
- e. Add tree and shrub callout and quantities on plan.
- f. Utility lines are conflicting with trees in numerous places. Maintain a minimum of 5' clearance as stated on plans with a recommendation of 6' clearance if possible.
- g. Parking lot lights are conflicting with trees in numerous places. Maintain a minimum of 10' clearance from any light pole.
- h. It appears that there are bike racks shown on the plan. Are these called out anywhere? How are they mounted?
- i. There is a 15' gap between planters that leads to the existing sidewalk on Zinfandel Drive. Seems a little wide of a path.
- j. There are two dark lines on either side of the 15' gap. What are these?
- k. There appears to be a raised planter on the plans. Is this called out anywhere and are there any details on this?
- l. There appears to be a sign for the Popeyes restaurant that may become lost with the Rhipiolepis that is proposed along the street side planter. Are the sign dimensions known? Will the sign be visible? May need to replace the Rhipiolepis with another shrub type.
- m. The City of Rancho Cordova states that drive through planter buffers shall be a minimum of 5' wide. A portion of the planter is shown as 4' wide of planter space and should be widened to comply with City requirements.
- n. The City of Rancho Cordova states that drive through planter buffer vegetation must be a minimum of 3' tall and a maximum of 4' tall to minimize headlamp glare from vehicles and for CEPTED purposes. The rosemary chosen for this area reaches up to 6' tall and will become a CEPTED issue.
- o. The City of Rancho Cordova states that drive through planter buffer vegetation shall not be pruned to prevent headlamp glare from vehicles. It is recommended to replace the proposed deer grass with a different shrub since they are typically cut back once in a while.
- p. The City of Rancho Cordova requires that a parking lot planter island shall be placed at every 10 parking lot stalls. Currently there is a stretch of 17 parking lot stalls without a parking lot planter island.
- q. There are many trees that are shown on the planting plan that will be removed. Have these trees been approved for removal? Are the replacement tree container sizes complying with the City of Rancho Cordova replacement tree schedule?

By performing this review and making the recommendations and/or comments herein, Cunningham Engineering shall not be acting in a manner so as to assume responsibility or liability, in whole or in part, for any aspect of the project Master Plans, proposed design requirements, design criteria, design calculations, construction methods, or the substance or contents of the Plan documents. The review and recommendations as provided herein are to be advisory only to the City of Rancho Cordova and to the Project Design Professionals.



SACRAMENTO METROPOLITAN

Larry Greene
AIR POLLUTION CONTROL OFFICER

June 19, 2015

SENT VIA E-MAIL

Matt Diaz
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

RE: Bridgeway Square Apartments

Mr. Diaz,

Thank you for the opportunity to evaluate the Bridgeway Square Apartments. Consistent with the City's Capital Village Special Planning Area (SPA) and town center general plan designation for the property, Capital Village Air Quality Mitigation Plan (AQMP) measures include provisions for a balanced, pedestrian-friendly community. Provisions including mixed uses; pedestrian improvements for multiple and direct street routing; eliminating barriers to pedestrian and bicycle circulation; and access to bicycle facilities.

Pedestrian-friendly design is vital to the project's consistency with the AQMP as well as its town center designation. The project is particularly important to supporting the town center designation, due to its central location between Capital Village's central park and main street areas.

Pedestrian-Friendliness

We commend the placement of parking away from the Capital Village main street and central park areas, and further improvements will make the project fully consistent with the pedestrian friendly designation. We recommend that the project include a pedestrian circulation plan to facilitate this, demonstrating sidewalks, landscaping, tree shading, crossing infrastructure, and other safety and comfort features. Following are provisions to support pedestrian-friendliness and help ensure consistency with relevant designations and measures.

Multiple, direct pedestrian routing is an AQMP measure. The Capital Village SPA contains standards for wide, separated, continuous sidewalks for streets bordering the project. Similar pedestrian infrastructure for the private drive along the west of the

777 12th Street, 3rd Floor ■ Sacramento, CA 95814-1908
916/874-4800 ■ 916/874-4899 fax
www.airquality.org

project would support direct pedestrian routing for the project. Pedestrian connections to the project at existing intersections featuring marked crosswalks with traffic signals as appropriate, and tight corner radii, would also support direct routing.

Building entrances directly onto pedestrian routes, rather than parking lots or automobile routes, support direct pedestrian routes. Currently project entryways are at the sides of buildings between parking lots and sidewalks.

Currently proposed driveways are disconnected from streets leading to the project, such as Wraysbury Way. Extending these streets as multimodal connections to the project would create direct pedestrian access supportive of existing pedestrian facilities.

The surface parking lot at the north has potential to be a pedestrian barrier especially due to its size, and eliminating pedestrian barriers is an AQMP measure. Parking design behind buildings and away from street frontage can help minimize parking as a pedestrian barrier if properly designed. Low Impact Development parking lot design benefits air quality, including reducing ground-level ozone, and furthers a healthy, pleasant environment for parking lots, especially important for those interior to a project site (<http://water.epa.gov/polwaste/green/>).

We urge the project proponent to consider applying pedestrian-oriented building frontage and associated pedestrian infrastructure (including wide, separated, continuous sidewalks consistent with SPA standards) to some of the currently proposed parking lot street frontage. Street corner building frontage with associated pedestrian infrastructure is especially important to pedestrian-friendly environments due to its potential for high use and visibility.

Finally, land use projects characterized by various uses on a single site are an AQMP measure. A neighborhood use incorporated into this site would support this measure, and could be a valuable amenity for nearby uses as well as project residents.

Bicycle-Friendliness

The AQMP contains measures stipulating project location within a half mile of Class I or II bicycle routes, in addition to the bicycle parking zoning requirements. We recommend that the project include a bicycle circulation and parking plan to facilitate this, demonstrating connections to Class I and II facilities designated in the City's master bicycle plan.

Building Components and Landscaping

Other AQMP measures call for air quality supportive building features, including air conditioning systems equipped with ozone destruction catalysts, and energy efficiency standards. Further, in addition to Low Impact Development design, we recommend drought-tolerant landscaping for maximum air quality benefit. Efficient water provision is associated with fewer air pollutants, especially during drought conditions.

General Comments

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. The attached document describes SMAQMD Rules which commonly apply to all projects. If you have additional questions or require further assistance, please contact me at mwright@airquality.org or 916-874-4207

Sincerely,

A handwritten signature in cursive script that reads "Molly Wright". The signature is written in dark ink on a white background.

Molly Wright
Air Quality Planner / Analyst

Cc: Larry Robinson, Program Coordinator, SMAQMD

SMAQMD Rules & Regulations Statement (revised 3/12)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):*

All projects are subject to SMAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916.874.4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the SMAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 414: Water Heaters, Boilers and Process Heaters Rated Less Than 1,000,000 BTU PER Hour. The developer or contractor is required to install water heaters (including residence water heaters), boilers or process heaters that comply with the emission limits specified in the rule.

Rule 417: Wood Burning Appliances. This rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 460: Adhesives and Sealants. The developer or contractor is required to use adhesives and sealants that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Naturally Occurring Asbestos: The developer or contractor is required to notify SMAQMD of earth moving projects, greater than 1 acre in size in areas "Moderately Likely to Contain Asbestos" within eastern Sacramento County. Asbestos Airborne Toxic Control Measures, Section 93105 & 93106 contain specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.



June 19, 2015

Ms. Jessica Jordan
City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**Reference: Comments on Design Review for Application DD85886
Bridgeway Square Apartments
Data Road, Rancho Cordova CA
APN 072-0680-072**

Dear Ms. Jordan:

Thank you for giving Golden State Water Company (GSWC) the opportunity to review and provide comments for the subject project. GSWC has the following comments:

1. GSWC will be able to provide domestic and fire protection water service to this project in compliance with California Public Utilities Commission (CPUC) General Order No. 103 and applicable local requirements.
2. Dependent on project demands and in accordance with CPUC Rule 15, any modifications to the onsite or offsite water systems to accommodate any changes in fire protection requirements or increased water demands will be at the owner's expense.
3. Domestic and fire protection water service will be sized and located after GSWC receives an application for water service from the owner.
4. Easements may need to be granted to GSWC for the water service.
5. No trees within 10 feet of fire hydrants and within GSWC easements.
6. Low-flow water fixtures must be used indoors and drip and micro spray systems must be used for irrigation outside of new constructed homes and buildings.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

 Date:
2015.06.19
13:58:15 -07'00'

Larry Dees, P.E.
Operations Engineer
(805) 349-7407 ext. 114

cc: Paul Schubert, GSWC
Bill McDonald, GSWC

3005 Gold Canal Drive, Rancho Cordova CA 95670
Tel: (916) 853-3600

Capital Village Comment on Conceptual Design

1. Site Plan/landscaping

- a. Pedestrian linkages throughout the site. This should be clearly defined and link all units to common areas and surrounding uses.
- b. Canopy will not be required for additional covered parking.
- c. Additional landscaping to the parking areas. Staff is looking into the use of diamond landscape planters however the zoning code requires these areas to be a minimum 9ftx19ft.
- d. Enhanced streetscape appeal for parking areas that surrounds the building. This should include wider sidewalks, trees, and drought tolerant landscaping to visually separate the parking area from the pedestrian area, numerous trees and shrubs along the building façade. See examples below. This should match similar improvements made at the Capital Village commercial sites.
- e. Landscaping along data drive will be crucial as this will be the first thing motorist see coming from Hwy 50 to the Date Drive entrance. This should include large trees, shrubs, unique landscape features (rocks, art, ground cover, etc.), possible directional signage, lighting, and pedestrian access/amenities, and possible community art.
- f. The details for club and shared spaces are still needed.

2. Façade:

- a. Color scheme should be more complementary to the surrounding designs. The current color schedule is dark and may not blend in well with the surrounding buildings which are lighter and use more color (see below).
- b. More defined "base" and "cap" layers as defined in our design guidelines. A "base" layer is typically the first floor while the "cap" is the roofline. This is intended to reduce the massing and make the building more pedestrian friendly. While the club house has this, the current apartment plans do not. The dark roofline seems to blend together and does not help define the edges. This could involve breaking up the façade a bit more.
- c. The building entrances should be clearly defined on the façade. This could include a building recess or enhanced trim.
- d. Possibly have more define building edges at major intersections.
- e. Use greater façade projections or define the current projections by using color and material variations like the examples below.

3. Items mentioned at City Council meeting May 18th

- a. The City needs new market rate housing to attract millennials (20-30 year olds)
- b. Residents and council would prefer a commercial development; however a new apartment complex could work for the site should it be designed right and not just another typical apartment complex.
- c. The council would prefer more of a luxury type apartment with quality materials and design. There was concern regarding how the building/design may hold up within 10-20 years.
- d. Residents are concerned with the impacts to their property value.
- e. Traffic and parking concerns will need to be answered.
- f. Council directed staff to proceed with the application; however there will need to be an additional workshop with council/resident interactions.
- g. <http://www.cityofranchocordova.org/Index.aspx?page=356>

Proposed Plan:



Apartments - Front Elevation



Clubhouse - Front Elevation



Clubhouse - Rear Elevation

Existing Design Scheme:

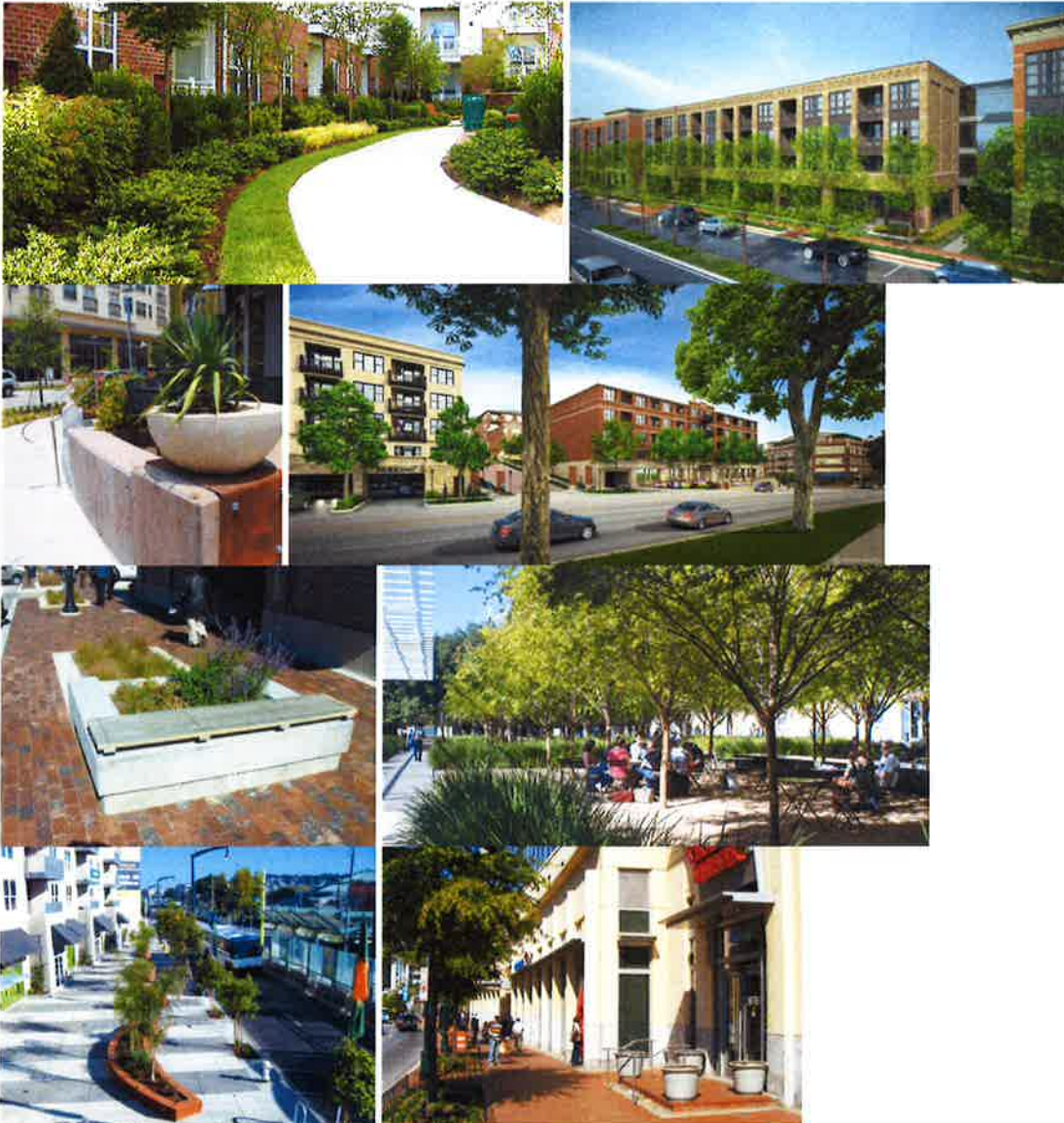


Examples:





Landscaping examples:



Response to Neighborhood Meeting for the Bridgeway Square Apartments

On behalf of Spanos, I would like to thank everyone who was able to make the neighborhood meeting on Tuesday, June 23, 2015. We have heard a lot of constructive feedback, and we will continue to work with City staff to address your concerns. Below is a summary of the issues we have received and hope to have answers for you in the following weeks.

Questions brought up since May 2015:

- Aside from the current zoning designation, why did you choose Rancho Cordova? Emerging market, income, etc.? Why can't we include the ground floor retail as outlined in the original Capital Village plan?
- While these will be luxury apartments, what type of amenities will the apartments have? Will these be accessible to the general public?
- The design seems too big and is not consistent with the surrounding townhomes or businesses. Is the developer open to a redesign for a more compatible design? One that would enhance existing pedestrian and bicycle access to and around the site.
- What is the overlay vision for the Capital Village commercial area? It is within the downtown planning area, but what does that mean?
- Why hasn't there been a new grocery store south of Hwy 50? Could this site accommodate a more commercial use or something else (i.e. event center, parking lot, community/dog park)? Area there any alternative sites for these uses and when will we see a new movie theater or bowling alley?
- Will these apartments lower the value of my home? Are there any statistics or data that indicates that it will or won't?
- There is concern about the height of the buildings. What will the visual impacts be on the adjacent townhomes and businesses? Will the homeowners and business owners privacy be lost and is there the possibility of a shadow study or line of sight study that will help determine if the height will be an issue on the surrounding community?
- There are existing safety issues within the Capital Village community. Will the new apartments increase police calls to the area? Is there anything the project can do to improve crime and negate any unwanted impacts from new tenants?
- Are there examples of similar apartment complexes that you have recently completed in the region? How are they currently maintained and have they had any issues/impacts since they have been constructed in their established areas?
- Are there alternative locations within the City for this type of high density housing, and if so, would you be agreeable to those? If not, why?
- How will traffic be impacted?
- Will there be any additional impacts on noise, smell? Will their trash pickup impact noise levels in the early morning?
- Will this increase the use of Community Park, and if so, how will you or the City/HOA mitigate any impacts due to increase use?

- How will the bridge and detention basin be maintained due to the increases in use?
- Traffic circulation at Data Drive driveway? Right in/out?
- How does this project promote the walkability to/from the retail area?
- How does this project fit into the vision of the Capital Village Specific Plan mixed use designation? Does the project have to lose the ground floor retail component?
- What is the difference between loft and apartment?
- Bike parking total and location?
- Pedestrian circulation to/from the site?
- Will the balconies be solid or transparent?
- How will the trash enclosures be designed into the site?
- Are there other possible sites in the City that may accommodate the apartment complexes to meet this housing demand?
- What will the benefits be to the surrounding properties?
- What will the project's impact to the existing water system be? Will it have sufficient pressure?
- Will vehicle gates be used?

This list is not meant to be the final list of concerns as any additional comments should also be directed towards Matt Diaz, Associate Planner with the City of Rancho Cordova. He can be reached at 916-851-8754 or by email at mdiaz@cityofranchocordova.org.

Sincerely,

Tom Allen,
V.P. Land Acquisition-A.G. Spanos Companies
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219
(209) 478-7954 - Office
(209) 478-3415 – Fax

Proposed Bridgeway Square Apartment Project

Frequently Asked Questions (FAQs)

The following questions were raised during the project applicant's meeting held on June 23, 2015.

Why Rancho Cordova and what amenities will it offer?

- Why did you choose Rancho Cordova? Emerging market, income, etc.?
Response (Applicant): Multi-Family housing has not been built in Rancho Cordova in Twelve years, but most are Twenty years or older. Not many cities have an Urban In-Fill opportunity that is available at this site.
- While these will be luxury apartments, what type of amenities will the apartments have? Will these be accessible to the general public?
Response (Applicant): See Unit and site Amenities handout mentioned within the Power Point Presentation.
- Will Spanos manage or will there be a management company? If so is there a contact so we can reach out and possible receive a typical management plan for tenants?
Response (Applicant): Spanos will provide Property Management. A contact list will be provided.
- Are there examples of similar apartment complexes that you have recently completed in the region? How they are currently maintained and have they had any issues/impacts since they have been constructed in their established in areas?
Response: We have not built in the Sacramento area for many years. We have recently completed garden style projects in Solano and Sonoma Counties. The proposed project will be a unique urban style, with a high percentage of small studios and one bedrooms and no three bedrooms. The four story buildings will be elevator served.

Zoning and Land Use

- What is the current zoning for the site?
Response (City): The site is a part of the Capital Village community plan that was approved in 2005. The zoning for the site is "loft" which is intended to accommodate a mix use project with a maximum height of 150 feet and residential density's up to 40 units per acre. There have been proposals for other uses since 2005 that would require the same process for review; however, those projects have since withdrawn or were relocated to other areas of the City.
- Why hasn't there been a new grocery store south of Hwy 50? Could this site accommodate a more commercial use or something else (i.e. event center, parking lot, community/dog park)? Area there any alternative sites for these uses and when we will see a new movie theater or bowling alley?

Response (City): The subject property is not currently zoned to accommodate a grocery store use or an office or commercial use. The current “loft” zoning accommodates mixed use with high density residential and live work loft units. Any proposed rezone which would request commercial, office, or entertainment use would require City Council approval.

- Are there alternative locations within the City for this type of high density housing, and if so, would you be agreeable to those? If not, why?

Response (City): Most of the zones that could accommodate similar densities are for existing communities approved by Sacramento County. While all of the City’s Specific Plans (Rio Del Oro, Suncreek) are required to provide some form of high density housing, those will not be available for some time. There are some additional sites within the Sunridge Specific Plan near the Anatolia community that may accommodate higher than average densities; however the proper infrastructure would need to be in place prior to any proposal for those areas.

Design

- The design seems too big and is not consistent with the surrounding townhomes or businesses. Is the developer open to a redesign for a more compatible design? One that would enhance existing pedestrian and bicycle access to a maximum.

Response (Applicant): The proposed project complies with The Capitol Village Special Planning Area which allows building height up to 150 feet. The proposed project has four story buildings that will not exceed 56 feet.

- There is concern about the height of the buildings. What will the visual impacts be on the adjacent townhomes and businesses? Will the home owners and business owner privacy be lost and is there the possibility of a shadow study or line of sight study that will help determine if the height will be an issue on the surround community?

Response (Applicant): See above

- How does this project promote the walkability to/from the retail area?

Response (Applicant): The project allows pedestrians and bicycles accessibility through the project via three routes.

- Will there be enough parking?

Response (Applicant): Rancho Cordova’s requirement for multi-family is based on a project that is approximately 40% one bedrooms and 60% two and three bedrooms. This proposed project will have 65% studios and one bedroom units and 35% two bedrooms only. Therefore the tenants will have fewer cars. Combined with the fact that we anticipate several renters will walk and bike to work and shopping, therefore the need for parking will be reduced.

Potential Impacts

- How will traffic be impacted?

Response (City): A traffic study was prepared by the applicant to analyze the generated traffic. Although additional trips will be generated by the development, no significant impacts were identified by the study.

- Criminal Activity and Improvements: There are existing safety issues within the Capital Village community. Will the new apartments increase police calls to the area? Is there anything the project can do to improve crime and negate any unwanted impacts from new tenants?

Response (City): Planning has been in contact with the police department. While overall crime reports seem to indicate a slight decrease in the area, there have been some incidences regarding car and home burglaries within the commercial and residential areas. The planning department is working on onsite improvements that could include security measures to manage onsite issues. For offsite issues involving the park, townhomes, and single family homes, planning will work with the Police department and HOAs to create a list of strategies to improve safety within the community. These measures could include additional security lighting, security systems, management plan, or additional security guards. Planning would continue the involvement with landmark and would discuss offsite improvements at the following HOA meetings to be approved by the residents.

- Will there be any additional impacts or studies for noise, smell, etc.?

Response (City): The original Mitigated Negative Declaration for the Capital Village project included an acoustical analysis that provided mitigation measures to reduce all noise impacts to a less than significant level. Mitigation measure MM 11.2 along with the City's Noise element and zoning code will require rooftop parapets contain shielding and will not be visible from the street. The reason that further noise analysis was not conducted for the proposed project is that the traffic study determined that the proposed project would only result in 52 net new vehicle trips in the AM peak hour. This minor increase in project related traffic would not increase noise on the surrounding roadways by 3 decibels, which is the standard threshold for determining noise impacts. For the project site, the previous approval included commercial and residential uses that tend to create more noise than a residential only project.

- Who owns and maintains the parks within Capital Village?

Response (Parks District): The Cordova Recreation and Parks District (CRPD) is an independent government agency responsible for the parks and facilities within the district boundary. Currently, there are two parks within Capital Village - Village Green Park and Renaissance Park. A third park, Cobblestone Park, has been approved for construction in Capital Village Phase 3. If you have any questions or comments, feel free to contact CRPD at (916) 842-3300 or customerservice@crpd.com

- Will this project impact the use of Capital Village parks and how will it affect costs?

