



CITY COUNCIL AGENDA
Regular City Council Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova
October 20, 2003
6:30 P.M.

1. Call to Order

2. Roll Call: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

3. Pledge of Allegiance Please remain standing

Invocation will be presented by Reverend Elder Dr. Freda Smith, Senior Pastor of the Cathedral of Promise Metropolitan Community Church (at Mather)

Metro Cable TV telecast announcement

4. Agenda Approval

5. Approval of Minutes

Special Meeting August 20, 2003

Special Meeting August 25, 2003

Special Meeting August 25, 2003

6. Oral Communications – Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item, please wait until that point on the agenda. **Please keep your comments to three minutes or less.** Please state your name and community of residence.

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

7. Presentations

None

8. Consent Calendar

- a. Waive reading and adopt Ordinance No. 17-2003, An Ordinance of the City Council of the City of Rancho Cordova Approving the Development Agreement for RC-03-003, The Anatolia III Project. (Second Reading).
- b. Waive reading and adopt Ordinance No. 18-2003, An Ordinance of the City Council of the City of Rancho Cordova Establishing a City of Rancho Cordova Planning Commission (Second Reading).
- c. Treasurer's Report for Month Ending September 30, 2003. (Receive & File)
- d. Resolution No. 39-2003, A Resolution of the City of Rancho Cordova Endorsing Policies to Encourage Investment in Local Telecommunications Services in California, Investment in Local Communities and Increased Employment Opportunities. (This resolution was tabled at the July 21, 2003 Council meeting with a request for additional information)
- e. Resolution No. 68-2003 Authorizing the City Manager or His Designee the authority to accept Grant Deeds, Rights-of-Way and Easements.
- f. Departmental Activity Reports (Receive & File)

9. Public Hearings

- a. Approve Mather-East Project No. RC-03-004 – Parcel Map: Location/APN Southwest corner of Sunrise Boulevard and Douglas Road APN:067-0030-027. (continued from October 6, 2003 regular council meeting)
 1. Adopt Resolution No. 63-2003, A Resolution of the City Council of Rancho Cordova Approving a Tentative Parcel Map For Assessor Parcel Number 067-0030-027, For the Mather East Project No. RC-03-004, Subject to the Findings and Conditions of Approval/MMRP.

- b. McDonald's Restaurant Rebuild – Project No. RC-03-006 – Conditional Use Permit.**
 - 1. Resolution No. 67-2003, A Resolution of the City Council of the City of Rancho Cordova Approving a Conditional Use Permit for the McDonald's Restaurant Drive-Thru Project # RC-03-006**
- c. Aerojet Groundwater Remediation Program C1 and C7 Project No RC-03-035 Conditional Use Permit**
 - 1. Resolution No. 66-2003, A Resolution of the City Council of the City of Rancho Cordova Approving a Conditional Use Permit for the Aerojet Groundwater Treatment Facilities Located on the Northwest Corner of International Drive and Reserve and the Northwest Corner of Zinfandel Drive and Cordova Lane Project # RC-03-035**

10. Action Items

- a. Community Workshop on Solid Waste – Presentation by R3 Consulting Group; consideration and possible action on concurrent solid waste procurement options.**
- b. Consider Ordinances Continuing Sacramento County Development Impact fees Beyond the Interim Period.**
 - 1. Ordinance No. 19-2003, An Urgency Ordinance of the City of Rancho Cordova Continuing Development Impact Fees in Effect, to Become Effective Immediately (4/5th vote required)**
- c. Consider Ordinances Continuing the Sacramento County Code and Zoning Code Beyond the Interim Period.**
 - 1. Ordinance No. 20-2003, An Urgency Ordinance of the City of Rancho Cordova Providing for the Adoption by Reference of Certain Provisions of The County Code and Zoning Code of the County of Sacramento. (4/5th vote required)**
 - 2. Waive reading and introduce Ordinance No. 21-2003, An Ordinance of the City of Rancho Cordova Providing for the Adoption by Reference of Certain Provisions of the County Code and Zoning Code of the County of Sacramento. (First Reading)**
- d. Resolution No. 69-2003, A Resolution of the City Council of Rancho Cordova Revising, Approving and Adopting a Conflict of Interest Code for the City of Rancho Cordova.**

- e. Consider Memorandum of Understanding Between the City of Rancho Cordova & County of Sacramento for Wildlife Services.

11. Council Reports

12. Written Correspondence

- a. California Debt and Investment Advisory Commission letter regarding investment portfolio reporting requirements.

13. Council Requests for Future Agenda Items

14. City Manager's Report

15. Adjournment

Upcoming Meeting Dates: **October 27, 2003 Special Council Meeting
(Transportation Workshop)**

November 3, 2003 Regular Council Meeting
November 17, 2003 Regular Council Meeting

Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or www.cityoffranchocordova.org. Requests must be made as early as possible and at least on full business day before the start of the meeting.

City Clerk's Certificate of Posting of Agenda

I, Lisa Brown, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the October 20, 2003 regular meeting of the Rancho Cordova, Cordova City Council was posted on October 17, 2003 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org

Signed this 17th day of October, 2003 at Rancho Cordova, California.

Lisa Brown, Deputy City Clerk

CITY OF RANCHO CORDOVA

Minutes of Meeting of the City Council August 20, 2003

The Special Meeting of the City Council of the City of Rancho Cordova was held on Wednesday, August 20, 2003, in the City Council Chambers. Mayor Roberts called the meeting to order at 9:00 a.m.

ROLL CALL: Council Members Present: Cooley, McGarvey, Sander, Budge, Roberts
Council Members Absent: None
Staff Present: Interim City Manager Charles Cate

CLOSED SESSION:

1. Interview City Manager Candidates.

Public employee appointment – Title: City Manager
Government Code section 54957.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:15 a.m..

Dave Roberts, Mayor

ATTEST:

Diana Biddle, Interim Clerk

CITY OF RANCHO CORDOVA

Minutes of Meeting of the City Council August 25, 2003

The Special Meeting of the City Council of the City of Rancho Cordova was held on Monday August 25, 2003, in the City Council Chambers. Mayor Roberts called the meeting to order at 5:30 p.m..

ROLL CALL: Council Members Present: Cooley, McGarvey, Sander, Budge, Roberts
Council Members Absent: None
Staff Present: Interim City Manager Charles Cate

CLOSED SESSION:

1. Interview City Manager Candidates.

Public employee appointment – Title: City Manager
Government Code section 54957.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 6:30 p.m.

Dave Roberts, Mayor

ATTEST:

Diana Biddle, Interim Clerk

CITY OF RANCHO CORDOVA

Minutes of Special Meeting of The City Council August 25, 2003

The Special Meeting of the City Council of the City of Rancho Cordova was held on Monday, August 25, 2003 at the City Council Chambers. Mayor Dave Roberts called the meeting to order at 6:50 p.m.

ROLL CALL: Council Members Present:
Council Members Absent:
Staff Present:

Cooley, McGarvey, Sander, Budge, Roberts
None
Interim City Manager Charles Cate
Assistant City Attorney Adam Lindgren
Assistant to City Manager Curt Haven
Secretary Patty O'Connor

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

PUBLIC COMMENT

Conrade Mayer, member of the FCUSD Bond Oversight Committee, informed the Council he attended a school board meeting where Matt Washburn stated he felt he and his staff was interrogated by the Council at their recent presentation. The Council was surprised by this and stated they asked hard questions based on what they saw in the community. Local accountability was stressed. Council Member Sander suggested a formal 2x2 with the school board. All agreed this would be a good idea.

WORKSHOPS

1. Planning and Land Use

Adam Lindgren, Assistant City Attorney, gave a PowerPoint presentation on the legal issues of land use and planning. The purpose was to give the council a framework with which to make educated decisions. Points discussed included the General Plan, Zoning, Specific Plans and Special Planning Areas, Subdivision Map Act, CEQA, Permit Streamline Act, and Legislative vs. Adjudicatory Actions. It was agreed when you set a legal standard with a strong basis, there will be less litigation.

Paul Junker, Planning Director, then discussed implementing the law with a model project. Bill Campbell also provided input. Many issues were thoroughly discussed including application review and processing, model staff report, and modifications or decision reversals. The processing schedule presented included a project evaluation meeting (pre-

- Mayor Roberts noted there are rumors flying around about the users utility tax being a new tax from the City showing up on residents' bills. It is not, just a transfer from the County. A letter may be needed to explain this.
- Mayor Roberts attended the National Rowing Barbecue. He noted Folsom encouraged attendees to use their hotels and restaurants. Rancho Cordova should do the same next year.
- Council Member Budge noted the Bureau of Reclamation would like to have a management partner for the Folsom South Canal.
- Council Member Budge passed out a memo on AB668 and encouraged any member to let her know if they have questions.
- Council Member McGarvey noted he attended the groundbreaking for Folsom Lake College extension at Rockingham.
- Council Member Cooley noted the Mather master plan was approved by the county and is moving forward.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None at this time.

CITY MANAGER'S/CITY ATTORNEY'S REPORT

None at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 p.m.

David Roberts, Mayor

ATTEST:

Patty O'Connor, Secretary

Staff Report



Date: October 20, 2003

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: Adoption of an Ordinance approving the Development Agreement for RC-03-003, the Anatolia III Project

Staff Recommendation

Staff recommends final approval of the Development Agreement by the following motion:

"I move that the City Council waive the reading and adopt the ordinance approving the development agreement for RC-03-003, the Anatolia III Project."

Project Description

The development agreement applies to the 208± acres that were the subject of the combined Large and Small Lot Tentative Subdivision Map Small Lot Tentative Subdivision Map approved by the City Council Agenda at its regular meeting on September 15, 2003.

Analysis

At the October 6, 2003 City Council meeting, the City Council introduced the ordinance approving the attached development agreement. Under state law, adoption of an ordinance requires both introduction, and final approval. The ordinance and development agreement will be effective thirty (30) days after adoption.

Attachments

1. Ordinance to Approve Development Agreement

AGENDA ITEM # 8a

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2003

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE DEVELOPMENT AGREEMENT FOR RC-03-003,
THE ANATOLIA III PROJECT**

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

Section 1: Recitals

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. The proposed Anatolia III Project (RC-03-003) is located at the Northwest corner of Kiefer Boulevard and Jaeger Road, which is within the SunRidge Specific Plan ("Specific Plan") and which is designated as Low Density Residential by the General Plan and the Community Plan.

C. AKT Development has filed an application requesting approval of a development agreement for the Anatolia III Project.

D. A Development Agreement between the City of Rancho Cordova and AKT Development ("Development Agreement") has been presented to the City Council, a copy of which is attached hereto as Attachment 1.

E. On October 6, 2003, the City Council, having designated itself as the planning agency for purposes of development agreement review, held a properly noticed public hearing pursuant to Government Code Section 65867 and recommended that the City Council approve the Development Agreement.

F. The City Council has considered all comments received in writing and all testimony received at the public hearing.

G. In 2002, Sacramento County ("County"), certified as adequate and complete the Final EIR (the "EIR") for Sunridge Specific Plan and Zoning Ordinance for the Anatolia III Project property. The County also approved a Mitigated Negative Declaration for the Tentative Subdivision Map for Tentative Subdivision Maps for Units I, II and III on May 12, 2003. Mitigation measures were required in the EIR and Mitigated Negative Declaration and are incorporated into the Anatolia III Project and into the terms and conditions of the Development Agreement.

H. Pursuant to the California Environmental Quality Act, the City has performed an Initial Study and issued a Mitigated Negative Declaration for the Anatolia III Tentative Subdivision Map, which concluded that: (a) the Anatolia III Project will not have a significant impact on the environment due to the mitigation measures adopted by the City and for the following reasons: i) it will not have the potential to degrade the quality of the environment or negatively impact fish or wildlife species, including plants, or damage archaeologically significant resources; ii) it will not result in considerable cumulative impacts on the environment; iii) it will not result in environmental effects that directly or indirectly cause substantial adverse effects on human beings; and iv) the environmental impacts of the project have been reduced to a less than significant level; and (b) that the preparation of an environmental impact report pursuant to the Environmental Quality Act is not required.

Section 2: Findings and Determinations

Therefore, on the basis of (a) the foregoing Recitals, which are incorporated herein, (b) the City of Rancho Cordova's General Plan, (c) the Sunridge Specific Plan, the County's EIR, the City's Mitigated Negative Declaration and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, and in the Sunridge Specific Plan in that (a) the land use designation for the Anatolia III Project site is Low Density Residential and the proposed project is to create 879 single family lots consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Sunridge Specific Plan with respect to provision of infrastructure and public services, and (c) the Development Agreement includes provisions relating to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth in the Sunridge Specific Plan.

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the real property is located in that the project approvals include the Rezoning of the Property adopted by County in 2002, as adopted by the City on July 1, 2003 by City Resolution No. 07-2003 and City Urgency Ordinance No. 01-2003.

C. The Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Anatolia III Project will implement land use guidelines set forth in the Sunridge Specific Plan and the General Plan, which have planned for residential uses at this location.

D. The Development Agreement will not be detrimental to the health, safety and general welfare in that the project will proceed in accordance with all the programs and policies of the Sunridge Specific Plan. The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.

E. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values in that the project will be consistent with the General Plan and with the Sunridge Specific Plan.

F. The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5 in that it includes all the substantive elements and has been processed consistent with all the procedural requirements of Government Code Sections 65864 through 65869.5.

Section 3: Approval

The City Council hereby approves the Development Agreement (Attachment 1) and authorizes the City Manager to sign it after the effective date of the amendment in Section 4, below.

Section 4: Amendment of the Zoning Code

Title I, Chapter 1, Article 4, of the Rancho Cordova Zoning Code, "Comprehensive Zoning Plans," is hereby amended by adding the following section:

"101-801. Development agreement for Anatolia III"

Pursuant to Government Code section 57376, the City Council hereby declares its intention that Title I, Chapter 1, Article 4, of the Rancho Cordova Zoning Code, as amended, shall supercede Title I, Chapter 1, Article 4 of the Sacramento County Zoning Code.

Section 5: Recordation

Within ten (10) days after the Development Agreement is executed by the City Manager, the City Clerk shall submit the Agreement to the County Recorder for recordation.

Section 6: Effective Date and Publication of Ordinance Summary

This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk of the City of Rancho Cordova shall cause a summary of the Ordinance to be posted in accordance with Section 36933 of the Government Code of the State of California.

* * * * *

PASSED, APPROVED AND ADOPTED this 20th day of October, 2003, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Attachment 1

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Attention: Steven R. Meyers, City Attorney

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT AGREEMENT

By and between

THE City OF RANCHO CORDOVA

and

SUNRIDGE, LLC

RELATIVE TO ANATOLIA III

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**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE City OF RANCHO CORDOVA AND SUNRIDGE, LLC
RELATIVE TO ANATOLIA III**

This Development Agreement is entered into this _____ day of _____, 2003, by and between the City OF RANCHO CORDOVA, a municipal corporation ("City"), and SUNRIDGE, LLC, a California limited liability company ("Landowner"). City and Landowner are hereinafter collectively refereed to as the "Parties" and singularly as "Party".

RECITALS

A. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. Property. Landowner holds legal interest in certain real property consisting of approximately 208 acres of land, located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A-1 and Exhibit A-2 attached hereto (the "Property").

C. Public Hearing. On October 20, 2003, the City Council designated itself as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867. The City Council also considered this Agreement and recommended that the City Council approve this Agreement.

D. Environmental Impact Report. In 2002, Sacramento County ("County"), certified as adequate and complete the Final EIR (the "EIR") for Sunridge Specific Plan and Zoning Ordinance for the Property (the "Project"). The County also approved a Mitigated Negative Declaration for the Tentative Subdivision Maps for Units I, II and III on May 12, 2003. Mitigation measures were required in the EIR and Mitigated Negative Declaration and are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

E. Project Approvals. The following land use approvals (together the "Project Approvals") have been granted for the Property, which entitlements are the subject of this Agreement.

- a. The Rancho Cordova General Plan, as adopted by the City on July 1, 2003 by City Resolution No. 04-2003;
- b. The Sunridge Specific Plan adopted by County, as adopted by the City on July 1, 2003 by City Resolution No. 06-2003, 2002 (the "Specific Plan");
- c. The Rezoning of the Property adopted by County in 2002, as adopted by the City on July 1, 2003 by City Resolution No. 07-2003 and City Urgency Ordinance No. 01-2003;
- d. The Tentative Subdivision Map for Anatolia Unit III, approved by the City on September 15, 2003; and
- e. This Development Agreement, as adopted by City Ordinance No. _____ (the "Adopting Ordinance").

F. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map prepared for the Property, will comply with the provisions of Government Code 66473.7.

G. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as required herein to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowner recognize and agree that, but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

H. Development Agreement Ordinance. City and Landowner have taken all actions mandated by, and fulfilled all requirements set forth in, the Development Agreement Ordinance of the City of Rancho Cordova as set forth in the City Municipal Code.

I. Consistency with General Plan and Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City finds and declares that this Agreement is consistent with the General Plan and with the Specific Plan.

AGREEMENT

1. Incorporation of Recitals. The Preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full.

2. Description of Property. The property, which is the subject of this Development Agreement, is described in Exhibit A-1 and Exhibit A-2 attached hereto ("Property").

3. Interest of Landowner. The Landowner has a legal or equitable interest in the Property. Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by the Agreement.

4. Relationship of City and Landowner. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Landowner and that the Landowner is not an agent of City. The City and Landowner hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the City and Landowner joint venturers or partners.

5. Effective Date and Term.

5.1. Effective Date. The effective date of this Agreement ("Effective Date") is _____, which is the effective date of City Ordinance No. _____, adopting this Agreement.

5.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of ten (10) years, unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect; provided, however, said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

5.3. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final occupancy permit for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good-faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that all improvements, which are required to serve the lot, as determined by City, have been accepted by City. Termination of this Agreement for any such residential lot as provided for in this Section 5.3 shall not in any way be construed to terminate or modify any

assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

6. Use of Property.

6.1. Right to Develop. Landowner shall have the vested right to develop the Project on the Property in accordance with the terms and conditions of this Agreement, the Project Approvals, and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. Landowner's vested right to develop of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses, or reduce the density and intensity of development, or limit the rate or timing of development set forth in this Agreement, so long as Landowner is not in default under this Agreement.

6.2. Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location and maintenance of on-site and off-site improvements, location of public utilities and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals and any amendments to this Agreement or the Project Approvals. City acknowledges that the Project Approvals provide for the following land uses and approximate acreages for the Property:

Single-Family, Low Density Residential	879 units on 208 acres
--	------------------------

all as set forth in Exhibits B-1 and B-2. Such uses shall be developed in accordance with the Project Approvals, as such Project Approvals provide on the Effective Date of this Agreement.

6.3. Moratorium, Quotas, Restrictions or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that, except as otherwise provided in this Agreement, this Agreement shall vest the Project Approvals against subsequent City resolutions, ordinances and initiatives that directly or indirectly limit the rate, timing, sequencing of development, or prevent or conflict with the permitted uses, density and intensity of uses as set forth in the Project Approvals. Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted on a uniformly applied, City-wide or area-wide basis and directly concerns a public "safety, health or welfare" (as that phrase is used in California Government Code Section 65858) issue, in which case City shall treat Landowner in a uniform, equitable and proportionate manner with all properties, public and private, which are impacted by that public, safety, health or welfare issue.

6.4. Additional Conditions.

6.4.1. New Park Development Fees. The Landowner is in the process of negotiating an agreement with the Cordova Recreation and Park District ("Park District"). The Landowner intends to agree to pay the Park District the sum of \$3,000 (three thousand dollars) for each residential parcel shown on the final maps for the Property. This fee shall be used by the Park District to construct new parks and recreational facilities, including park frontage improvements. Beginning on January 1, 2005, the fee shall be adjusted annually on each January 1 based upon the percentage change in the United States Department of Labor Consumer Price Index for All Urban Consumers for the San Francisco Oakland San Jose, California area between August and August of each year. If the Consumer Price Index is discontinued, or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised. In the event that the District does not collect all or any portion of the \$3,000 per parcel fee described in this Section, the Landowner agrees that the City shall have the right to require Landowner to pay the fee to the City prior to issuance of each building permit for the Property. The City intends to agree with the District about the distribution to the District, of fees it collects under this Section. The City agrees that payment of the \$3,000 per parcel fee for all of the residential parcels on the Property to either the District or to the City shall satisfy the Landowner's financial obligations for the Property under Section 607-15A3, Condition of Approval A-3 of SZC 2002-0015. This payment is made voluntarily by the Landowner. It is in addition to any dedication obligations or in lieu fee obligations of Landowner pursuant to California Government Code Section 66477 (the "Quimby Act"). Landowner agrees that it shall not claim any credit or right to reimbursement of any fees, or dedication obligations, required of Landowner under the Quimby Act.

6.4.2. Existing Park Renovation Fees. The Landowner agrees that it shall pay the City the total sum of \$733 (seven hundred thirty three dollars) for each residential parcel shown on the final maps for the Property. Beginning on January 1, 2005, the fee shall be adjusted annually on each January 1 based upon the percentage change in the United States Department of Labor Consumer Price Index for All Urban Consumers for the San Francisco Oakland San Jose, California area between August and August of each year. This fee shall be paid to the City no later than prior to issuance of the building permit for each residential parcel for the Property. It shall be used by the City, at its sole discretion to renovate, repair, improve or maintain existing parks in the City. This payment is made voluntarily by the Landowner. It is in addition to all other existing park fees, and construction and dedication obligations, including without limitation any fees paid pursuant to California Government Code Section 66477 (the "Quimby Act"). Landowner agrees that it shall not claim any credit or right to reimbursement of any other existing park fees, and construction and dedication obligations, including Quimby Act fees as a result of paying the existing park renovation fees required under this Section.

6.4.3. Police Tax. The Landowner agrees to vote in favor of and to cooperate in the creation of a special tax zone area within the Rancho Cordova Special Police Tax Area. The boundaries of the special tax zone area shall be contiguous with the boundaries of the Property. The Landowner shall vote in favor of and cooperate in the levy of a special tax for police services on each residential parcel or residential parcel equivalent on the Property. The special tax shall be in the amount of \$250 annually per residential parcel or residential parcel equivalent. The amount of the special tax shall be adjusted annually based upon the percentage change in the United States Department of Labor Consumer Price Index for All Urban Consumers for the San Francisco, Oakland, San Jose, California area between August and August of each year. If the Consumer Price Index is discontinued, or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised. The special tax shall be payable annually following issuance of building permit for each subject parcel. The Landowner shall pay all the costs of conducting the election and all costs related to the implementation of this paragraph for the Project.

7. Applicable Rules, Regulations and Official Policies.

7.1. Rules Regarding Permitted Uses. For the term of this Agreement, the City's ordinances, resolutions, rules, regulations and official policies governing the permitted uses of the Property, the density and intensity of use, the rate timing and sequencing of development, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land shall be those in force and effect on the Effective Date of this Agreement.

7.2. Rules Regarding Design and Construction. All construction on the Property shall comply with the Design Review Ordinance adopted by the City of Rancho Cordova on September 15, 2003, Ordinance No. ____, which ordinance shall become effective on October 15, 2003. Unless otherwise expressly provided in this Agreement, all the other ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project shall be those in force and effect at the time the applicable permit approval is granted. Ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to public improvements to be constructed by Landowner shall be those in force and effect at the time the applicable permit approval is granted.

7.3. Changes in State or Federal Law. This Section shall not preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.

7.4. Uniform Codes Applicable. Unless otherwise expressly provided in this Agreement, the Project shall be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits for the Project. If no permits are required for infrastructure improvements, such improvements will be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the start of construction of such infrastructure.

8. Subsequently Enacted Fees, Dedications, Assessments and Taxes.

8.1. Processing Fees and Charges. Landowner shall pay those processing, inspection and plan checking fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

8.2. Development Impact Fees, Exactions and Dedications. Except as otherwise provided herein including Section 6.4, any and all development impact fees, dedications of land, connection or mitigation fees, and exactions required by City to be paid by Landowner to support the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") shall be the Exactions authorized as of the Effective Date; provided, however, Landowner shall pay any Exactions authorized by City after the Effective Date provided that said Exactions otherwise comply with applicable law, and which are either (i) required on a City-wide basis, or (ii) which apply uniformly to all properties within the City which are zoned consistent with the Project Approvals, or (iii) which apply uniformly to all properties which are similarly situated, whether by geographic location, drainage sheds or other distinguishing circumstances. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided by Landowner or by the Sunridge-Anatolia Community Facilities District or other such financing mechanism, subject to and in accordance with the provisions thereof.