Response (Parks District): Yes, increased population in Capital Village will eventually increase the use of the parks. However, the population generated by this project was previously anticipated in the original 2005 Capital Village Community Plan and is consistent with the goals of the plan. The District and the City coordinated the

requirements for this neighborhood to provide better public spaces, including a large, central community park for a variety of community activities. The construction cost of the three Capital Village parks has already been accounted. The project applicant is responsible for paying Development Impact Fees which is dedicated to improvements and construction anywhere within the District boundary per the park development agreement executed in 2006. Current residents will not incur any additional costs and any new residents will contribute their fair share of annual taxes to the Capital Village Communities Facility District.

- How will the bridge and detention basin be maintained due to the increases in use?

Response (City): It is important to understand that the bridge's ownership does not play a part in our review and evaluation of the proposed project. Presently there are access easements on the bridge that permit pedestrian/ automobile access across. The ownership issue pertains primarily to maintenance and future improvement costs of the bridge. The ownership discussion requires City Council approval that is not a part of this process.

Recently, City staff was asked by some residents and members of the HOA to reopen the ownership of the bridge discussion again. However, the City will not proceed forward with any general discussions until the current ownership group reaches consensus of the transfer. The City has been in preliminary discussions with the Home Owners Association for the possibly of taking ownership of the bridge. This ownership would not change any access rights of the bridge, but would transfer the maintenance and future improvement costs to the City instead of the HOA. This item would have to be approved by the HOA and City Council at a future publicly noticed hearing.

I apologize for any miscommunication that has occurred regarding the subject of the bridge and its relationship to the proposed apartment project and we will continue to work with the HOA's representative (Landmark) for future updates on the matter.

- What will the project's impact to the existing water system be? Will it have sufficient pressure?

Response (Golden State Water): The proposed project is consistent with the planned buildout of the Capital Village project. As such, existing water infrastructure included a 12-inch waterline along Bridgeway Drive and an 8-inch waterline through the site that is equipped to handle the water demands of the future residents. The initial reports from Golden State water is that overall water usage for the City have decreased; however, water use design through landscaping and residential use will be monitored similar to the surrounding residential uses. Examples of this could include "Low-flow water fixtures for indoor use, and drip and micro spray systems for outside irrigation will be required."

We are interested in hearing your feedback at the meeting, before the project is presented to the City Council at a future work session. Written comments can be directed towards Matt Diaz, Associate Planner, at 916-851-8754 or by email at mdiaz@cityofranchocordova.org.

**CITY OF RANCHO CORDOVA****2729 Prospect Park Drive • Rancho Cordova, California 95670****Phone: (916) 851-8700 • Fax: (916) 851-8762 • www.cityofranhocordova.org****Planning Department (916) 851-8750****ATTACHMENT 6****68****Routing / Comment Sheet****Date: September 21, 2015****City Departments**

- ☒ Building – Joe Cuffe
☒ City Attorney – Adam Lindgren
 Jose Sanchez
☐ City Manager's Office – Cyrus Abhar#
☒ Public Works – Albert Stricker*#^
☐ Public Works (Drainage) –
☒ Sanitation District – Development Services*
☒ Landscape Design/Trees – Mike Engel*
☐ Infrastructure Finance – Richard Blackmarr
☐ Transportation – Matt Darrow
☐ Finance – Liisa Behrends
☒ Finance – Michelle Mingay (Sun Creek Projects)
☒ Economic Development – Amanda Norton
☒ Housing – Jessica Hayes
☒ Police Department – Heidi Herrera*
☒ Environmental – Bret Sampson

*** requests full size maps****# request preliminary title report****^ request 11x17 maps****Cordova Recreation and Parks District**

- ☒ Parks – Laura Taylor*
 Linda Roberson

Metro Fire

- ☒ Fire*

Sacramento County

- ☐ Env. Health – John Rogers
☐ Env. Haz Mat – Brian Bailey
☐ Ag. Commission – Julie Jensen
☐ Env. Mgmt Dept – Cheryl Hawkins

State Agencies

- ☐ CRWQCB
☐ CALTRANS – Eric Fredericks
☐ Dept. of Conservation
☐ Dept. of Fish & Game
☐ State Historic Preservation Office – Carol Roland-Nawi
☐ US Bureau of Reclamation – Melissa Vignau

Other Agencies

- ☐ Sacramento County Water Agency (Zone 40) – Connie Ford
☐ CA American Water Co. – Audie Foster
 Spencer Phillips
☒ Golden State Water Co. – Larry Dees
☒ FCUSD – Geri Wickham
☐ EGUSD – Teresa Tholen*
☐ SCUSD – Jim Dobson
☐ Regional Transit – Rosemary Covington
☐ SACOG, ALUC – Greg Chew
☐ SBC – Cheryl Summers
☒ PG&E – Dawn Plise
☒ SMAQMD – Molly Wright
☒ SMUD – Rachel Del Rio*
☐ SMUD – Beth Tincher
☐ SMUD – Commercial Services – Leah Perl
☐ SMUD – Residential Services – Wade Hughes*
☐ U.S. Army Corp. of Engineers – Kathleen Dadey
☐ U.S. Fish and Wildlife Service – Ken Sanchez
☒ Walk Sacramento – Chris Holm
☒ Sacramento Area Bicycle Advocates – Jim Brown
☐ Adams Broadwell Joseph & Cardoza – Janet Laurian (Development Projects)

Project Description

The following application has been submitted to the Planning Department:

Application Number: DD8588
 Application Title: Bridgeway Square Apartments (**Revised Plans**)
 Application Type: General Plan Map Amendment, Special Planning Area Amendment, DA Amendment, Design Review Permit, Adjustment Permit
 Assessor's Parcel Number: 072-0680-072
 Property Address/Location: Southwest corner of Disk Drive and Bridgeway Drive
 Project Description: The applicant is proposing to construct a new 194 unit (4 story) market rate apartment complex with associated 8,000 square foot club house and resident pool on a undeveloped 5.12 acre parcel within the Capital Village Special Planning Area. This plan includes a new onsite parking area, landscaping, and pedestrian pathways. **This submittal includes revised plans based on staffs comment letter.**

Application Completeness / Project Conditions

If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items within two weeks.

- This Project: ☐ Will not be discussed at a Development Service Team meeting
☒ **Will be discussed at the Development Services Team meeting on (September 29, 2015)**

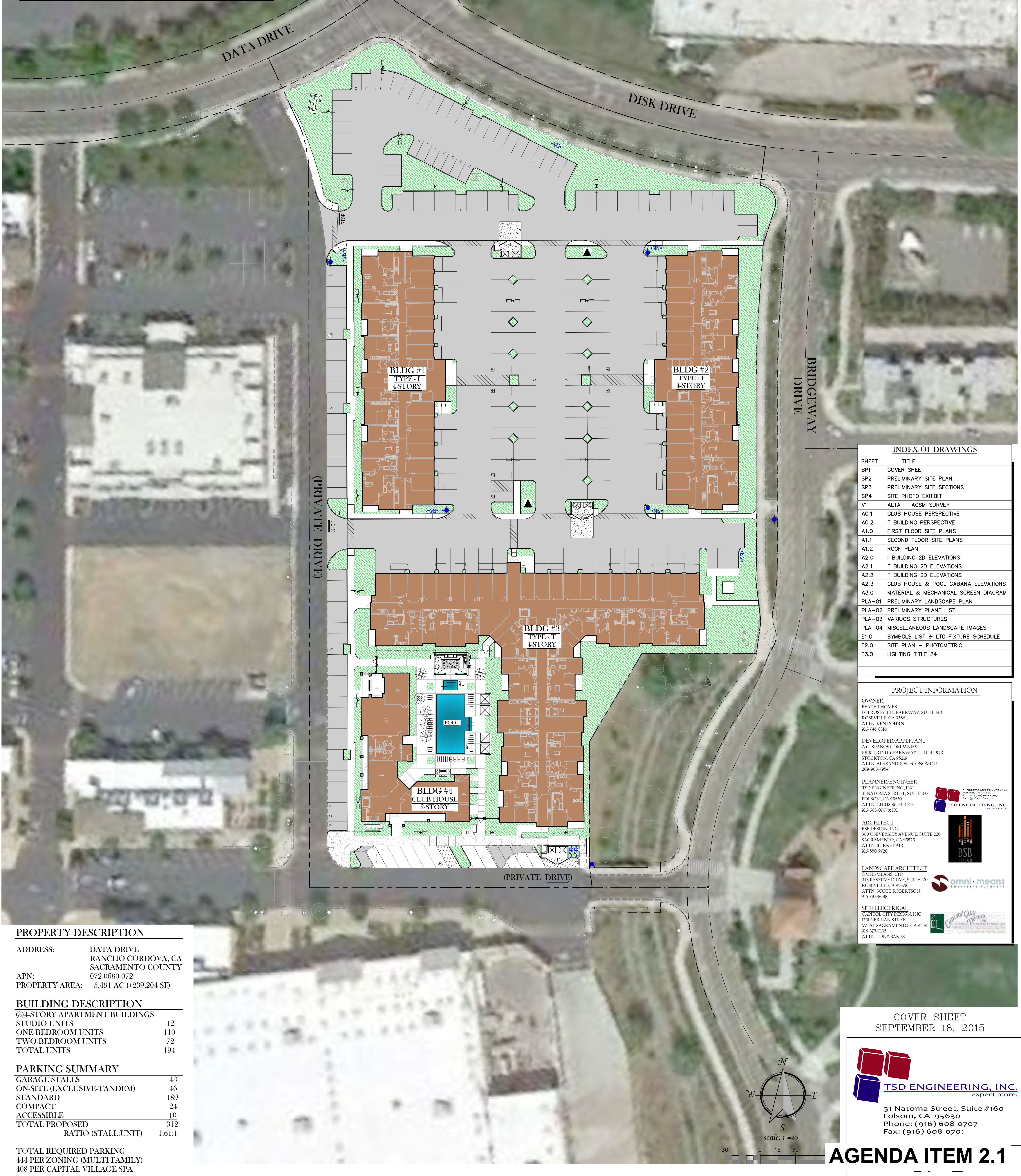
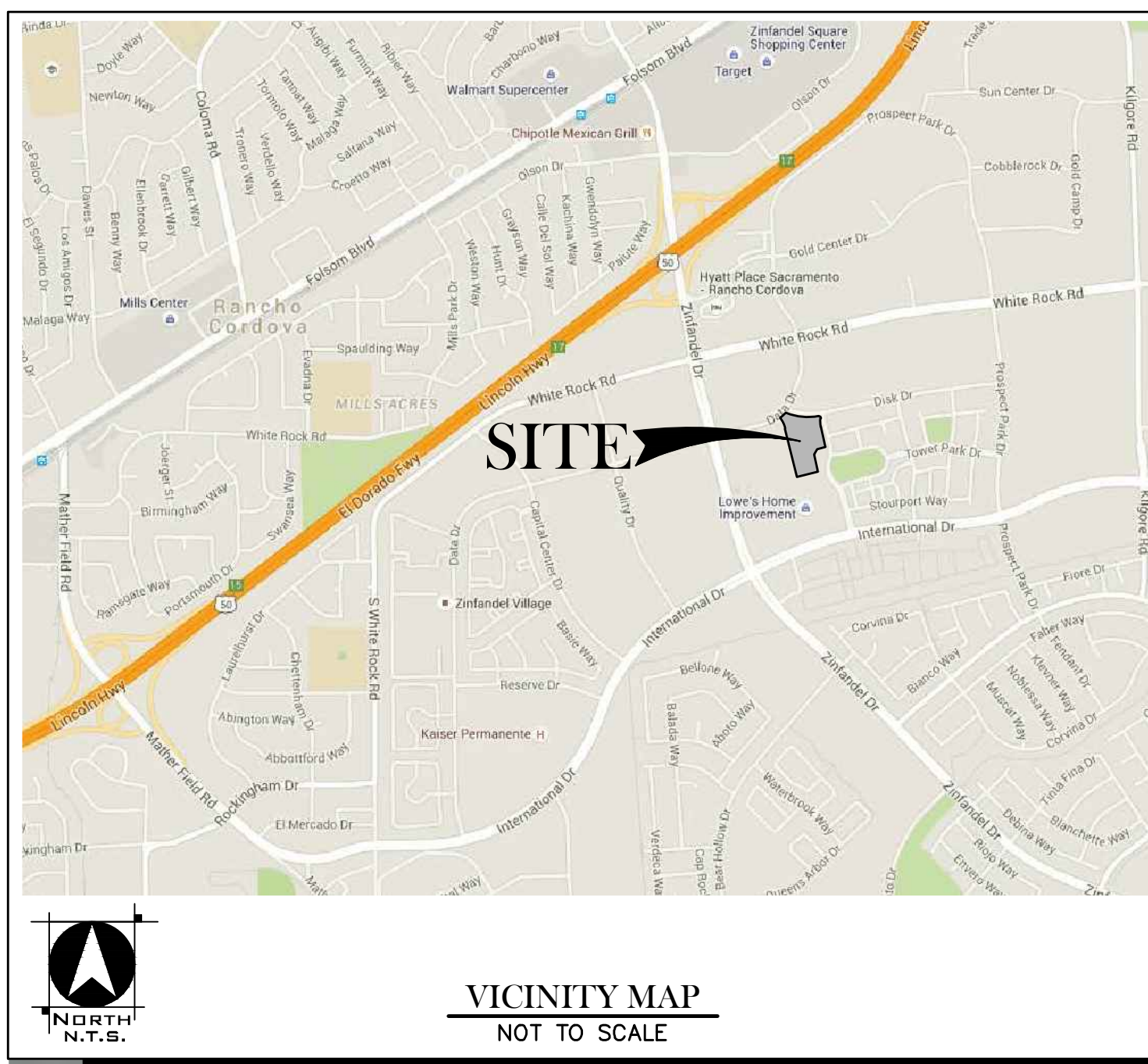
Please send your completeness comments to me by **October 2, 2015**, and your conditions of approval and/or more detailed comments by **October 9, 2015**. Comments may be e-mailed but if we do not receive a response by the **October 2, 2015**, we will presume that your agency does not require any additional items to complete your review (i.e. additional studies, required items on plans, etc.).

Sincerely, Matt Diaz mdiaz@cityofranhocordova.org

City of Rancho Cordova Planning

Comments are: ☐ Attached ☐ No comment_____
Signature, date

COVER SHEET **69**
BRIDGEWAY SQUARE
APARTMENTS
 CITY OF RANCHO CORDOVA, CA
 SACRAMENTO COUNTY, CA



INDEX OF DRAWINGS

SHEET	TITLE
SP1	COVER SHEET
SP2	PRELIMINARY SITE PLAN
SP3	PRELIMINARY SITE SECTIONS
SP4	SITE PHOTO EXHIBIT
VI	ALTA - ACSM SURVEY
A0.1	CLUB HOUSE PERSPECTIVE
A0.2	T BUILDING PERSPECTIVE
A1.0	FIRST FLOOR SITE PLANS
A1.1	SECOND FLOOR SITE PLANS
A1.2	ROOF PLAN
A2.0	I BUILDING 2D ELEVATIONS
A2.1	T BUILDING 2D ELEVATIONS
A2.2	T BUILDING 2D ELEVATIONS
A2.3	CLUB HOUSE & POOL CABANA ELEVATIONS
A3.0	MATERIAL & MECHANICAL SCREEN DIAGRAM
PLA-01	PRELIMINARY LANDSCAPE PLAN
PLA-02	PRELIMINARY PLANT LIST
PLA-03	VARIOUS STRUCTURES
PLA-04	MISCELLANEOUS LANDSCAPE IMAGES
E1.0	SYMBOLS LIST & LIT FIXTURE SCHEDULE
E2.0	SITE PLAN - PHOTOMETRIC
E3.0	LIGHTING TITLE 24

PROJECT INFORMATION

OWNER BEAZER HOMES 1791 ROSEVILLE PARKWAY, SUITE 140 ROSEVILLE, CA 95661 ATTN: KEN DOHRN 916-746-8316	DEVELOPER/APPLICANT A.G. SPANOS COMPANIES 10100 TRINITY PARKWAY, 5TH FLOOR STOCKTON, CA 95210 ATTN: ALEXANDROS ECONOMOU 209-908-7954	PLANNER/ENGINEER TSD ENGINEERING, INC. 31 NATOMA STREET, SUITE 160 FOLSOM, CA 95630 ATTN: CHRIS SCHULZE 916-608-0707 x 101	ARCHITECT BSB DESIGN, INC. 300 UNIVERSITY AVENUE, SUITE 220 SACRAMENTO, CA 95823 ATTN: BURKE BAIR 916-530-9720	LANDSCAPE ARCHITECT OMNI MEANS, LTD. 943 RESERVE DRIVE, SUITE 100 ROSEVILLE, CA 95678 ATTN: SCOTT ROBERTSON 916-782-8688	SITE ELECTRICAL CAPITOL CITY DESIGN, INC. 1791 CEBRIAN STREET WEST SACRAMENTO, CA 95691 916-375-0135 ATTN: TONY BAKER
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PROPERTY DESCRIPTION

ADDRESS: DATA DRIVE
 RANCHO CORDOVA, CA
 SACRAMENTO COUNTY
 APN: 072-0680-072
 PROPERTY AREA: ±5.491 AC (±239,204 SF)

BUILDING DESCRIPTION

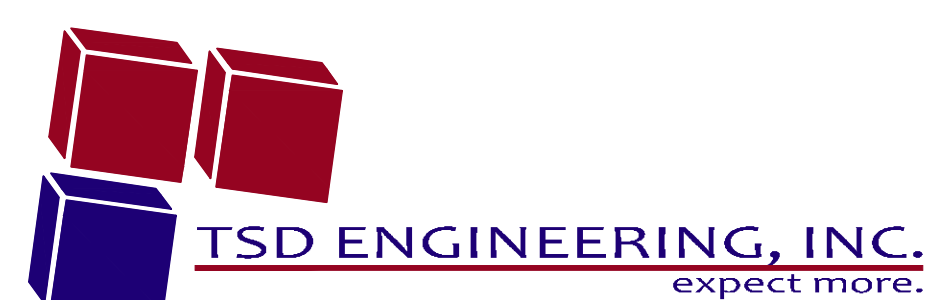
(3) 4-STORY APARTMENT BUILDINGS	12
STUDIO UNITS	110
ONE-BEDROOM UNITS	72
TOTAL UNITS	194

PARKING SUMMARY

GARAGE STALLS	43
ON-SITE (EXCLUSIVE-TANDEM)	46
STANDARD	189
COMPACT	24
ACCESSIBLE	10
TOTAL PROPOSED	312
RATIO (STALL/UNIT)	1.61:1

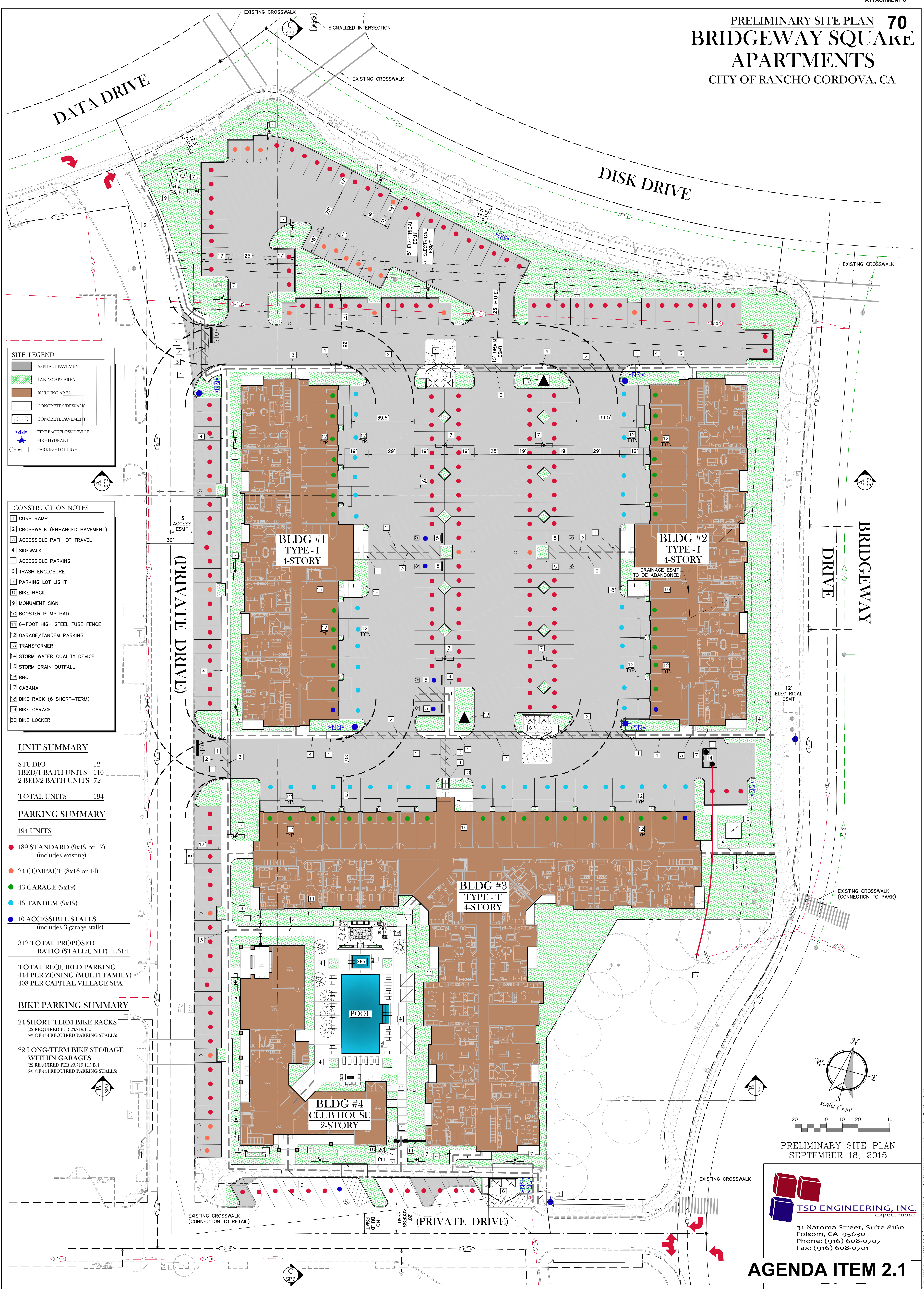
TOTAL REQUIRED PARKING
 444 PER ZONING (MULTI-FAMILY)
 408 PER CAPITAL VILLAGE SPA

COVER SHEET
 SEPTEMBER 18, 2015

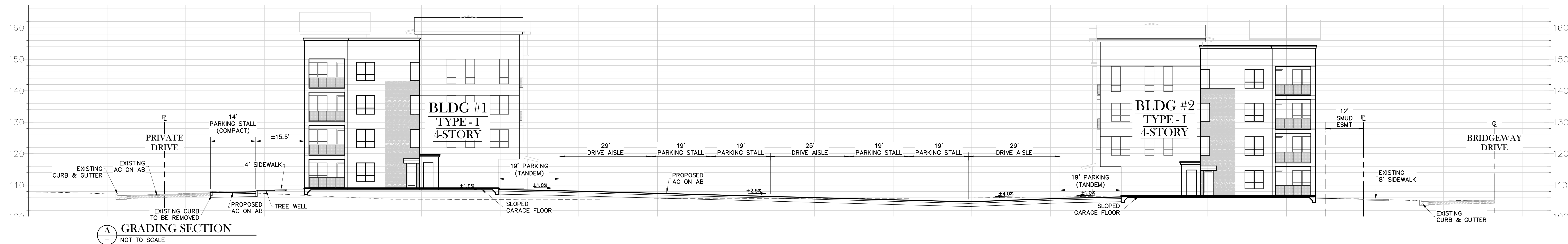


31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

AGENDA ITEM 2.1



PRELIMINARY SITE SECTIONS
BRIDGEWAY SQUARE
APARTMENTS
CITY OF RANCHO CORDOVA, CA



PRELIMINARY SITE SECTIONS
SEPTEMBER 18, 2015

TS&D ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SP-3

CERTIFICATION*:

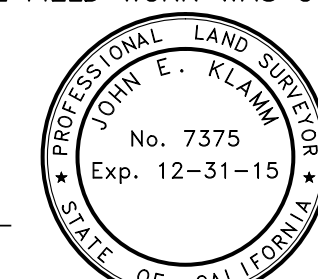
TO: THE SPANOS CORPORATION AND FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(o), 8, 9, 11(o), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2015.

DATE OF MAP: APRIL 22, 2015

JOHN E. KLAMM L.S. 7375

*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 2015.



DESCRIPTION:

THE SURVEYED PROPERTY SHOWN HEREON IS SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A: PARCEL 3-2, AS SHOWN ON BOUNDARY LINE ADJUSTMENT NO. RC-05-176, AS EVIDENCED BY DOCUMENT RECORDED MAY 27, 2005 IN BOOK 20050527 PAGE 1371 AND RE-RECORDED SEPTEMBER 29, 2005 IN BOOK 20050929 PAGE 0581 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 51 OF THE PARCEL MAP RECORDED APRIL 10, 1986, IN BOOK 93 OF PARCEL MAPS, PAGE 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 51, THENCE ALONG THE NORTH LINE OF LOT 51, ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 700 FEET AND A CHORD THAT BEARS SOUTH 82°54'39" EAST, 353.44 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 73°1'58" EAST, 33.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 15 FEET AND A CHORD THAT BEARS SOUTH 47°28'06" EAST, 23.01 FEET; THENCE SOUTH 2°39'46" WEST, 32.39 FEET; THENCE SOUTH 10°52'39" EAST, 47.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1036.67 FEET AND A CHORD THAT BEARS SOUTH 12°58'19" EAST, 75.77 FEET; THENCE SOUTH 12°03'58" EAST, 147.34 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 208.33 FEET AND A CHORD THAT BEARS SOUTH 13°09'14" EAST, 13.90 FEET; THENCE SOUTH 21°57'18" EAST, 35.95 FEET; THENCE SOUTH 71°22'21" EAST, 27.57 FEET; THENCE SOUTH 74°56'02" WEST, 97.42 FEET; THENCE SOUTH 15°50'19" WEST, 87.41 FEET; THENCE SOUTH 15°03'58" EAST, 106.00 FEET; THENCE SOUTH 22°12'24" EAST, 18.14 FEET; THENCE SOUTH 74°56'02" WEST, 240.36 FEET; THENCE NORTH 15°03'58" WEST, 609.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 100 FEET AND A CHORD THAT BEARS NORTH 27°23'17" WEST, 42.68 FEET; THENCE NORTH 39°42'36" WEST, 60.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 500 FEET AND A CHORD THAT BEARS NORTH 43°53'51" EAST, 111.32 FEET TO THE POINT OF BEGINNING.

PARCEL B: A RECIPROCAL NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SHOWN IN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2006 IN BOOK 20060929 PAGE 1949 OF OFFICIAL RECORDS.

APN: 072-0680-072-0000

NOTES:

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-721002-SAC4, DATED MARCH 10, 2015 AND DEPICTING THE REAL PROPERTY AND PLOTTABLE EXCEPTED DESCRIBED THEREIN. EXCEPTIONS OTHER THAN EASEMENTS, SERVITUDES AND RIGHTS OF WAY, AS SPECIFIED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON. EASEMENTS, SERVITUDES AND RIGHTS OF WAY ARE DESIGNATED BELOW WITH THE CORRESPONDING NUMBER FROM THE EXCEPTIONS OF SAID PRELIMINARY REPORT.

- EXCEPTIONS:**
- (1) URANINE EASEMENT PER BOOK 830413, PAGE 956, O.R.S.C. (PLOTTED). EASEMENT WAS SHOWN TO BE ABANDONED ON BOOK 93 OF PARCEL MAPS, AT PAGE 7.
 - (2) ELECTRICAL EASEMENT PER BOOK 830610, PAGE 1237, O.R.S.C. (PLOTTED).
 - (3) ELECTRICAL EASEMENT PER BOOK 830610, PAGE 1240, O.R.S.C. (PLOTTED).
 - (4) ELECTROLIER EASEMENT PER BOOK 830803, PAGE 1131, O.R.S.C. (PLOTTED).
 - (5) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, EXCEPTIONS AND RESERVATIONS PER BOOK 841214, PAGE 1025, O.R.S.C. (BLANKET IN NATURE).
 - (6) COVENANTS, CONDITIONS AND RESTRICTIONS PER BOOK 851231, PAGE 2738, O.R.S.C. (BLANKET IN NATURE).
 - (7) PUBLIC UTILITY EASEMENT PER BOOK 93 OF PARCEL MAPS, AT PAGE 7 (PLOTTED).
 - (8) DRAINAGE EASEMENT PER BOOK 93 OF PARCEL MAPS, AT PAGE 7 (PLOTTED).
 - (9) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER BOOK 20040722, PAGE 488, O.R.S.C. (BLANKET IN NATURE).
 - (10) AVIGATION AND NOISE EASEMENT PER BOOK 20050810, PAGE 2616, O.R.S.C. (BLANKET IN NATURE).
 - (11) RECIPROCAL ACCESS EASEMENTS BOOK 20060929, PAGE 1949, O.R.S.C. (PLOTTED).
 - (12) NO-BUILD EASEMENT BOOK 20060929, PAGE 1951, O.R.S.C. (PLOTTED).
 - (13) ELECTRICAL EASEMENT PER BOOK 20070502, PAGE 1921, O.R.S.C. (PLOTTED).
 - (14) WATER RIGHTS, CLAIMS OR TITLE TO WATER (BLANKET IN NATURE).

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE THE PARCEL MAP OF "CAPITAL VILLAGE COMMERCIAL", FILED IN BOOK 195 OF PARCEL MAPS, AT PAGE 7, BASED UPON FOUND MONUMENTS SHOWN HEREON.

BASIS OF ELEVATIONS: BENCHMARK "ZINFANDEL" HAVING AN ELEVATION OF 99.83 FEET (NAVD83), BEING A 3/4" ALUMINUM ALLOY ROD DRIVEN TO REFUSAL, WITH A CADT/CSRC ALUMINUM SURVEY DISK AFFIXED, SET IN A 6" DIAMETER PVC WELL CASING WITH AN ALUMINUM ACCESS COVER. THE STATION LIES 33.1 METERS NORTHEAST OF A TWO POLE, "RANCHO CORDOVA/GOLD CENTER DRIVE" SIGN, 23.0 METERS EAST OF A METAL WITNESS POST, 12.2 METERS SOUTH OF THE HIGHWAY 50 EDGE OF PAVEMENT, 10.3 METERS NORTHEAST OF A METAL DROP INLET GRATE, 1.0 METER NORTH OF A METAL GUARD POST, AND ABOUT 0.1 METER LOWER THAN THE HIGHWAY.

ADDRESS: DATA DRIVE, RANCHO CORDOVA, CA 95670
(VACANT SITE - NO ADDRESS ASSIGNED)

FLOOD ZONE: THE SURVEYED PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 060702020H, DATED AUGUST 16, 2012.

LAND AREA: 239,204± SQUARE FEET OR 5.491± ACRES

ZONING: CVSPA - CAPITAL VILLAGE SPECIAL PLANNING AREA - LOFT DISTRICT

DEVELOPMENT STANDARDS: THE SURVEYED PROPERTY IS SUBJECT TO THE CITY OF RANCHO CORDOVA DESIGN REVIEW PROCESS.

PARKING SPACES: THERE ARE 10 REGULAR PARKING SPACES MARKED ON THE SURVEYED PROPERTY.

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SURVEYED PROPERTY.

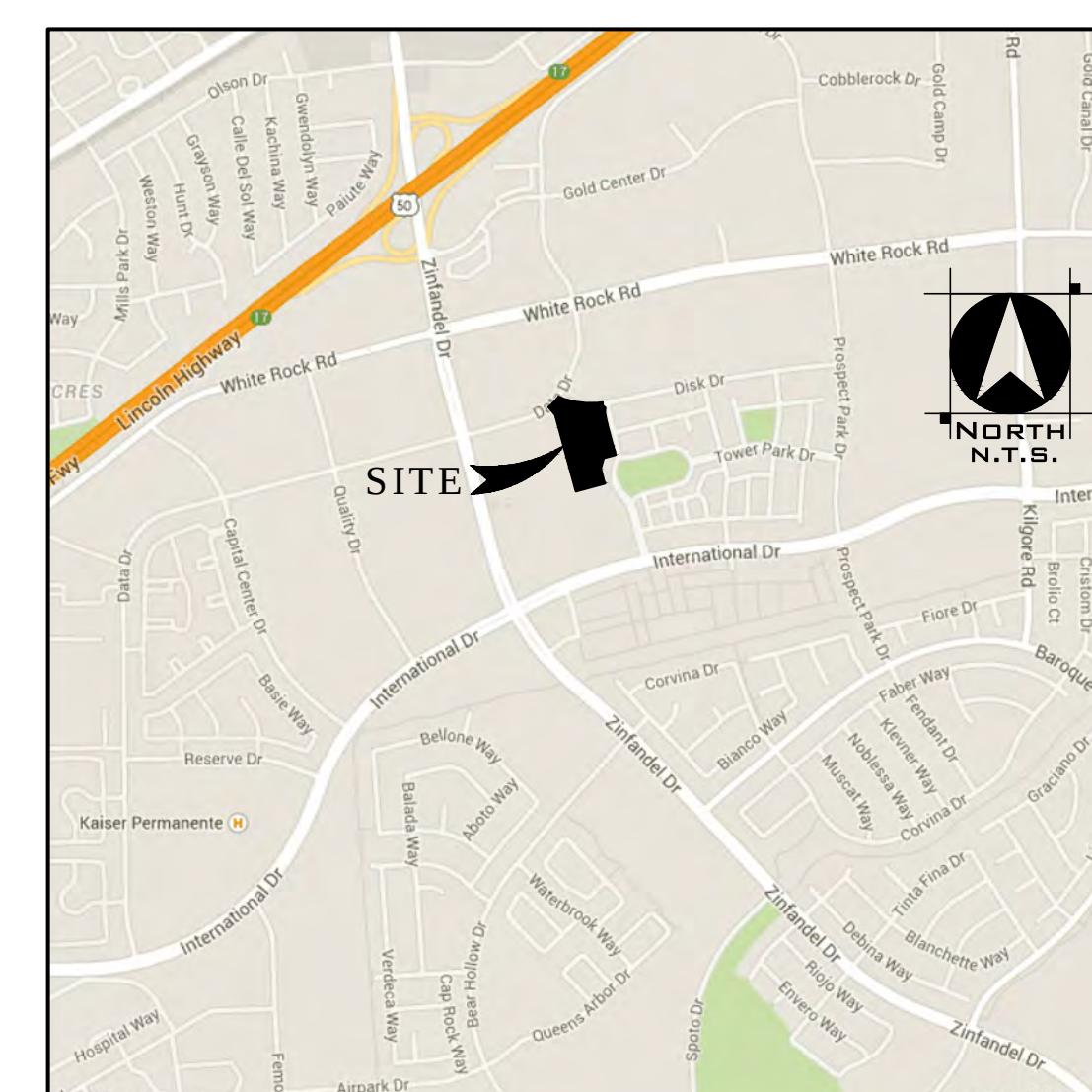
THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCLOSED WHILE CONDUCTING THIS SURVEY. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN THE SURVEYED PROPERTY.

THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WITHIN THE SURVEYED PROPERTY.

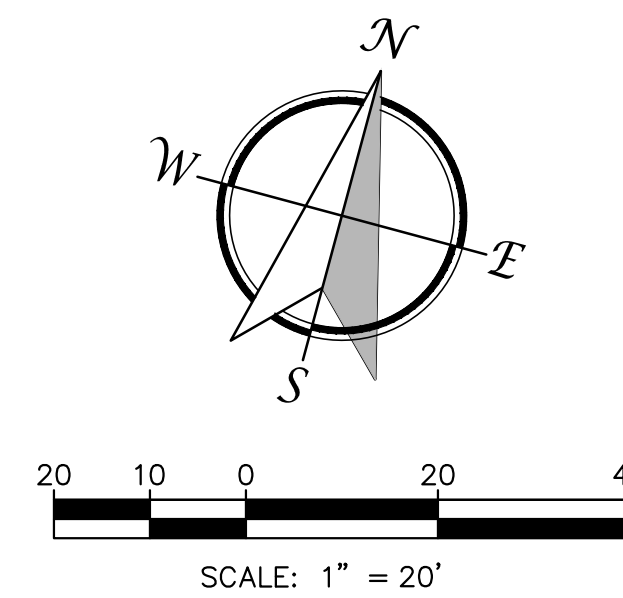
THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS DELINEATED BY PROPER AUTHORITIES WITHIN THE SURVEYED PROPERTY.

LEGEND

●	FOUND 3/4" IRON PIPE
+	STEEL GUARD POST
+	SIGN POST
+	DRAIN MANHOLE
+	DRAIN INLET
+	SEWER MANHOLE
+	ELECTRIC BOX
EV	ELECTRIC VAULT
+	ELECTRIC MANHOLE
T	TRANSFORMER
+	PVC UTILITY STUB
+	CABLE TELEVISION BOX
+	COMMUNICATIONS BOX
CV	COMMUNICATIONS VAULT
+	TRAFFIC SIGNAL
+	TRAFFIC SIGNAL BOX
+	LIGHT
+	LIGHT PULL BOX
+	BACKFLOW PREVENTER
+	WATER VALVE
+	FIRE HYDRANT
+	FIRE DEPARTMENT CONNECTION
+	POST INDICATOR VALVE
+	WATER MANHOLE
WB	WATER BOX
+	IRRIGATION CONTROL VALVE
+	IRRIGATION CONTROL BOX
+	SPOT ELEVATION
+	ELEVATION CONTOUR
O.R.S.C.	OFFICIAL RECORDS OF SACRAMENTO COUNTY
+	CONCRETE PAVING
+	UNDERGROUND SANITARY SEWER (APPROXIMATE)
+	UNDERGROUND STORM DRAIN (APPROXIMATE)
+	UNDERGROUND WATER LINE (APPROXIMATE)



VICINITY MAP
NOT TO SCALE



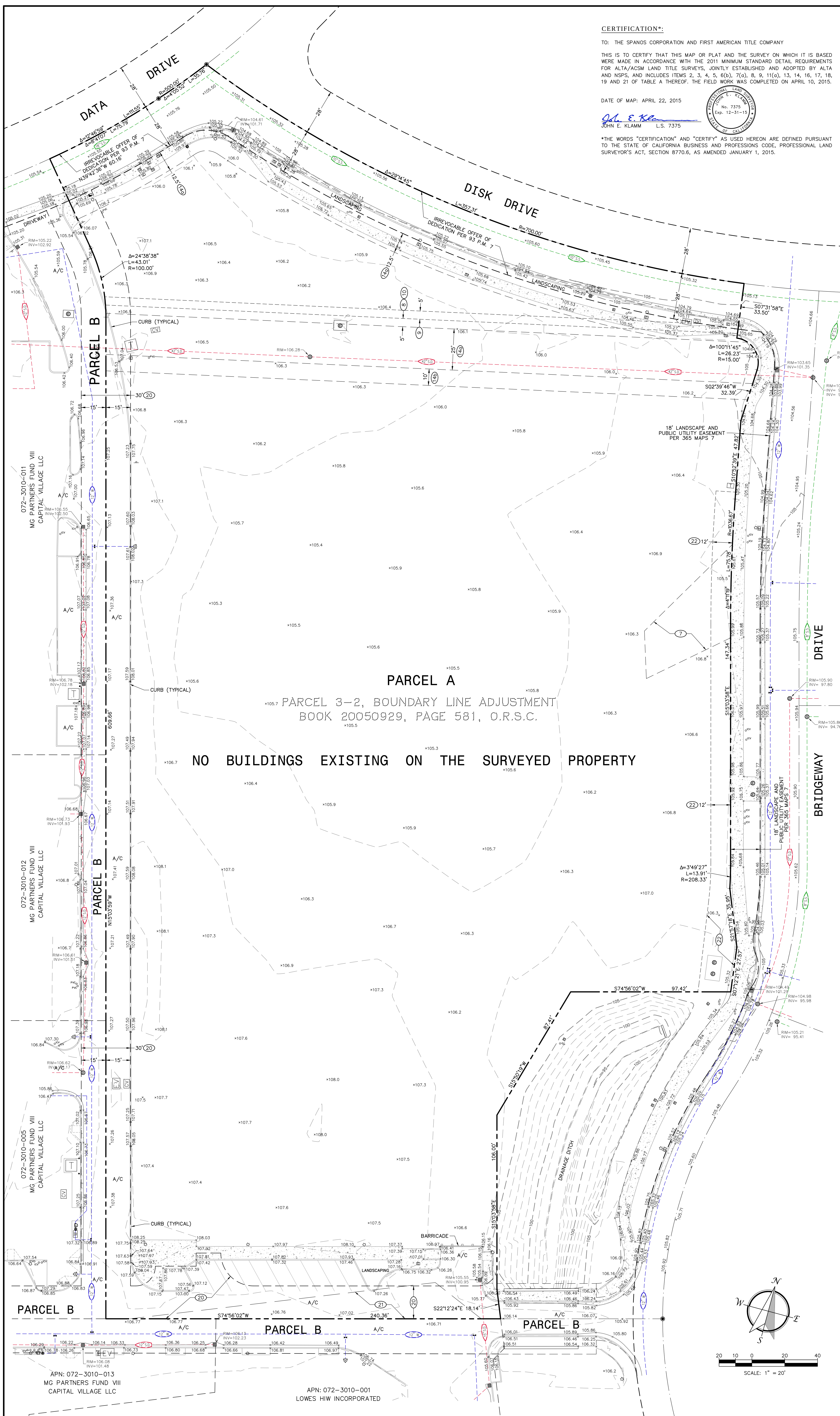
ALTA/ACSM LAND TITLE SURVEY
PARCEL 3-2, BOUNDARY LINE ADJUSTMENT
BOOK 20050929, PAGE 581, O.R.S.C.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

Scale: 1"=30' Date: APRIL 2015 Revised:

P:\Projects\303-003\02 DWG\A- Survey\MASTER\303-003-003-ALTA.dwg, 04-22-15

TS&D ENGINEERING, INC.
31 Natoma Street, Suite #160
Rancho Cordova, CA 95670
916.444.4444

AGENDA ITEM 2.1





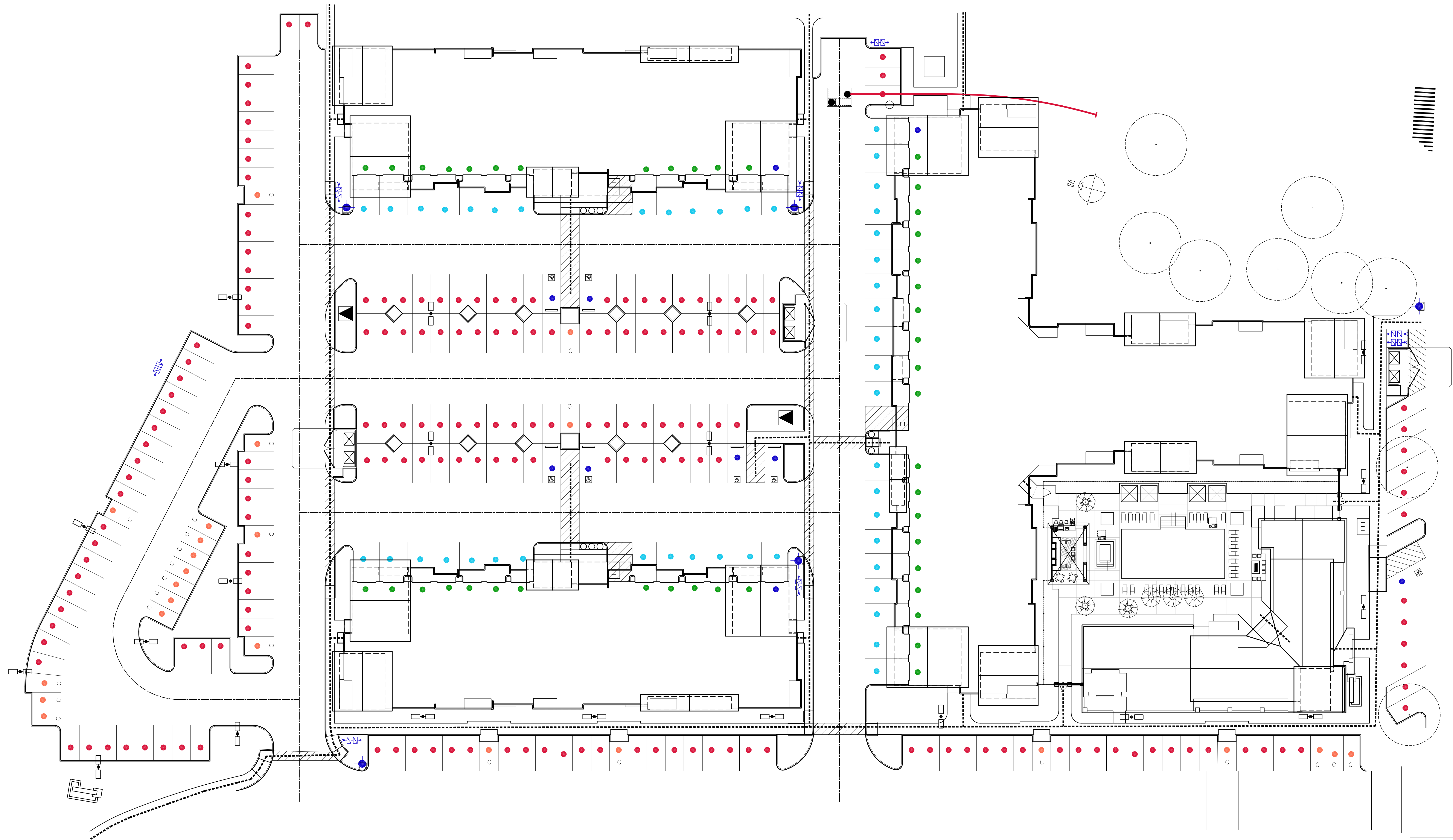




1 Overall First Floor Composite
SCALE: 1/8"=1'-0"



1 Overall Second Floor Composite
SCALE: 1/8"=1'-0"



1 Roof Composite Plan
SCALE: 1"=20'-0"



Front Elevation



Left Elevation

Right Elevation



Rear Elevation

Bridgeway Apartments
Rancho Cordova, CA

I Building



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Pool Cabana

Right ElevationRear ElevationLeft ElevationFront Elevation



Rancho Cordova, CA

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bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

PRELIMINARY LANDSCAPE PLAN EXHIBITS

BRIDGEWAY SQUARE APARTMENTS

CITY OF RANCHO CORDOVA, CA

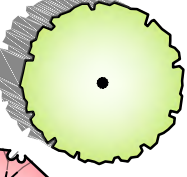
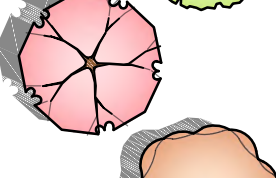
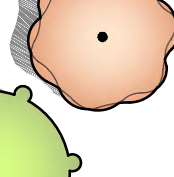
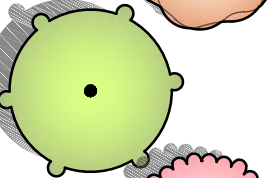
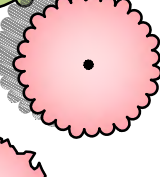
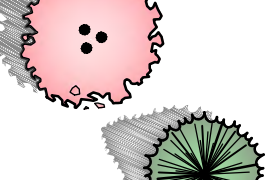
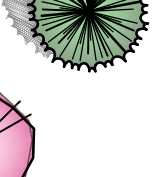
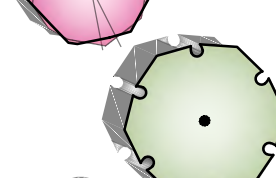
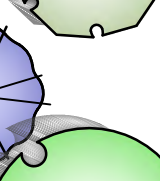
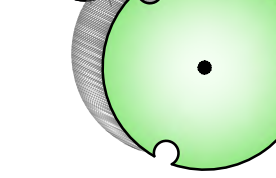
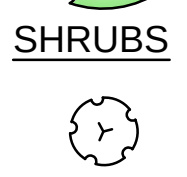
84



AGENDA ITEM 2.1

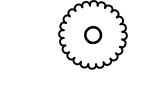
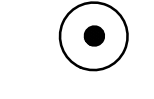
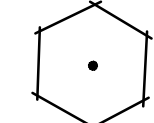
PRELIMINARY PLANT PALETTE

This plant schedule is intended to provide the basic palette of plant materials proposed for the project. This palette may contract or expand as the actual planting design is embarked upon. However, the type of plant materials reflected will remain the same. Note: Shrub and GC symbol not illustrated on Preliminary Planting Plan.