8.3. CEQA Mitigation Measures. Notwithstanding any other provision in this Agreement to the contrary, as and when Landowner elects to develop the Property, Landowner shall be bound by, and shall perform, all mitigation measures contained in the Specific Plan EIR related to such development which are adopted by the City and are identified in the mitigation monitoring plan or the Specific Plan EIR as being a responsibility of Landowner.

9. Community Facilities District.

9.1. Community Facilities District Formation. City and Landowner have caused to be formed the Sunridge-Anatolia Community Facilities District 2003-01 ("CFD") pursuant to the provisions of Section 53311 et seq. of the Government Code for the purpose of financing the acquisition or construction of a portion of the improvements or facilities described in Exhibit C, attached hereto (the "CFD Improvements").

9.2. Issuance of Bonds. City and Landowner agree that, with the consent of Landowner and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued in amounts sufficient to effect the purposes of this Section.

9.3. Payment Prior to Issuance of Bonds. Nothing in this Agreement shall be construed to preclude the payment by an owner of any of the parcels to be included within the CFD a cash amount equivalent to its proportionate share of costs for the CFD Improvements, or any portion thereof, prior to the issuance of bonds.

9.4. Private Financing. Nothing in this Agreement shall be construed to limit Landowner's option to install the CFD Improvements through the use of private financing.

9.5. Acquisition and Payment. City agrees that it shall use its best efforts to allow and facilitate monthly acquisition of completed CFD Improvements or completed portions thereof, and monthly payment of appropriate amounts for such Improvements to the person or entity constructing CFD Improvements or portions thereof, provided City shall only be obligated to use CFD bond or tax proceeds for such acquisitions.

10. Amendment or Cancellation.

10.1. Modification Because of Conflict with State or Federal Laws. In the event that state or federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, the parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state law or regulation. Any such amendment or suspension of the Agreement shall be approved by the City Council in accordance with the Municipal Code.

10.2. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the parties hereto and in accordance with the procedures of State law and the Municipal Code.

10.3. Insubstantial Amendments. Notwithstanding the provisions of the preceding Section 10.2, any amendments to this Agreement which do not relate to (a) the term of the Agreement as provided in Section 5.2; (b) the permitted uses of the Property as provided in Section 6.2; (c) provisions for "significant" reservation or dedication of land; (d) the location and maintenance of on-site and off-site improvements; (e) the density or intensity of use of the Project; (f) the maximum height or size of proposed buildings; or (g) monetary contributions by Landowner as provided in this Agreement, shall not, except to the extent otherwise required by law, require notice or public hearing before either the Planning Commission or the City Council before the parties may execute an amendment hereto. City's City Manager shall determine whether a reservation or dedication is "significant".

10.4. Amendment of Project Approvals. Any amendment of Project Approvals relating to: (a) the permitted use of the Property; (b) provision for reservation or dedication of land; (c) the density or intensity of use of the Project; (d) the maximum height or size of proposed buildings; (e) monetary contributions by the Landowner; or (f) the location and maintenance of on-site and off-site improvements, shall require an amendment of this Agreement. Such amendment shall be limited to those provisions of this Agreement, which are implicated by the amendment of the Project Approval. Any other amendment of the Project Approval(s) shall not require amendment of this Agreement unless the amendment of the Project Approval(s) relates specifically to some provision of this Agreement.

10.5. Cancellation by Mutual Consent. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by the mutual consent of the parties or their successors in interest, in accordance with the provisions of the Municipal Code. Any fees paid pursuant to this Agreement prior to the date of cancellation shall be retained by City.

11. Term of Project Approvals. Pursuant to California Government Code Section 66452.6(a), the term of any parcel map or tentative subdivision map shall automatically be extended for the term of this Agreement.

12. Annual Review.

12.1. Review Date. The annual review date for this Agreement shall be on or about August 15 and each August 15 thereafter.

12.2. Initiation of Review. The City's Planning Director shall initiate the annual review by giving to Landowner written notice on or about June 15, 2004 and each June 15 thereafter that the City intends to undertake such review. Landowner shall provide evidence to the Planning Director within 30 days of City's notice to demonstrate good faith compliance with the Development Agreement. The burden of proof, by substantial evidence of compliance, is upon the Landowner.

earliest practicable date following receipt of the notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (in no event later than thirty (30) days after the curing party's receipt of the notice), the curing party provides written notice to the other party that the cure cannot practicably be completed within such 30 day period; and (d) the cure is completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within one hundred twenty (120) days after the first notice of default is given.

13.1.5. Legal Proceedings. Subject to the foregoing, if the Party in Default fails to cure a default in accordance with the foregoing, the Complaining Party, at its option, may institute legal proceedings pursuant to this Agreement or, in the event of a material default, terminate this Agreement. Upon the occurrence of an event of default, the parties may pursue all other remedies at law or in equity, which are not otherwise provided for or prohibited by this Agreement, or in the City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

13.1.6. Effect of Termination. If this Agreement is terminated following any event of default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by the City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by the City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

14. Estoppel Certificate. Either Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof, or such longer period as may reasonably be agreed to by the Parties. City Manager of City shall be authorized to execute any certificate requested by Landowner. Should the party receiving the request not execute and return such certificate within the applicable period, this shall not be deemed to be a default.

15. Mortgagee Protection; Certain Rights of Cure.

15.1. Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

15.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 15.1 above, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement.

15.3. Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Landowner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Landowner, any notice given to Landowner with respect to any claim by City that Landowner has committed an event of default. Each Mortgagee shall have the right during the same period available to Landowner to cure or remedy, or to commence to cure or remedy, the event of default claimed set forth in the City's notice. City, through its City Manager, may extend the cure period provided in Section 13.1 for not more than an additional sixty (60) days upon request of Landowner or a Mortgagee.

16. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

17. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

18. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement. Should any legal action be brought by either party for breach of this Agreement or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees; court costs and such other costs as may be fixed by the Court.

19. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement or the Project Approvals, the parties shall cooperate and appear in defending such action. Landowner shall bear its own costs of defense as a real party in interest in any such action, and Landowner shall reimburse City on an equal basis for all reasonable court costs and attorneys' fees expended by City in defense of any such action or other proceeding.

20. Transfers and Assignments. From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit E and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner," with all rights and obligations related thereto, with respect to such conveyed property. Prior to recordation of this Agreement, any proposed assignment of this Agreement by Landowner shall be subject to the prior written consent of the City Manager on behalf of the City and the form of such assignment shall be subject to the approval of the City Attorney, neither of which shall be unreasonably withheld.

21. Agreement Runs with the Land. All of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitude and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder, or with respect to any owned property, (a) is for the benefit of such properties and is a burden upon such properties, (b) runs with such properties, and (c) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each party and its property hereunder and each other person succeeding to an interest in such properties.

22. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

23. Indemnification. Landowner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by the Landowner, or any actions or inactions of Landowner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Property and the Project, provided that Landowner shall have no indemnification obligation with respect to the gross negligence or willful misconduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been dedicated to and accepted by the City or another public entity (except as provided in an improvement agreement or maintenance bond).

24. Insurance.

24.1. Public Liability and Property Damage Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain in effect a policy of comprehensive general liability insurance with a per-occurrence combined single limit of not less than one million dollars (\$1,000,000.00) and a deductible of not more than ten thousand dollars (\$10,000.00) per claim. The policy so maintained by Landowner shall name the City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

24.2. Workers Compensation Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain Worker's Compensation insurance for all persons employed by Landowner for work at the Project site. Landowner shall require each contractor and subcontractor similarly to provide Worker's Compensation insurance for its respective employees. Landowner agrees to indemnify the City for any damage resulting from Landowner's failure to maintain any such insurance.

24.3. Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Landowner shall furnish City satisfactory evidence of the insurance required in Sections 24.1 and 24.2 and evidence that the carrier is required to give the City at least fifteen days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to the City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to Landowner performing work on the Project.

25. Excuse for Nonperformance. Landowner and City shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sum of money under the applicable provisions hereof, in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, flood, explosion, action of the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental, civil, military or naval authority, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Party claiming the extension of time to perform. The Party claiming such extension shall send written notice of the claimed extension to the other Party within thirty (30) days from the commencement of the cause entitling the Party to the extension.

26. Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Landowner and the City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.

27. Notices. All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

Planning Director
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Notice required to be given to the Landowner shall be addressed as follows:

Sunridge, LLC
c/o AKT Development
7700 College Town Drive, Suite 100
Sacramento, CA 95826

With a copy to:

Timothy D. Taron
Hefner, Stark & Marois, LLP
2150 River Plaza Drive, Suite 450
Sacramento, CA 95833-3883

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new

address.

28. Form of Agreement; Recordation; Exhibits. Except when this Agreement is automatically terminated due to the expiration of the Term of the Agreement or the provisions of Section 5.3 (Automatic Termination Upon Completion and Sale of Residential Unit), the City shall cause this Agreement, any amendment hereto and any other termination of any parts or provisions hereof, to be recorded, at Landowner's expense, with the county Recorder within ten (10) days of the effective date thereof. Any amendment or termination of this Agreement to be recorded that affects less than all of the Property shall describe the portion thereof that is the subject of such amendment or termination. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement consists of sixteen (16) pages and four (4) exhibits, which constitute the entire understanding and agreement of the parties.

29. Further Assurances. The Parties agree to execute such additional instruments and to undertake such actions as may be necessary to effectuate the intent of this Agreement.

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City on the ____ day of _____, 2003, and Sunridge, LLC has caused this Agreement to be executed.

City OF RANCHO CORDOVA,
a municipal corporation

SUNRIDGE, LLC
a California limited liability company

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT LIST

Exhibit A-1	--	Legal Description of the Property
Exhibit A-2	--	Diagram of the Property
Exhibit B-1	--	Land Use Map for the Property
Exhibit B-2	--	Land Use Table
Exhibit C	--	CFD Improvements
Exhibit D	--	Anatolia Unit III Tentative Subdivision Map
Exhibit E	--	Form of Assignment

1143.047

09/10/03

APT

EXHIBIT "A"
DESCRIPTION OF
ANATOLIA III DEVELOPMENT AGREEMENT

All that certain real property situate in a portion of Section 20, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of the Remainder Lands as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, said property being more particularly described as follows:

Beginning at a point situate on the East line of said Section 20, from which a found two-inch (2") brass cap stamped LS 3923 marking the Northeast corner of said Section 20 bears North 00°45'33" West a distance of 1089.40 feet; thence from said **TRUE POINT OF BEGINNING**, leaving said East line of Section 20, along the Southeasterly line of the Wetland Preserve described in Book 980827 at Page 71, Official Records of Sacramento County, for the following thirteen (13) arcs, courses and distances:

- 1) South 89°14'27" West a distance of 384.80 feet to a point of curvature;
- 2) 309.57 feet along the arc of a tangent 165.00 foot radius curve to the left through a central angle of 107°29'52" to a point of reverse curvature;
- 3) 316.61 feet along the arc of a tangent 320.00 foot radius curve to the right through a central angle of 56°41'22";
- 4) South 38°25'57" West a distance of 297.76 feet;
- 5) North 84°46'16" West a distance of 220.28 feet;
- 6) South 76°32'29" West a distance of 101.38 feet;
- 7) South 40°36'48" West a distance of 1108.27 feet;
- 8) South 58°28'52" West a distance of 331.06 feet;
- 9) South 38°59'00" West a distance of 895.28 feet;
- 10) South 21°30'14" West a distance of 315.62 feet;
- 11) South 43°46'23" West a distance of 505.92 feet;
- 12) South 09°02'05" West a distance of 862.68 feet; and
- 13) South 00°14'53" East a distance of 222.56 feet to a point situate on the South line of said Section 20;

thence along said South line of Section 20, North 89°45'21" East a distance of 3318.12 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Southeast corner of said Section 20; thence along the East line of said Section 20, North 00°45'33" West a distance of 4187.75 feet to the True Point of Beginning. Containing 208.512 acres of land, more or less.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.


Craig E. Spiess P.L.S. 7944
Expires December 31, 2003

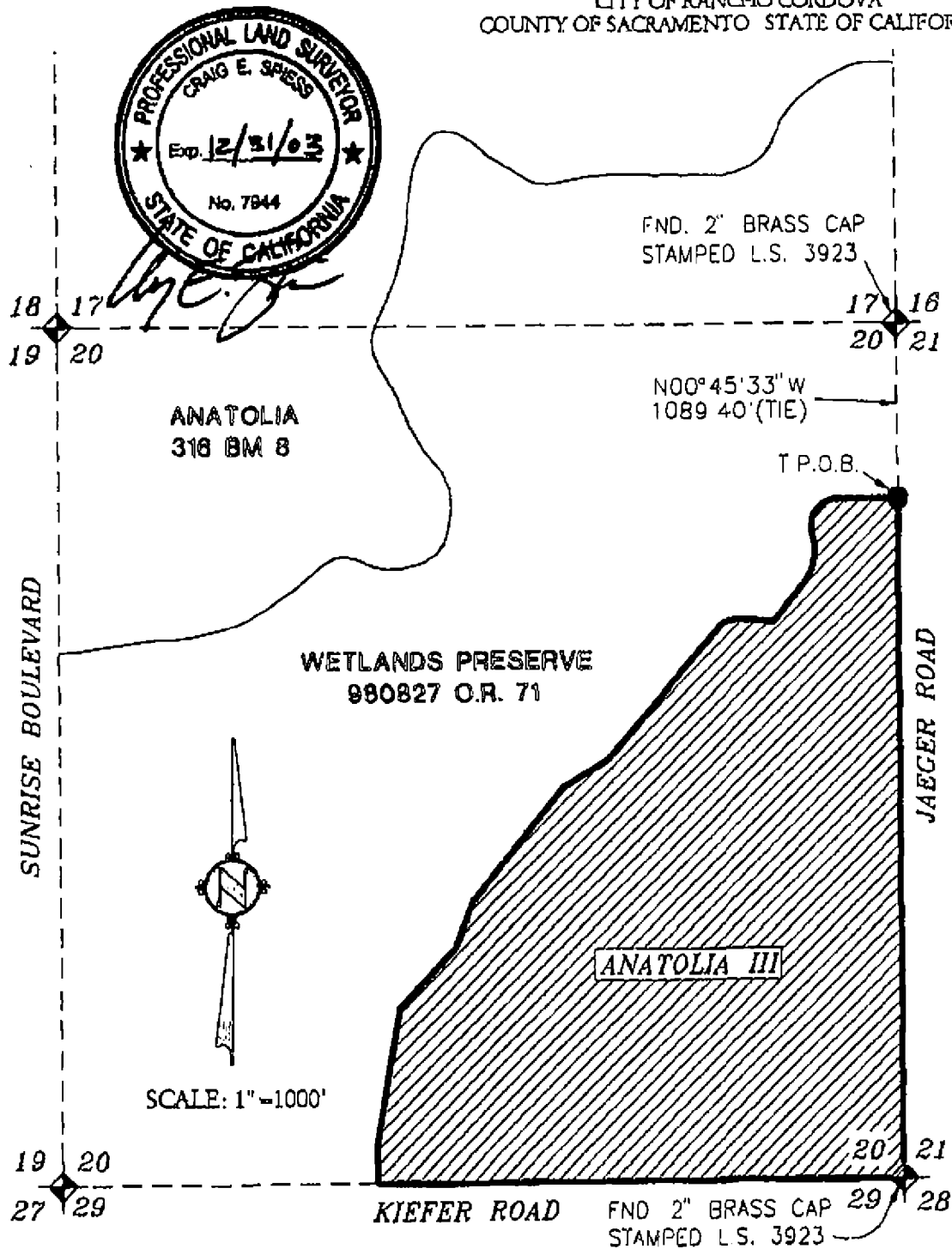
Date: 9/10/2003



PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT A-1PLAT TO ACCOMPANY
DESCRIPTION

**ANATOLIA III
DEVELOPMENT AGREEMENT
PORTION OF SECTION 20, T.8 N., R. 7 E., MD.M.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO STATE OF CALIFORNIA**

SEE DESCRIPTION FOR
COURSE INFORMATION

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

LOCATION MAP ANATOLIA III

(A PORTION OF THE SUNRIDGE SPECIFIC PLAN AREA
AND THE SUNRISE DOUGLAS COMMUNITY PLAN AREA)
CITY OF RANCHO CORDOVA, CALIFORNIA
JULY 30, 2003

Exhibit "A-2"

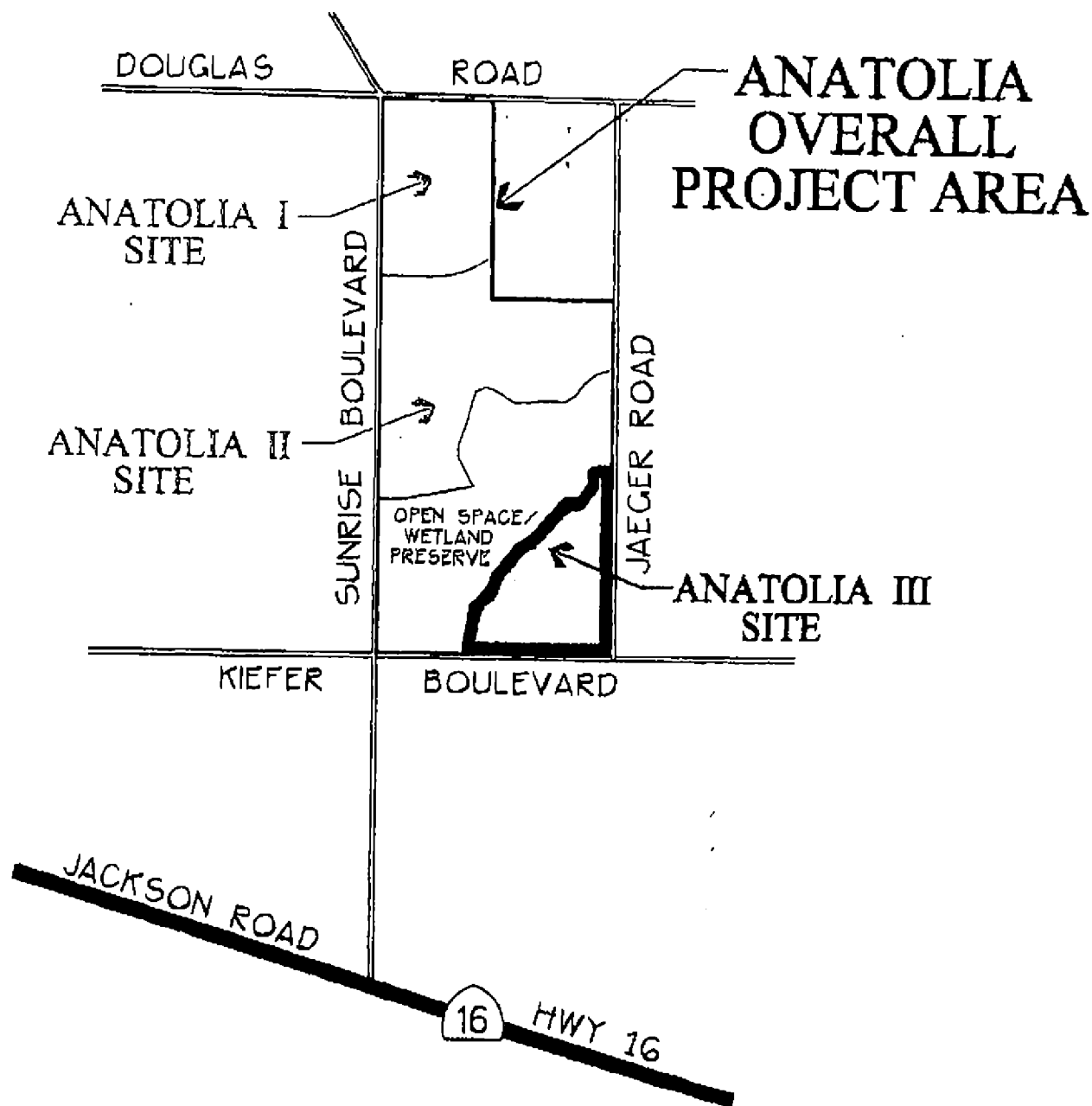
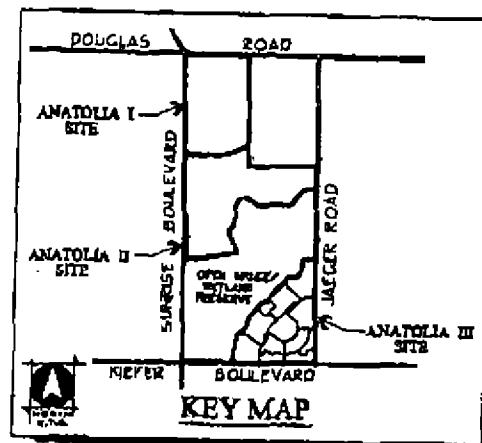


EXHIBIT A-2



Land Use Map
ANATOLIA III
 CITY OF RANCHO CORDOVA, CALIFORNIA
 JULY 30, 2003

Exhibit "B-1"



**LAND USE
SUMMARY TABLE**

ANATOLIA III

VILLAGE NO.	GENERAL PLAN/ SPECIFIC PLAN/ ZONING DESIG.	TOTAL LOTS (TYPICAL LOT SIZE)	ACRES GROSS
18 & 19	LD/ERD-4RD-4	194 LOTS (10x122)	47.0
17 & 20	LD/ERD-3RD-3	211 LOTS (65x110)	53.9
21 & 27	LD/ERD-3RD-3	484 LOTS (35x105)	102.1
TOTAL		879 LOTS	203.0

NOTE: GROSS ACRES INCLUDE ALL STREETS AND LANDSCAPED DRAINAGE CORRIDORS.

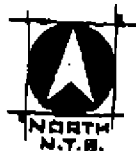
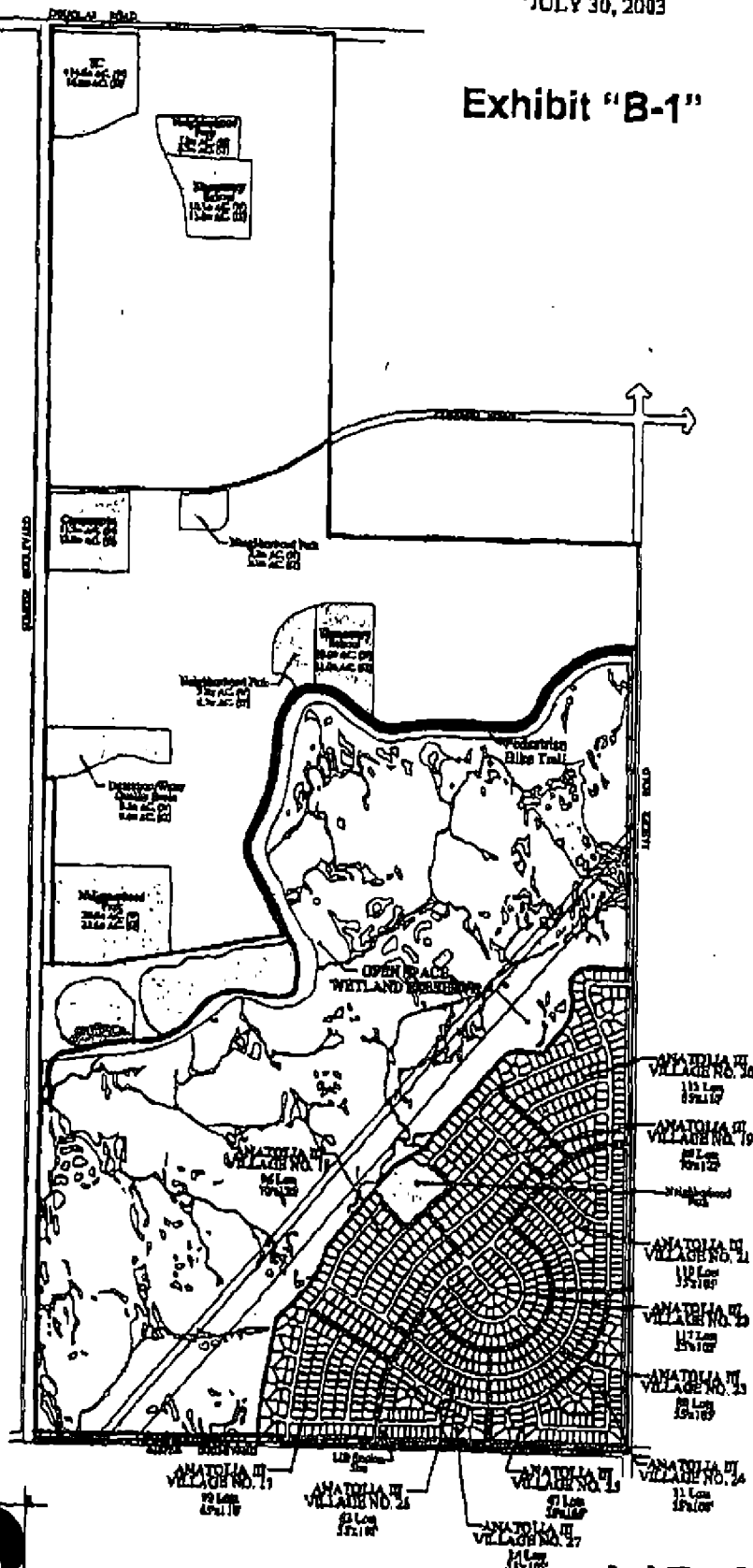


EXHIBIT B-1

WOOD RODGERS
 ENGINEERING • PLANNING • MAPPING • SURVEYING
 3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

Exhibit "B-2"

ANATOLIA III OVERALL LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES (ND)	ACRES (CD)	UNITS
VILLAGES 2 + 3	LDR/RD-4/RD-4	S-F RESIDENTIAL (70'x122' TYP)	47.0	47.0	184
VILLAGES 1 + 4	LDR/RD-5/RD-5	S-F RESIDENTIAL (65'x110' TYP)	50.3	53.9	211
VILLAGES 5, 6, 7, 8, 9, 10 + 11	LDR/RD-5/RD-5	S-F RESIDENTIAL (55'x105' TYP)	95.2	102.1	484
SUBTOTAL			192.5	203.0	879
LOT A	LDR/RD-4/RD-4	NEIGHBORHOOD PARK	5.0	5.6	0
LOTS B, C, D, E, F, G, H, I, J + K	-	LANDSCAPE CORRIDOR	4.2	-	0
LOT L	-	LRT STATION LOT	0.2	-	0
SUBTOTAL			9.4	5.6	0
TOTAL				208.6 ACRES	879

Exhibit "C"

SUNRIDGE-ANATOLIA CFD NO. 1 PUBLIC CAPITAL FACILITIES

TRANSPORTATION FACILITIES, ROADWAY & TRANSIT

- R-1 Douglas Road from Sunrise Boulevard to Jaeger Road: Widening 2 Center Lanes to 4 Plus Median – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Douglas Road from the existing 2 lanes to 4 center lanes from Sunrise Boulevard to Jaeger Road (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-2 Douglas Road from Jaeger Road to Americas Boulevard: Widening 2 Center Lanes to 4 Plus Median – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Douglas Road from the existing 2 lanes to 4 center lanes from Jaeger Road to Americas Boulevard (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-3 Douglas Road at Sunrise Boulevard: 6x6 Lane 4-Way Intersection Widening & Signalization – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Douglas Road/Sunrise Boulevard (including the first 450' of roadway from the intersection) to provide for a 6X6 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-4 Douglas Road at Jaeger Road: 6X4 Lane 4-Way Intersection Widening & Signalization – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Douglas Road/Jaeger Road (including the first 450' of roadway from the intersection) to provide for a 6X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-5 Zinfandel at Douglas Road: Add Through Lanes to North and Southbound Approaches – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Zinfandel/Douglas Road to add through lanes to north and southbound approaches, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-6 Sunrise Boulevard from Douglas Road to Pyramid Boulevard: Widening 2 Center Lanes to 4 Plus Median – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Sunrise

Boulevard from the existing 2 lanes to 4 center lanes from Douglas Road to Pyramid Boulevard (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

- R-7 **Sunrise Boulevard from Pyramid Boulevard to Kiefer Boulevard: Widening 2 Center Lanes to 4 Plus Median** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Sunrise Boulevard from the existing 2 lanes to 4 center lanes from Pyramid Boulevard to Kiefer Boulevard (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-8 **Sunrise Boulevard from Kiefer Boulevard to State Route 16: Widening 2 Center Lanes to 4 Plus Median** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Sunrise Boulevard from the existing 2 lanes to 4 center lanes from Kiefer Boulevard to State Route 16 (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-9 **Sunrise Boulevard at Pyramid Boulevard: 6X4 Lane 3-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Sunrise Boulevard/Pyramid Boulevard (including the first 450' of roadway from the intersection) to provide for a 6X4 lane, 3-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, soundwall, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-10 **Sunrise Boulevard at Kiefer Boulevard: 6X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Sunrise Boulevard/Kiefer Boulevard (including the first 450' of roadway from the intersection) to provide for a 6X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-11 **Sunrise Boulevard at State Route 16 (Jackson Highway): 6X6 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Sunrise Boulevard/S.R. 16 (including the first 450' of roadway from the intersection) to provide for a 6X6 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.

- R-13 **Grant Line Road at State Route 16 (Jackson Highway): 6X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Grant Line Road/State Route 16 (Jackson Highway) to provide for a 6X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-15 **Pyramid Boulevard from Sunrise Boulevard to Jaeger Road: 2 Center Lanes Plus Median** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering Pyramid Boulevard to provide 2 center lanes and a median from Sunrise Boulevard to Jaeger Road (excluding the first 450' from the intersections), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-16 **Pyramid Boulevard at Jaeger Road: 4X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection at Pyramid Boulevard/Jaeger Road (including the first 450' of roadway from the intersection) to provide for a 4X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, landscaping, soundwall, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-17 **Jaeger Road from Pyramid Road to Douglas Road: 2 Center Lanes Plus Median Curb** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the center 2 lanes of Jaeger Road and median curb from Pyramid Road to Douglas Road (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-18 **Sunrise Boulevard from White Rock Road to Douglas Road: Widening from 4 Lanes to 6 Lanes** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Sunrise Boulevard from the existing 4 lanes to 6 lanes from White Rock Road to Douglas Road (excluding the first 450' from the Douglas Road intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-19 **Folsom South Canal Trail Access at Douglas Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the trail access at Douglas Boulevard, or such other alternative facilities that serve substantially the same purpose.
- R-20 **Bradshaw Road at State Route 16 (Jackson Highway): 4X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Bradshaw Road/S.R. 16 to provide for a 4X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain,

manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.

- R-21 **Eagles Nest Road at State Route 16 (Jackson Highway): 4X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection modifications at Eagles Nest Road/S.R. 16 to provide for a 4X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, sawcut & pavement removal, landscaping, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-23 **Sunrise Boulevard Collector Signalization: Douglas Road to Kiefer Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering intersection signalizations for the two collector streets between Douglas Road and Kiefer Boulevard that intersect with Sunrise Boulevard, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, landscaping, and traffic signals, or such other alternative facilities that serve substantially the same purpose.
- R-24 **State Route 16 (Jackson Highway) from Sunrise Boulevard to Grant Line Road: Widening 2 Center Lanes to 4 Plus Median** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of State Route 16 (Jackson Highway) from the existing 2 lanes to 4 center lanes from Sunrise Boulevard to Grant Line Road, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-25 **Alta Sunrise Reliever: Douglas Road to US 50** – All costs associated with providing initial planning and environmental work for the future Alta Sunrise reliever from Douglas Road to US 50, or such other alternative facilities that serve substantially the same purpose.
- R-27 **Kiefer Boulevard from Sunrise Boulevard to Jaeger Road: 1 Center Lane Plus Median Curb** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the northernmost center lane of Kiefer Boulevard and a median curb from Sunrise Boulevard to Jaeger Road (excluding the first 450' from each intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-28 **Kiefer Boulevard at Jaeger Road: 4X4 Lane 4-Way Intersection Widening & Signalization** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the intersection at Kiefer Boulevard/Jaeger Road (including the first 450' of roadway from the intersection) to provide for a 4X4 lane, 4-way signalized intersection, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, traffic control, landscaping, soundwall, storm drain, manholes, drainage inlets, streetlights, and traffic signal modification, or such other alternative facilities that serve substantially the same purpose.
- R-29 **Jaeger Road from Pyramid Road to Southern Boundary of Anatolia II: 1 Center Lane Plus Median Curb** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westernmost center lane of Jaeger Road and a median curb from Pyramid Road to the southern boundary of Anatolia II (excluding the first 450' from the Pyramid intersection), including but not limited to clearing,

grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

- R-30 **Jaeger Road from Southern Boundary of Anatolia II to Northern Boundary of Anatolia III (Adjacent to Preserve): 1 Center Lane Plus Median Curb** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westernmost center lane of Jaeger Road and a median curb from the southern boundary of Anatolia II to the northern boundary of Anatolia III (adjacent to preserve), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-31 **Jaeger Road from Northern Boundary of Anatolia III to Kiefer Boulevard: 1 Center Lane Plus Median Curb** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westernmost center lane of Jaeger Road and a median curb from the northern boundary of Anatolia III to Kiefer Boulevard (excluding the first 450' from the Kiefer intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-32 **Douglas Road from Mather East Westerly Boundary to Sunrise Boulevard: Southerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the southerly frontage improvements on Douglas Road from the westerly Mather East boundary to Sunrise Boulevard (excluding the first 450' from the Sunrise intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-33 **Douglas Road from Sunrise Boulevard to Easterly Anatolia I Boundary: Southerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the southerly frontage improvements on Douglas Road from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' from the Sunrise intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-34 **Sunrise Boulevard from Douglas Road to Southerly Mather East Boundary: Westerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westerly frontage improvements on Sunrise Boulevard from Douglas Road to southerly Mather East boundary (excluding the first 450' from the Douglas intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-35 **Sunrise Boulevard from Douglas Road to Pyramid Boulevard: Easterly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the easterly frontage improvements on Sunrise Boulevard from Douglas Road to Pyramid Boulevard (excluding the first 450' from the Douglas and Pyramid intersections), including but not limited to clearing, grubbing,

mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

- R-36 **Sunrise Boulevard from Pyramid Boulevard to Southerly Anatolia II Boundary: Easterly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the easterly frontage improvements on Sunrise Boulevard from Pyramid Boulevard to the southerly Anatolia II boundary (excluding the first 450' from the Pyramid Intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-39 **Sunrise Boulevard from Southerly Anatolia II Boundary to Kiefer Boulevard: Easterly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the easterly frontage improvements on Sunrise Boulevard from the southerly Anatolia II boundary to Kiefer Boulevard (excluding the first 450' from the Kiefer intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-41 **Pyramid Boulevard from Sunrise Boulevard to Easterly Anatolia I Boundary: Northerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the northerly frontage improvements on Pyramid Boulevard from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' from the Sunrise intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-42 **Pyramid Boulevard from Sunrise Boulevard to Easterly Anatolia I Boundary: Southerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the southerly frontage improvements on Pyramid Boulevard from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' from the Sunrise intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-43 **Kiefer Boulevard from Sunrise Boulevard to Westerly Anatolia III Boundary (Adjacent to Preserve): Northerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the northerly frontage improvements on Kiefer Boulevard from Sunrise Boulevard to the westerly Anatolia III boundary (excluding the first 450' from the Sunrise intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-44 **Kiefer Boulevard: Anatolia III Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the northerly frontage improvements on Kiefer Boulevard adjacent to Anatolia III (excluding the first 450' from the Jaeger intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut &

pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

- R-45 **Jaeger Road: Anatolia IV Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westerly frontage improvements on Jaeger Road adjacent to Anatolia IV, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-46 **Jaeger Road from Northerly Anatolia II Boundary to Southerly Anatolia II Boundary: Westerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westerly frontage improvements on Jaeger Road from the northerly Anatolia II boundary to the southerly Anatolia II boundary, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-47 **Jaeger Road from Southerly Anatolia II Boundary to Northerly Anatolia III Boundary (Adjacent to Preserve): Westerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westerly frontage improvements on Jaeger Road from the southerly Anatolia II boundary to the northerly Anatolia III boundary (adjacent to preserve), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-48 **Jaeger Road from Northerly Anatolia III Boundary to Kiefer Boulevard: Westerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the westerly frontage improvements on Jaeger Road from the northerly Anatolia III boundary to Kiefer Boulevard (excluding the first 450' from the Jaeger intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-49 **Douglas Road from Sunrise Boulevard to 1,500 Feet West of Sunrise Boulevard: Widening 2 Center Lanes to 4 Plus Median** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the widening of Douglas Road from the existing 2 lanes to 4 center lanes from Sunrise Boulevard to 1,500' west of Sunrise Boulevard (excluding the first 450' from the intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, striping, signage, sawcut & pavement removal, landscaping, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-50 **Anatolia I Interior Collector Roadway Segments: Non-Single Family Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering either a half or full roadway section where single family lots do not front on the half or full roadway section within Anatolia I, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

- R-51 **Anatolia II Interior Collector Roadway Segments: Non-Single Family Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering either a half or full roadway section where single family lots do not front on the half or full roadway section within Anatolia II, including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.
- R-52 **Pyramid Boulevard from Westerly Anatolia IV Boundary to Jaeger Road: Southerly Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering the southerly frontage improvements on Pyramid Boulevard from westerly Anatolia IV boundary to Jaeger Road (excluding the first 450' from the Jaeger intersection), including but not limited to clearing, grubbing, mobilization, excavation, pavement, curb, gutter, sidewalk, striping, signage, sawcut & pavement removal, landscaping, soundwalls, storm drain, manholes, and drainage inlets, or such other alternative facilities that serve substantially the same purpose.

JOINT TRENCH UTILITIES

- JT-3 **Douglas Road at Sunrise Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,452 feet in length through the Douglas/Sunrise intersection (including the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-4 **Douglas Road at Jaeger Road** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 358 feet in length through the Douglas/Jaeger intersection (including the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-9 **Sunrise Boulevard at Pyramid Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,354 feet in length through the Sunrise/Pyramid intersection (including the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-10 **Sunrise Boulevard at Kiefer Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,096 feet in length through the Sunrise/Kiefer intersection (including the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-16 **Pyramid Boulevard at Jaeger Road** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 368 feet in length through the Pyramid/Jaeger intersection (including the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-28 **Kiefer Boulevard at Jaeger Road** – All facilities and costs associated with designing, engineering, inspection, testing, construction management, fees, constructing and delivering a joint trench conduit, approximately 736 feet in length through the Kiefer/Jaeger intersection (including

the first 450' of roadway from the intersection), or such other alternative facilities that serve substantially the same purpose.

- JT-32 **Douglas Road from Mather East Westerly Boundary to Sunrise Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 600 feet in length from the Mather East westerly boundary to Sunrise Boulevard (excluding the first 450' of roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-33 **Douglas Road from Sunrise Boulevard to Easterly Anatolia I Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,150 feet in length from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' of roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-34 **Sunrise Boulevard from Douglas Road to Southerly Mather East Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,550 feet in length from Douglas Road to the southerly Mather East boundary (excluding the first 450' of roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-35 **Sunrise Boulevard from Douglas Road to Pyramid Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 3,000 feet in length from Douglas Road to Pyramid Boulevard (excluding the first 450' of roadway from the Sunrise and Pyramid intersections), or such other alternative facilities that serve substantially the same purpose.
- JT-36 **Sunrise Boulevard from Pyramid Boulevard to Southerly Anatolia II Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,500 feet in length from Pyramid Boulevard to southerly Anatolia II boundary (excluding the first 450' of roadway from the Pyramid intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-39 **Sunrise Boulevard from Southerly Anatolia II Boundary to Kiefer Boulevard** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 3,600 feet in length from the southerly Anatolia II boundary to Kiefer Boulevard (excluding the first 450' of roadway from the Kiefer intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-41 **Pyramid Boulevard from Sunrise Boulevard to Easterly Anatolia I Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,150 feet in length from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' of roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-42 **Pyramid Boulevard from Sunrise Boulevard to Easterly Anatolia I Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,150 feet in length from Sunrise Boulevard to the easterly Anatolia I boundary (excluding the first 450' of

roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.

- JT-43 **Kiefer Boulevard from Sunrise Boulevard to Westerly Anatolia III Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,550 feet in length from Sunrise Boulevard to the westerly Anatolia III boundary (excluding the first 450' of roadway from the Sunrise intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-44 **Kiefer Boulevard from Westerly Anatolia III Boundary to Jaeger Road** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,800 feet in length from westerly Anatolia III boundary to Jaeger Road (excluding the first 450' of roadway from the Jaeger intersection), or such other alternative facilities that serve substantially the same purpose.
- JT-45 **Jaeger Road: Anatolia IV Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 600 feet in length adjacent to Anatolia IV, or such other alternative facilities that serve substantially the same purpose.
- JT-46 **Jaeger Road: Anatolia II Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 950 feet in length adjacent to Anatolia II, or such other alternative facilities that serve substantially the same purpose.
- JT-47 **Jaeger Road from Southerly Anatolia II Boundary to Northerly Anatolia III Boundary** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 2,800 feet in length from the southerly Anatolia II boundary to the northerly Anatolia III boundary, or such other alternative facilities that serve substantially the same purpose.
- JT-48 **Jaeger Road: Anatolia III Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 3,650 feet in length adjacent to Anatolia III, or such other alternative facilities that serve substantially the same purpose.
- JT-50 **Anatolia I Interior Collector Roadway Segments: Non-Single Family Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 3,400 feet in length adjacent to the Anatolia I Interior Collector Roadway Segments, or such other alternative facilities that serve substantially the same purpose.
- JT-51 **Anatolia II Interior Collector Roadway Segments: Non-Single Family Frontage Improvements** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 8,375 feet in length adjacent to the Anatolia II Interior Collector Roadway Segments, or such other alternative facilities that serve substantially the same purpose.
- JT-52 **Pyramid Boulevard from Westerly Anatolia IV Boundary to Jaeger Road** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a joint trench conduit, approximately 1,000 feet in length adjacent to Anatolia IV, or such other alternative facilities that serve substantially the same purpose.

SANITARY SEWER FACILITIES

- S-1 8" Sewer Force Main: Kiefer Boulevard Lift Station to Pyramid Boulevard Outfall – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering approximately 11,200 lineal feet of sewer force main from the Kiefer Boulevard Lift Station (Facility S-2), north to Pyramid Boulevard Outfall near Jaeger Road, or such other alternative facilities that serve substantially the same purpose.
- S-2 Kiefer Boulevard Lift Station – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a sewer lift station facility in Anatolia III to serve Anatolia III, or such other alternative facilities that serve substantially the same purpose.
- S-3 18" Sewer Force Main: Pyramid Boulevard Lift Station to Mayhew Drive Outfall – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering approximately 43,000 lineal feet of sewer force main from the Pyramid Boulevard Lift Station (Facility S-4), south and west to Mayhew Drive Outfall, or such other alternative facilities that serve substantially the same purpose.
- S-4 Pyramid Boulevard Lift Station – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a sewer lift station facility near the intersection of Pyramid Boulevard and Sunrise Boulevard in Anatolia II to serve Anatolia I, II, III & IV, or such other alternative facilities that serve substantially the same purpose.
- S-5 6" Sewer Force Main: Douglas Boulevard Lift Station to Pyramid Boulevard Outfall – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering approximately 5,100 lineal feet of sewer force main from the Douglas Boulevard Lift Station (Facility S-6), south to Pyramid Boulevard Outfall near Sunrise Boulevard, or such other alternative facilities that serve substantially the same purpose.
- S-6 Douglas Boulevard Lift Station – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a sewer lift station facility in Mather East to serve Mather East and the northwestern most portion of Anatolia I, or such other alternative facilities that serve substantially the same purpose.

WATER FACILITIES

- W-1 Vineyard Well Field – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a well field and related monitoring wells at the Vineyard Well Field to provide water for the SunRidge Specific Plan Area, or such other alternative facilities that serve substantially the same purpose.
- W-2 30" Water Supply Line from Well Field to Kiefer Boulevard Groundwater Treatment Facility – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering approximately 21,500 lineal feet of water supply line from the Vineyard well field near Excelsior Road and Florin Road, north along Excelsior Road, and east along Kiefer Boulevard to the ground water treatment facility on Kiefer Boulevard, or such other alternative facilities that serve substantially the same purpose.
- W-3 Kiefer Groundwater Treatment Plant – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering a groundwater treatment plant at the Kiefer Groundwater Treatment Plant to provide

treatment of water for the SunRidge Specific Plan Area, or such other alternative facilities that serve substantially the same purpose.

PARK FACILITIES

- P-1 **Park A – 21.6 Acres** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering park facilities for the approximately 21.6 acre Park A, located within Anatolia II, or such other alternative facilities that serve substantially the same purpose.
- P-2 **Park B – 5.7 Acres** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering park facilities for the approximately 5.7 acre Park B, located within Anatolia II, or such other alternative facilities that serve substantially the same purpose.
- P-3 **Park C – 4.5 Acres** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering park facilities for the approximately 4.5 acre Park C, located within Anatolia II, or such other alternative facilities that serve substantially the same purpose.
- P-4 **Park E – 6.7 Acres** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering park facilities for the approximately 6.7 acre Park E, located within Anatolia I, or such other alternative facilities that serve substantially the same purpose.
- P-5 **Park K – 5.8 Acres** – All facilities and costs associated with designing, engineering, inspection, testing, staking, construction management, fees, constructing and delivering park facilities for the approximately 5.8 acre Park K, located within Anatolia III, or such other alternative facilities that serve substantially the same purpose.
- P-6 **Bike Trail Connector** – All facilities and costs associated with designing, engineering, staking, construction management, fees, constructing and delivering a bike trail connector and associated facilities between Anatolia II and Anatolia III, or such other alternative facilities that serve substantially the same purpose.

SUNRIDGE SPECIFIC PLAN FEES

- F-1 SunRidge Specific Plan Water Fees for Anatolia I, II, III, IV & Mather East (Zones 1 thru 5).
- F-2 SunRidge Specific Plan Sewer Fees for Anatolia I, II, III, IV & Mather East (Zones 1 thru 5).
- F-3 SunRidge Specific Plan Road Fees for Anatolia I, II, III, IV & Mather East (Zones 1 thru 5).

ENGINEERING STUDIES, PERMITTING, PUBLIC FACILITIES REPORT, FINANCING PLAN

- E-1 **Engineering Studies, Permitting, Public Facilities Report & Financing Plan** – Consultant fees, application fees, processing fees, and document production costs associated with the SunRidge-Anatolia CFD No. 1 preparation and processing of Public Facilities Reports, Engineering Studies, Financing Plans, Environmental Permitting, and Environmental Studies, as well as other costs associated with the District Formation and Bond Sale process.

#

PROJECT NOTES

1. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

2. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

3. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

4. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

5. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

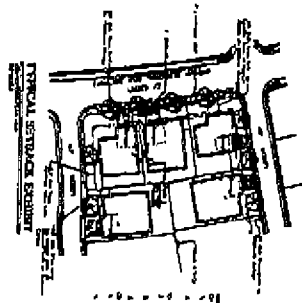
6. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

7. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

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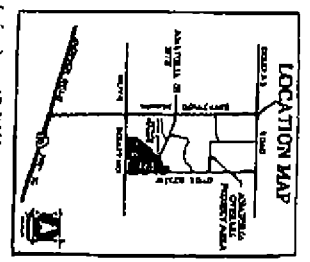
9. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.

10. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA, CALIFORNIA SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT, CALIFORNIA.