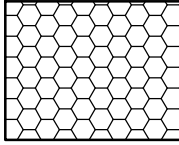
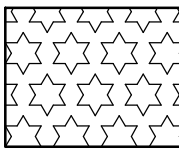
TREES	BOTANICAL NAME	COMMON NAME	CONT
	Acer buergerianum Medium Water Use	Trident Maple	15 gal
	Acer japonicum `Bloodgood` Medium Water Use	Bloodgood Amur Maple	24" Box
	Acer rubrum `Bowhall Red` Medium Water Use	Red Maple	15 gal
	Acer rubrum `October Glory` TM Medium Water Use	October Glory Maple	24"box
	Arbutus unedo Low Water Use	Strawberry Tree Standard	24"box
	Chilopsis linearis Low Water Use	Desert Willow	24"box
	Cupressus sempervirens Low Water Use	Italian Cypress	15 gal
	Lagerstroemia indica `Muskogee` Low Water Use	Muskogee Crape Myrtle	24"box
	Pistacia chinensis `Keith Davey` Low Water Use	Keith Davey Pistache	15 gal
	Prunus cerasifera `Newport` Medium Water Use	Newport Flowering Plum	15 gal
	Zelkova serrata `Village Green` Medium Water Use	Sawleaf Zelkova	15 gal
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Azalea x `Autum Twist` TM Medium Water Use	Encore Azalea ` Autumn Twist`	5 gal
	Berberis thunbergii (species) Low Water Use	Barberry	5 gal
	Callistemon citrinus `Little John` Low Water Use	Dwarf Bottle Brush	5 gal
	Camellia sasanqua Medium Water Use	Camellia	5 gal
	Carpenteria californica Low Water Use	Bush Anemone	5 gal
	Cistus x purpureus Low Water Use	Orchid Rockrose	5 gal
	Heteromeles arbutifolia Low Water Use	Toyon	5 gal
	Juniperus chinensis `Blue Point` Low Water Use	Blue Point Juniper	5 gal
	Juniperus chinensis `Sea Green` Low Water Use	Sea Green Juniper	5 gal
	Juniperus scopulorum `Skyrocket` Low Water Use	Skyrocket Juniper	5 gal
	Juniperus virginiana `Silver Spreader` Low Water Use	Silver Spreader Juniper	5 gal
	Nandina domestica `Compacta` Low Water Use	Compact Heavenly Bamboo	5 gal
	Nandina domestica `Moon Bay` TM Low Water Use	Moon Bay Nandina	5 gal
	Nerium oleander `Petite Salmon` Low Water Use	Petite Salmon Oleander	5 gal
	Prunus caroliniana `Compacta` Low Water Use	Carolina Cherry	5 gal
	Raphiolepis indica `various species` Low Water Use	India Hawthorn	5 gal
	Salvia greggii `Lipstick` Low Water Use	Autumn Sage	5 gal
	Teucrium fruticans Low Water Use	Bush Germander	5 gal
	Xylosma congestum `Compacta` Low Water Use	Compact Xylosma	5 gal
CYCADS/PALMS	BOTANICAL NAME	COMMON NAME	CONT
	Cycas revoluta Medium Water Use	Sago Palm	5 gal
GRASSES	BOTANICAL NAME	COMMON NAME	CONT
	Festuca glauca `Elijah Blue` Low Water Use	Elijah Blue Fescue	1 gal
	Festuca mairei Low Water Use	Atlas Fescue	1 gal
	Juncus glaucus Medium to High Water Use	Blue Rush	1 gal
	Lomandra longifolia `Breeze` Low Water Use	Dwarf Mat Rush `Breeze`	1 gal
	Muhlenbergia rigens Low Water Use	Deer Grass	5 gal
PERENNIALS AND BOLD ACCENT PLANTS	BOTANICAL NAME	COMMON NAME	CONT
	Agapanthus africanus `Queen Anne` Medium Water Use	Queen Anne Lily of the Nile	1 gal
	Agapanthus Species Medium Water Use	Blue Lily of the Nile	5 gal
	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal
	Cordylina x `Baueri` Low Water Use	Bauer's Dracaena	5 gal
	Dietes vegeta `Johnsonii` Low Water Use	Fortnight Lily	5 gal
	Gaura lindheimeri `Dark Pink` Low Water Use	Dark Pink Guara	1 gal
	Hemerocallis hybrid Medium Water Use	Daylily ("Evergreen" Variety)	2 gal
	Lavandula stoechas Low Water Use	Spanish Lavender	1 gal
	Phormium tenax `various species` Low Water Use	New Zealand Flax	5 gal
	Tulbaghia violacea `Silver Lace` Medium Water Use	Silver Lace Society Garlic	1 gal
	Yucca recurvifolia Low Water Use	Spineless Yucca	5 gal
	Zauschneria californica `Bert's Bluff` Low Water Use	Bert's California Fuchsia	1 gal
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT
	Solanum jasminoides Medium Water Use	Potato Vine	1 gal
WOODY GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Lantana camara `Sunburst` Low Water Use	Sunburst Spreading Lantana	1 gal
	Mahonia aquifolium `Compacta` Medium Water Use	Compact Oregon Grape	5 gal

PRELIMINARY LANDSCAPE PLAN EXHIBITS
BRIDGEWAY SQUARE APARTMENTS
CITY OF RANCHO CORDOVA, CA

85



GROUND COVERS



Mahonia repens Medium Water Use	Creeping Mahonia	1 gal
Myoporum x `White` Low Water Use	Myoprorum White	1 gal
Rosa acicularis `Flower Carpet Varieties` Medium Water Use	Red Groundcover Rose	2 gal
Rosmarinus officinalis `Huntington Carpet` Low Water Use	Huntington Carpet Rosemary	1 gal
Trachelospermum asiaticum `Asiatic` Medium Water Use	Asiatic Jasmine	1 gal
Trachelospermum jasminoides Medium Water Use	Star Jasmine	1 gal

BOTANICAL NAME	COMMON NAME	CONT
Annual Flowers High Water Use	Seasonal Flowers selected by contractor	4"pot
RIVER RUN ROCK MULCH	4" SIZE RIVER RUN COBBLE ROCK	SF

GENERAL LANDSCAPE DESIGN NOTES

The design of the landscape and irrigation system is intended to meet the State of California's Model Landscape Water Efficient Landscape Ordinance. Toward this end, the project will include the following best practices:

1. If proposed, lawn grass areas will utilize a low water use hybrid sod grass, and will be limited in its use. Lawn area shall be irrigated by a low volume pop-up rotary sprinkler system.
2. Plant materials will be located based on their micro-climate expectations.
3. Hydrozone irrigation techniques will be incorporated.
4. The plant palette will utilize low (majority of plant materials) to medium water use plant materials appropriate to the climate zone region.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprays (where appropriate in lawn or large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system.
6. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system.
7. The irrigation system shall be designed to meet the most current State and local agency water conservation policies / standards.
8. Trees shall be planted from a minimum 15-gallon container size. Root barriers shall be utilized where trees are planted within 10-ft. of streets or sidewalks.
9. Shrub planting shall be a minimum 5-gallon size container.
10. Various small perennial plants, ornamental grasses, and ground covers shall be planted from a minimum 1-gallon container. Some fast growing groundcovers may be planted from 4" pots.
11. Parking areas will be screened from the street by plant materials with a minimum height of 30".
12. A minimum 3-inches of wood bark mulch shall be spread in all non-lawn grass planter areas to conserve water and mitigate weeds.

PARKING AREA SHADE CALCULATION

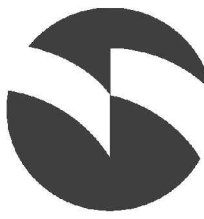
Square footage coverage for type of tree based on City of Sacramento shade tree list (note Rancho Cordova does not have a shade coverage list by tree)

Trees used for parking area shade calculations

25-30 ft. Crown Diameter						
BOTANICAL NAME	706	530	354	177	TOTAL S.F.	
	100%	75%	50%	25%		
Acer Rubrum 'October Glory'	7	10	11	0	14136	
Pistache Chinensis 'Keith Davey'	0	1	11	0	4424	
Zelkova serrata 'Village Green'	0	1	9	0	3716	
						22276
20-25 ft. Crown Diameter						
BOTANICAL NAME	491	368	246	123	TOTAL S.F.	
	100%	75%	50%	25%		
Arbutus undedo	6	4	7	0	6140	
Prunus cerasifera 'Newport'	0	0	1	1	369	
						6509
15-20 ft. Crown Diameter						
BOTANICAL NAME	314	236	157	79	TOTAL S.F.	
	100%	75%	50%	25%		
Acer buergerianmnum	0	0	3	0	471	
Acer rubrum 'Bowhall'	0	0	5	0	785	
Lagerstromeia indica	0	0	10	0	1570	
						2826
Total Tree Shade (SF)					31,611	
Total Parking Area (includes backup) (SF)					87,599	
Percent Shade					36%	

PRELIMINARY PLANT LIST
September 18, 2015

Scott Robertson, Landscape Architect, LLA4271



omni · means
ENGINEERING SOLUTIONS

AGENDA ITEM 2.1

PROJECT SIGN MONUMENT CONCEPT:

TWO FREESTANDING SIGN MONUMENTS (AT THE CLUB HOUSE, AND AT DATA DR. & PRIVATE DR., REFLECTING THE THEME MONUMENTS ESTABLISHED BY THE CAPITAL VILLAGE SIGN MONUMENT GUIDELINES. THE SIGN AT THE CLUB HOUSE WILL BE A SCALED DOWN VERSION REFLECTING A SIMILAR THEME.



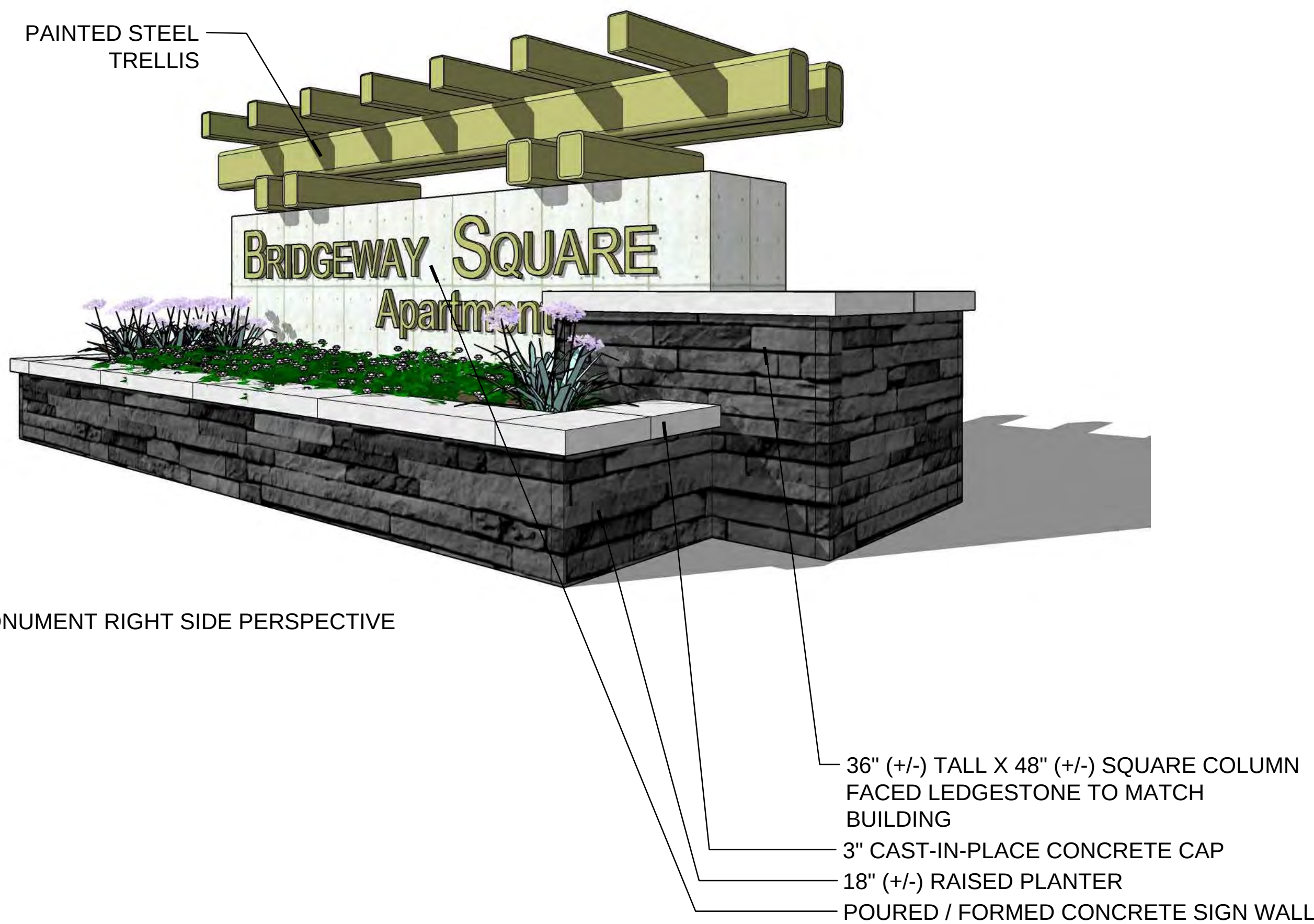
SIGN MONUMENT ELEVATION



VIEW 1 - SIGN MONUMENT AT THE CORNER OF DATA DRIVE AND PRIVATE DRIVE



SIGN MONUMENT LEFT SIDE PERSPECTIVE



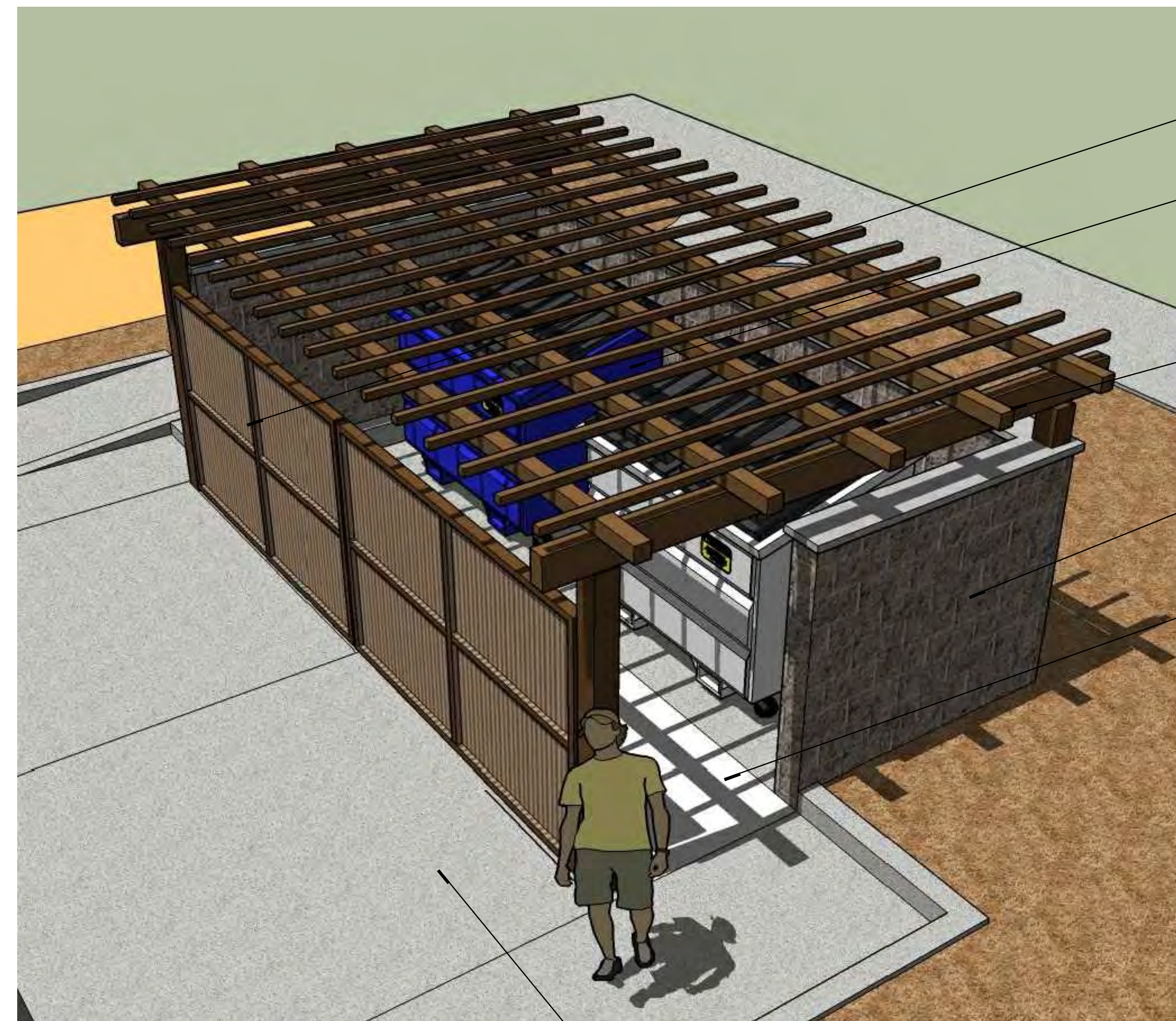
SIGN MONUMENT RIGHT SIDE PERSPECTIVE



SIGN MONUMENT AT CLUBHOUSE - ELEVATION

TRASH ENCLOSURE DESIGN ELEMENTS:

- 6-FT. TALL SPLIT FACE CMU ENCLOSURE WITH TUBULAR STEEL LATTICE SHADE STRUCTURE.
- TUBULAR STEEL METAL GATE FRAME WITH CORRUGATED GATE PANELS.
- ENCLOSURE PROVIDES FOR UP TO (2) 6-CUBIC YARD DUMPSTER BINS TO ACCOMMODATE TRASH AND RECYCLE MATERIALS.
- BOTH BINS WILL BE "ACCESSIBLE" PER CALIFORNIA TITLE24.
- PLANT MATERIALS WILL BE PLANTED TO SOFTEN THE VISUAL IMPACT OF THE STRUCTURE.



VIEW 2 - TRASH ENCLOSURE OVERVIEW

CONCRETE TRUCK APRON

- STEEL SOLID PANEL GATES
- REGULAR TRASH AND RECYCLE BINS
- TUBULAR STEEL LATTICE STRUCTURE
- SPLIT FACE CMU WALL CONSTRUCTION
- ACCESSIBLE ENTRY TO TRASH BINS
(5-FT. MINIMUM CLEARANCE INSIDE
BETWEEN BINS AND GATE)