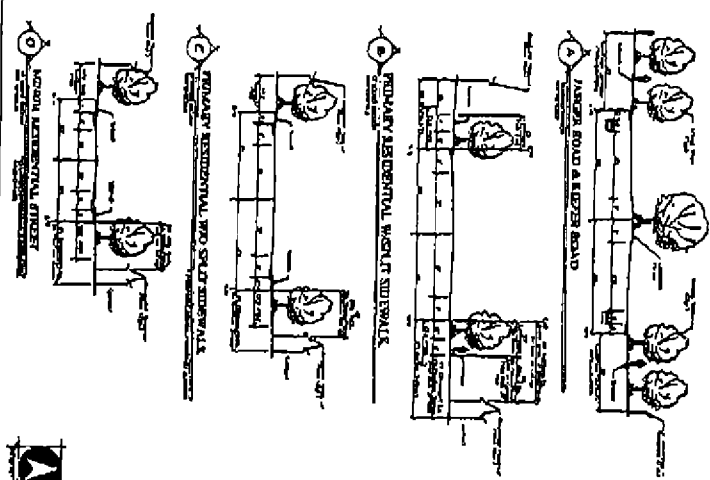
LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP
ANATOLIA III
 (A PORTION OF THE SUNRISE SPECIFIC PLAN AREA
 AND THE SUNRISE DOUGLAS COMMUNITY PLAN AREA)
 CITY OF RANCHO CORDOVA, CALIFORNIA
 OCTOBER 20, 2001
 PREPARED BY: [Firm Name]

Exhibit D



ANATOLIA III OVERALL LAND USE SUMMARY

LAND USE	ACRES	PERCENT
RESIDENTIAL	100.00	100.00%
COMMERCIAL	0.00	0.00%
INDUSTRIAL	0.00	0.00%
RECREATION	0.00	0.00%
UTILITY	0.00	0.00%
OPEN SPACE	0.00	0.00%
TOTAL	100.00	100.00%



WILCO AGGREGATES
 10000 WILCO AVE
 WILCO, CA 95694
 (916) 938-1111

OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Attention: Steven R. Meyers, City Attorney

(SPACE ABOVE THIS LINE RESERVED
FOR RECORDER'S USE)

**ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO ANATOLIA UNIT III PROJECT**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this ____ day of _____, 200__, by and between Sunridge Anatolia, LLC, a California limited liability company (hereinafter "**Developer**"), and _____, a _____ (hereinafter "**Assignee**").

RECITALS

A. On _____, 2003, the City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between The City of Rancho Cordova and Sunridge Anatolia LLC Relative to the Development Known As Anatolia Unit III (hereinafter the "**Development Agreement**)". Pursuant to the Development Agreement, Developer agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on _____, 2003, as Instrument No. 2003 - _____.

B. Developer intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in **Exhibit A**, attached hereto and incorporated herein by this reference (hereinafter the "**Assigned Parcel**").

C. Developer desires to assign and Assignee desires to assume all of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Developer and Assignee hereby agree as follows:

1. Developer hereby assigns, effective as of Developer's conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. Developer retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Developer.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Developer under the Development Agreement with respect to the Assigned Parcel, and to be subject to all the terms and conditions thereof with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Developer as the "Developer" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Section 27 of the Development Agreement for the Developer with respect to the Assigned Parcel shall be:

Attn: _____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

DEVELOPER:

Sunridge Anatolia LLC, a
limited liability company

By: AKT Developments, Inc., a
California corporation

By:
Its:

ASSIGNEE:

By:
Print Name:
Title:

CITY OF RANCHO CORDOVA

ORDINANCE NO. 18-2003

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 2, CHAPTER 2.30 OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE
REGARDING THE ESTABLISHMENT AND FUNCTIONS OF THE PLANNING COMMISSION**

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

SECTION 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Municipal Code to establish regulations for the formation and function of the Planning Commission.

SECTION 2: Findings and Determinations

The City Council hereby finds and determines:

A. The amendment to the Rancho Cordova Municipal Code establishing regulations pertaining to the Planning Commission is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061. The proposed amendment to establish regulations pertaining to the Planning Commission will not have the potential to degrade the quality of the environment. Establishment and function of the Planning Commission will alter the process for review of project applications, but will not alter the criteria for such reviews. Therefore, establishment and function of the Planning Commission will not negatively impact the environment.

B. The proposed Municipal Code amendment complies with all other applicable requirements of state law and local ordinances. Obligations associated with the function of Planning Agency with the local land use agency, as well as the establishment of a Planning Commission to fulfill such obligations, is established under section 65100 of the Government Code of the state of California. Specific duties of the Planning Commission are established under the City of Rancho Cordova Zoning Code. Revisions to the Municipal Code implement and are consistent with both local and state regulations.

SECTION 3: Title 2, Chapter 2.30 of the Rancho Cordova Municipal Code is hereby amended to read as:

The City Council hereby replaces Title 2, Chapter 2.30 as follows:

Chapter 2.30

PLANNING COMMISSION
OF THE CITY

Sections:

2.30.010 Establishment.
2.30.020 Membership.
2.30.030 Terms of Office.

AGENDA ITEM # 86

- 2.30.040 Qualifications.
- 2.30.050 Removal From Office.
- 2.30.060 Vacancies.
- 2.30.070 Duties and Functions of the Planning Commission.
- 2.30.080 Rules.
- 2.30.090 Organization.
- 2.30.100 Meetings
- 2.30.110 Committees.
- 2.30.120 Voting.

2.30.010 Establishment.

Pursuant to Section 65100 of the Government Code of the state of California, there is hereby established a planning commission which shall have the powers and duties and serve the purposes enumerated in said Section 65100 and this chapter, and which shall have jurisdiction within the incorporated boundaries of the City of Rancho Cordova.

2.30.020 Membership.

The planning commission shall consist of seven commission officers.

2.30.030 Appointments and Terms of Office.

Appointments to the planning commission shall be made by the City Council as follows:

1. Five commissioners shall be nominated by the individual members of the City Council prior to the first meeting of the Council in January 2004. The City Council shall confirm or reject each nomination at the first meeting of the Council in January 2004 or as soon thereafter as possible. A commissioner's term shall coincide with the term of the Councilmember that nominated that commissioner. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the planning commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council. Should confirmation of a nominee not take place, the individual Councilmember making such nomination shall nominating another person) to serve on the planning commission, and continue this process, until the majority of the City Council confirms an appointment from each individual Councilmember.
2. Two commissioners shall be designated at large members and shall be selected by the City Council as a body from a pool of nominees. At large members may be nominated by any member of the City Council and appointments shall be made in a manner determined by the City Council. Two at large members of the commission shall be nominated and appointed by the first meeting of the City Council in January 2004, or as soon thereafter as the Council completes the selection process. The initial at large commissioners shall serve a term of one year, with all subsequent appointments for the at large commissioners to be for terms of four years.
3. No limit is established on the number of terms that a commissioner may serve.

2.30.40 Qualifications

Minimum qualifications for the position of planning commissioner are as follows: Planning Commissioners shall be at least 18 years of age; shall be registered to vote; shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City; and, one of the at large commissioners shall reside either within the boundaries of the Cordova Recreation and Park District or within the

incorporated limits of the City of Rancho Cordova, and the remaining six commissioners shall reside within the incorporated limits of the City.

2.30.050 Removal from Office.

A planning commissioner may be removed from office by the City Council without cause, notice or hearing.

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms as follows: vacancies of at large commissioners shall be filled pursuant to section 2.30.030(1); vacancies of all other commissioners shall be pursuant to section 2.30.030(1).

2.30.070 Duties and Functions of the Planning Commission.

The planning commission shall have the duties and functions as specified in the Municipal Code for the policy planning commission, project planning commission, subdivision review committee and zoning administrator. Additionally, the planning commission shall:

1. Serve as the planning agency for City of Rancho Cordova as provided by Chapter 3 of Title 7 of the Government Code;
2. Promote public interest in, and understanding of, the general plan, community plans and regulations relating to such plans;
3. Consider and provide recommendations to the City Council on amendments to the general plan, zoning code, specific plans and community plans;
4. Consider subdivision matters arising from the Subdivision Map Act and this code;
5. Consider appeals of Planning Director determinations;
6. Perform such other duties as the City Council shall prescribe.

2.30.080 Rules.

The planning commission shall adopt, subject to City Council approval, rules of procedure which shall govern the conduct of hearings and other business of the commission. Copies of the rules shall be published and shall be available at the office of the Clerk of the City Council.

2.30.090 Organization.

At the initial meeting of the commission, and annually thereafter at the first meeting of the calendar year for the commission, the members of the commission shall select a chairperson and vice-chairperson and shall determine the time, place and frequency of regular meetings.

2.30.100 Meetings

The planning commission shall meet at least once a month at a regularly scheduled time and date, and at other such times as the chairperson deems necessary to perform the duties of the commission.

2.30.110 Committees.

The planning commission is authorized to create committees from its membership, consisting of no more than two members, for the conduct of its business.

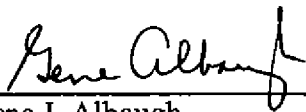
2.30.120 Voting.

Four members of the seven-member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda.

SECTION 4: Ordinance Supersedes County Code as Adopted by City

CITY OF RANCHO CORDOVA
TREASURER'S REPORT TO CITY COUNCIL
For Month Ending September 30, 2003

	8/31/03 BALANCE	SOURCES	USES	TRANSFERS	9/30/03 BALANCE
FUND DESCRIPTION					
General Fund	\$ 89,059.00	\$ 521,712.22	\$ (327,595.09)		\$ 283,176.13
Road Fund	\$ -	\$ 233,674.91			\$ 233,674.91
Totals	\$ 89,059.00	\$ 755,387.13	\$ (327,595.09)	\$ -	\$ 516,851.04
CASH FUNDS					
Usbank					
General Checking	\$ 68,596.52	\$ 755,362.18	\$ (327,595.09)	\$ (101,241.31)	\$ 395,122.30
Money Market	\$ 20,212.48	\$ 24.95		\$ 101,241.31	\$ 121,478.74
Petty Cash Funds	\$ 250.00				\$ 250.00
Report Totals	\$ 89,059.00	\$ 755,387.13	\$ (327,595.09)	\$ -	\$ 516,851.04



Gene J. Albaugh
Interim Finance Director/Treasurer

10-15-03

Date

AGENDA ITEM # 8C

City of Rancho Cordova
Check Detail
September 2003

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1129	9/3/2003	CCAC	Nuts & Bolts - Lisa Brown	1100 - Gen Checking		
			Nuts & Bolts Registration	5216 - Conference/Mee...	41 - City Clerk/Elections	-440.00
TOTAL						-440.00
1130	9/3/2003	State Fund	Deposit Worker's Comp	1100 - Gen Checking		
				5234 - Insurance	90 - Non Dept/Gen Service	-1,740.00
TOTAL						-1,740.00
1131	9/4/2003	ACCO	Inv. # 413878 & 413638	1100 - Gen Checking		
	8/15/2003		Preventative maintenance	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-449.00
			Cleaned & washed coils	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-424.98
TOTAL						-873.98
1132	9/4/2003	AT&T Wireless	Services 7/24 - 08/23/03	1100 - Gen Checking		
	9/4/2003		Wireless multi-line account	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-173.68
TOTAL						-173.68
1133	9/4/2003	Buckmaster		1100 - Gen Checking		
	8/29/2003		contract - 7/01 - 7/31/03	5228 - Eq Lease/Rental	90 - Non Dept/Gen Service	-55.00
TOTAL						-55.00
1134	9/4/2003	Canon Financial Services, Inc.		1100 - Gen Checking		
	8/25/2003		Contract Charge	5228 - Eq Lease/Rental	90 - Non Dept/Gen Service	-474.03
TOTAL						-474.03
1135	9/4/2003	CCAC		1100 - Gen Checking		
	8/29/2003		City Clerk Ad Sept. 2003 / website	5258 - Printing/Advertisi...	43 - Personnel Services	-200.00
TOTAL						-200.00

**City of Rancho Cordova
Check Detail
September 2003**

<u>Nun</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1136	9/4/2003	Charles R. Cate		1100 - Gen Checking		
	8/29/2003		business meals	5216 - Conference/Mee...	20 - City Manager	-194.82
	9/4/2003		Services 8/4-9/4/03	5016 - CM Housing	20 - City Manager	-21.21
				5015 - Interim Staff	20 - City Manager	-12,480.00
TOTAL						-12,696.03
1137	9/4/2003	Chuck's-W Portable Services		1100 - Gen Checking		
Inv.#...	8/29/2003		Service period 8/21 - 9/17/03	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-6.44
TOTAL						-6.44
1138	9/4/2003	Creative Arts Company		1100 - Gen Checking		
Inv. ...	8/26/2003		lapel pins	5268 - Signage/Promoti...	90 - Non Dept/Gen Service	-1,440.59
	9/4/2003		Flags, Poles, Stands	5248 - Office Supplies	90 - Non Dept/Gen Service	-710.00
TOTAL						-2,150.59
1139	9/4/2003	Dell Marketing LP		1100 - Gen Checking		
	8/18/2003		6 Laser Printer S2500N Ink Carriage	5248 - Office Supplies	90 - Non Dept/Gen Service	-1,157.24
TOTAL						-1,157.24
1140	9/4/2003	Diana Biddle		1100 - Gen Checking		
	9/4/2003		Reimbursement for office supplies	5015 - Interim Staff	41 - City Clerk/Elections	-5,512.50
	9/4/2003		Reimbursement for office supplies	5244 - Office Expense	90 - Non Dept/Gen Service	-84.85
			Reimbursement for office supplies	5225 - Election Costs	41 - City Clerk/Elections	-4.20
			Reimbursement for office supplies	5263 - Reimbursed Exp...	41 - City Clerk/Elections	-142.00
TOTAL						-5,743.55
1141	9/4/2003	Errand Quest		1100 - Gen Checking		
	9/4/2003		City Council Mtg. Agenda Packets	5244 - Office Expense	10 - City Council	-33.75
TOTAL						-33.75

**City of Rancho Cordova
Check Detail
September 2003**

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1142	9/4/2003	G&K Services	Inv. # 057565733 & 057566840	1100 - Gen Checking		
	8/15/2003		Accl. # 1394273	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-240.82
			Inv. # 057565733 & 057566840	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-41.48
TOTAL						-282.30
1143	9/4/2003	Gene J. Albaugh		1100 - Gen Checking		
	9/4/2003			5015 - Interim Staff	42 - Finance/Treasurer	-6,000.00
TOTAL						-6,000.00
1144	9/4/2003	Grapevine Independent	Ref. 15346, 15401, 15402 & 15403	1100 - Gen Checking		
	9/4/2003		Legal Ad	5258 - Printing/Advertisi...	41 - City Clerk/Elections	-420.00
TOTAL						-420.00
1145	9/4/2003	Janette J. Lusk, CPA		1100 - Gen Checking		
	9/4/2003		August Professional Services	5015 - Interim Staff	42 - Finance/Treasurer	-3,892.50
TOTAL						-3,892.50
1146	9/4/2003	Jobs Available Inc.		1100 - Gen Checking		
	8/29/2003		City Clerk 8/11 - 8/25/03	5258 - Printing/Advertisi...	43 - Personnel Services	-207.00
TOTAL						-207.00
1147	9/4/2003	Jones Bros Capitol City Pest...		1100 - Gen Checking		
	9/4/2003		Regular service	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-50.00
TOTAL						-50.00

**City of Rancho Cordova
Check Detail
September 2003**

Num	Date	Name	Memo	Account	Class	Paid Amount
1148	9/4/2003	Meyers, Nave, Rilback, Silver...		1100 - Gen Checking		
	8/26/2003		Inv 060985City Attorney Services Pre-Incorporation Services Vineyard area County of Sac County of Sac Sumridge Anatolia Third of six preIncorporation	5218 - Contractual Ser... 5218 - Contractual Ser... 5218 - Contractual Ser... 5218 - Contractual Ser... 5218 - Contractual Ser... 5218 - Contractual Ser... 5218 - Contractual Ser...	30 - City Attorney 30 - City Attorney 30 - City Attorney 30 - City Attorney 30 - City Attorney 30 - City Attorney 30 - City Attorney	-21,297.30 -6,834.90 -294.54 -350.20 -530.45 -5,284.26 -19,954.76
TOTAL	9/3/2003					-54,546.41
1149	9/4/2003	Michael Oliver & Assoc		1100 - Gen Checking		
Inv. ...	8/15/2003		April 15 - July 31, 2003	5260 - Professional Ser...	90 - Non Dept/Gen Service	-5,707.69
TOTAL						-5,707.69
1150	9/4/2003	Phenix		1100 - Gen Checking		
Inv. ...	8/15/2003		1,000 Business cards Orange label stock & 2nd sheet 2 sets of 500 Business cards	5258 - Printing/Advertisi... 5248 - Office Supplies 5258 - Printing/Advertisi...	90 - Non Dept/Gen Service 90 - Non Dept/Gen Service 90 - Non Dept/Gen Service	-44.18 -77.91 -44.18
TOTAL	9/4/2003					-166.27
1151	9/4/2003	Rancho Cordova Chamber o...		1100 - Gen Checking		
	8/15/2003		Wine & Food Festival Spon. Administrative Fee 7/11/03 Inaugural Event	5270 - Special Events 5264 - Rent Office 5270 - Special Events	90 - Non Dept/Gen Service 90 - Non Dept/Gen Service 90 - Non Dept/Gen Service	-100.00 -1,733.00 -720.00
TOTAL						-2,553.00
1152	9/4/2003	Ray Morgan Co		1100 - Gen Checking		
Inv. ...	8/25/2003			5248 - Office Supplies	90 - Non Dept/Gen Service	-856.61
TOTAL						-856.61

**City of Rancho Cordova
Check Detail
September 2003**

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1153	9/4/2003	Rick Sloan Design		1100 - Gen Checking		
Inv. ...	8/29/2003		Camera Ready art work	5268 - Signage/Promot...	90 - Non Dept/Gen Service	-375.00
			memo/bus cards/letterhead	5258 - Printing/Advertisi...	90 - Non Dept/Gen Service	-1,021.69
TOTAL						-1,396.69
1154	9/4/2003	SBC Payment Center		1100 - Gen Checking		
	8/15/2003		Jul 2 - Aug 1, 03	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-121.33
			Jun 29 - Jul 28, 03	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-1,446.17
			Jul 3 - Aug 2, 03	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-1,142.83
	8/25/2003		235-258-5751-484-7	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-610.77
	9/4/2003		Aug 22 - Sept 21, 03	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-461.33
TOTAL						-3,782.43
1155	9/4/2003	Staples		1100 - Gen Checking		
	8/27/2003		various office supplies	5248 - Office Supplies	90 - Non Dept/Gen Service	-2,074.39
TOTAL						-2,074.39
1157	9/4/2003	Driver Alliant Insurance		1100 - Gen Checking		
			VOID:			
TOTAL						0.00
1158	9/5/2003	Driver Alliant Insurance		1100 - Gen Checking		
			Crime Insurance	5234 - Insurance	90 - Non Dept/Gen Service	-13.00
TOTAL						-13.00
1160	9/12/2003	American Legal Publishing		1100 - Gen Checking		
	9/10/2003		The California Municipal Law Han...	5244 - Office Expense	90 - Non Dept/Gen Service	-161.63
TOTAL						-161.63

1:47 PM
10/13/03

**City of Rancho Cordova
Check Detail
September 2003**

Num	Date	Name	Memo	Account	Class	Paid Amount
1161	9/12/2003	Associated Services Co	Inv. # 12960 , 13408 & 13670	1100 - Gen Checking		
	9/10/2003		supplies	5244 - Office Expense	90 - Non Dept/Gen Service	-133.66
			supplies	5244 - Office Expense	90 - Non Dept/Gen Service	-129.80
			supplies	5244 - Office Expense	90 - Non Dept/Gen Service	-10.95
TOTAL						-274.41
1162	9/12/2003	Buckmaster		1100 - Gen Checking		
	9/10/2003		August Contract Services	5228 - Eq Lease/Rental	90 - Non Dept/Gen Service	-55.00
TOTAL						-55.00
1163	9/12/2003	California Overnight				
	9/10/2003		Inv. # 4055462	1100 - Gen Checking		
			delivery service	5244 - Office Expense	90 - Non Dept/Gen Service	-12.40
TOTAL						-12.40
1164	9/12/2003	Fact Notary				
	9/10/2003		Inv. # 9050301	1100 - Gen Checking		
			Notary training	5216 - Conference/Mee...	41 - City Clerk/Elections	-100.00
TOTAL						-100.00
1165	9/12/2003	G&K Services				
	9/10/2003		Inv. #'s 57567966, 57569083, 5757...	1100 - Gen Checking		
			supplies 8/5/03 invoice	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-41.48
			supplies 8/12/03 invoice	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-41.48
			supplies 8/19/03 invoice	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-41.48
			supplies 8/26/03 invoice	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-50.48
TOTAL						-174.92
1166	9/12/2003	Hannibal's Restaurant and C...				
	9/10/2003		Event # ED1854	1100 - Gen Checking		
			9/8/03 council mtg. breakfast	5270 - Special Events	90 - Non Dept/Gen Service	-25.59
TOTAL						-25.59

**City of Rancho Cordova
Check Detail
September 2003**

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1167	9/12/2003	Patty O'Connor	Inv. # 445	1100 - Gen Checking		
Inv. ...	9/10/2003		secretarial services	5015 - Interim Staff	41 - City Clerk/Elections	-400.00
TOTAL						-400.00
1168	9/12/2003	Phenix	160 Vehicle Abatement Forms	1100 - Gen Checking		
	9/10/2003		Vehicle Abatement Forms	5218.12 - Code Enforc...	51 - Planning/Code Enforce...	-87.28
TOTAL						-87.28
1169	9/12/2003	Planlines	Public Information services	1100 - Gen Checking		
Inv. #	9/10/2003		public information services	5260 - Professional Ser...	90 - Non Dept/Gen Service	-440.00
TOTAL						-440.00
1170	9/12/2003	PMC	July Summary Invoices	1100 - Gen Checking		
	9/10/2003		Invoice 16186	5218.13 - Developer Pr...	51 - Planning/Code Enforce...	-9,353.00
			Invoice 16178	5218.14 - Special Proje...	51 - Planning/Code Enforce...	-7,765.00
			Invoice 16229	5218.12 - Code Enforc...	51 - Planning/Code Enforce...	-24,560.00
			Invoice 16179	5218.15 - Web Site Dev...	51 - Planning/Code Enforce...	-500.00
			Invoice 16184	5218.11 - Planning	51 - Planning/Code Enforce...	-15,046.50
			Invoice 16183	5218.16 - Transition Se...	51 - Planning/Code Enforce...	-28,895.50
			Invoice 16185	5218.17 - Expenses	51 - Planning/Code Enforce...	-2,441.95
TOTAL						-88,561.95
1171	9/12/2003	Sacramento Bee - Fresno		1100 - Gen Checking		
Inv. ...	9/10/2003		advertising	5258 - Printing/Advertisi...	41 - City Clerk/Elections	-1,601.55
	9/10/2003		Daily & Sunday Service	5272 - Subscriptions/Bo...	90 - Non Dept/Gen Service	-25.00
TOTAL						-1,626.55
1172	9/12/2003	Sacramento Bee - Sacramento	Inv. # 832576	1100 - Gen Checking		
Inv. ...	9/10/2003		advertising	5258 - Printing/Advertisi...	43 - Personnel Services	-316.32
TOTAL						-316.32

**City of Rancho Cordova
Check Detail
September 2003**

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Class</u>	<u>Paid Amount</u>
1173	9/12/2003	SBC Payment Center		1100 - Gen Checking		
	9/10/2003		Aug 3 - Sept 2, 2003	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-575.31
	9/10/2003		July 29 - August 28, 2003	5274 - Telecommunicat...	90 - Non Dept/Gen Service	-1,199.28
TOTAL						-1,774.59
1174	9/12/2003	Waste Management	Inv. # 0682431-0056-7	1100 - Gen Checking		
Inv. ...	9/10/2003		September 2003	5210 - Bldg Repairs/Ma...	90 - Non Dept/Gen Service	-129.34
TOTAL						-129.34
1175	9/12/2003	Western City Magazine		1100 - Gen Checking		
Sub...	8/6/2003		Subscription	5272 - Subscriptions/Bo...	20 - City Manager	-39.00
TOTAL						-39.00
1176	9/12/2003	Bob Murray & Assoc	Inv #787.768 less clerical error o...	1100 - Gen Checking		
	9/10/2003		Inv #768	5260 - Professional Ser...	43 - Personnel Services	-7,411.89
TOTAL						-7,411.89
1177	9/12/2003	Charles R. Cate		1100 - Gen Checking		
			Business Meals	5216 - Conference/Mee...	20 - City Manager	-79.74
			Parking, Travel	5278 - Travel/Mileage R...	20 - City Manager	-33.25
			Cable TV	5016 - CM Housing	20 - City Manager	-69.62
TOTAL						-182.61
1178	9/12/2003	Charles R. Cate		1100 - Gen Checking		
			One Half month thru Sept 15, 2003	5015 - Interim Staff	20 - City Manager	-6,240.00
TOTAL						-6,240.00
1179	9/17/2003	United States Postal Service	Account #27501062	1100 - Gen Checking		
			Postage-On-Call - Neopost	5256 - Postage	90 - Non Dept/Gen Service	-500.00
TOTAL						-500.00

**City of Rancho Cordova
Check Detail
September 2003**

Num	Date	Name	Memo	Account	Class	Paid Amount
1180	9/17/2003	Sacramento File & Furniture...	Inv. # 6343-A	1100 - Gen Checking		
	9/4/2003	Office Furniture		5602 - Ofc Eq & Fur Ov...	90 - Non Dept/Gen Service	-14,645.46
TOTAL						-14,645.46
1181	9/25/2003	Brownies	Inv. # 180112	1100 - Gen Checking		
Inv. ...	9/17/2003	Final budget		5258 - Printing/Advertisi...	90 - Non Dept/Gen Service	-244.55
TOTAL						-244.55
1182	9/25/2003	C & C Interiorscapes	Inv. # 4740	1100 - Gen Checking		
Inv. ...	9/17/2003	Sept. plant rental		5244 - Office Expense	90 - Non Dept/Gen Service	-150.85
TOTAL						-150.85
1183	9/25/2003	Canon Financial Services, Inc.	Inv. # 4131667	1100 - Gen Checking		
Inv. ...	9/25/2003	Contract - Copier		5228 - Eq Lease/Rental	90 - Non Dept/Gen Service	-424.03
TOTAL						-424.03
1184	9/25/2003	Champion Awards Enterpris...		1100 - Gen Checking		
Inv. ...	9/17/2003	badges & magnets		5268 - Signage/Promoti...	90 - Non Dept/Gen Service	-80.54
Inv. ...	9/25/2003	8x10 plaque		5268 - Signage/Promoti...	90 - Non Dept/Gen Service	-98.54
TOTAL						-179.08
1185	9/25/2003	Creative Arts Company	Inv. 20587	1100 - Gen Checking		
Inv. ...	9/25/2003	Epoxy Dome Lapel Pins / set-up ch...		5258 - Printing/Advertisi...	90 - Non Dept/Gen Service	-1,199.95
TOTAL						-1,199.95
1186	9/25/2003	Curt Haven		1100 - Gen Checking		
	9/17/2003	mileage		5278 - Travel/Mileage R...	20 - City Manager	-154.09
		color copies for city council		5258 - Printing/Advertisi...	90 - Non Dept/Gen Service	-125.42
		key duplicates		5216 - Conference/Mee...	20 - City Manager	-93.57
				5244 - Office Expense	90 - Non Dept/Gen Service	-18.86
TOTAL						-391.94

Memorandum

Date: October 20, 2003

To: Honorable City Council

From: Gene Albaugh, Interim Director of Finance/Treasurer



Subject: Resolution Endorsing Policies Encouraging Investment
In Local Telecommunications Services in California

Recommendation: Action approving a Resolution Endorsing Policies to Encourage Investment in local telecommunications services in California, investment in local communities and increased employment opportunities

Background: Since passage of the Telecommunications Act in 1996, the Federal Communications Commission and California Public Utilities Commission have opened and created competition in California telecommunication markets.

This resolution asks the California Public Utilities Commission to consider reviewing how telecommunication corporations share data with the Commission. In some cases, providers now entering the California business market operate from outside California and do not disclose their business practices. In order to create fair and competing interests, all providers should be following the same guidelines.

The Cities of Sacramento, Woodland and Citrus Heights and the County of El Dorado have adopted a similar resolution in an effort to encourage the California Public Utilities Commission to consider making all companies follow the same guidelines.

Fiscal Impact: Will likely promote economic growth and employment opportunities.

cc: Ted A. Gaebler, City Manager

AGENDA ITEM # 8d

RESOLUTION NO. 39-2003

A RESOLUTION OF THE COUNCIL OF THE CITY OF RANCHO CORDOVA
ENDORING POLICIES TO ENCOURAGE INVESTMENT IN LOCAL
TELECOMMUNICATIONS SERVICES IN CALIFORNIA, INVESTMENT IN LOCAL
COMMUNITIES AND INCREASED EMPLOYMENT OPPORTUNITIES.

WHEREAS, the Telecommunications Act of 1996 was designed to open all
telecommunications markets to increased competition;and

WHEREAS, the Federal Communications Commission and the California Public Utilities
Commission (CPUC) have successfully opened telecommunications markets and created
competition in California; and

WHEREAS, multiple telecommunications companies now offer local and long distance
service in California; and

WHEREAS, the availability of advanced telecommunications services is important to
City residents, businesses and communities; and

WHEREAS, the availability of telecommunications services is dependent on maintaining
the current telecommunications network infrastructure and future investments in network
facilities and infrastructure; and

WHEREAS, the development of and investment in network infrastructure promotes
economic growth and employment opportunities for City residents; and

WHEREAS, telecommunications companies offering service in California have pledged
to make investments in infrastructure and local communities; and

WHEREAS, the benefits of competition and new investment in telecommunications infrastructure should be extended to all Californians.

NOW, Therefore, Be It Resolved by the City Council of the City of Rancho Cordova as follows:

1. Policymakers should require each telecommunications company offering local service in California to bring the benefits of competition to low-income consumers.
2. Policymakers should require each telecommunications company offering local service in California annually to report to the CPUC each city, municipality, and county where the company has local service customers and the number of such customers.
3. Policymakers should require each telecommunications company offering local service in California to certify annually to the CPUC, (a) its current capital investment in the State and its additional, yearly incremental investment, and (b) the number of its union and non-union employees in the State and in each city or municipality where it provides service.

ADOPTED this _____ day of _____, 2003, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dave Roberts, Mayor

ATTEST:

Diana Biddle, Interim City Clerk

Memorandum



Date: Agenda date: October 20, 2003
To: Honorable City Council
From: Cyrus Abhar, City Engineer
SUBJECT: Resolution Authorizing the City Manager or His Designee to Accept Grant Deeds, Rights-of-Way and Easements

Background

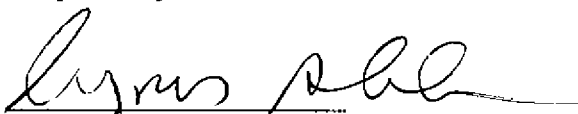
California Government Code Section 27281 (Copy Attached) requires that "Deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant." The Code states however, that a political corporation or governmental agency, by a general resolution, may authorize one or more officers or agents to accept and consent to such deeds or grants.

Throughout the year, the City Engineer's office processes numerous dedications of right of way and easements for public use associated with subdivision and road improvement projects. According to Government Code Section 27281, each individual dedication of right of way and easement must be approved by the City Council unless a resolution or ordinance is adopted further delegating that authority to an appropriate member of the City staff. Bringing all dedications of rights-of-way and easements to the Council for approval will result in unnecessary increase in the workload for the Council and may also result in delays in the processing of permit applications.

Recommendation

Staff recommends the City Council approve the attached Resolution delegating to the City Manager or his Designee the authority to accept grant deeds, right-of-way dedications and easements on behalf of the City.

Respectfully submitted,


Cyrus E. Abhar

Attachments: Resolution

AGENDA ITEM # 8e

27281. Deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant. If a certificate of acceptance is used, it shall be in substantially the following form:

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from _____ to _____, a political corporation and/or governmental agency is hereby accepted by order of the _____ on _____,

(legislative body) (date)
(or by the undersigned officer or agent on behalf of the
_____ pursuant to authority conferred by

(legislative body)
resolution of the _____ adopted on
_____,)

(legislative body) (date)
and the grantee consents to recordation thereof by its duly
authorized officer.

Dated _____ By _____

A political corporation or governmental agency, by a general resolution, may authorize one or more officers or agents to accept and consent to such deeds or grants.

In cases where the county tax collector files purchaser's deeds with respect to a sale for defaulted taxes, the information contained in those documents shall be deemed to constitute compliance with this section.

The requirements of this section shall not apply to a deed of trust or other security or regulatory document recorded by or on behalf of a state agency pursuant to a program or activity of the agency authorized by statute or regulation.

RESOLUTION NO. _____

Be It Resolved, by the city council of Rancho Cordova that the City Manager or his Designee be and is hereby authorized and empowered to accept and consent to all instruments affecting real property, or any interests therein for and on behalf of the City of Rancho Cordova, relating to the acquisition of rights of way, easements, grant deeds and irrevocable offers of dedication.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted by the City Council of Rancho Cordova, State of California, this _____, day of _____, 2003 with the following vote, to wit:

AYES: Council Member(s),

NOES: Council Member(s),

ABSENT: Council Member(s),

ABSTAIN: Council Member(s),

David Roberts, Mayor

(S E A L)

ATTEST: _____
City Clerk

Memorandum

Date: October 20, 2003

To: Ted Gaebler, City Manager

From: Paul Junker, Planning Director
Yvonne DeHaan, Code Enforcement Manager



Subject: Status Report for the Planning and Code Enforcement Departments
September 2003.

The following summary report describes major activities of the Planning and Code Enforcement Departments of the City of Rancho Cordova, for the month of September 2003.

1. Planning Department Operations

The Planning Department has completed its start up process and is fully operational to serve the public and the development community. Specific efforts in September have included:

- Prepared and introduced to the City Council the citywide Design Review Ordinance for adoption. The Design Review Ordinance became effective October 15th for all new projects.
- Prepared an RFQ for environmental firms to pre-qualify consulting firms to prepare environmental documents for the City. The RFQ will be circulated in October.
- Assisted efforts to secure solid waste services, including initiating solicitation for proposals from solid waste collection firms.
- Continued dialogue with Bob Faseler, SACOG, regarding split of housing allocation between County and City of Rancho Cordova. Mr. Faseler has provided his analysis to the City and the County. In summary, the County had anticipated allocating to the City 9,282 dwellings of the County's 22,276 dwelling total allocation for years 2000 through 2007. SACOG has determined Rancho Cordova's 2000-2007 share of the allocation, based upon SACOG's established methodology, should be 2,797 dwellings. Mr. Faseler's analysis is attached to this memo.

- Prepared draft ordinance to establish City Planning Commission for presentation to City Council in October. Anticipate selection of Commissioners to occur in November/December, with Planning Commission being seated in January 2004.
- Continued attendance at SACOG Blueprint meetings, RT TOD meetings and other regional forums. Two City planners will serve as facilitators at upcoming Countywide Blueprint Workshops.
- Conducted discussions with applicants of first projects that will be subject to City design review, including Winncrest Homes (SunRidge Anatolia) and Carter Burgess (shopping center at southeast corner of Sunrise and Douglas).
- Continued to assist the Building and Safety Department with the processing and approval of projects for building permits. Staff has assisted the public at the counter by the telephone, providing zoning information, over the counter plan review and preliminary evaluations of projects, accounting for approximately 80 hours of service in September.
- Received Use Permit applications from Aerojet on September 26th for the ground remediation wells. These applications have been processed and are scheduled for hearing before the Council on October 20th.
- Processed or supported a variety of actions associated with the Anatolia III project within the SunRidge Specific Plan, including tentative map approval and completion of development agreement.
- Planning has continued to meet with the development community and discuss the progress of their projects. Staff met with the following developers:
 1. RiverWest Investments. Peery/Arillaga property for future development for the 530 acres between SunRidge and Sunrise Douglas II Specific Plans.
 2. RiverWest Investments. North Douglas 1 and 2 project. This project is expected to undergo a substantial redesign.
 3. Elliott Homes. Villages at Zinfandel General Plan Amendment and Special Planning Area Amendment for residential Village No. 8
 4. Elliott Homes. Draft Rio Del Oro Environmental Impact Report and preliminary review of land use plans.
 5. Donahue Schriber. SW corner of Sunrise Blvd. and Douglas Road (Mather East). Project received a unanimous endorsement from the CorPAC on October 9, 2003. City to consider design review and Use Permit for gas station.
 6. Lennar Communities. Environmental review for community recreation center for Anatolia I and II.

7. Kimball Homes. Potential development project at Zinfandel and International.

2. Environmental Review

Planning has assumed responsibility for and initiated processing of various project environmental reviews, including the following:

1. Sunrise Douglas 2 Specific Plan. On September 10, staff met with the Department of Water Resources (Zone 40) to learn about the history of water supply related to Sunrise Douglas 2 and Sunridge Specific Plan area. On September 17, staff met with the County Parks and Recreation, Finance, Water Resources (Zone 40), Transportation, and CSD-1 Departments to discuss the project and the EIR. The applicant is having a specific plan, traffic study, finance plan, and detailed water study prepared for the project. The EIR won't be prepared until these technical reports are complete.
2. Rio del Oro. Staff visited the project site with project proponents on September 8. A project NOP/Initial Study is being reviewed by the U.S. Army Corps of Engineers. A Notice of Intent (NEPA), which is being prepared by the Corps, will be released at the same time as the NOP/IS. The Request for Proposals for the environmental document was sent to three consulting firms, EDAW, EIP, and URS, on September 30. A firm will be selected by the end of October.
3. Sunridge Lot J / Sunridge Park. An administrative draft Initial Study for the Sunridge Lot J and Sunridge Park projects has been prepared and is currently being reviewed by City staff.
4. North Douglas I and II. An administrative draft Initial Study is currently being prepared for North Douglas I and II. This document will be revised once project modifications are resolved.
5. Anatolia I and II. Ongoing MMRP monitoring for the project.
6. Villages of Zinfandel. Staff met with County DERA on September 25 to receive clarification on the MMRP's for Villages of Zinfandel. Ongoing MMRP monitoring.

3. In-Shape / Code Enforcement

- The abandoned vehicle program is up and running, and three (3) out of five (5) tow companies approached have entered into contracts to remove vehicles for the City. To date, 40 vehicles have been towed, with an estimated 150+ vehicles identified for possible towing. Staff is currently limited to four vehicle tows per day due to workload constraints in the Sheriff's Department (entering towed vehicles into the state computer database). Options for completing required vehicle reports are under consideration.

- Options are being considered to have In-Shape personnel attend law enforcement briefings to coordinate the flow of information and services to the community.
- In-Shape continues to monitor services being provided to the residents of South White Rock Road under the terms of a grant the County was awarded two years ago. Staff will consider adjustments to enhance services within the City that are funded through this grant and promote such changes with both state and county personnel.
- Service Request Statistics to Date - Total Requests for Service: 642

All Cases	Open cases:	301	Closed cases:	341
Housing:	Open cases:	15	Closed cases:	11
Zoning:	Open cases:	176	Closed cases:	145
Vehicles:	Open cases:	105	Closed cases:	164
Referrals:	Open cases:	5	Closed cases:	21

5. Web Site

- Established new section on the City website addressing the Sunridge Anatolia Community Facilities District (CFD). A map of the proposed lots within the CFD is being prepared for inclusion on the website.
- Continued to support the City Clerk's office by posting Council meeting agendas online.
- Continued regular updates of website, including posting of results of Strategic Planning Workshop.
- Web site staff and the City's coordinator (Curt Haven) will be meeting to discuss ways to enhance and increase the use of the City's Web Site.

Attachments: SACOG Fax from Bob
Report on Anticipated Planning Department Efforts

**Sacramento Area
Council of
Governments**

1415 L Street,
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org

Post-It* Fax Note 7671		Date 10/3/03	# of pages 3
To PAUL YUNKER	From Bob Faele		
Co./Dept.	Co. SACOG		
Phone #	Phone # 340-6210		
Fax # 853-1680	Fax # 321-9551		

October 3, 2003

Robert Sherry, Director of Planning & Comm. Dev.
Sacramento County
827 7th Street, Suite 230
Sacramento, CA 95814

RECEIVED

OCT 03 2003

**RANCHO CORDOVA
PLANNING**

Dear Mr. Sherry:

The attached spreadsheet contains a possible distribution of the County's Regional Housing Needs Plan (RHNP) allocation between the Sacramento County and Rancho Cordova. The spreadsheet is very similar to that used in the RHNP and uses a very similar methodology, the significant differences being the use of Census 2000 income data rather than the 1990 Census data and the combined areas of Unincorporated Sacramento County and Rancho Cordova serving as the "Market Area". Table 1 contains the final results of our effort.

Former SACOG Senior Research Analyst Kelly Grieve was retained to prepare allocations of SACOG's existing projections between Sacramento Unincorporated and Rancho Cordova. These are the projections used for the RHNP and are still the most current approved projections here at SACOG. Mr. Grieve was the project manager for the development of these projections, which were prepared in concert with local planning staff. HCD requires the use of the projections used with the Metropolitan Transportation Plan for the RHNP and we felt that the use of these projections was appropriate for this effort.

The differences between the projected housing unit counts contained on the attached spreadsheet and the County's Draft Housing Element are substantial. There are undoubtedly new and different assumptions underlying your draft work and our somewhat older projections.

The County's Draft Housing Element indicates that the amount of Rancho Cordova growth between 2000 and 2007 is 9,282 (table 6-1A) out of combined Rancho Cordova/Unincorporated total of 22,276 (table 6-1A). (SACOG's projected total for this area is 22,308.) The portion allocated to Rancho Cordova is substantially higher than is consistent with SACOG's projections.

Based on SACOG projections:

1. Total 2000-2007 growth for all minor zones partially or wholly contained in Rancho Cordova is only 4,078.
2. The allocation of Rancho Cordova share for portions inside Rancho Cordova is 2,797 for that period.

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

Mr. Robert Sherry

October 2, 2003

Page 2

3. Over 50% of growth in these zones, between 2000 and 2005, occurs outside Rancho Cordova at Mather. Aerial photography (November, 2002) supports this assumption.
4. Post 2005, virtually all growth in these zones occurs within Rancho Cordova.

Projections aside, the major factor affecting the distribution of affordable housing between the County and Rancho Cordova is the disparity between the household income distributions between the two jurisdictions. Census 2000 gives a median income for Rancho Cordova CDP as \$40,095. The balance of the 2000 unincorporated area computes to \$47,438.

As you know, the fundamental methodology for SACOG's RHNP is to develop a 20-year trend which results in all jurisdictions within a market area having the same proportion of households in each income category at the 20 year point. Based on a combined (market area) median income of \$46,589, the breakpoints for Very Low, Low, and Moderate Incomes are at \$23,295, \$37,271, and \$55,907 respectively. Applied to the Census 2000 household income data, these limits yield a distribution of 26.12% Very Low, 19.91% Low, 21.17% Moderate and 32.79% Above Moderate for Rancho Cordova. Unincorporated Sacramento County's distribution is 21.16%, 17.19%, 19.81% and 41.83% for the same categories. While these are significant differences, their bottom line impact is overwhelmed by the projection differences between our work and the Draft Housing Element.

As you know, these data are intended to stimulate dialog between the County and Rancho Cordova regarding the fair division of the existing County RHNP allocations. There is no statutory mechanism for revising the RHNP and there is no requirement that the work presented here be accepted by either jurisdiction.

As prescribed in the RHNP, SACOG will continue to offer a reasonable level of assistance to Sacramento County and Rancho Cordova as you work through this process. Keeping in mind that this work is essentially "unfunded", we are available to meet with the interested parties to discuss our work and, should Rancho Cordova and the County agree to a different set of projection data, we would be happy to plug that data into the spreadsheet and revise the distribution.

Should you have any questions, or wish further assistance, please contact Bob Faseler at (916) 340-6210.

Sincerely,



MARTIN TUTTLE
Executive Director

MT:RF:lc

Memorandum

Date: October 20, 2003

To: Ted Gaebler, City Manager

From: Paul Junker, Planning Director



Subject: Anticipated Planning Department Tasks/Projects.

The following summary report describes mid - range efforts the Planning Department anticipates through March 2004. This list of activities will be updated monthly based upon direction of the City Council and the City Manager.

1. General Plan Preparation

Staff anticipates two preliminary steps toward completing the City's first General Plan to be undertaken prior to year end, including:

- Preparation and adoption of a General Plan Cost Recovery Fee
- Preparation of a comprehensive work program for General Plan preparation and adoption

- 2.** Review and update Development Impact Fees Planning staff will work in conjunction with the City Attorney, City Engineer and Finance Director to identify potential facilities, a community outreach process and steps for adoption of fees.

3. Specific Plan Revisions

Staff is considering revisions to the SunRidge Specific Plan that would allow greater flexibility to adjust land use types and densities as development projects are proposed. The City must determine the process for completing these revisions.

4. Application of Park Fees and Police Tax to Anatolia 1 and 2

Planning, in conjunction with the City Attorney, will seek agreements with developers of Anatolia 1 and 2 for the payment of fees and taxes consistent with Anatolia 3. Park renovation fees for Anatolia 1 and 2 would total approximately \$1.4 million.

5. City/Park District MOU

Draft MOU to guide expenditure of park fees generated by development within the City. Planning to work with City Engineer, Building Official, City Attorney, Greg Foell and/or Jerry Steinke (District).

6. Urban Design/Non-Vehicular Circulation – Council Direction

Council has expressed interest in enhancing the form of new development. Staff proposes to conduct a workshop with the Council on various planning and design issues, including urban design (density, architecture, land use mix) and non-vehicular circulation.

7. Environmental Issues

Two environmental issues have the potential to impact development of Sunrise/Douglas properties: Swainson's hawk and vernal pool mitigation. These issues will be addressed as current and new projects are processed. The City may wish to actively address these issues.

Strategic Planning Goals involving Planning Director

A-5 March 15, 2004

Planning Director, City Engineer, Economic Development Director

Develop and present to the City Council a set of criteria standards and policies for staff to use when evaluating and developing proposed traffic and transportation improvements that promote growing Rancho Cordova as a premier community.

A-6 March 15, 2004

Planning Director – lead, City Engineer, and Economic Development Dir.

Develop and present to the City Council a set of policies for staff to use when evaluating and developing proposed traffic and transportation improvements that promote growing Rancho Cordova as a premier community.

B-1 Nov. 15, 2003

City Manager – lead, Planning Dir., City Attorney, Finance Dir., City Engineer, and Economic Development Dir.

Hold a City Council work session to present a plan for evaluating costs of development, service levels needed, and appropriate development fees.

B-2 December 1, 2003

Planning Director

Hold a work session for City Council to show coming developments with their relationships and linkages.

B-3 Dec. 15, 2003

Planning Director

Present to the City Council a work program outlining process, public participation and costs to write and adopt a General Plan.

B-4 Dec. 15, 2003

Planning Director-lead, City Attorney

Hold a work session to outline short-term amendments to the City Zoning Code.

B-5 January 15, 2004

Planning Director

Bring a work program to the City Council to outline processes and costs for preparing details of the residential and commercial design guidelines.

B-6 January 15, 2004

City Manager – lead, Planning Dir., City Attorney, Finance Dir., City Engineer, and Economic Dev. Dir.

Hold a work session to discuss the pros and cons of establishing a Redevelopment Agency and a Redevelopment Area.

B-7 March 15, 2004

Economic Development Dir. and Planning Dir.

Conduct an assessment of infill opportunities and transit-supportive development opportunities and present a plan to the City Council for marketing the opportunities.

B-8 March 15, 2004

Economic Development Dir – lead, City Engineer, and Planning Director

Conduct a survey of municipal infrastructure services and facilities in the established community and present the needs assessment to the City Council.