VARIOUS STRUCTURES
September 18, 2015

Scott Robertson, Landscape
Architect, LLA4271



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ENGINEERING SOLUTIONS

PRELIMINARY LANDSCAPE PLAN EXHIBITS
BRIDGEWAY SQUARE APARTMENTS
CITY OF RANCHO CORDOVA, CA

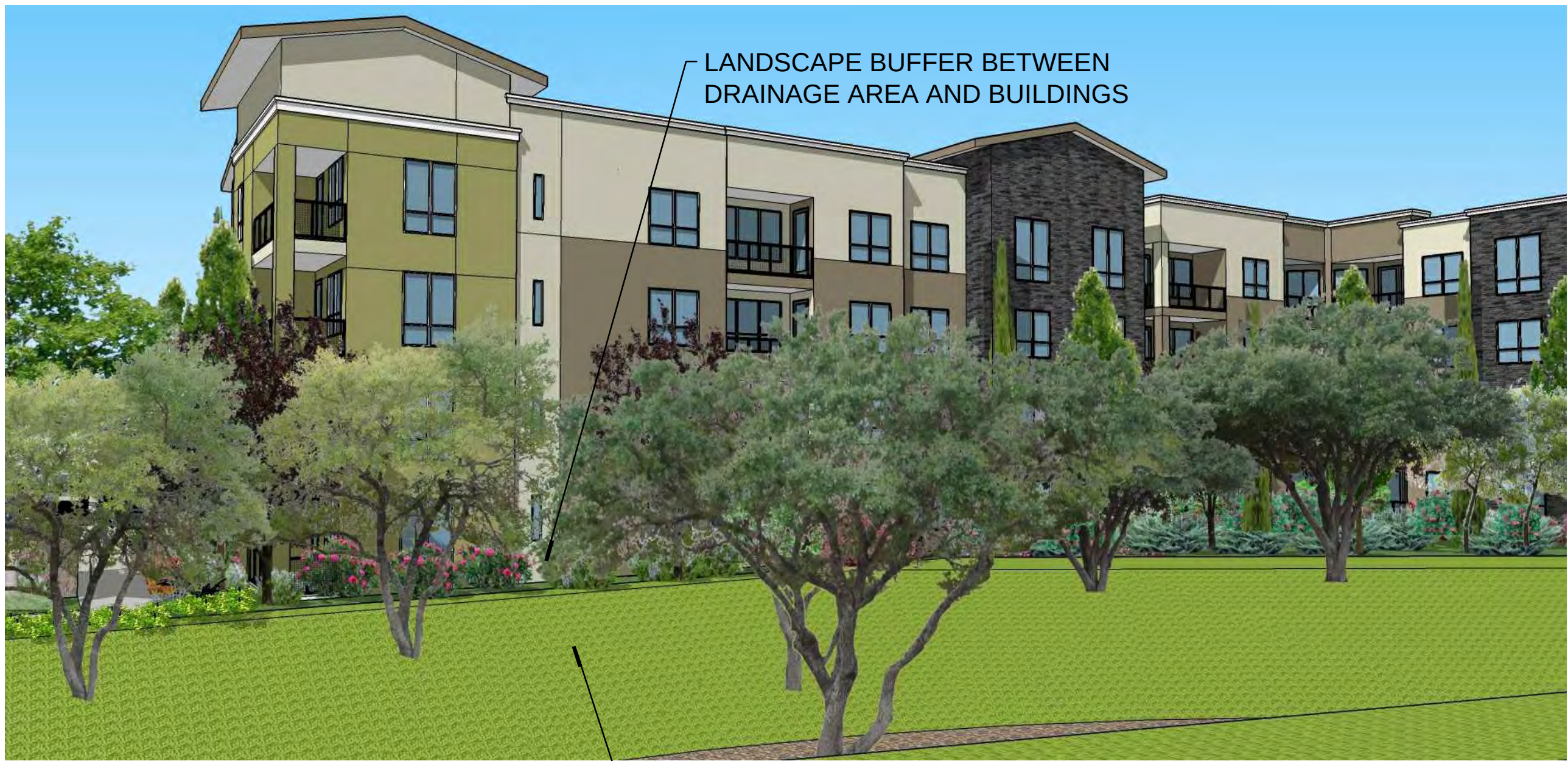
87.3



VIEW 3 - CLUB HOUSE AS SEEN FROM COMMERCIAL AREA



VIEW 4 - FRONT OF CLUB HOUSE



VIEW 5 - VIEW ACROSS DRAINAGE CHANNEL — EXISTING DRAINAGE CHANNEL PLANTED WITH OAK TREES



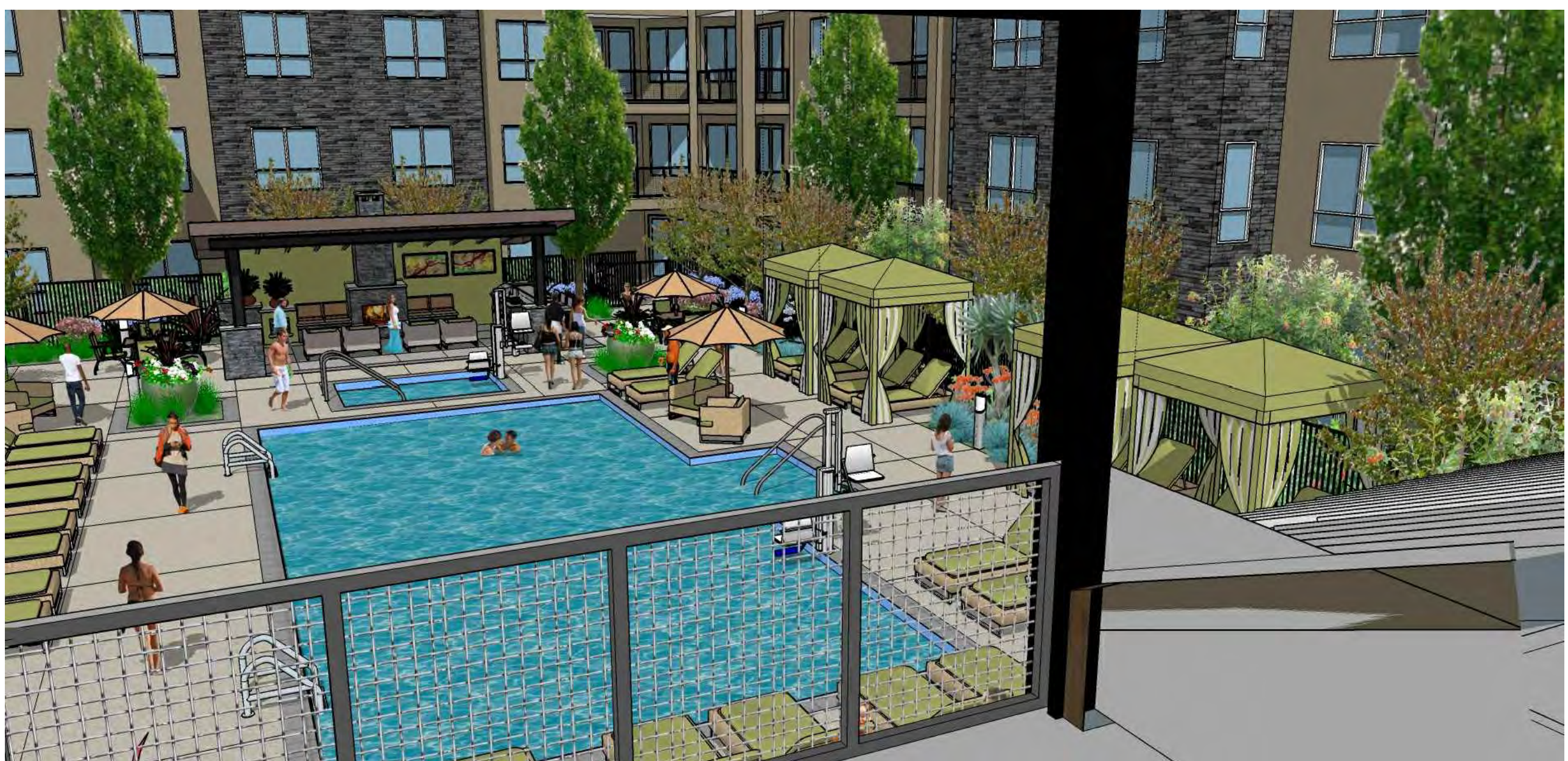
VIEW 6 - TYPICAL BUILDING ENTRY TREATMENT — INTERIOR BIKE STORAGE — BIKE RACKS — BENCH



VIEW 7 - TYPICAL BUILDING ENTRY TREATMENT



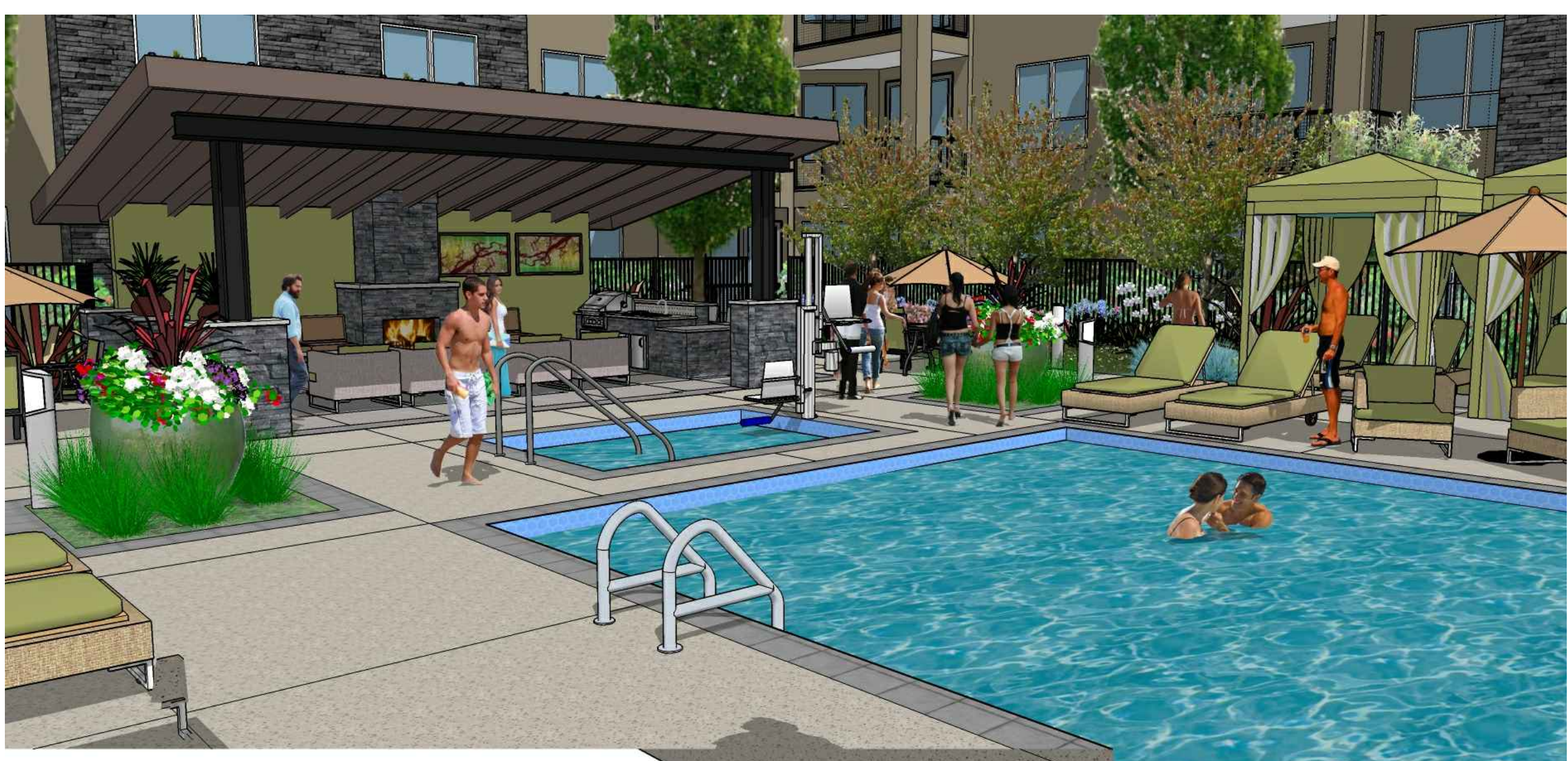
VIEW 8 - TYPICAL GARAGE PLANTER TREATMENT — DWARF ALBERTA SPRUCE



VIEW 9 - POOL AREA AS SEEN FROM CLUB HOUSE



VIEW 10 - POOL AREA AS SEEN FROM APARTMENT



VIEW 11 - POOL AREA CABANA STRUCTURE

POOL AREA DESIGN ELEMENTS:

THE POOL AREA WILL BE THE CENTRAL RECREATION AREA FOR THE PROJECT. ASSOCIATED WITH THE CLUBHOUSE, THE POOL AREA WILL PROVIDE SWIMMING, SPA, AND SUN BATHING ACTIVITIES.

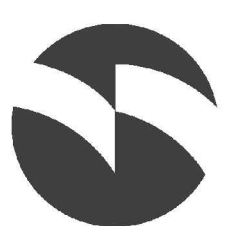
SEATING AREAS, INCLUDING LOUNGING AREAS AROUND THE POOL, A FIRE TABLE, AND FIRE PLACE / BBQ / DINING CABANA PROVIDE SOCIALIZING OPPORTUNITIES DURING THE DAY AND EVENING.

RESIDENT ACCESS TO THE POOL AREA WILL BE FROM TWO OUTSIDE GATED ENTRANCES - ONE FROM THE WEST AND ONE FROM THE SOUTH. DIRECT ACCESS TO THE POOL AREA IS ALSO PROVIDED FROM THE CLUB HOUSE AND APARTMENT BUILDING.

A VARIETY OF LUSH LOOKING SHRUBS, PERENNIALS AND GROUND COVERS WILL PROVIDE A RELAXING OASIS ENVIRONMENT. TALL NARROW TREES PROVIDE SOFTENING TO THE MASS OF THE BUILDING, WHILE SMALL FLOWERING TREES IN THE POOL AREA PROVIDE A PEDESTRIAN LEVEL TREE.

MISC. LANDSCAPE IMAGES
September 18, 2015

Scott Robertson, Landscape Architect, LLA4271



omni · means
ENGINEERING SOLUTIONS

AGENDA ITEM 2.1

BRIDGEWAY SQUARE

APARTMENTS

RANCHO CORDOVA, CA

No.	Date	Issue
		Building Dept. Submittal

Project Architect DV

Project Designer TB

Date05-19-2015

Job Number2015-053

Drawn ByJG

Checked ByTB/JA

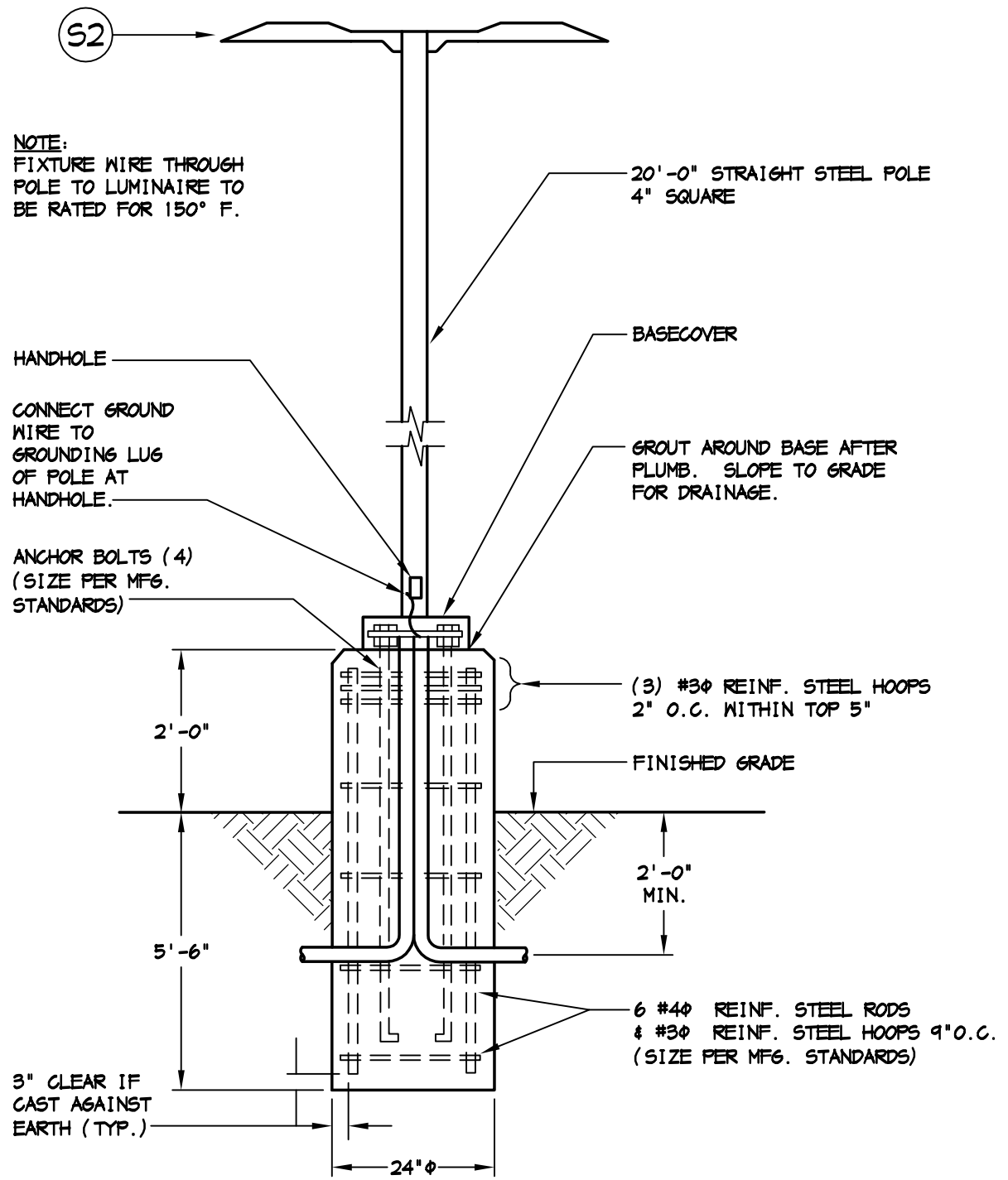
TitleSYMBOLS LIST,
LTG FIXTURE SCHEDULE

Sheet Number

E1.08

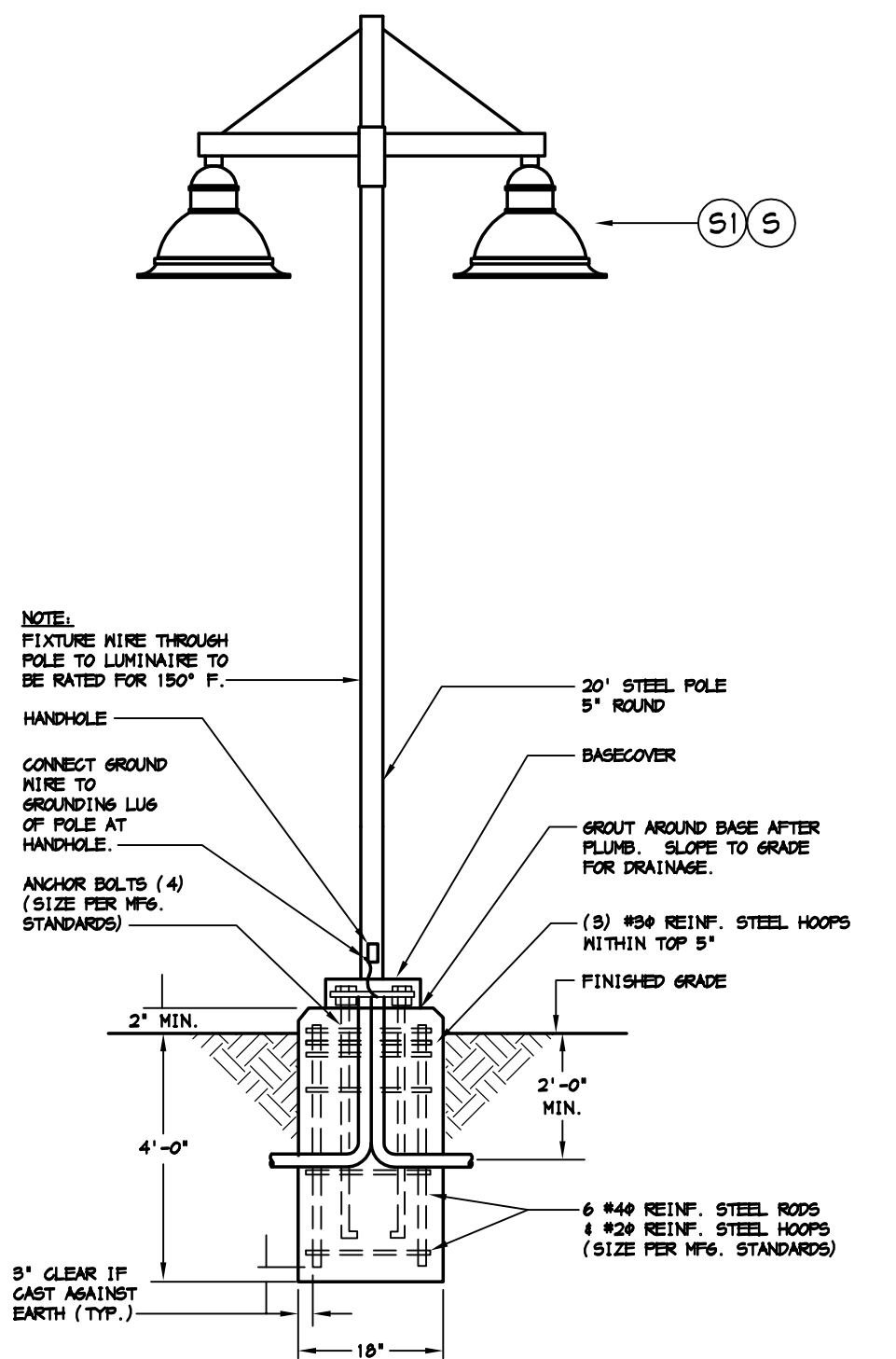
LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING	REMARKS
S	LED DECORATIVE POLE LIGHT	ANTIQUE STREET LAMPS ELM25 FT 68LED 525 FT 40K/55520 56 T20 DDB BC DECORATIVE BASE MERM 5" FINISH	109W LED	109	MOUNTED ON 20' POLE 4" DIA. ROUND	.
S1	LED DECORATIVE POLE LIGHT DOUBLE HEAD	ANTIQUE STREET LAMPS ELM25 FT 68LED 525 FT 40K/55520 56 T20 DDB BC DECORATIVE BASE MERM 5" FINISH	109W LED	218	MOUNTED ON 20' POLE 4" DIA. ROUND	
S2	POLE MOUNTED FIXTURE DOUBLE HEAD	LITHONIA DSX1 LED 60C 1000 40K T3M MVOLT SPA PIRH BL50 DDBXD	LED	418	POLE Ø 22'	
S3	HID WALL PACK	E-CONOLIGHT E-NPDH076Z	1-TON MH	95	WALL MOUNTED +12'-0"	

SYMBOLS LIST	
SYMBOL	DESCRIPTION
	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
	LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD)
	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE
	SINGLE POLE TOGGLE SWITCH, 20A, 120-277V AT +48" MAX (TOP OF BOX)
	THREE WAY TOGGLE SWITCH 20A, 120-277V AT +48" MAX (TOP OF BOX)
	SUBSCRIPT DENOTES OUTLET OR FIXTURE CONTROLLED AT +48" MAX (TOP OF BOX)
	DIMMING SWITCH 20A, 120-277V AT +48" MAX (TOP OF BOX)
	LOW VOLTAGE 3-WIRE MOMENTARY SWITCH
	THERMAL OVERLOAD SWITCH
	MAIN SWITCHBOARD
	LIGHTING OR DISTRIBUTION PANEL
	TERMINAL CABINET
	JUNCTION BOX
	PULL BOX
	MOTOR STARTER, SEE MP45. CONNECT AS REQUIRED
	HEAVY DUTY SAFETY TYPE DISCONNECT SWITCH, SIZE & NEMA TYPE AS REQUIRED, F=FUSED
	FLAG NOTE SHOWN ON SAME SHEET
	CIRCUIT CONCEALED IN CEILING OR WALL
	CIRCUIT CONCEALED IN FLOOR OR UNDERGROUND
	EXISTING CIRCUIT
	HOME RUN TO PANELBOARD OR TERMINAL CABINET
	DENOTES # OF #12 WIRES, NO MARKS = 2 #12, 1/2" C, CURVED HATCH DENOTES EQUIPMENT GROUND, DOT DENOTES ISOLATED GROUND, OTHERS AS NOTED
	TELEPHONE TERMINAL BOARD "TTB": 4'x8'x3/4" PLYWOOD BACKBOARD WITH FOURPLEX RECEPTACLE & (1) #6 GND, UON
NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.	
ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CL6	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
GFCL	GROUND FAULT CIRCUIT INTERRUPT
IG	ISOLATED GROUND
MP45	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
(N)	NEW
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PTB	PROVISION FOR FUTURE BREAKER
PNL	PANELBOARD
(R)	RELOCATED
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
MP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE "WEATHERPROOF WHILE IN USE". (CEC 406.9)



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

BRIDGEWAY SQUARE

APARTMENTS

RANCHO CORDOVA, CA

No.	Date	Issue
		Building Dept. Submittal

Project Architect

DV

Project Designer

TB

Date

05-19-2015

Job Number

2015-053

Drawn By

JG

Checked By

TB/JA

Title

SITE PLAN - PHOTOMETRIC

Sheet Number

E2.1

68

C:\sds\PROJ\2015-053-Rancho Cordova Apartments Photometric\Drawings\15053-E2.0.dwg Time: Aug 26, 2015 - 03:03pm Login: jgaines Dimscale: 360 L1Scale: 1 Images: "303-003V.dwg" "303-003T-Demo.dwg" Xrefs: HICH Base A15.dwg "Clubhouse First Floor.dwg" "Building 1 First Floor.dwg" "Building 1 First Floor.dwg"

AGENDA ITEM 2.1



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"



CAPITOL CITY DESIGN INC
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0135
916.375.0773 fax
www.capcitydesign.com

Sheet Number

E3.106

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

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Rancho Cordova is host to over 20 large-scale employers that employ over 20,000 workers, 5,000 of which work within a mile of the proposed Bridgeway Square Luxury Apartment project.



Bridgeway Square

IN RANCHO CORDOVA



The Bridgeway Square Luxury Apartments



LUXURY APARTMENT RESIDENTS WILL BE GOOD FOR BUSINESS

Rancho Cordova is host to over 20 large-scale employers that employ over 20,000 workers, 5,000 of which work within a mile of the proposed Bridgeway Square Luxury Apartment project. Most of these local workers reside elsewhere and commute in to work to Rancho Cordova each day, returning home where they contribute to the local economy. Offering young professionals and employed individuals with disposable income a modern, luxury living environment near their places of employment, along with the ability to walk to restaurants, stores and local establishments during the evenings and weekends as well as the work week will strengthen Rancho Cordova's local economy and ensure the continued success of the City's local businesses.

The Bridgeway Square Luxury Apartments is a proposed luxury 190-unit multi-family development on 5.2 acres southwest of Bridgeway and Disc Drives in the city of Rancho Cordova near Sacramento, California. Catering to professionals who work in Rancho Cordova and desire a low-maintenance living experience, close to employment centers, restaurants and retail establishments, this proposed luxury apartment complex will include onsite parking, a 7,500 square foot clubhouse with a pool, spa, fitness center, a business center, a media room and separate game room, an outdoor lounge, barbecue and upscale kitchen facilities.

A VISION OF THE FAMILY-OWNED A.G. SPANOS COMPANIES

The Bridgeway Square Luxury Apartment project is proposed by A.G. Spanos Companies, a family-owned business located in Stockton, California whose expertise and pride has been built on the development of unique multifamily living units throughout the United States. A fully integrated multifamily developer, A.G. Spanos Companies, operated by the Spanos Family, manage all aspects of project development, including operating as its own general contractor after permitting, and ultimately being managed by the family's in-house property management team. The A.G. Spanos Companies are engaged, accountable and full-fledged members of every community in which they work.



WALKING AND BIKING EVERYWHERE MEANS FEWER CARS ON THE ROAD

In a traditional multifamily development, residents return home and leave again via car to dine, shop and conduct routine business. At the proposed Bridgeway Square Luxury Apartments, residents will return home and walk or bike to dining, shopping and other establishments because

everything they need will be right there within walking distance. On the weekends, they will stay home – frequenting local Rancho Cordova business establishments. The walkable nature of this proposed living experience will result in fewer cars on the road than a typical multifamily project – reducing traffic, using less fuel resources, and limiting gas emissions into the air – all important goals.

THE LUXURY APARTMENT COMPLEX WILL BE LESS THAN A MILE FROM LIGHT RAIL

Bridgeway Square Luxury Apartment residents who work in Sacramento will easily be able to commute to their jobs via Sacramento's light rail – with the Zinfandel light rail station walkable and less than a mile away from the complex. Residents who desire to frequent dining, shopping and event opportunities in Downtown Sacramento will also be able to take advantage of the complex's proximity to light rail.



NEGLECTIBLE IMPACT ON LOCAL PUBLIC SAFETY, SCHOOLS, WATER AND GARBAGE SERVICE

The proposed Bridgeway Square Luxury Apartment complex, especially tailored for young professionals and couples, is comprised of studio, one and two bedroom units, housing approximately 270 residents in units ranging in size from 477 square feet to 1,225 square feet. Prospective tenants are likely single or young couples, most starting out or without children, who desire a low-maintenance, social living environment with luxury amenities. Professional estimates indicate that a project of this nature will not present a burden of any kind to local schools. Our project will use reclaimed grey water for its landscaping and will be built with strict water conservation technology so that water consumption in the apartments will be far less than an average home. All of our multifamily projects are equipped with state-of-the-art recycling and garbage collection systems that exemplify our commitment to recycling and reusing valuable materials. Our management team is experienced in weeding out problem tenants, and making sure all residents adhere to strict rules, respecting the law, as well as neighboring residents.



PROVIDING MUCH-NEEDED REVENUE TO FUND LOCAL GOVERNMENT SERVICES

In addition to the benefits already outlined, the Bridgeway Square Luxury Apartment project, if approved by the Rancho Cordova City Council, will provide the city additional revenue from the local sales tax being earned for the purchase of building supplies as well as an increase in property tax from the development. These are funds that can be used for additional services important to the City of Rancho Cordova.



SUPPORTED BY THE RANCHO CORDOVA CHAMBER OF COMMERCE

The proposed
Bridgeway Square
Luxury Apartment
project is proudly supported by the Rancho
Cordova Chamber



of Commerce, in addition to many other local residents and business owners who support the creation of a living experience where residents can walk, bike, shop and live within walking distance to restaurant, retail shops and light rail.

**FOR MORE INFORMATION CONTACT
PATRICK STELMACH
(916) 817-9148
PATRICKSTELMACH@GMAIL.COM**



**RANCHO
CORDOVA**
CHAMBER OF COMMERCE

Honorable Robert J. McGarvey
& City Council Members
2729 Prospect Park Drive
Rancho Cordova, CA 95670

October 20, 2015

Dear Mayor McGarvey and Members of the Rancho Cordova City Council,

Re: Support for the Bridgeway Square Luxury Apartments

On behalf of the Rancho Cordova Chamber of Commerce, our 430 members and the Board of Directors, we would like to offer our strong support for the approval of the Bridgeway Square Luxury Apartments.

Our Government Relations Committee, after hearing from both proponents and opponents, thoroughly reviewed the project and recommended a support position to our Board of Directors. The Board also reviewed the proposal and formally voted to support the project.

It is our position that a development of this caliber will be a valuable asset to our community. Bridgeway Square will attract young professionals who desire to work and live here. Spending will stay local and these new residents will leave their car at home in favor of walking or biking to work, parks, restaurants, coffee shops, shopping, and other activities.

We are confident that it is projects like Bridgeway Square Luxury Apartments that will encourage a “fresh take” from folks considering locating to our wonderful community.

Thank you for your consideration and we encourage your support for this project.

Sincerely,

Steve Millner, Chairman
Rancho Cordova Chamber of Commerce



TO: Rancho Cordova City Council
Mayor Robert J. McGarvey
Vice Mayor David Sander
Council Members Donald Terry,
Linda Budge & Dan Skoglund
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments in the vacant piece of property in Capitol Village.

Currently, most of Rancho Cordova's workforce resides outside the city, commuting into work daily and leaving at the end of the day, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy thriving in our city.

Bridgeway Square will be modern, high-end apartments, catering to individuals who wish to live near their place of employment, near shopping and restaurants. They will leave their car at home in favor of walking or biking to work, parks, restaurants, coffee shops, shopping, and other activities. There is no other similar upscale rental housing in Rancho Cordova.

Our local businesses support the proposed Bridgeway Square Luxury Apartments. The professionals who work in our city will find this proposed luxury complex a special place to live.

Please take my support into consideration when you vote on this important project.

Thank you,

A handwritten signature in black ink, appearing to read "R. J. McGarvey", written over a horizontal line.

MONARK CALIFORNIA OFFICE

A 6085 STATE FARM DR #200
ROHNERT PARK, CA 94928

T 707 588 3200

W MONARKHOME.COM

LIGHTBULBSPLUSINC

2689 Citrus Road

Rancho Cordova, Ca. 95742

Ph: 916-635-1127 Fx: 916-635-1161

Rancho Cordova City Council

City Hall 2729 Prospect Park Drive

Rancho Cordova, CA 95670

Mayor McGarvey and Councilmembers:

I am a businessperson in Rancho Cordova and I WOULD LIKE TO REGISTER MY SUPPORT FOR THE PROPOSED BRIDGEWAY SQUARE LUXURY APARTMENT COMPLEX you are considering for approval.

I would like to share with you why I support this proposed new luxury rental complex.

As a local businessperson, I know how vital it is to promote initiatives to improve our business climate and attract individuals to frequent Rancho Cordova businesses. Our local businesses need the professionals who work in Rancho Cordova to LIVE IN RANCHO CORDOVA, instead of leaving our City at the end of the work day. The Bridgeway Square Luxury Apartments will provide the utmost in amenities and give its residents the ability to enjoy their time off walking or biking to local recreational, retail and dining establishments in Rancho Cordova, with a light rail line less than a mile from their door allowing easy access to the capitol.

We need these new, unique type of rental apartments in our City – to attract young professionals to live and work in Rancho Cordova – spending nights and weekends frequenting our local businesses.

Thank you in advance, for listening to my opinions. Please support this project – IT WILL BE GOOD FOR RANCHO CORDOVA and will benefit our local economy.

Best Regards,



Karin Magnes

President

Light Bulbs Plus

Karin Magnes

2689 Citrus Road
Rancho Cordova, Ca 95742
Office (916) 635-1127
Fax (916) 635-1161

Cell (530) 903-1604 | KMagn



5161 Auburn Blvd
Sacramento, Ca 95841
Office (916) 332-3551
Fax (916) 332-3596

AGENDA ITEM 2.1



Rancho Cordova City Council
 Mayor Robert J. McGarvey
 Vice Mayor David Sander
 Council Member Donald Terry
 Council Member Linda Budge
 Council Member Dan Skoglund
 2729 Prospect Park
 Drive Rancho Cordova, CA 95670



Jane S. Daly
 Vice President & Manager

ATTACHMENT 7

2880 Sunrise Blvd., Suite 100
 Rancho Cordova, CA 95742

Direct: (916) 852-5601
 Office: (916) 635-4553
 Customer Service: 1-800-760-2265
 Fax: (916) 635-5219
 Jane.daly@fbol.com

1-800-760-BANK
 firstbanks.com

98

PLEASE REGISTER MY SUPPORT FOR THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments in the vacant piece of property in Capitol Village across from Lowe's.

Currently, most of Rancho Cordova's workforce resides outside the city, commuting into work daily and leaving at the end of the day, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy thriving in our city.

Bridgeway Square will be modern, high-end apartments, catering to individuals who wish to live near their place of employment, near shopping and restaurants. They will leave their car at home in favor of walking or biking to work, parks, restaurants, coffee shops, shopping, and other activities. There is no other similar upscale rental housing in Rancho Cordova.

Our local businesses support the proposed Bridgeway Square Luxury Apartments. The professionals who work in our city will find this proposed luxury complex a special place to live – much better than the current piece of dirt that currently blights Capital Village.

Please take my support into consideration when you vote on this important project.

Sincerely,

Jane S. Daly
 Vice President and Manager

Phone: (916) 636-0176 Fax: (916) 636-0196
3221-2 Zinfandel Drive, Rancho Cordova, CA 95670

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Mayor McGarvey and Councilmembers:

I work in Rancho Cordova and **I WOULD LIKE TO REGISTER MY SUPPORT FOR THE PROPOSED BRIDGEWAY SQUARE LUXURY APARTMENT COMPLEX** you are considering for approval.

I would like to share with you why I support this proposed new luxury rental complex.

As an individual who works in this city, I know how vital it is to promote initiatives to improve our business climate and attract individuals to frequent Rancho Cordova businesses.

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We need these new, unique type of rental apartments in our City – to attract young professionals to live and work in Rancho Cordova – spending nights and weekends frequenting our local businesses.

Thank you in advance, for listening to my opinions. Please support this project – **IT WILL BE GOOD FOR RANCHO CORDOVA** and will benefit our local economy.

Best Regards,

A handwritten signature in blue ink, appearing to be 'O. Frank'.



August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments on the currently-vacant property by Bridgeway and Disc Drives, across from Lowe's in Rancho Cordova.

Rancho Cordova has over 20 large-scale employers with over 20,000 employees who commute in and out of our city daily, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy *thriving* in our city.

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Please take my support into consideration when you vote on this important project.

Thank you,

Steve Galstyan

3221 Zinfandel Dr
Rancho Cordova, CA 95670

916-853-1494 *phone*
916-853-9453 *fax*

Jeff Hargrave
General Manager

Restaurant Support Center
1902 Wright Place, Suite 300
Carlsbad, CA 92008
760/929-8226

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

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Thank you,



August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments on the currently-vacant property by Bridgeway and Disc Drives, across from Lowe's in Rancho Cordova.

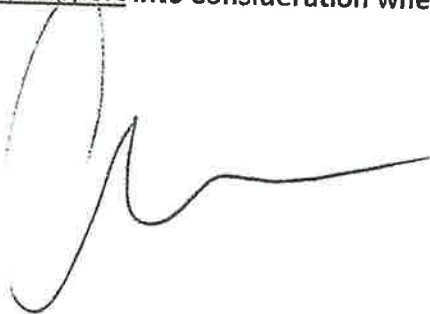
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Please take my support into consideration when you vote on this important project.

Thank you,



clint hostetler
707 628 3067
hostetler@hosbak.com

HOSBAK.COM | HOSTETLER BAKKIE DESIGN



Volunteers of America

NORTHERN CALIFORNIA & NORTHERN NEVADA

Chris Mann

Project Supervisor

S.T.E.P.

10630 Schirra Avenue, Mather, CA 95655
Tel: (916) 706-3017 Fax: (916) 706-3457
cmann@voa-ncnm.org | www.voa-ncnm.org

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Mayor McGarvey and Councilmembers:

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Best Regards,

LANCE COWLEY 211 Lincoln Street, Roseville, CA 95678
Account Executive Tel: 916 846 7443
Commercial Sales
LANCE.COWLEY@consolidated.com
www.consolidated.com

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Rancho Cordova, CA 95670

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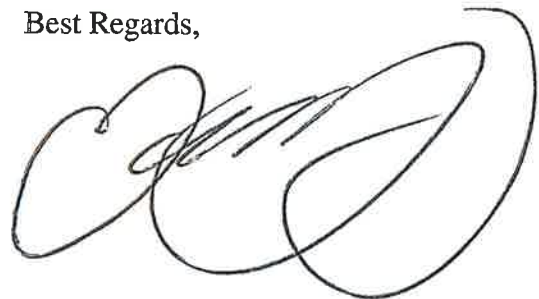
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August, 2015

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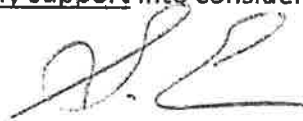
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Thank you,



STEVE EASTER
Bridgeway Square

August, 2015

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Thank you,



Justin A. Leech
Benefit Advisor



Arthur J. Gallagher & Co.

Gallagher Benefit Services of California Insurance Services
11060 White Rock Road, Suite 160
Rancho Cordova, CA 95670

CA Lic # 0D36879
justin_leech@ajg.com

d 916.431.2504
c 916.390.0134
f 866.549.9298

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City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Desert Capital Management Group, Inc.

Best Regards,




NATASHA DICKERSON
ADMINISTRATION DEPARTMENT
2377 GOLD MEADOW WAY, SUITE 100
GOLD RIVER, CA 95670
PHONE: 916.966.3100
FAX: 916.966.3101
NATASHA.DICKERSON@AOL.COM
WWW.DSRTCPTL.COM

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
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Sincerely,

Kevin Nazaryan

5

Steve Rexroat
916.288.0934
Steve_rexroat@libertyhor
equity.c

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
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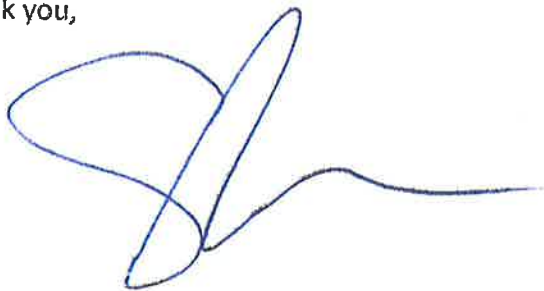
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Debi Hollis
Motion Control Engineering
11380 Whole Rock Rd
RC 95742

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Capitol Administrators
 2920 Prospect Park Drive
 Rancho Cordova, CA
 95683

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ATTACHMENT 7

Mark Mendelsohn

V.P. Sales & Marketing

Style Media Group
120 Blue Ravine Rd., Ste. 5
Folsom, CA 95630

p 916.988.9888 x 106
m 818.992.6492
f 916.596.2100

mark@stylemg.com
www.stylemg.com

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Rancho Cordova, CA 95670

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Best Regards,

Kathleen Maldonado



Kathleen-Maldonado
General Manager

Ritesh Singh

Fairfield Inn & Suites by Marriott[®]
Rancho Cordova
10745 Gold Center Drive
Rancho Cordova, CA 95670
T 916.858.8680
F 916.858.8668
kathleen.maldonado@marriott.com
fairfield.com/sacfs

August, 2015

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Thank you,

Ritesh Singh

Edward Robert Abella
Representative

Primerica
1111 Howe Ave
Ste 200
Sacramento, CA 95825

916 567 1818 Phone
916 416 8110 Mobile
eabella@primerica.com
primerica.com/abeliae



Rancho Cordova City Council
Mayor Robert McGarvey
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Thank you,

Julie Reardon



Julie Reardon
Executive Associate
CalBRE # 01925466

2580 Fair Oaks Blvd., Suite 20
Sacramento, CA 95825
JReardon@GoLyon.com

Cell (916) 799-0246 • Fax (916) 536-4022 • FB: Reardon Real Estate

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 **Cartridge World**

ACCOUNT EXECUTIVE
11170 Sun Center Drive #200
Rancho Cordova, CA 95670

Phone: 916.859.0961
Fax: 916.859.0963


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Peter Thao

Agent
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3255 West March Lane Suite #300
Stockton, CA 95219
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pthao@ft.newyorklife.com

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*The Company You Keep**

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Sincerely,

A handwritten signature in black ink, appearing to be "Peter Thao", written over a horizontal line.



MARGARET FLANIGAN
Member Services Manager
Margaretf@sparetimeinc.com

2201 GOLD RUSH DRIVE
GOLD RIVER, CA 95670

(916) 638-7001
Fax: (916) 853-1845
www.goldrivercc.com

August, 2015

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LORENA BEIGHTLER
Marketing Director
Lorenab@sparetimeinc.com

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A handwritten signature in cursive script, appearing to read "Lorena Beightler", written in dark ink.

Rancho Cordova City Council
 Mayor Robert McGonigle
 Vice Mayor David Sanders
 Councilmembers Linda Bluge
 Dan Skagland & Donald Fern
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

RE: Please support Bridgeway Square Luxury Apartments – thank you.

Mayor & Councilmembers

I just learned about the possibility of the Bridgeway Square Luxury Apartment complex being built in Capital Village near Lowe's Home Improvement Center.

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Rocky Keopradabsy
 Agent
 CA Ins. Lic. # 0J00681

New York Life Insurance Company
 3255 West March Lane Suite #300
 Stockton, CA 95219
 Cel. 916 914 4755
 rkeopradabsy@ft.newyorklife.com
 www.newyorklife.com

Sincerely,

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

**Marlow Simonetto**

REALTOR®

CalBRE # 01929330

2580 Fair Oaks Boulevard, Suite 20

Sacramento CA 95825

MSimonetto@GoLyon.com

916-996-1767 direct

916-484-3615 office

916-535-5795 fax



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**SACRAMENTO STAND
DOWN ASSOCIATION**

P.O. Box 601536
Sacramento, CA 95860-1536

916-389-8917
president@standdownsacramento.org

www.standdownsacramento.org

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT**

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments on the currently-vacant property by Bridgeway and Disc Drives, across from Lowe's in Rancho Cordova.

Rancho Cordova has over 20 large-scale employers with over 20,000 employees who commute in and out of our city daily, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy *thriving* in our city.

Bridgeway Square will be modern, high-end apartments, catering to individuals who wish to live near their place of employment, near shopping and restaurants. They will leave their car at home in favor of walking or biking to work, parks, restaurants, coffee shops, shopping, and other activities. There is no other similar upscale rental housing in Rancho Cordova.

Many local businesses support the proposed Bridgeway Square Luxury Apartments. The professionals who work in our city will find this proposed luxury complex a special place to live.

Please take my support into consideration when you vote on this important project.

Thank you,

Kim DEWAR
Secretary SAC. Stand Down

Paramountequity.com
10888 White Rock Rd
Rancho, CA
Cordova

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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As an individual who works in this city, I know how vital it is to promote initiatives to improve our business climate and attract individuals to frequent Rancho Cordova businesses.

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Best Regards,


Missy Farris

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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10860 Gold Center Drive
Suite 180
Rancho Cordova, CA 95670
T 916.403.6100 D 916.403.6106
C 916.221.8889 F 916.638.8267
mysti.freyenberger@accountingprincipals.com
accountingprincipals.com

Mysti Freyenberger
MANAGING DIRECTOR

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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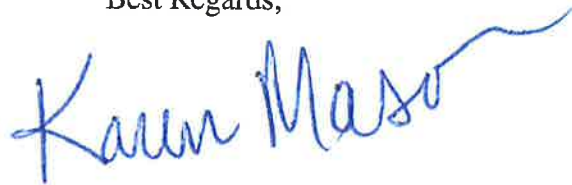
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D 916.403.6100 D 916.403.6107
C 916.317.1224 F 916.638.8267
karen.mason@accountingprincipals.com
www.karenmason.com

Karen Mason
BUSINESS DEVELOPMENT MANAGER



Rancho Cordova City Council
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Sincerely,

A handwritten signature in black ink, appearing to be "R. McGarvey", written in a cursive style with a long horizontal line extending to the right.

MONARK CALIFORNIA OFFICE

6085 STATE FARM DR #200
ROHNERT PARK, CA 94928

707 588 3200

MONARKHOME.COM



Virginia Tylanda
Branch Manager

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

3035 Prospect Park Drive, Ste 60
Rancho Cordova, CA 95670
Direct: 916-288-4110
Fax: 916-288-4299
Toll Free: 800-688-8061
virginia.tylanda@graybar.com

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Walkyria Fidelina Abelia
District Leader

Primerica
1111 Howe Ave
Ste 200
Sacramento, CA 95825

916 567 1818 Phone
916 416 8250 Mobile
wabelia@primerica.com
primerica.com/abeliae

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Dan Skogland & Donald Terry
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Sincerely,



4432 Pittsfield Wy
Mather 95655

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2729 Prospect Park Drive
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Sincerely, *Cynthia Jones*
2133 Walt Ave
SMC, CA 95827

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916-635-5158

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Dan Skogland & Donald Terry
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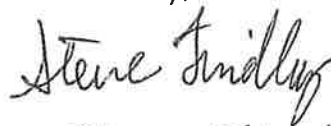
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Steve Findlay

12317 Little Dome Way
Rancho Cordova, CA 95742

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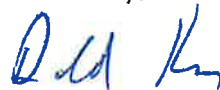
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3423 Kleiner Way

Rc 95670

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Robert Balentine
11221 Russian River Ct
Rancho Cordova CA 95670

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Neha Garg
3300, Capital Center Dr.
198 Bishop Court. CA.
916 318 2624.

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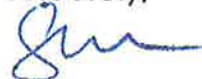
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Lakshmi Setlur
3441 Datta Dr
Apt 562
Rancho Cordova
CA - 95670
916 833-0943

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Noubiah Sebtach
2929 Roubier Rd.
Unit 179
SRL

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Margarita Jamias
4315 Monhegan Way
Rancho Cordova, CA 95655

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Please vote YES to approve Bridgeway Square Luxury living – your support will be greatly appreciated.

Sincerely,

Angela Johnson

10453 Buckingham drive 95670
Rancho cordova

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

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Sincerely,

Whitte Seals

10453, Rockingham Dr
Rancho, California
AGENDA ITEM 2.1

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
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2729 Prospect Park Drive
Rancho Cordova, California 95670

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Atmond Bradford
10730 Coloma Rd.
Unit 19
Rancho Cordova, CA 95670

Rancho Cordova City Council
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Councilmembers Linda Budge,
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Sharon
Burnett
PC-10752 Pedro
95670

Sharon
Burnett

Rancho Cordova City Council
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DAVE BURNETT
10752 PEDROWAY
RANCHO CORDOVA
95670

Rancho Cordova City Council
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Sincerely,

LeRoy
LeRoy Kuykendall
10691 Audubon way
RC 95670

Rancho Cordova City Council
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Ken Kestel
2224 Gleneyre Ct
R.C. 95670
635-4731

Sincerely,

Ken Kestel

Rancho Cordova City Council
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Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

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Sincerely,

Mildred Kaykenhall
10691 Audubon Way
R.C. 95670

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Best Regards,

Mercedes McWilliams
2049 Klamath River Dr
Rancho Cordova CA 95670

Rancho Cordova City Council
Mayor Robert McGarvey
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2729 Prospect Park Drive
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Sincerely,

Bonnie Ward
BONNIE WARD
455 ROYAL CREST CIR
RCHO CORDOVA 95670

Rancho Cordova City Council
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MARTI MCKENNA
454 Royal Crest Cir
Rancho Cordova 95670

Rancho Cordova City Council
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2729 Prospect Park Drive
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Hattie Reis

24041 moraine circle #1

Rancho cordova

Ca 95670

916-617-8331

Rancho Cordova City Council
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Carole Bender
2251 Windward Ln.
R.C. 95670

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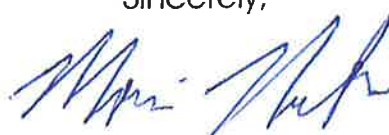
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 Monae Newton
2404 moraine circle Apt 1

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2729 Prospect Park Drive
Rancho Cordova, California 95670

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Eugenia Chien
11070 Lakima River Ct
Rancho Cordova 95670

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Sincerely,

Kevin

10249 COUNTRY WAY
RC SAC CA 95827

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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TO: *Rancho Cordova City Council
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Vice Mayor David Sander
Council Member Donald Terry
Council Member Linda Budge
Council Member Dan Skoglund
2729 Prospect Park Drive
Rancho Cordova, CA 95670*

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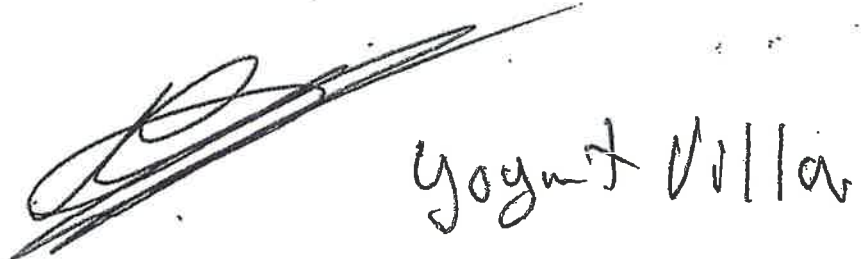
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Please take my support into consideration when you vote on this important project.