Memorandum



Date: October 13, 2003
To: Ted Gaebler, City Manager
From: Cyrus Abhar, City Engineer *CEA*
Thomas L. Trimberger, Building Official
Subject: Activity Report for the Month of September
Building Safety and Engineering Services

The following provides a summary of Building Safety and Engineering activities for the month of September.

Customer Service:

- 73 Service Requests were processed in the month of September. They include the following requests:
 - 35 for Street maintenance
 - 17 for Traffic Signals and Street Lights
 - 9 for traffic signs
 - 4 for Traffic Engineering
 - 8 for Trees and Landscaping
- 160 Work Order activities were performed in the month of September. They include the following activities:
 - 19 for Street maintenance (including trees and landscaping)
 - 78 for Traffic Signals and Street Lights
 - 63 for Traffic Signs
- On the average, the Community Development Department Counter receptionist received 14 visitors daily.
- A total of 180 transactions were processed in the month of September.

Building and Safety Department:

- There are currently 2,113 active issued building permits. The following activities were performed in the Month of October:
 - 177 permits issued;
 - 24 production home permits issued;
 - 354 commercial inspections performed;
 - 323 residential inspections performed.
- Most plan review and permit activity is being done at City Hall by dedicated Rancho Cordova Staff
- Letters delivered to all applicable, on-going permitted construction sites to update builders on new state requirements for storm water pollution prevention enforcement.
- 100% of sites brought up to state requirements for storm water pollution prevention prior to the October 1st start of the wet season.
- 100% of inspections were accomplished on the next day or the same day that they were requested. Additionally, 100% of hourly scheduled inspections have been accommodated.

Engineering Services:

- The following Transportation projects are currently in the Design Development Process:
 - Sunrise Boulevard - White Rock Road to Douglas Boulevard: construction of frontage improvements and Re-striping. A presentation on this project will be made to the City Council in November 2003.
 - Design for the installation of a Traffic Signal at the intersection of International and Zinfandel has been finalized. Construction will begin in December 2003.
 - Folsom Boulevard /Mather Field Road Enhancements Mather Field to Sunrise.
 - City engineer has begun discussions with Elliott Homes for installation of a traffic signal at the intersection of International Drive and Prospect Park Drive.
- A Transportation Workshop will be presented to the Council on October 27, 2003.
- Final maps for Villages of Zinfandel Units No. 1C, 3C and 6A were submitted for final review and have been approved.

Monthly Activity Report

October 13, 2003

Page 4 of 4

- Meetings and discussions with Boeing and Aerojet to facilitate and coordinate the permit and review process for construction of groundwater treatment sites and underground pipe network continued in the month of September.
- The Transportation Mobility Strategies team will be making a presentation to Rancho Cordova community on Thursday, October 16, 2003 at Sun River Church regarding potential alternatives for Sunrise Boulevard. City Engineer has been serving on the Technical Advisory Committee for this team and will be attending this workshop.



City Council/Planning Agency Report

October 20, 2003

Project: Mather East Tentative Parcel Map
File: RC-03-004
Request: A four lot Tentative Parcel Map within the Sunridge Specific Plan for mixed commercial use.
Location: Southwest corner of Sunrise Blvd and Douglas Road
APN: 067-030-027
Planner: William Campbell, Principal Planner *WC*

Owner:
Mather East
735 Sunrise Blvd. Suite 220
Roseville, Cal 95661

Engineer
MHM Engineers and Surveyors
735 Sunrise Blvd. Suite 220
Roseville, Cal 95661
Attn: Orin Bennett

STAFF RECOMMENDATION

1. Adopt Resolution Number 63-2003 of the City Council of the City of Rancho Cordova approving a Tentative Parcel Map as proposed by the applicant, according to the Map (Exhibit A) and subject to the proposed Conditions of Approval/MMRP (Exhibit B).

PROJECT DESCRIPTION

The applicant is requesting a Tentative Parcel Map to divide the parcel into 4 lots. The proposed parcels are approximately 16.5 acres, 2.3 acres, 13.3 and 5.8 acres for parcels 1 through 4, respectively. Parcels 1 and 2 are proposed for commercial development, parcel 3 is proposed to be multi-family and parcel 4 is uncommitted. Lot A is an open space parcel containing the Morrison Creek channel and wetlands identified for protection.

BACKGROUND

The County of Sacramento adopted the SunRidge Specific Plan (SRSP) in July of 2002. The parcel known as Mather East was included in the Plan and designated for Commercial Mixed Use CMU (see Figure 1). The applicant originally filed the Tentative Parcel Map application with the County in November of 2002. The project has been reviewed by the County Department of Environmental Review and Assessment (DERA) and a Negative Declaration has been prepared for the Tentative Parcel Map. The cumulative development impacts of the SRSP were addressed in the EIR for the Specific Plan and the adopted Mitigation Monitoring Reporting Program will be implemented for this project.

The project request was submitted to the Cordova Planning Advisory Council earlier this year. At their meeting of February 13, 2003 the Cordova PAC unanimously approved the Tentative Parcel Map with no comments or conditions by a vote of 11-0. The matter was also submitted to Consumnes Community Council on February 26, 2003, however the Consumnes Community Council determined the project was incomplete and deferred action.

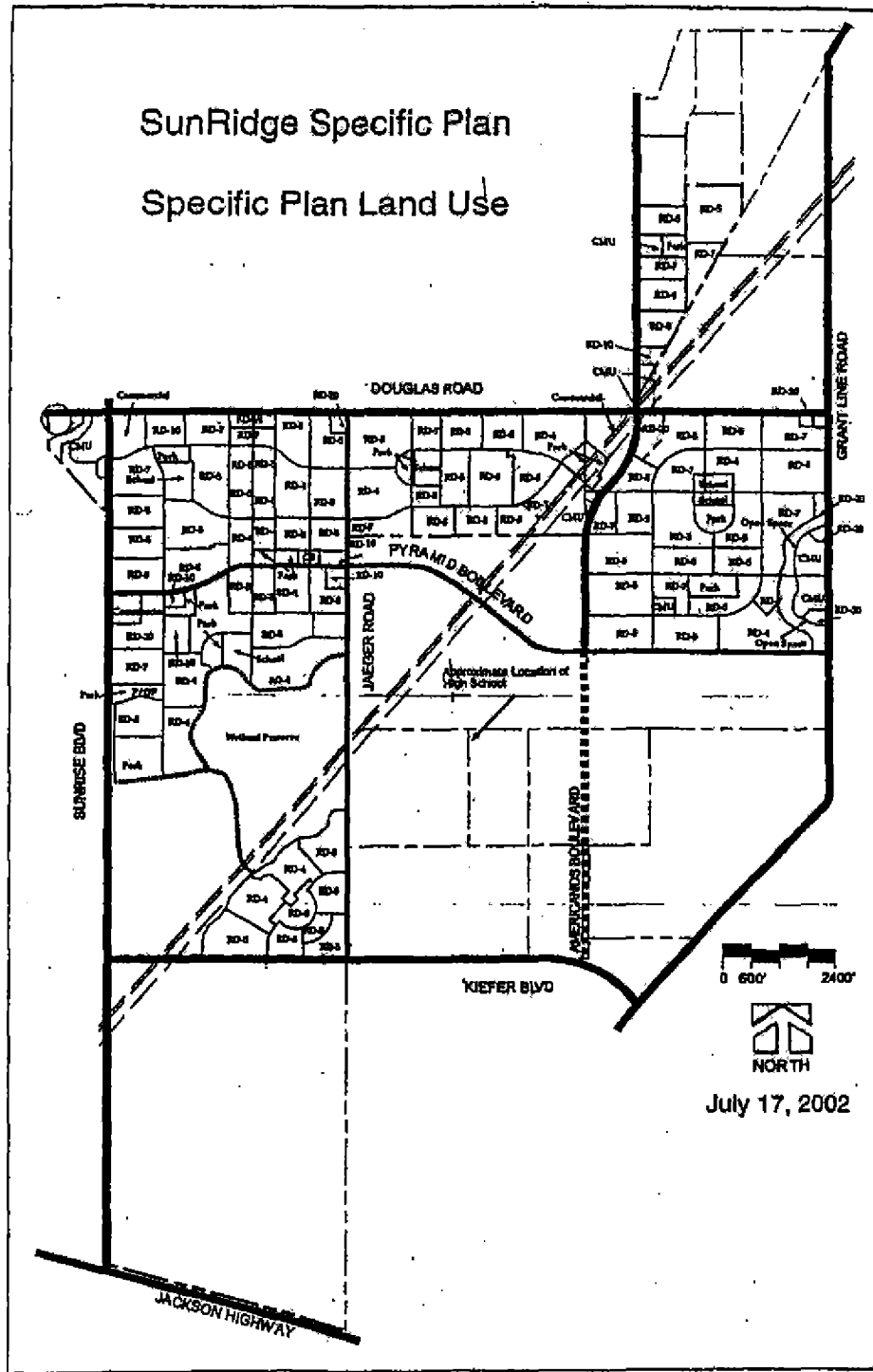


Figure 1- SunRidge Specific Plan Designations

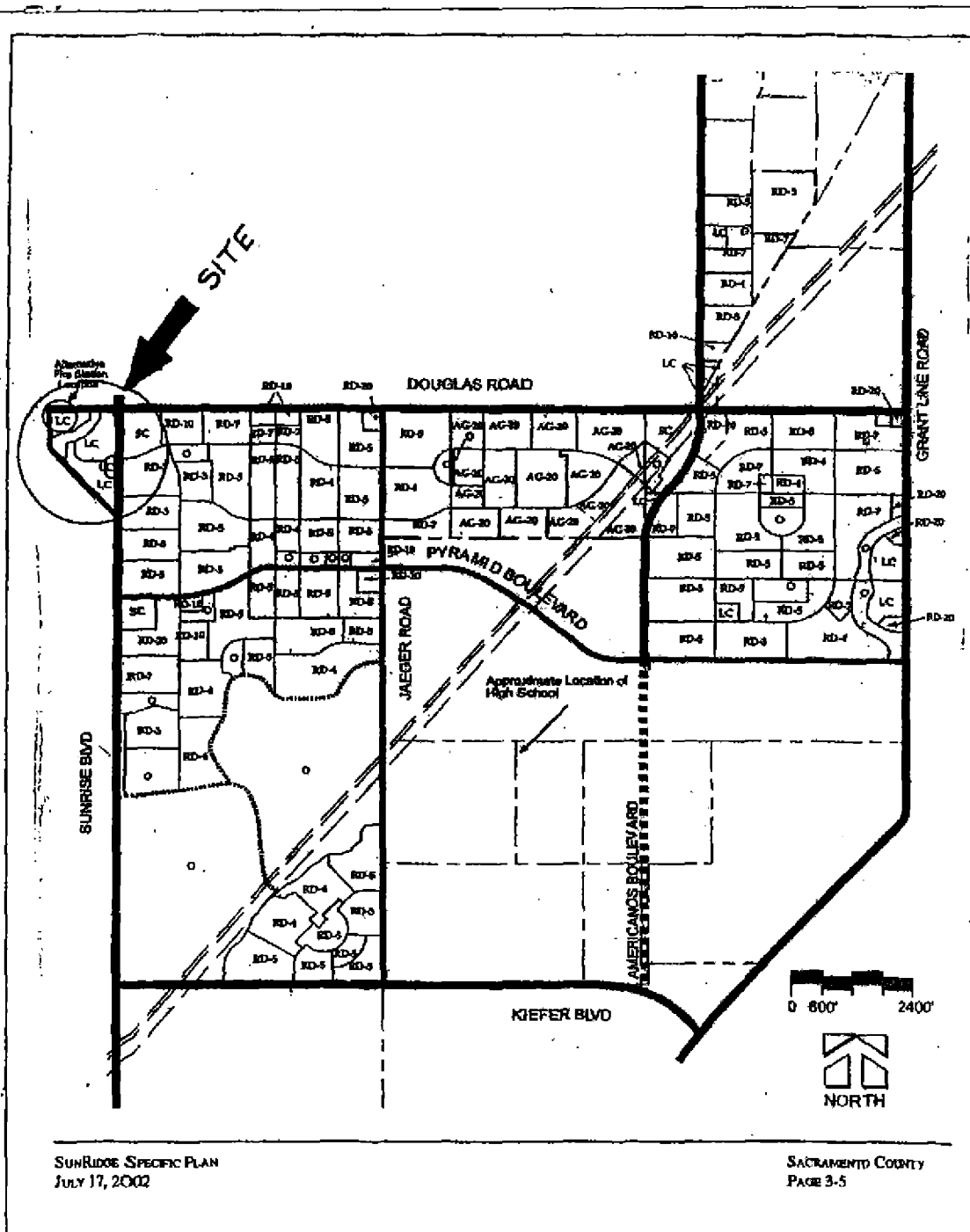


Figure 2- Specific Plan Zoning

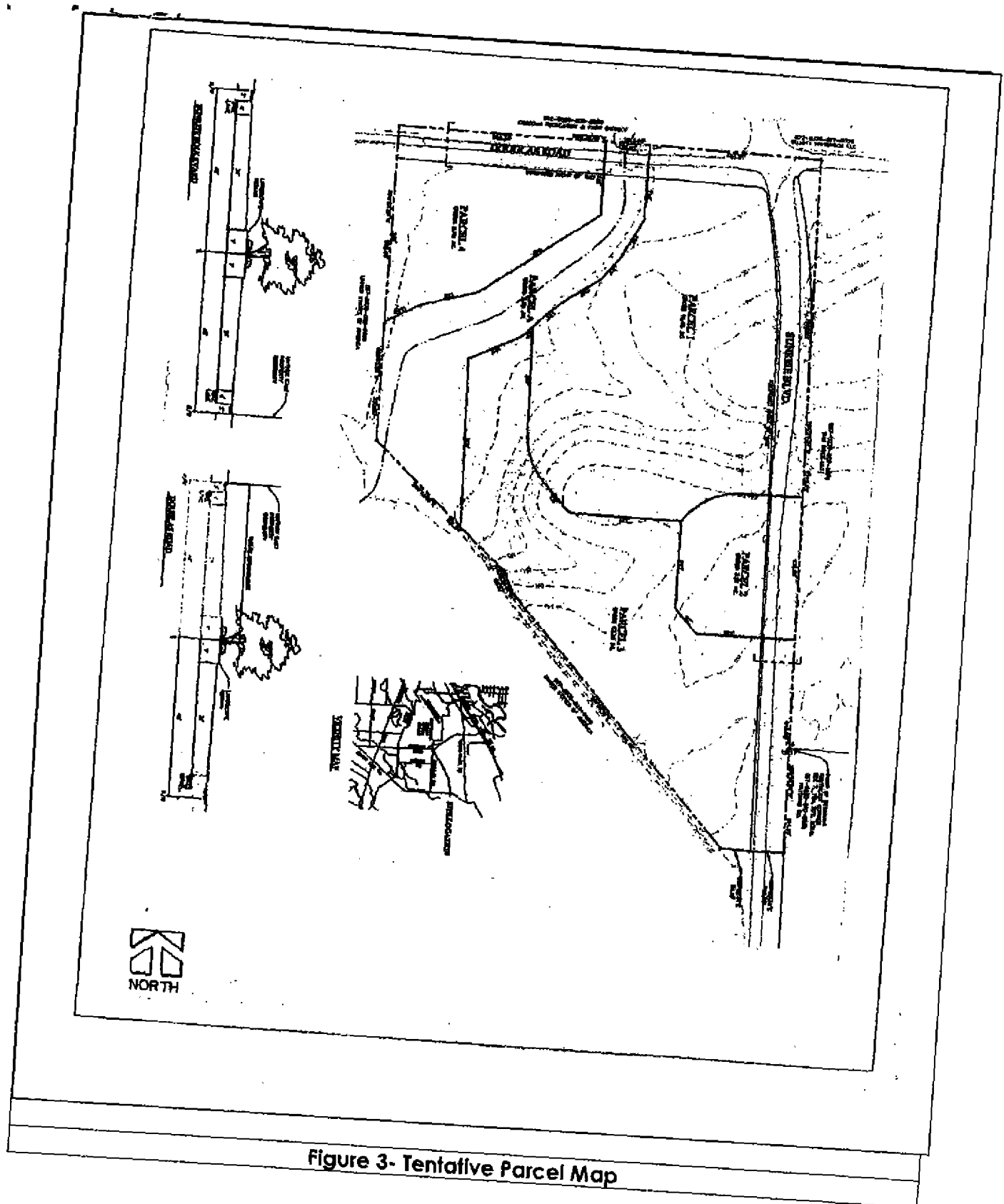
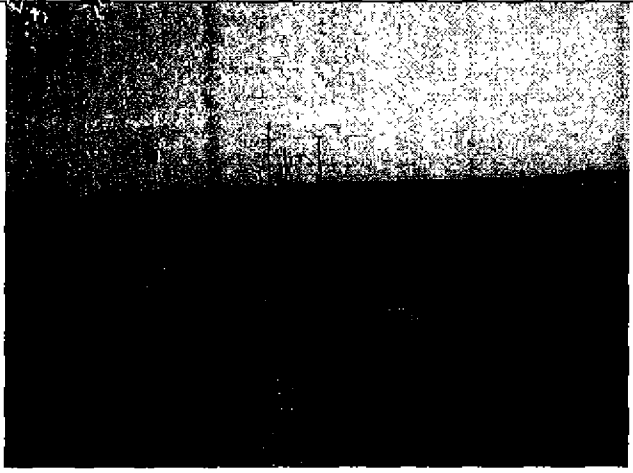
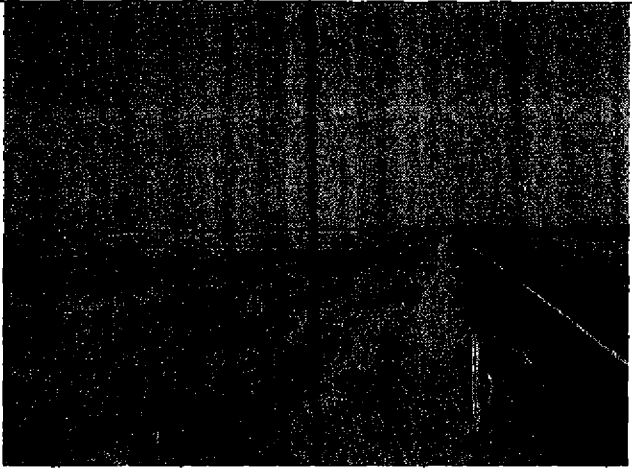
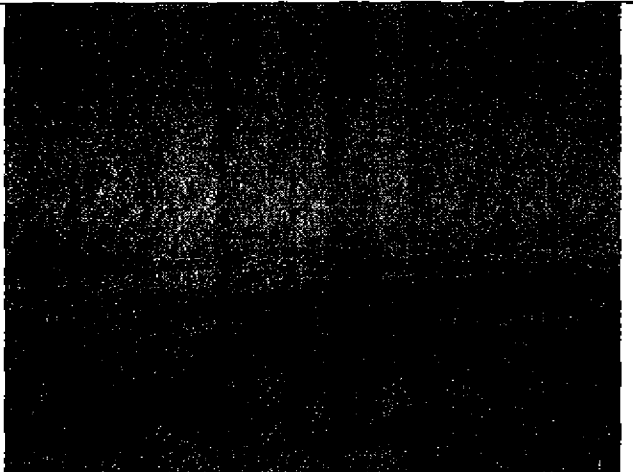
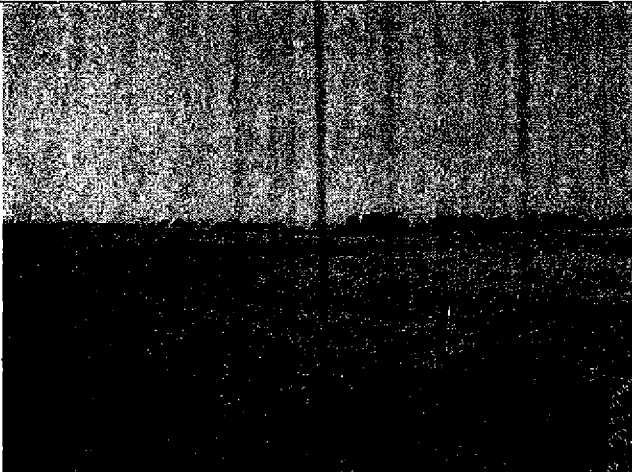


Figure 3- Tentative Parcel Map

	
Looking east, along Douglas Road to the intersection of Sunrise Blvd.	Looking north along the eastern property line, Sunrise Blvd to the right.
	
Looking west, from Sunrise Blvd. south property line in foreground, South Folsom Canal on the left.	Morrison Creek, from Douglas Road looking south. Morrison Creek generally separates Parcels 1 and 3 from Parcel 4. (see map)
Figure 4 Vicinity Photographs	

ANALYSIS

Specific Plan Consistency- The property is designated for Commercial Mixed Use in the SunRidge Specific Plan, with an underlying zoning of LC Limited Commercial. According to the Specific Plan, the purpose of the Commercial Mixed Use designation is to establish locations that serve a variety of purposes including employment centers, retail commercial, professional office, light assembly and medium density residential. The applicant is submitting the Tentative Parcel Map to sell individual lots that will be built by others, consistent with the standards and guidelines of the Specific Plan.

The following table provides the land area and proposed use of the site by parcel:

Table 1

Tentative Parcel Map	Area	Proposed Use	Status
Parcel 1	16.46 acres	Commercial	Proposed neighborhood shopping center by Donahue Schriber. Project has been submitted for Design Review and Use Permits, and has been sent to CorPAC for comment.
Parcel 2	3.27 acres	Commercial	No project submitted
Parcel 3	13.30 acres	Multi-family	No project submitted
Parcel 4	5.78 acres	Undetermined	No project submitted
Parcel A	5.75 acres	Open Space	Wetland preserve and Morrison Creek

Tentative Parcel Map- The Tentative Parcel Map is intended to divide the corner of Sunrise Blvd. and Douglas Road for land sale and development. The parcels are intended to be developed per Table 1, and the lots are adequately sized to accommodate the proposed uses. As the parcels are developed, the frontage improvements will be constructed along Sunrise Blvd and Douglas Road. The main entry into the center will be a common drive that will serve Parcels 1, 2 and 3. The extended bulb is also designed as a transit stop to serve the neighborhood with transit services and a convenient loading and unloading area. The entry drive from Sunrise Blvd. will align with the entry to Anatolia I on the east side of Sunrise Blvd., and a traffic signal will be required for this intersection.

Proposed Shopping Center- The SRSP Zoning Conditions establish standards for Commercial Mixed Use development. The only project within Mather East that is currently in process is for parcel 1, submitted by Donahue Schriber. This project was reviewed by CorPAC on October 9, 2003 and recommended approval of the shopping center project by a unanimous 9-0 vote. The City Council will be receiving this project for design review and two Use Permits for a drive up restaurant and a gas station in November.

Dedications- The recommended conditions for the Tentative Parcel Map require the dedication of the ultimate right-of-way for Douglas Road and Sunrise Blvd. to accommodate realignment of the intersection and construction of frontage improvements. In addition to road surface improvements, a 35 foot landscape and pedestrian easement that is required on both Sunrise Blvd. and Douglas Road. This project is unusual in that the boundaries of the subject property extend to the east edge of Sunrise Blvd. and the north edge of Douglas Road. Typically, property lines extend to the centerline of streets. As a result of the property configuration, a large majority of the new Sunrise/Douglas intersection and required dedications of road rights-of-way are located on the subject property.

The conditions require the dedication of the easements for the ultimate right of way at the time of Map recordation. The applicant has suggested that reimbursement for this dedication of right-of-way is appropriate due to the substantial burden placed on the subject parcel. However, the configuration of property lines and road alignments were known at the time the SunRidge Specific Plan was prepared and no consideration for right-of-way reimbursement was included in that document. Further, no funding for such compensation had been included in the Specific Plan's finance plan. Any objections to the dedication requirement should have been resolved during consideration of the Specific Plan and staff does not recommend any compensation or reimbursement for this right-of-way dedication.