Thank you,

A handwritten signature in black ink, appearing to read "Yogen Villa", is written over a large, stylized, scribbled-out signature.

Joann Barba
Manager

10937 Olson Drive
Rancho Cordova, CA 95670
(916) 635-2900

Mon. thru Fri. 9 - 8
Sat. 9 - 7
Sun. 10 - 5

TO: Rancho Cordova City Council
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Sincerely,

Farhad Atoei
Manager



Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Best Regards,


Rina Taron
Donut King.

Sign of the Crab

ATTACHMENT 7

164

August 11, 2015

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Larry H. Jacobs
President

Ashley Harris Marketing

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President

Ashley Harris Marketing, Inc.
3756 Omec Circle, Suite A
Rancho Cordova, CA 95742
Tel 916-638-2722 Fax 916-638-2725
www.signofthecrab.com

Sign of the Crab, LLC
3756 Omec Circle • Rancho Cordova, CA 95742 • (916) 638-2722
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2729 Prospect Park Drive
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General Contractor
Lic# 976857

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Dittman Construction



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2729 Prospect Park Drive
Rancho Cordova, CA 95670*

PLEASE REGISTER MY SUPPORT FOR THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments in the vacant piece of property in Capitol Village across from Lowe's.

Currently, most of Rancho Cordova's workforce resides outside the city, commuting into work daily and leaving at the end of the day, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy thriving in our city.

Bridgeway Square will be modern, high-end apartments, catering to individuals who wish to live near their place of employment, near shopping and restaurants. They will leave their car at home in favor of walking or biking to work, parks, restaurants, coffee shops, shopping, and other activities. There is no other similar upscale rental housing in Rancho Cordova.

Our local businesses support the proposed Bridgeway Square Luxury Apartments. The professionals who work in our city will find this proposed luxury complex a special place to live – much better than the current piece of dirt that currently blights Capital Village.

Please take my support into consideration when you vote on this important project.

Thank you,



Derrick Waddell
Service Technician

15 Years Experience
All Plumbing Installations
Service, Repair and Remodel

(916) 599-0554

Ca Contractors Lic # 987057

AmericanPlumbingAndDrain@gmail.com



TO: Rancho Cordova City Council
Mayor Robert J. McGarvey
Vice Mayor David Sander
Council Member Donald Terry
Council Member Linda Budge
Council Member Dan Skoglund
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Thank you,


American Plumbing

3000 POWER INN RD.
SACRAMENTO,
CALIFORNIA 95826



TEL 916.455.2800
FAX 916.736.2931

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

August 12, 2015

Mayor McGarvey and Councilmembers:

I just learned about the possibility of the Bridgeway Square Luxury Apartment complex being built in Capital Village near Lowe's Home Improvement Center.

As you know, much of Rancho Cordova's workforce resides outside the city, commuting into work daily and leaving at the end of the day, taking with them spending power that could boost our economy. Rancho Cordova needs this type of new and unique housing to attract young professionals and other workers – with disposable incomes – to keep business and our economy thriving in our city.

I would like to register my support for the proposed Bridgeway Square Luxury Apartment Complex.

Please vote YES to approve Bridgeway Square Luxury living – your support will be greatly appreciated.

Sincerely,

Nick J. Sikich
COO Atlas Disposal
Board Member Rancho Cordova Chamber of Commerce
Board Member Cordova Community Council



TO: Rancho Cordova City Council
Mayor Robert J. McGarvey
Vice Mayor David Sander
Council Member Donald Terry
Council Member Linda Budge
Council Member Dan Skoglund
2729 Prospect Park Drive
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Please take my support into consideration when you vote on this important project.

Thank you,



PAMELA TIGUE Owner

9777 Business Park Dr. Suite A
Sacramento, CA 95827

Bus 916.245.3150
Fax 916.400.4998

pam@moderntilesupply.com

TO: Rancho Cordova City Council
Mayor Robert J. McGarvey
Vice Mayor David Sander
Council Member Donald Terry
Council Member Linda Budge
Council Member Dan Skoglund
2729 Prospect Park Drive
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Please take my support into consideration when you vote on this important project.

Thank you,

A handwritten signature in blue ink that reads "Pamela Tigue". The signature is fluid and cursive, with a long, sweeping underline.



Oyler Insurance Team
2933 Gold Pan Ct., Suite E
Rancho Cordova, CA 95670
Bus: 916.635.0444
Fax: 916.635.0346
License# 0777239

August 18, 2015

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

Mayor & Councilmembers,

I recently learned about the possibility of the Bridgeway Square Luxury Apartment complex being built in Capital Village near Lowe's Home Improvement Center.

I feel this would greatly help our community. Right now, our city has a limited supply of housing for professionals who would like to be able to live here, shop here and walk to work during the work week.

We need this type of new housing opportunity, with modern amenities for professionals, like a fitness gym, a large community club house, with a pool, spa, media and game rooms, outdoor lounge, barbecue and kitchen facilities. Bridgeway Square, if approved by the City Council, will be the newest, most modern rental complex in Rancho Cordova.

I am excited about the opportunity to bring this living environment to our city, and the ability such a complex will offer for people, to walk or bike to work, as well as to stores and local restaurants.

I urge you to please vote YES to approve Bridgeway Square Luxury living – your support is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Oyler", with a large, stylized flourish extending to the right.

David R. Oyler, LUTCF
Agency Principal
Oyler Insurance Team
Farmers Insurance



The Best Choice for Your Wellness

TO: Rancho Cordova City Council
Mayor Robert J. McGarvey
Vice Mayor David Sander
Council Member Donald Terry
Council Member Linda Budge
Council Member Dan Skoglund
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Please take my support into consideration when you vote on this important project.

Thank you,

Aaron Robinet,
Owner: Robinet Fitness

www.RobinetFitness.com (916) 293-1830 Aaron_Robinet@RobinetFitness.com

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

RE: Please support Bridgeway Square Luxury Apartments – thank you.

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Please vote YES to approve Bridgeway Square Luxury living – your support will be greatly appreciated.

Sincerely,



10524 Glenview Way
Rancho Cordova Ca 95670
AGENDA ITEM 2.1

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

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Many local businesses support the proposed Bridgeway Square Luxury Apartments. The professionals who work in our city will find this proposed luxury complex a special place to live.

Please take my support into consideration when you vote on this important project.

Thank you,

A handwritten signature in blue ink, enclosed within a hand-drawn oval. The signature appears to be "Payam Lotfi".

Payam Lotfi

Subway



Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Mayor McGarvey and Councilmembers:

I am a businessperson in Rancho Cordova and **I WOULD LIKE TO REGISTER MY SUPPORT FOR THE PROPOSED BRIDGEWAY SQUARE LUXURY APARTMENT COMPLEX** you are considering for approval.

I would like to share with you why I support this proposed new luxury rental complex. As a local businessperson, I know how vital it is to promote initiatives to improve our business climate and attract individuals to frequent Rancho Cordova businesses.

Our local businesses need the professionals who work in Rancho Cordova to LIVE IN RANCHO CORDOVA, instead of leaving our City at the end of the work day. The Bridgeway Square Luxury Apartments will provide the utmost in amenities and give its residents the ability to enjoy their time off walking or biking to local recreational, retail and dining establishments in Rancho Cordova, with a light rail line less than a mile from their door allowing easy access to the capitol.

We need these new, unique types of rental apartments in our City – to attract young professionals to live and work in Rancho Cordova – spending nights and weekends frequenting our local businesses.

Thank you in advance, for listening to my opinions. Please support this project – IT WILL BE GOOD FOR RANCHO CORDOVA and will benefit our local economy.

Best Regards,

MONARK CALIFORNIA OFFICE

A 6085 STATE FARM DR #200
ROHNERT PARK, CA 94928

T 707 588 3200

W MONARKHOME.COM

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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phone 916.485.6923
fax 916.485.4932

NORTHEAST SACRAMENTO
Express Employment Professionals

Kiersten Gonzales (F.O.C.)

Best Regards,

Kiersten Gonzales

1715 Professional Dr.
Sacramento, CA 95825

ExpressPros.com/NESacramentoCA



Bea Lopez of Bea Creativeish

(916) 634-7119 | bea at beacreativeish.com

Facebook, Instagram & Pinterest: BeaCreativeish

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Best Regards,

Barbara Lopez
Resident of Stone Creek
Since 2004

www.ParamountEquity.com ATTACHMENT 7
10888 White Rock Rd.
Rancho Cordova, CA

178

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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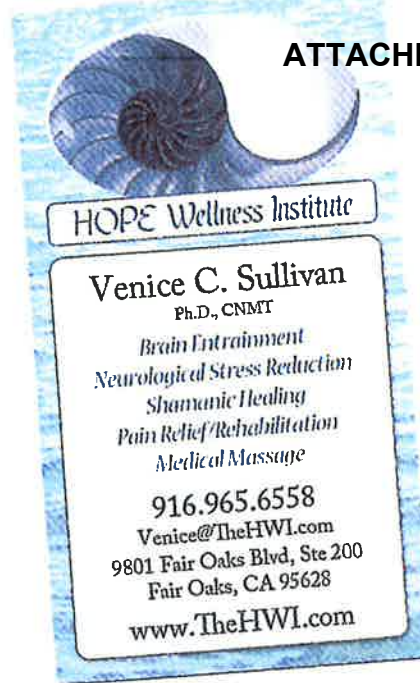
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Best Regards,

Amanda Halley
Amanda Halley



Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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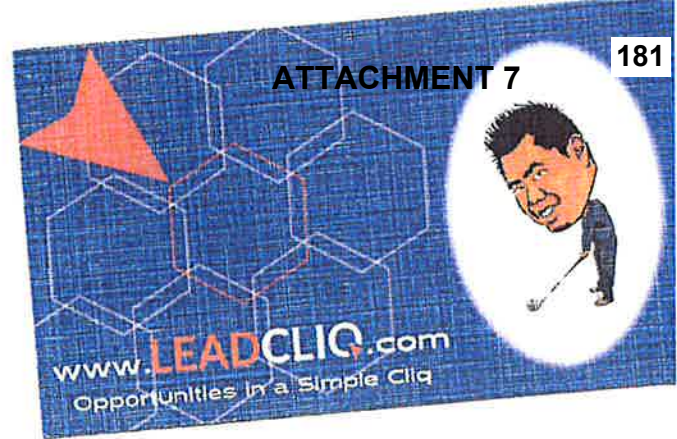
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Please take my support into consideration when you vote on this important project.

Thank you,

Katlyn M.
LeadClic





August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Thank you,

Reagan Macalino




Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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Best Regards,

Michelle Haskins
8/20/15



Heather Schelske
Recreation Supervisor
(916) 366-3133 Ext. 13
Fax: (916) 363-1487

3480 Routier Road
Sacramento, CA 95827
hschelske@crpd.com • www.crpd.com

Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
Dan Skogland & Donald Terry
2729 Prospect Park Drive
Rancho Cordova, California 95670

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Please vote YES to approve Bridgeway Square Luxury living – your support will be greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Heather Schelske".



Jenny Ta
Administrative Assistant
Office: (916) 366-3133
Fax: (916) 363-1487

3480 Routier Road
Sacramento, CA 95827
jta@crpd.com • www.crpd.com

Rancho Cordova City Council
Mayor Robert McGarvey
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Vice Mayor David Sander
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Sincerely,



HALL'S
Windows and doors from a company you trust.

Kyle Ashby / Chuck Leroy
Events Coordinator

11297 White Rock Road, Rancho Cordova, CA 95742
Direct: (916) 669-1483
Fax: (916) 273-5996 Cell: (530) 356-5545
kashby@hallswindowcenter.com | www.hallswindowcenter.com
SCL# 829789



Rancho Cordova City Council
Mayor Robert McGarvey
Vice Mayor David Sander
Councilmembers Linda Budge,
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2729 Prospect Park Drive
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Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Fisher". The signature is written in a cursive, flowing style.

Malhar Joshi
General Manager



Red Roof Inn #665
Rancho Cordova
10800 Olson Drive
Rancho Cordova, CA 95670

P 916.638.2500
F 916.638.2672
i0665@redroof.com
redroof.com

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

I SUPPORT THE BRIDGEWAY SQUARE LUXURY APARTMENTS PROJECT

As a local business person, I am writing to voice my SUPPORT for your approving the Bridgeway Square Luxury Apartments on the currently-vacant property by Bridgeway and Disc Drives, across from Lowe's in Rancho Cordova.

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Please take my support into consideration when you vote on this important project.

Thank you,

Malhar Joshi
Red Roof Inn.



Rebecca Rodriguez
Front Desk Representative

Red Roof Inn #665
Rancho Cordova
10800 Olson Drive
Rancho Cordova, CA 95670

P 916.638.2500
F 916.638.2672
fd.redroof@gmail.com
redroof.com

August, 2015

Rancho Cordova City Council
Mayor Robert J. McGarvey & City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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-Rebecca Rodriguez

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Mayor McGarvey and Councilmembers:

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I would like to share with you why I support this proposed new luxury rental complex.

As an individual who works in this city, I know how vital it is to promote initiatives to improve our business climate and attract individuals to frequent Rancho Cordova businesses.

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Thank you in advance, for listening to my opinions. Please support this project – **IT WILL BE GOOD FOR RANCHO CORDOVA** and will benefit our local economy.



Cheryl Gleason, MS
Assistant Training Director

2941 Sunrise Blvd. Ste #280
Rancho Cordova, CA 95742
cheryl.gleason@rctrainingcenter.com

www.rctrainingcenter.com

916.520.1060 office
916.246.2802 fax

Best Regards,

Rancho Cordova City Council
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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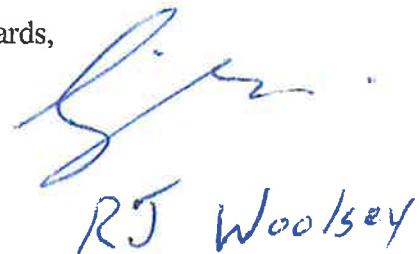
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Best Regards,



RJ Woolsey



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RJ Woolsey



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Rancho Cordova CA 95670
E-mail: rjw@gianellis.net

Phone: 916.366.1342
Fax: 916.389.8783
Cell: 916.730.7696



Nathan McQueen

Training Director

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Individual and Small Business Training Solutions

Rancho Cordova City Council
City Hall
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Howard I. Minster

VP of Marketing & Business Development
howard.resourcemfg@gmail.com

1024 Iron Point Rd Suite 100
Folsom, CA 95630

PH:916-357-6677
Cell:916-264-9171
Fax:855-956-5953

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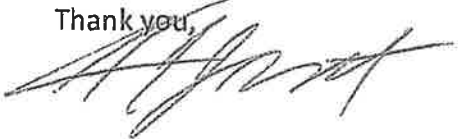
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Steven Campbell
Account Executive



771 Lincoln Street, Roseville, CA 95678
Tel: 916.646.7372

Steven.Campbell@consolidated.com
www.consolidated.com

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Best Regards,

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

Todd Bonanno
Outside Sales Manager

Showroom: (916) 635-7070

Cell: (916) 521-2203

Fax: (916) 852-2830

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City Council Work Session:

Proposed Bridgeway Apartments at Capital Village

[DRAFT]- POWER POINT

October 27, 2015

Today's Purpose

- Present Revised Project.
- Update the Council on the status of staff's review.
- Discussion on project related topics.
- Address questions on proposed project.

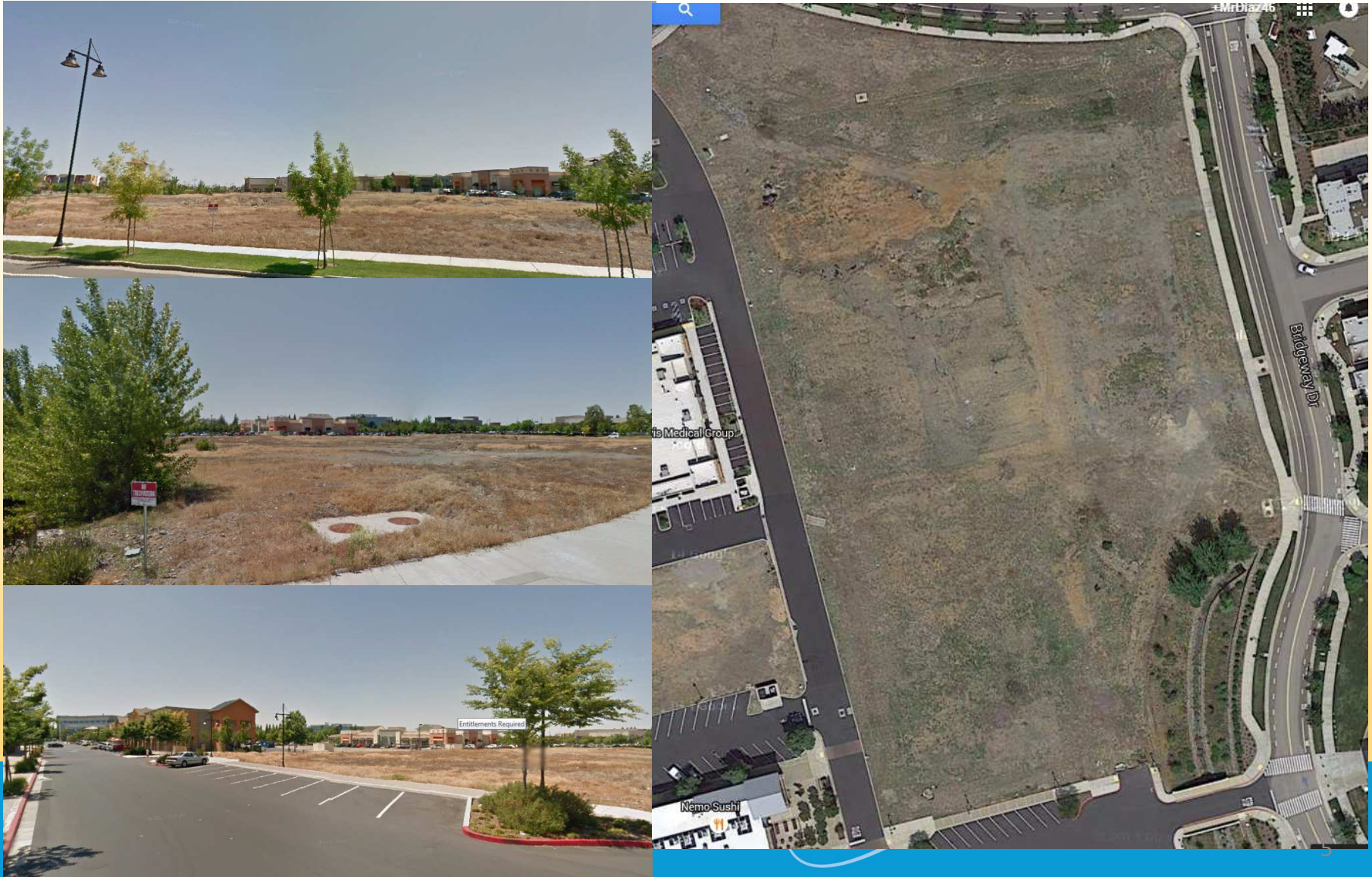
Timeline of Events

- May 18, 2015 the City Council was informed at a public hearing of an impending submittal.
- May 20, 2015 the applicant submitted plans for staff to review.
- June 23, 2015 the applicant hosted a meeting with the residents.
- June 25, 2015 a comment letter from City staff was sent to the applicant regarding design and missing items needed for review.
- July 2015 The applicant provided a summary letter of the issues heard at the June 23rd neighborhood meeting.
- September 18, 2015 the applicant resubmitted plans to address staff's and the residential comments.
- October 15, 2015 the planning department hosted a meeting with the residents.
- October 27, 2015 the planning department hosted a work session with the City Council.

Aerial of Subject Properties

Project
Site

Existing Conditions



Proposed Project

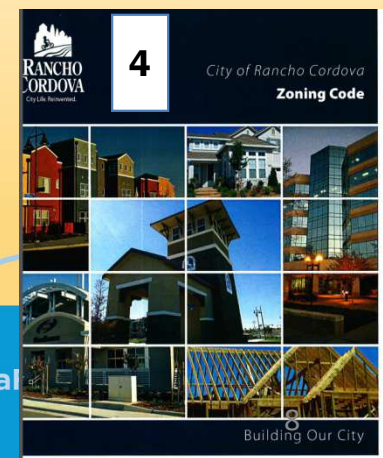
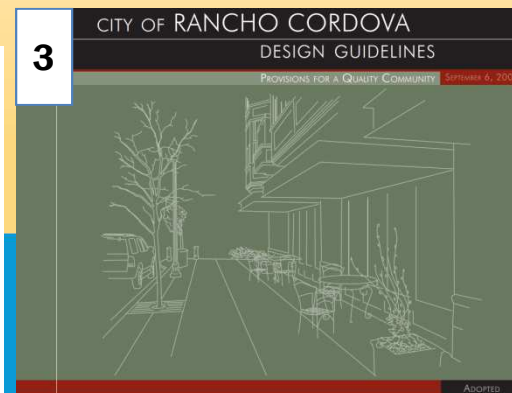
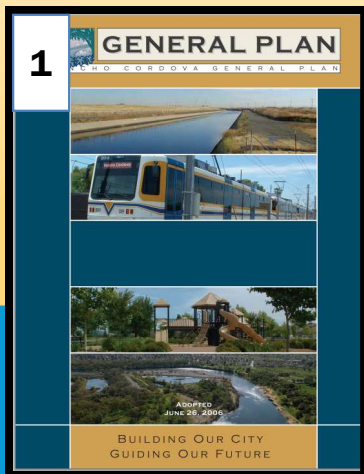
- Approximately 194 market rate units
- 4-stories with no retail
- Ground floor garages.
- Club House for residents.