The improvement of the Sunrise/Douglas intersection and the widening of these roads are required as a part of the Specific Plan and are identified as a 100% funded project. Frontage and road improvements costs are recoverable by the developer, should the improvements be built as part of the adjoining development.

Water Supply- The applicant has submitted information regarding the availability of water for this project. On June 17, 2003 the Board of Directors determined that the Mather East project complies with Condition CO-20 of the General Plan and assigned 90 acre feet annually from the North Vineyard Well Field for the Mather East project. A copy of the Board letter is included in the agency correspondence attachment.

ENVIRONMENTAL

An Initial Study and Draft Negative Declaration were prepared by DERA for the project and circulated for public review from March 19, 2003 to April 8, 2003. The Mitigated Negative Declaration recommends conditions that are time sensitive to the project to reduce the impacts of development to a less than significant level. As part of the SunRidge Specific Plan area, this project is subject to the Mitigation measures adopted for the SRSP. No new environmental factors were identified by the subsequent Initial Study and it is staff's opinion the Mitigated Negative Declaration/Initial Study is complete and addresses all of the pertinent factors related to this project. Subsequent environmental analysis may be required as individual projects are submitted to address particular development related issues not addressed in the EIR for the Specific Plan.

One environmental issue that was raised in the subsequent analysis was the nuisance noise of the shooting range and the major roads upon potential residential use. Specifically, the project's close proximity to the Cordova Shooting Range to the north of the site and the potential of multi-family residential on parcel 3 and 4. A requirement precluding residential development within 500 radius of the intersection of Douglas Road and Sunrise Blvd. was recommended as a mitigation measure to reduce the impacts of the sound from the range. Parcel 3 is further than 500 feet from the intersection. However, a portion of parcel 4 would be within the 500 foot radius (see Plate F in the Initial Study, page IS-9).

The Initial Study recommends a mitigation measure that prohibits residential development on Parcel 4, as long as the shooting range remains operational. Staff can not justify this mitigation measure, because it conflicts with the intersection requirement and there is no

RESOLUTION No. 63-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A TENTATIVE PARCEL MAP FOR ASSESSOR PARCEL NUMBER 067-0030-027, FOR THE MATHER EAST PROJECT NO. RC-03-004, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL/ MMRP

WHEREAS, Mather East Tentative Parcel Map, represented by MHM Engineers and Surveyors (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Parcel Map for 4 lots (Exhibit A); and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly noticed public hearing on October 20, 2003 and received a staff report and public testimony at the public hearing.

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

1. Approve the Tentative Parcel Map (Exhibit A), subject to the Conditions of Approval/MMRP (Exhibit B), based on the following findings:

A. California Environmental Quality Act

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

B. Subdivision Map Act

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- b. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the land use designation as specified in the SunRidge Specific Plan and Rancho Cordova General Plan. The 44.57 acre site is designated Commercial Mixed Use (CMU) with a zoning of LC Limited Commercial, of which 6.67 acres will be dedicated for wetland and Morrison Creek preserve. The remaining 37.9 acres will be developed according to the Specific Plan standards for commercial and medium density residential.
- b. The design or improvements of the proposed map will be consistent with the SunRidge Specific Plan specification for streets and the Rancho Cordova General Plan.
- c. The site is physically suitable for the development. The applicant is not intending to build the site, and the City will be receiving development projects by others after the recordation of the Map. The project can also be served by all necessary services, and has provided documentation to meet the requirements of Government Code Section 66473.7.
- d. The site is physically suitable for the proposed density of development. The Specific Plan assigned the CMU designation for this site and this project will allow projects sufficient area to be consistent with the development standards established by the Specific Plan.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the Parcel Map or the proposed improvements will be mitigated to less than significant levels

with implementation of the proposed mitigation measures and conditions of approval.

- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed Parcel Map, have been identified.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 20th day of October, 2003.

MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

Exhibit B: Conditions of Approval and Mitigation Monitoring Reporting Program

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	This action approves a Tentative Parcel Map for 4 lots, as described in the City Council report and associated Exhibits and Attachments dated October 20, 2003. In addition to the conditions within this exhibit, the applicant shall comply with the applicable zoning conditions in SZC 2002-0015 for the SunRidge Specific Plan, adopted July 17, 2002.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Tentative Parcel Map approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	Three years, commencing with the date of Planning Agency approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	

Exhibit B: Conditions of Approval/MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Improvement Plan Approval.			
5.	Mitigation Measure- Comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) associated with the SunRidge Specific Plan. The MMRP has been recorded and a MMRP deposit of \$2,500 shall be paid, prior to any construction activity and shall be used for monitoring the construction activities. In addition to the mitigation measures herein, the applicant shall comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program adopted for the Sunrise Douglas/Sunridge Final Environmental Impact Report (County Control No. 93-SFB-GPB-CZB-0243 & 97-SDB-0037).	Prior to Issuance of Improvement Plans	Planning	
6.	Mitigation Measure- If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures.	During Construction	Planning	
7.	Mitigation Measure- In order to mitigate erosion and sediment control problems, the project site shall comply with the City's Land Grading and Erosion Control Ordinance. As a condition of the Grading Permit, a Storm Water Pollution Prevention Plan (SWPPP) must be developed for the project. Permits are issued by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents. Compliance with the General Permit is enforced	Prior to Issuance of Improvement Plans	Public Works	

Exhibit B: Conditions of Approval/MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	in the Sacramento area by the Central Valley Regional Water Quality Control Board.			
8.	Mitigation Measure- Construction contracts for the project shall include the following measures to be monitored by the City and SMAQMD. The project applicant shall place the following mitigation requirements in all construction contracts and shall require the use of Best Available Control Technologies (BACT), including but not limited to the requirements listed below. Proof of these contractor requirements shall be provided to the City prior to the issuance of grading permits. - The project applicant and/or prime contractor shall comply with SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces which can give rise to airborne dust." - Clean earth-moving construction equipment with water once per day. - Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. - Use low-emission on-site stationary equipment whenever possible. - Encourage construction employees to carpool to the work site.	Prior to Issuance of Improvement Plans or grading permit.	Planning	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	- Minimize idling time to 10 minutes. - Maintain construction equipment through regular and proper maintenance. - All material transported offsite shall be either sufficiently watered or securely covered to prevent public nuisance. - During initial grading, earthmoving, or site preparation a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress.			
9.	Mitigation Measure- Prior to any in-channel work on Laguna Creek or its tributaries, within the project area, the applicant shall obtain a Streambed Alteration Agreement from the CDFG.	Prior to Improvement Plans	Planning	
10.	The improvement plans for this project will not be approved until: The environmental document for the off-site water production, conveyance, storage, and pumping facilities is certified by the Board of Directors of the local water agency; Finance agreements for the off-site water production, conveyance, storage, and pumping facilities have been entered into; and Construction contracts for the off-site water production, conveyance, storage, and pumping facilities have been executed and a Notice to	Prior to Improvement Plans	Water Supply	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Proceed has been issued.			
11.	Traffic control devices shall be installed where needed to the satisfaction of the Department of Transportation of the Public Works Agency. Traffic control locations will be determined at time of improvement plan submittal.	Prior to Improvement Plans	Transportation	
12.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Prior to Improvement Plans	Water Resources	
	Prior to the Recordation of the Final Map			
13.	Prior to recordation of any final map, the property owner shall submit to the administrator of the SunRidge Finance Plan sufficient information for the comparison of the expected maximum special tax revenues for the corresponding area of the approved tentative subdivision map with the prospective maximum special tax revenues for the final map to enable the administrator to assign the maximum special tax for each lot in the final map pursuant to the SunRidge Finance Plan Rate and Method of Apportionment of Special Tax. At the minimum, such information shall include the estimated number of lots and acreage of each land use category in the tentative map area to be subdivided by the proposed final map, as well as the final map's number of lots and acreage by land use category.	Prior to Recordation of the Parcel Map	Finance	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Record a reciprocal access easement for lots 1, 2 and 3 over the property of the main entry drive from Sunrise Blvd., and a non-exclusive access easement for parcels 1 and 2 shall be provided per Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.	Prior to Recordation of the Parcel Map	Public Works	
15.	In order to obtain sewer service, Sacramento County Improvement Standards apply to on-site sewer construction. Provisions for public sewer easements may be required. If required, the sewer easement shall be dedicated to CSD-1, be a minimum of twenty (20) feet in width and ensure continuous access for maintenance.	Prior to Recordation of the Parcel Map	CSD-1	
16.	A 100 foot setback or reservation along the south side of Douglas Road right of way shall be shown on the map. This reservation will be for the future SRCSD interceptor facilities and /or sewer construction.	Prior to Recordation of the Parcel Map	CSD-1	
17.	The applicant shall be responsible for disclosing to all future buyers the proposed Sunrise Blvd. interceptor. The landscaping along Douglas Road shall include permanent signs advising of the future installation of the interceptor. The signs shall be reviewed and approved by SRCSD.	Prior to Recordation of the Parcel Map	CSD-1	
18.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways and private drives. The owner /developer shall disclose to future/potential owners and tenants the existing or proposed 69kV electrical facilities.	Prior to Recordation of the Parcel Map	SMUD	
19.	Provide separate water service connection at the property line for each parcel and dedicate onsite water easements to the satisfaction of Sacramento County Water Agency.	Prior to Recordation of the Parcel Map	DWR-Water Supply	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20.	Applicant shall provide water for use during grading and construction before abandoning any existing agricultural wells.	Prior to Recordation of the Parcel Map	DWR-Water Supply	
21.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project.	Prior to Recordation of the Parcel Map	DWR-Water Supply	
22.	Provide drainage easements to off-set proved impacts, as necessary, at no cost of the City of Rancho Cordova pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Rancho Cordova Improvement Standards, including any fee required by the Sacramento County Water Agency Code or the SunRidge Specific Plan Financial Plan.	Prior to Recordation of the Parcel Map	Public Works	
23.	Install or bond for on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Rancho Cordova Improvement Standards, including any fee required by the Sacramento County Water Agency. At a minimum a connection to the 24-inch stub provided in the existing drainage facility to the east will be required.	Prior to Recordation of the Parcel Map	Public Works	
24.	Grant the City of Rancho Cordova right-of-way on Douglas Road based upon a 6-lane, 96' standard, in accordance with the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer. A 35 foot landscape and pedestrian easement will be located adjoining and to the south of the right-of-way.	Prior to Recordation of the Parcel Map	Public Works	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
25.	Grant the City of Rancho Cordova right-of-way on Sunrise Blvd. based on a 6-lane, 96' standard in accordance with the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer. A 35 foot landscape and pedestrian easement will be located adjoining and to the west of the right-of-way.	Prior to Recordation of the Parcel Map	Public Works	
26.	Dedicate additional right of way for street improvements on Douglas Road and Sunrise Blvd. for intersection widening per Rancho Cordova Standard Drawing 4-6 of the Standard Improvement Standards and to the satisfaction of the City Engineer.	Prior to Recordation of the Parcel Map	Public Works	
27.	Access driveways on Sunrise Blvd. will be restricted to right-turn in and right turn out, until the approved signal approximately 900 feet south of Sunrise Blvd. and Douglas Road is constructed. Modification of the signal to accommodate access from the west will be required, and to the satisfaction of the Department of Transportation.	Prior to Recordation of the Parcel Map	Public Works	
28.	Grant the Cordova Recreation and Parks District a minimum 35 feet wide landscape corridor adjacent to the ultimate right of way dedication for Douglas Road and Sunrise Blvd. to the satisfaction of the District.	Prior to Recordation of the Parcel Map	CRPD	
29.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to recording any final map, the owners of all real property within the boundaries of the project shall execute and deliver to the Cordova	Prior to Recordation of the Parcel Map	CRPD	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
	Recreation and Parks District a written petition in an acceptable form approved by the District consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services; (iii) the budget, formulas and cost of living indexes used to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems, lakes, creeks, and other recreational and aesthetic amenities.			
	Prior to the Issuance of Building Permits			
30.	A permit release letter from the Sacramento Metropolitan Fire District shall be required that will acknowledge all access roads are provided and fire flows are met, prior to any construction or storage of combustible materials on-site to the satisfaction of the Fire District.	Prior to the Issuance of Building Permits	SMFD	
31.	Install public street improvements on Douglas Road, south of those improvements to be installed by the SunRidge Finance Plan. The improvements shall be installed in accordance with the City of Rancho Cordova Improvement Standards for a 96-foot right-of-way and to the satisfaction of the City Engineer.	Prior to the Issuance of 1 st Building Permits for lots 1 or 4 of the Parcel Map	Public Works	
32.	Install public street improvements on Sunrise Blvd. west of those improvements to be installed by the SunRidge Finance Plan. The improvements shall be installed in accordance with the City of Rancho	Prior to the Issuance of 1 st Building Permits	Public Works	

Exhibit B: Conditions of Approval/MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Cordova Improvement Standards for a 96-foot right-of-way and to the satisfaction of the City Engineer.	for lots 1, 2 and 3 of the Parcel Map		
	Prior to Certificate of Occupancy			
33.	The 35- foot Landscape Corridor along Douglas and Sunrise Blvd. shall be constructed by the developer and inspected by the Cordova Recreation and Parks District. The corridor improvements will include, but not limited to, landscaping, open metal fences, meandering or bifurcated sidewalks, and radio controlled irrigation systems. District employees must inspect all construction work as it is being performed.	Prior to Final Inspection or Certificate of Occupancy	CRPD	
34.	When improvements to the Corridor have been completed in accordance with plans, specifications and the inspection procedures approved by the Rancho Cordova Recreation and Parks District; the improved properties shall be conveyed to the RCPD for ongoing maintenance, operation, repair and replacement. Developer shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.	Prior to Final Inspection or Certificate of Occupancy	CRPD	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. Though not required, it is recommended that all single family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (SMFD)
- b. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (SMFD)
- c. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Rancho Cordova Community Services District SMFD and the water purveyor having jurisdiction. (SMFD)
- d. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Community Services District. (SMFD)
- e. Commercial buildings exceeding 5,000 square feet must be tested to verify adequate transmission and reception of public safety radio signals. If reception of transmission is not adequate, 800 MHz radio amplification systems shall be installed in the building. (SMFD)
- f. This development is required to provide a fire flow from a public water system capable of delivering as a minimum 20 PSI static pressure and 1,500 gpm at 20 psi residual pressure for a duration of two (2) hours. Hydrants shall be spaced a maximum of 500 feet apart. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (SMFD)
- g. All required water mains, fire hydrants and fire flow shall be provided. The roadways shall be constructed to a 26-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage. (SMFD)
- h. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PG&E)
- i. Developer shall pay EGUSD Impact Fees as established by the District.
- j. Homes that have attached garages with side or rear doors will have solid core or metal covered doors with dead bolt locks. (Sheriff's Department)
- k. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Sheriff's Department)
- l. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Sheriff's Department)
- m. The Sheriff's Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches

Conditions of Approval

- n. promote resident involvement with neighbors, which in turn helps reduce crime. (Sheriff's Department)
- o. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. Prior to development plan approval, the final design of the proposed on-site source and treatment controls will be approved by the City of Rancho Cordova Department of Water Resources. (Water Resources)
- p. This project is required to connect to the existing Sacramento County Water Agency system. The applicant shall coordinate with the Agency and adjacent projects to accomplish this. Metered connections shall be made on transmission mains to the satisfaction of the Sacramento County Water Agency. (Water Resources)
- q. The project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Rancho Cordova Municipal Code) to the satisfaction of the City Engineer. (Water Resources)
- r. The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Resources)

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Title and Short Description of Project:

MATHER EAST TENTATIVE SUBDIVISION MAP

The proposed project is a request for a **Tentative Parcel Map** to subdivide a 44.57-acre parcel into four (4) parcels and an open space corridor in the LC zone. It is anticipated that proposed parcels 1 and 2 will be used for retail commercial uses and Parcel 3 will be used for multi-family residential. No uses are planned, as of yet, for Parcel 4. Parcel A contains an area of wetland (Morrison Creek) and will be dedicated as open space.

2. Location of Project and Assessor's Parcel Number:

The project site is located on the southwest corner of Sunrise Boulevard and Douglas Road in the Cordova community.

APN: 067-0030-027

3. Project Applicant: MHM Engineers & Surveyors

4. Said project will not have a significant effect on the environment for the following reasons:

- a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have impacts which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

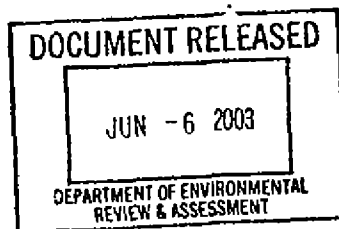
6. The attached Initial Study has been performed by the Sacramento County Department of Environmental Review and Assessment in support of this Negative Declaration. Further information may be obtained by contacting the Department of Environmental Review and Assessment at 827 Seventh Street, Room 220, Sacramento, California, 95814, or phone (916) 874-7914.

Environmental Coordinator of Sacramento County,
Department of Environmental Review and Assessment
State of California

By

Dennis E. Yeast
Dennis E. Yeast

Environmental Coordinator



**DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY**

CONTROL NUMBER: 02-PMR-0772

NAME: MATHER EAST TENTATIVE SUBDIVISION MAP

LOCATION: The project site is located on the southwest corner of Sunrise Boulevard and Douglas Road in the Cordova community.

ASSESSOR'S PARCEL NUMBER: 067-0030-027

OWNER:

Mather East
735 Sunrise Avenue, Suite 220
Roseville, CA 95661

APPLICANT:

MHM Engineers & Surveyors
735 Sunrise Avenue, Suite 220
Roseville, CA 95661

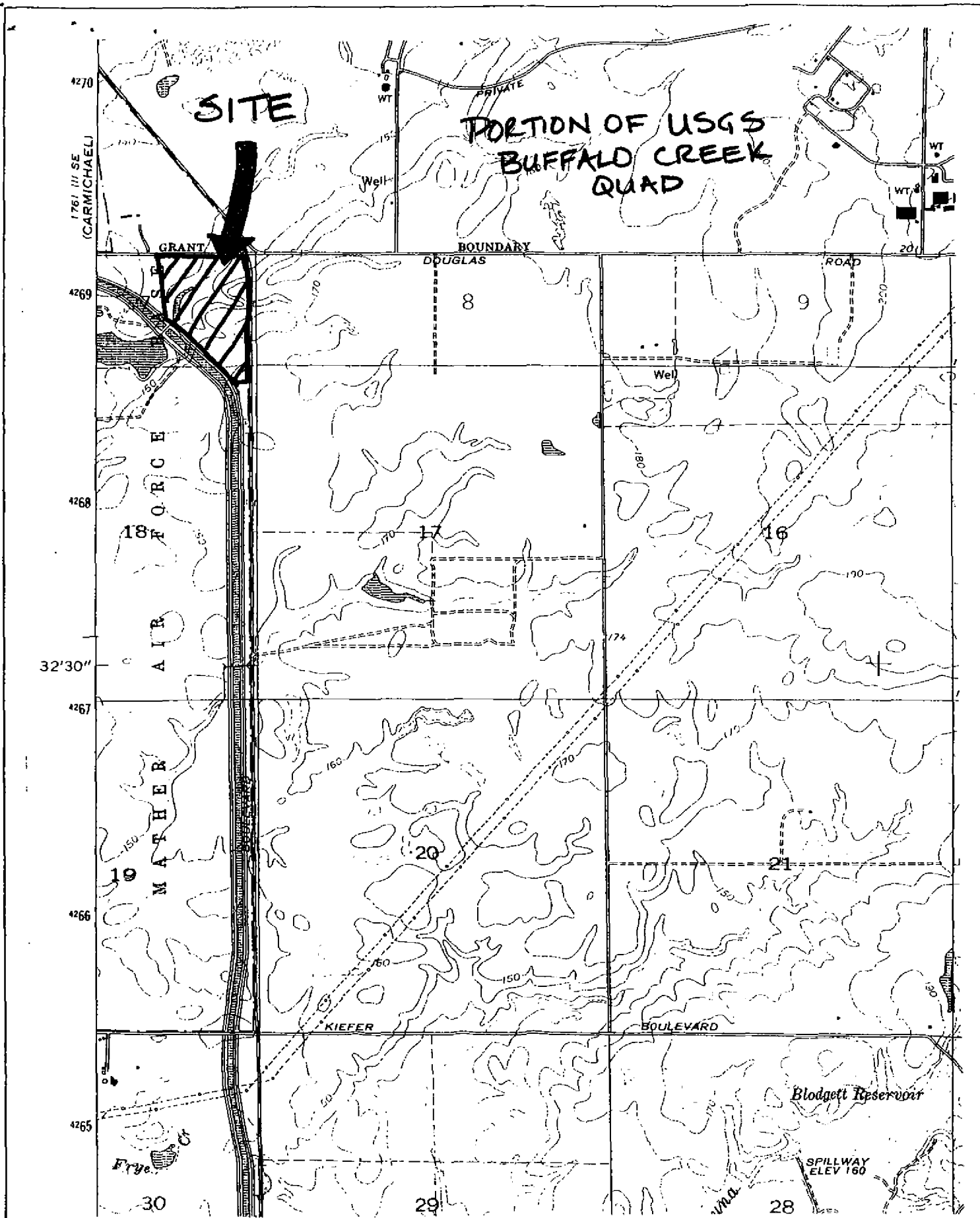
PROJECT DESCRIPTION:

The proposed project is a request for a **Tentative Parcel Map** to subdivide a 44.57-acre parcel into four (4) parcels and an open space corridor in the LC zone. It is anticipated that proposed parcels 1 and 2 will be used for retail commercial uses and Parcel 3 will be used for multi-family residential. No uses are planned, as of yet, for Parcel 4. Parcel A contains an area of wetland (Morrison Creek) and will be dedicated as open space.

ENVIRONMENTAL SETTING

The project site is located in the Sunridge Specific Plan area of central eastern Sacramento County (Plate A). The site is open rolling grassland adjacent to the intersection of Douglas Road and Sunrise Boulevard. Historical use of the Sunridge Specific Plan area includes orchards and grazing. The current project site contains a large slab foundation. Annual grasses and weeds dominate the site. There are no trees.

A tributary of Morrison Creek crosses the site from north to south. The tributary contains standing water during much of the year, because just downstream from the site the creek enters Mather Lake. Impounded water often fills the creek channel. The



MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

PLATE A
LOCATION

creek contains marsh wetlands. Seasonal wetlands are located on other parts of the site.

The site is zoned LC. Surrounding parcels are zoned SC, RD-5, RD-7, M-1, and O (Plates B and C). The zoning for the project site and the adjacent area to the east was adopted in the Sunridge Zoning Ordinance illustrated on Plate B. Plate C illustrates zoning for adjacent areas not included on Plate B. The Folsom South Canal borders the site on the west and south. The proposed Anatolia I Subdivision borders the site on the east. The property to the north is primarily vacant. It is owned by the Cordova Recreation and Parks District, the western part of it is developed with the Cordova Shooting Center.

ENVIRONMENTAL EFFECTS

See the Initial Study Checklist attached to this report and the following discussion.