Entitlements Required

- General Plan Map Amendment
 - Amend error on General Plan map
- Special Planning Area Amendment
 - To allow HDR by-right instead of just CMU
- Development Agreement (DA) Amendment
 - To allow HDR as a permitted multifamily use
- Design Review
- Adjustment Permit (Parking)

Documents Uses for Staff's Review

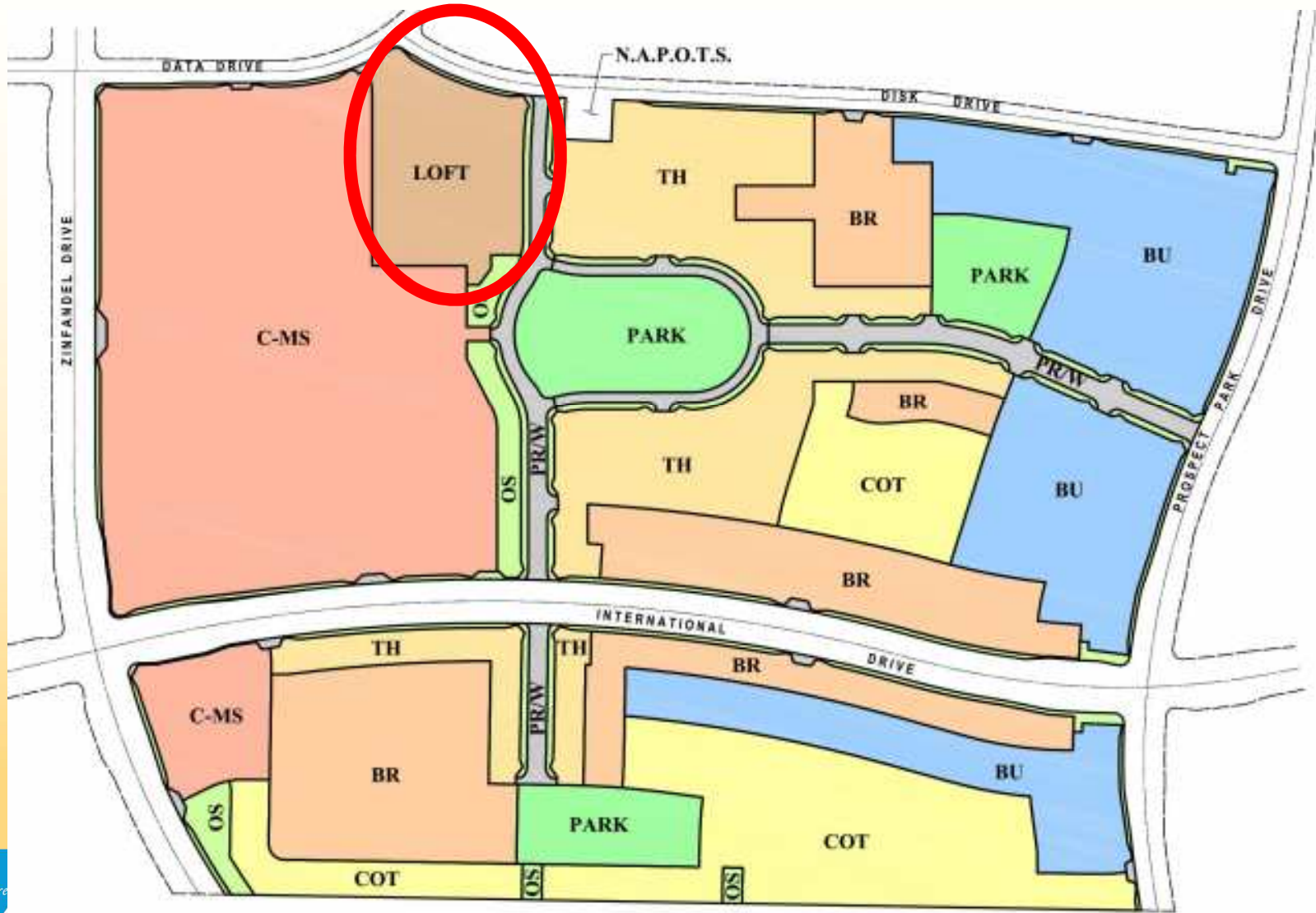
1. General Plan: *Adopted in 2006*
 - Adherence to Overall City Vision
2. Capital Village Special Planning Area: *Adopted 2005*
 - Specific land use (Mixed Use) and previous environmental review
3. City's Design Guidelines: *Adopted 2005*
 - Site planning and Architecture
4. Zoning Code Title 23:
 - Parking, Landscaping, Amenities, etc.



Proposed Project: Main Questions Raised

- Is this consistent with the approved Capital Village Special Planning Area plan?
- How does the design fit with the surrounding architecture and design guidelines?
- Need for this type of housing?
- Will this lead to impacts to traffic, parks, or parking?
- Are there other locations in the City?

2005 (Existing) Zoning



“Loft” Zoning Standards

- Mixed Use Allowed: Density up to 40units/ac
- Ground floor retail and podium design encouraged
- Structure parking strongly encouraged.
- Maximum building height of 150 feet.
- Parking: 2 covered spaces per unit and 0.1 guest spaces per unit. Guest spaces may be uncovered.
- Residential units were to include at least 43 live-work units.

Site Plan



Design Standards

Subject	Permitted/Required	Proposed	Surrounding
Uses	Commercial Mixed Use with ground floor retail and high density housing	High density housing with no ground floor retail	Commercial and Medium Density Residential
Density	40 units/acre	38 units/acre	15-18 units/acre
Potential Units	204 units	194 units	N/A
Height	150ft Max	56ft (tower), 45ft (roofline)	37ft max (townhomes), 60ft max (commercial)
Parking	408 covered ground floor/structured (2 covered per unit, 0.1 guests)	312 uncovered and ground floor garages (2 covered per unit, 0.1 guests)	(3.5 spaces per 1,000 sqft commercial space); (2 covered per townhome plus 0.6 guests).

Conceptual Architecture



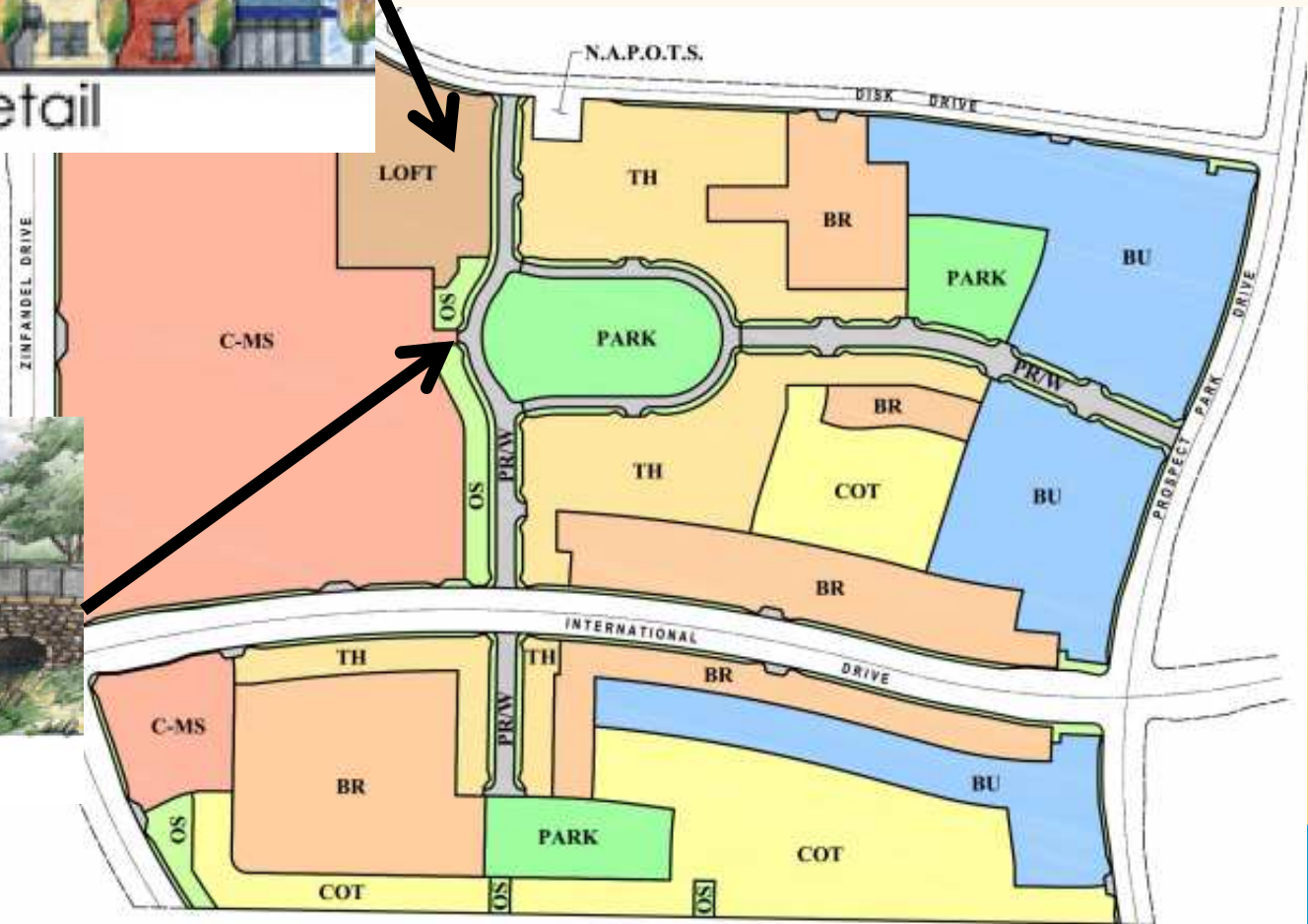
Conceptual Architecture



live/work - retail



main street retail



15

Conceptual Architecture Style

- Reflects an eclectic use of traditional materials and forms unique to Capital Village.
- Forms, proportions and materials used should create visually pleasing buildings.
- Varying materials and styles to convey that the project was built over time.
- Focal points and view corridors throughout the project.
- Colors should be consistent within the Town Center District. Colors should be used to bring together the materials used throughout the project.

Surrounding Architecture- Townhomes to the East



a fresh take.
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CALIFORNIA


aFreshTake.org

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Surrounding Architecture- Commercial to the West



a fresh take.
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CALIFORNIA


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Surrounding Architecture- Commercial to the South/Main Street



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artresmake.org

19

Visualizations

Club House from Capital
Village Lane



Looking North From Capital
Village Lane and Bridgeway Drive



Visualizations- Main Buildings

Club House



VIEW 3 - CLUB HOUSE AS SEEN FROM COMMERCIAL AREA

Club House Entrance



VIEW 4 - FRONT OF CLUB HOUSE

View From
Bridgeway Drive



VIEW 5 - VIEW ACROSS DRAINAGE CHANNEL

EXISTING DRAINAGE CHANNEL PLANTED WITH OAK TREES

Typical Bike Parking



VIEW 9 - TYPICAL BUILDING ENTRY TREATMENT

INTERIOR BIKE STORAGE

BIKE RACKS

BENCH

Typical Building
Entrance



VIEW 7 - TYPICAL BUILDING ENTRY TREATMENT

Typical Garage



VIEW 8 - TYPICAL GARAGE PLANTER TREATMENT

DWARF ALBERTA SPRUCE

Visualizations- Pool and Cabana Area



VIEW 10 - POOL AREA AS SEEN FROM CLUB HOUSE



VIEW 11 - POOL AREA AS SEEN FROM APARTMENT



Revised Design

- Design amendments have been made to make the building elevations more compatible with existing Capital Village designs (residential and commercial).
- More variety in materials, color, and roofline articulation.
- The internal drive aisles have been extended to address the fire departments concerns for access.
- The trash enclosures have moved away from Bridgeway Drive and are located between two of the main structures.
- A traffic study has been completed.
- Additional details have been included regarding the circulation and onsite amenities.
- A lighting study has been submitted.

Revised Elevations



Height to tower
feature peak: 54ft

Height to Eave line :
45-49ft

Front Elevation



Left Elevation

Right Elevation



Rear Elevation

Bridgeway

a fresh take.
RANC

ke.org

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Revised Elevations



Front Elevation



Club House and Pool Cabana



Pool Cabana



Right Elevation



Rear Elevation

Height to tower
feature peak: 46ft



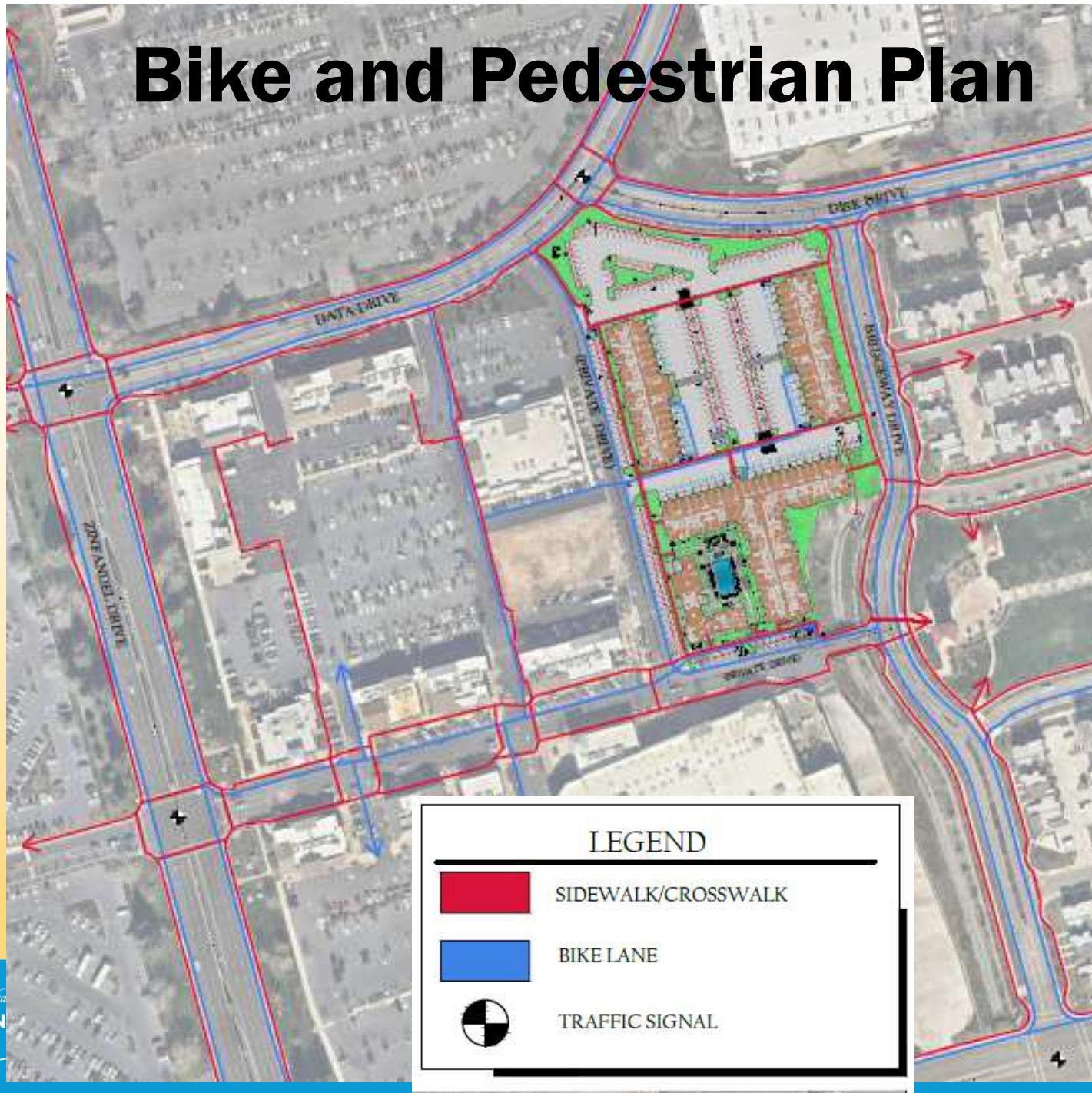
Left Elevation

Height to Eave line :
40ft



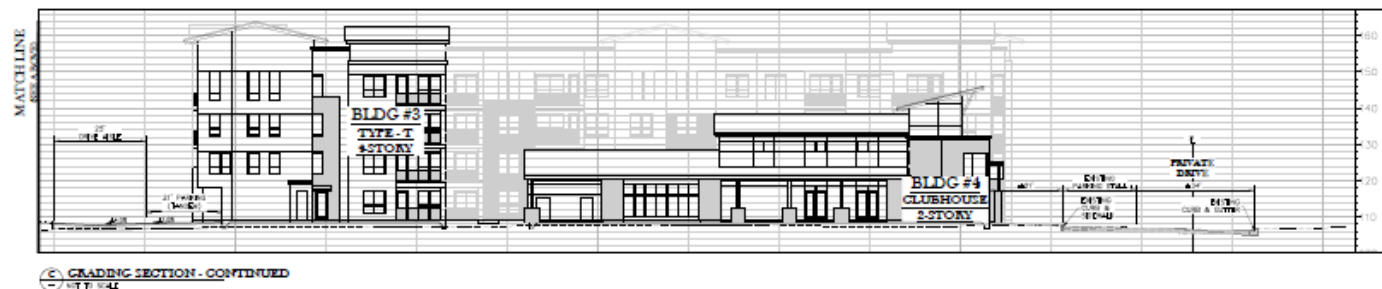
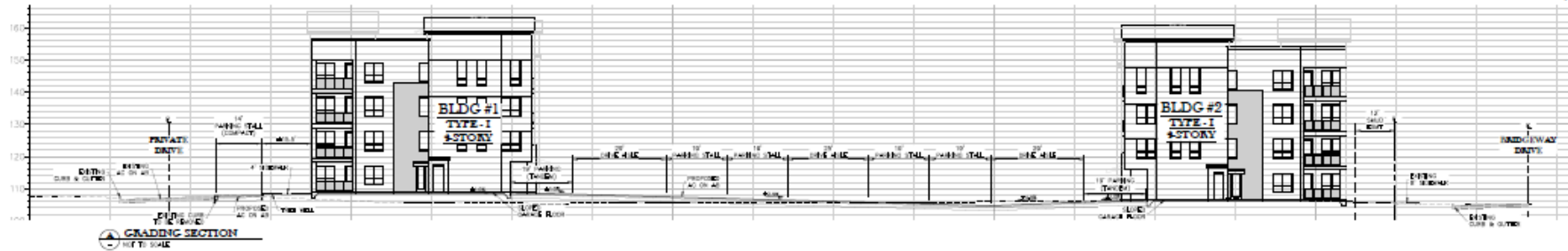
Front Elevation

Bike and Pedestrian Plan



Cross section of Site

CITY OF RANCHO CORDOVA,



PRELIMINARY SITE PLAN
FIGURE 18, 20

TSD ENGINEERS
31 Nakoma Street, Suite 200
Folsom, CA 95630
Phone: (916) 608-0370
Fax: (916) 608-0371

SP-3
28

Need for Housing

The applicant has submitted letters of support as the reasoning for choosing the specific site for the development of their proposed apartment project. These letters include support from:

- *The Chamber of Commerce*
- *Capital Village businesses*

Housing Policies

In addition to the information from the applicant, the following General Plan housing policies apply to the proposed project:

- *Policy H.1.2* – Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, taking into account employment projections, household growth, and the City’s share of regional housing needs.
- *Policy H.1.4* – Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.
- *Policy H.3.1* – Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.
- *Regional Housing Needs Allocation (RHNA)*: The project site was estimated to contain 138 market rate to meet the City’s state housing requirement for market and above market rate housing.

Other Impacts Discussed

- City Staff is in the process of preparing a draft addendum to the previously adopted Capital Village Mitigated Negative Declaration.
- The draft addendum includes an updated traffic study and air quality emissions analysis that quantifies traffic and air quality related impacts.
- At this time, it is believed that all environmental impacts will be equal or less than previously identified in the Capital Village Mitigated Negative Declaration. This is due in large part to the fact that the proposed project would be subject to the existing Capital Village mitigation measures.

[illegible]

Other Impacts Discussed-Parks

- There are two existing parks (Village Green Park and Renaissance Park) and a third (Cobblestone Park) has been approved for construction.
- While the project would increase in population and use of the parks, the population generated by this project was previously anticipated in the original 2005 Capital Village Community Plan.
- The applicant will be responsible for paying Development Impact Fees toward improvements and construction.
- Current residents will not incur any additional costs and any new residents will contribute their fair share of annual taxes to the Capital Village Communities Facility District.

Are there other locations in the City?

These are designations that support 40 units/acre or more.

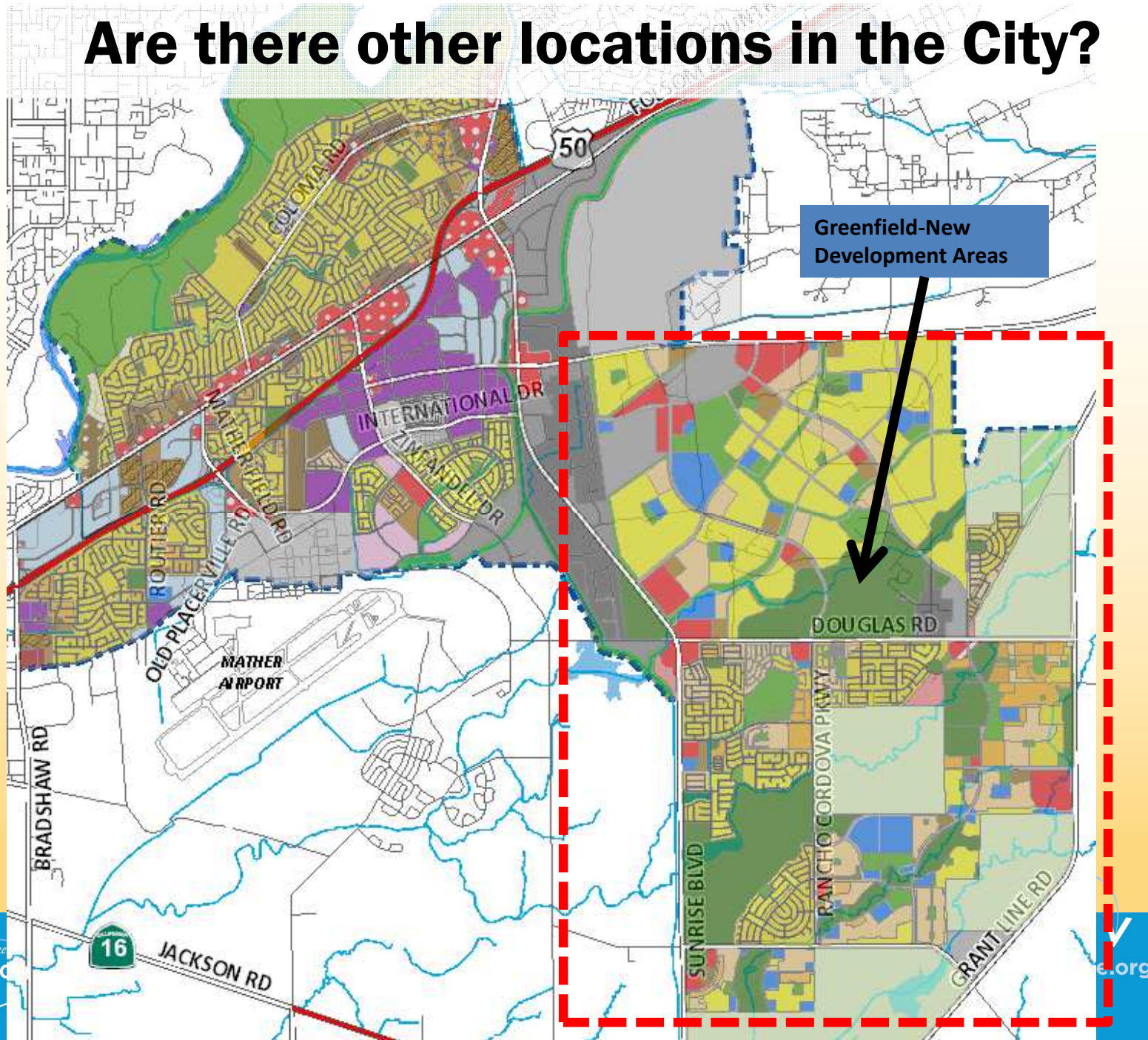
General Plan:

- High Density Residential (HDR):
- Residential Mixed Use (RMU):
- Regional Town Center (RTC):

Zoning:

- High Density Residential (HDR)

Are there other locations in the City?



Conclusion

- No formal action is needed at this time.
- The direction given by Council will help staff and the applicant determine the next steps of the review process.
- Future City Council Meeting- T.B.D.

Questions??