Background

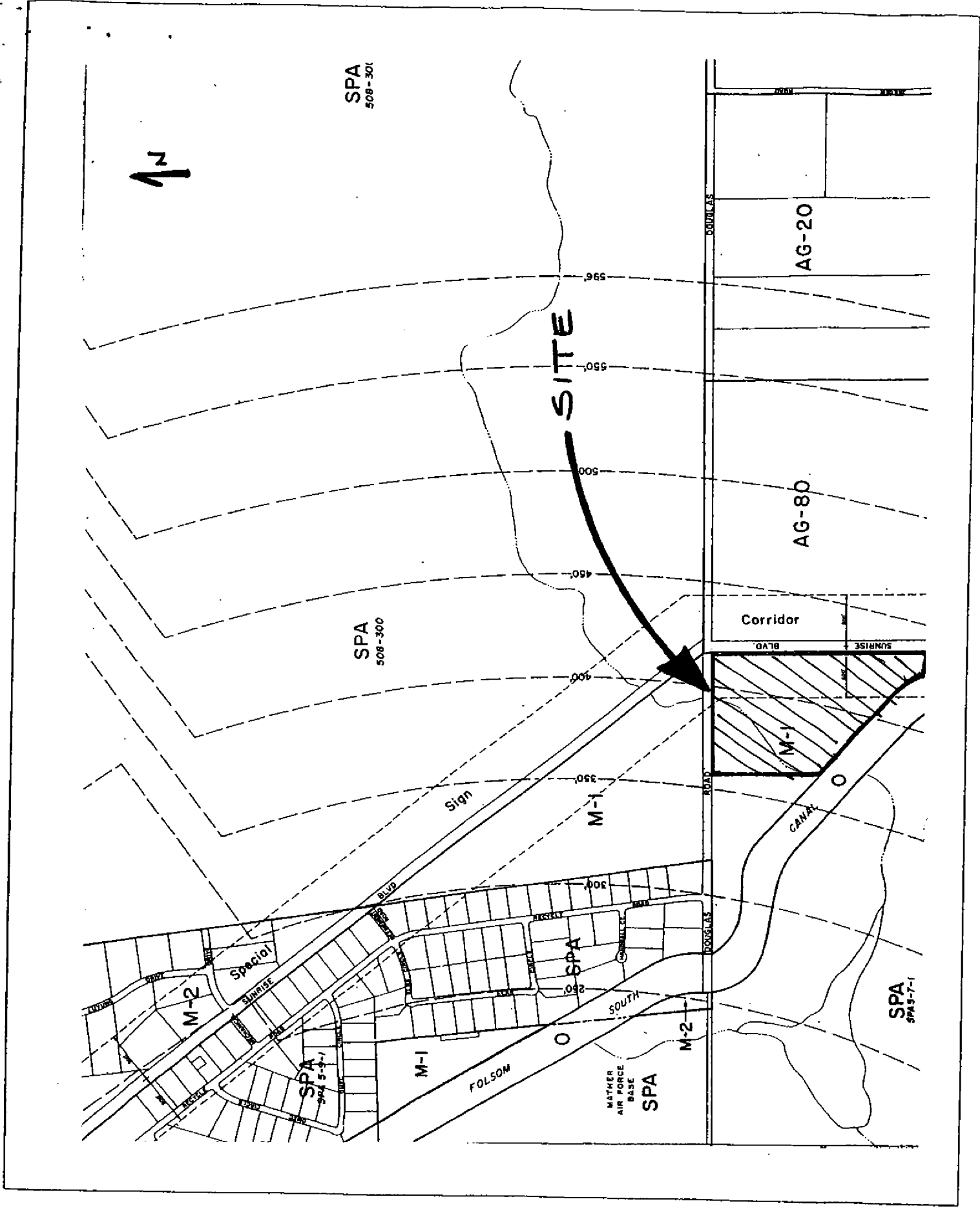
The project is located within the Sunridge Specific Plan area. An EIR was prepared for the Sunrise Douglas Community Plan and the Sunridge Specific Plan (SDSR EIR) under County Control No. 93-SFB-GPB-CZB-0243 & 97-SDB-0037, State Clearinghouse No. 97022055. The SDSR EIR studied the environmental effects of the approval of a General Plan Amendment, Community Plan Amendment, adoption of the Sunridge Specific Plan, Rezone, Zoning Ordinance Amendment, General Plan Transportation Diagram Amendments, 2010 Bikeway Master Plan Amendments, Large Lot Tentative Subdivision Map and an Amendment to existing Williamson Act contracts.

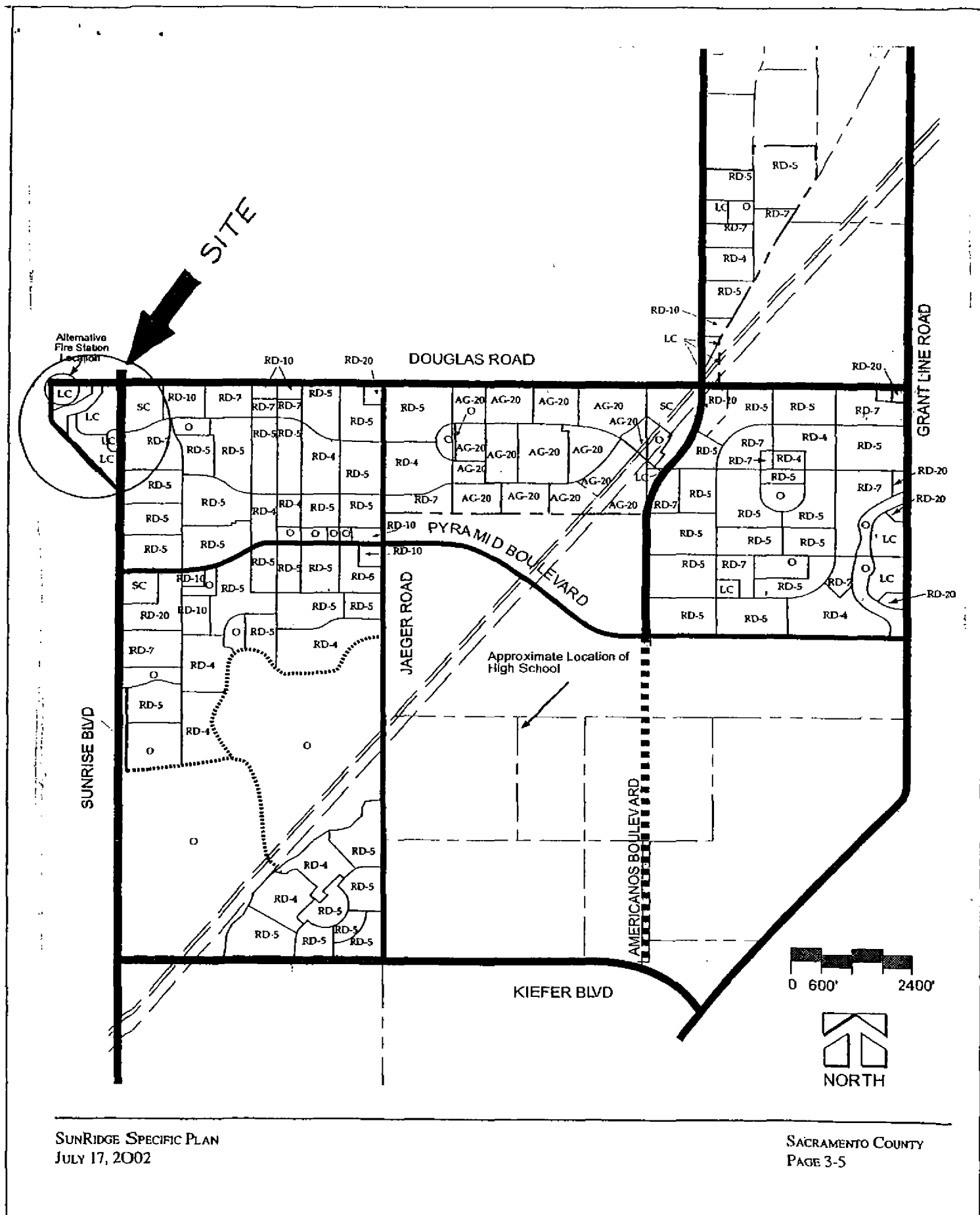
The SDSR EIR considered such changes in the context of the Sunrise Douglas/Sunridge project area, taking into consideration the overall impacts of the development of the entire area. The SDSR EIR identified a number of potentially significant impacts associated with the development of the Specific Plan; including some that could not be feasibly mitigated. In approving, the Sacramento County Board of Supervisors adopted findings of overriding considerations for those impacts which could not be adequately mitigated.

Land Use

The land use impacts associated with developing urban commercial uses on the site were evaluated in the SDSR EIR. Impacts associated with land use included compatibility of urban uses with the Sacramento Rendering Plant and the Cordova Shooting Center. The impact of urban uses on nearby agricultural property was also addressed in the EIR, including growth inducement.

* Plate C does not reflect changes to zoning resulting from adoption of the Sunridge Specific Plan.





The project proposes subdividing the site into five parcels, four for development, and a remainder parcel that will be an open space/wetland preserve (Plate D). The Sunridge Specific Plan called for the site to be developed with commercial mixed use; the project appears to meet the requirements of that designation. Consultation with the applicant indicates that Parcels 1 and 2 will be developed with a shopping center, Parcel 3 will be developed with multi-family residential, and Parcel 4 will be developed with a fire station. Negotiations for Parcel 4 are not complete, and the final use of the property is in question. It may be developed as a fire station, residential or commercial property. Parcel A will be left as open space.

Surrounding land uses include a recreational shooting range to the northwest, and the Folsom South Canal to the southwest. All other land is fallow/vacant. Commercial development is proposed to the east across Sunrise Boulevard as part of the Anatolia subdivisions.

No new environmental effects associated with land use are anticipated as a result of the current project.

Public Services

Water Supply

A 12-inch water main exists near the project site at the intersection of Recycle Road and Douglas Road. The project is expected to connect to these existing facilities. Additional service is being developed in the area, which will augment the existing infrastructure.

Although this site has available water supply infrastructure, the greater water supply for the SDSR area is planned to be provided by the North Vineyard Well Field. This off-site facility is not yet developed. The well field includes seven groundwater wells approximately 6.5 miles southwest of the current project site. The well field will provide water to a future treatment facility to be known as the Excelsior Road Water Treatment Plant.

Consultation with Sacramento County Water Agency staff (J. Coppola) indicates that the water supply project is in the final planning stages. The project includes 7 wells (6 off-site, 1 well on treatment site), a treatment facility, 2 one million gallon tanks and a delivery pipeline. Each well is proposed to provide 1500 gallons per minute to the treatment facility. When the project design is completed the project will be submitted to the Department of Environmental Review and Assessment for preparation of a CEQA document. Environmental impacts of project construction will be addressed at that time. Impacts of extracting the groundwater have been extensively evaluated as part of the SDSR EIR. No significant environmental impacts are expected to result from provision of public water service to the site.

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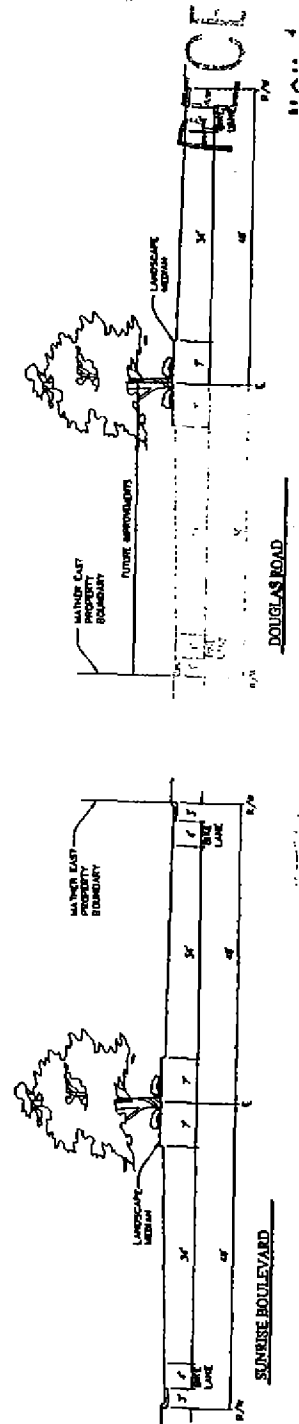
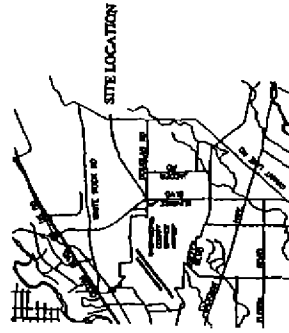


PLATE D
SITE PLAN

Sewer Service

The following discussion was developed in consultation with County Sanitation District-1 (CSD-1) staff (J. Atteberry) who provided comments and conditions of approval for the subject project for both CSD-1 and Sacramento Regional County Sanitation District (SRCSD).

The project site does not have existing sewer service. Providing service will require the development of off-site sewer conveyance lines. Interim and long-term plans to serve the project site differ. The interim plan includes a force main and a lift station, which will transport effluent to the off-site Anatolia lift station. The current project is required to connect to public sewer by CSD-1. The applicant and CSD-1 has found connection through the Anatolia force main to be the most reasonable and effective approach.

From the Anatolia lift station, the effluent will enter the sewer system designed to provide interim service to the Anatolia subdivision. The currently proposed route for the Anatolia system is along Sunrise Boulevard, west on Kiefer Boulevard to Bradshaw Road where it connects to an interceptor line. However, depending upon construction timing it may continue to Mayhew Road where it will connect to an interceptor. The majority of the work is expected to occur in the existing street right-of-ways. This project will include a utility bridge over the Folsom South Canal. The existing Kiefer Boulevard bridge is not considered adequate to carry the additional load of utility lines.

Future (permanent) service will be provided via an interceptor, known as the Aerojet-4 Interceptor, that will extend south on Sunrise Boulevard then join the Laguna Creek Interceptor generally follow Laguna Creek to the Elk Grove area before turning west to terminate at the regional treatment facility. Development of this interceptor is not expected for 10-15 years. Upon completion of the permanent facility, the force main will be retired.

A Draft Program Environmental Impact Report for the Sacramento Regional County Sanitation District Interceptor System Master Plan 2000 was circulated in November 2002. A program EIR is a document designed to analyze the overall impacts and policies of a long-term and/or physically wide-reaching project. However, it relies upon more detailed analysis and mitigation of individual aspects of the larger project before they are initiated. As a part of the SRCSD Interceptor System Master Plan 2000, the Aerojet-4 interceptor has been evaluated for general impacts and will be evaluated in detail to identify new environmental impacts when the project is proposed for construction. The CSD-1 line serving Anatolia, which will provide interim service to the project site, will also require environmental review separate from the current project. That review is pending final review of the interim service line by CSD-1.

Access/Traffic Generation**Access**

The project has frontage on Douglas Road and Sunrise Boulevard. The Department of Transportation (DOT) and Land Division and Site Improvement Review (LD&SIR) reviewed the project for access requirements.

DOT staff (Clark) provided the following requested conditions of approval:

- ♦ Grant the County right-of-way for Douglas Road based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline on Douglas Road. Please verify with the Department of Transportation for the exact location.
- ♦ Grant the County right-of-way for Sunrise Boulevard based on a 018-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline on Douglas Road. Please verify with the Department of Transportation for the exact location.
- ♦ Dedicate additional right-of-way and install public street improvements on Douglas Road and Sunrise Boulevard for intersection widening per Standard Drawing 4-6 of the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: A bus turnout will be required on Sunrise Boulevard.
- ♦ Grant the right of direct vehicular access to the County of Sacramento along Douglas Road and Sunrise Boulevard except for the approved driveway locations to the satisfaction of the Department of Transportation of the Public Works Agency.
- ♦ Access driveways on Sunrise Boulevard will be restricted to right-turn-in and right-turn-out only unless approved by the Department of Transportation for signalization. Note: The applicants for the proposed tentative subdivision map on APN 067-0030-009 are proposing a traffic signal approximately 900 feet south of Douglas Road. This design is currently being addressed by a traffic study. Modification of the signal to accommodate access from the west will be required. Coordinate access to your site via this driveway with the applicant opposite Sunrise Boulevard.

- ♦ Non-exclusive cross access easements to each proposed parcel shall be provided per Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.
- ♦ Joint access driveways will be required on Sunrise Boulevard between proposed Parcels 1 and 2 and between proposed Parcels 2 and 3 on the tentative map.
- ♦ On-site circulation shall be to the satisfaction of the Department of Transportation. Note: To prevent vehicles from backing onto Sunrise Boulevard and Douglas Road, no on-site parking spaces shall be allowed within 100 feet of the back of curb at either driveway. We recommend that the applicant coordinate the on-site circulation design with the Department of Transportation of the Public Works Agency prior to improvement plan submittal.

The project is located at the intersection of two major streets, designated Pre-2010 Thoroughfares on the General Plan Transportation Diagram. Strict control of future development and access is essential to ensure optimum traffic flow through the Sunrise/Douglas intersection adjacent to the site. The extensive comments, above, require that the project be developed with adequate consideration for traffic flow. The current project does not include driveways, parking areas, and roads. It is a parcel map that will lay the groundwork for future development.

LD&SIR has submitted comments that apply to access. Those comments are as follows:

- ♦ Grant the County right-of-way for Sunrise Boulevard, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.
- ♦ Grant the County right-of-way for Douglas Road, based on an 84-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.
- ♦ Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offers of Dedication (IOD).
- ♦ Number, size and location of driveways are subject to approval by the Public Works Agency.

With the above conditions of approval regulating future project design, impacts of developing access can be considered less than significant.

Noise

Traffic Noise

The project site was identified in the SDSR EIR to be within an area subject to traffic noise levels in excess of 65-dB based upon future traffic volumes. Build out of the Sunrise Douglas Community Plan will result in traffic noise levels that exceed 65-dB over most of the project site (Plate E).

General Plan Policy # NO-7 states:

Proposed development of residential land uses should not be permitted: 1) in areas exposed to existing or projected levels of noise from transportation noise which exceed 60 dB to 65 dB L_{dn} /CNEL unless the project designs include effective mitigation measures to reduce noise to 60 dB to 65 dB L_{dn} /CNEL or less in outdoor activity areas, and 45 dB L_{dn} /CNEL or less in indoor areas...

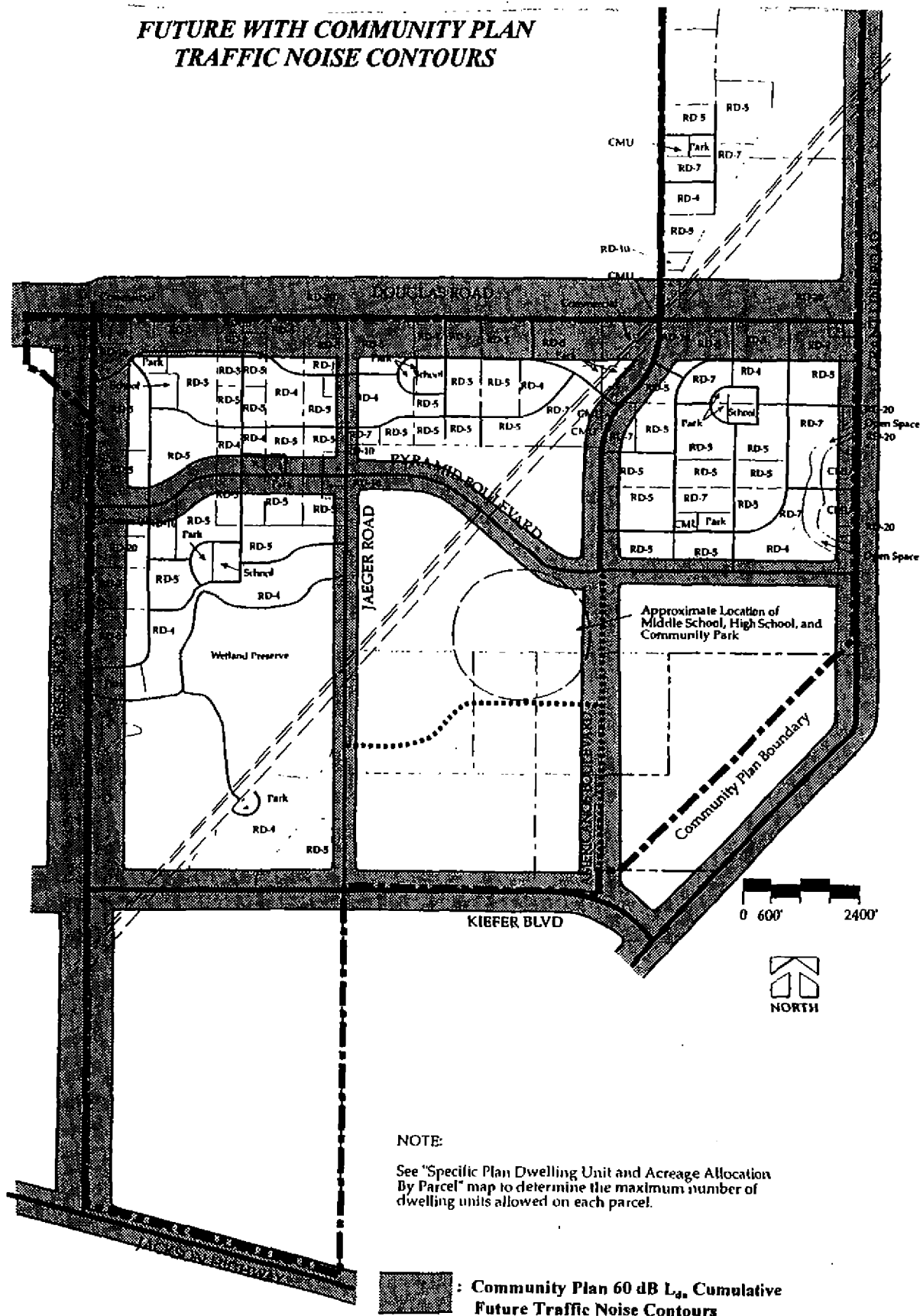
An analysis of potential exterior noise impacts on the residential portion of the site was conducted by Department of Environmental Review and Assessment using the FHWA Traffic Noise Prediction Model (RD-77-108). Street setback for multi-family dwellings is typically 25 feet from the edge of right-of-way (SZC §305-12). Noise levels at that setback distance, based upon future traffic volumes, are 70.2-dB for Sunrise Boulevard. This level exceeds the 65-dB General Plan standard noted above.

Noise exposure can be reduced through the use of setbacks, noise barriers, and effective building placement and design. Because most of the site is within the 60-db-noise contour shown on Plate E, other means should be used to achieve acceptable noise exposure. Outdoor activity areas should be shielded from noise with building placement or noise barriers. Interior areas can be buffered from noise by adequate building construction. Specific site plans and building plans were not available for review. However, it is possible that appropriate design can create an exterior and interior noise environment consistent with General Plan standards.

The residential project should be designed to reduce exterior noise levels on patios, balconies and recreation areas to 65-dB or lower. Buildings should include design features (façades, windows, doors) adequate to reduce interior noise levels to 45-dB or lower. The owner, developer or applicant should submit an analysis prepared by a qualified acoustic professional, which confirms that adequate features have been incorporated into the design to meet the General Plan standard.

A future use permit and/or development plan review will be required for multi-family residential development on the site. Residential development is not part of the current project. Impacts of the parcel split do not include noise exposure to sensitive receptors. Noise mitigation for the project site was adopted with the Sunridge Specific Plan (SZC 2002-0015 §607-15 57). That mitigation includes the following:

FUTURE WITH COMMUNITY PLAN TRAFFIC NOISE CONTOURS



57. Future noise-sensitive land uses proposed for development within the future 60 dB Ldn traffic noise contour shall be required to prepare an acoustical analysis, and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.

Given the existing noise mitigation adopted in accordance with the SDSR EIR, further traffic noise mitigation is not warranted at this time.

Cordova Shooting Center

The Sunridge Zoning Ordinance (SZC 2002-0015 §607-15 53 and 54) places limitations on development of the project site related to compatibility of the shooting center.

53. No residential uses shall be allowed within 500 feet of the intersection of Sunrise Boulevard and Douglas Road, for so long as the Cordova Shooting Center facility remains operational.
54. Future non-residential development projects located within 500 feet of the intersection of Sunrise Boulevard and Douglas Road should avoid the inclusion of land uses which may be particularly sensitive to gunfire noise, for so long as the Cordova Shooting Center facility remains operational.

The commercial portion of the site is within 500 feet of the intersection of Sunrise Boulevard and Douglas Road. Noise sensitive uses are discouraged per SZC 2002-0015 §607-15 54, above. Parcel 4 is proposed for a fire station, but may be developed for residential uses. Parcel 4 is outside the area noted in SZC 2002-0015 §607-15 53; however, it is closer to the noise source (shooting center) than the intersection (Plate F). It would appear that Parcel 4 would be subject to higher noise levels from the shooting center than the area surrounding the intersection.

The restriction on residential use in close proximity to the intersection seems misplaced. The restriction should be on residential uses within close proximity of the shooting center. Mitigation should be adopted which precludes residential uses on Parcel 4 for so long as the Cordova Shooting Center facility remains operational. Use as a fire station, or other non-sensitive use, should not be restricted.

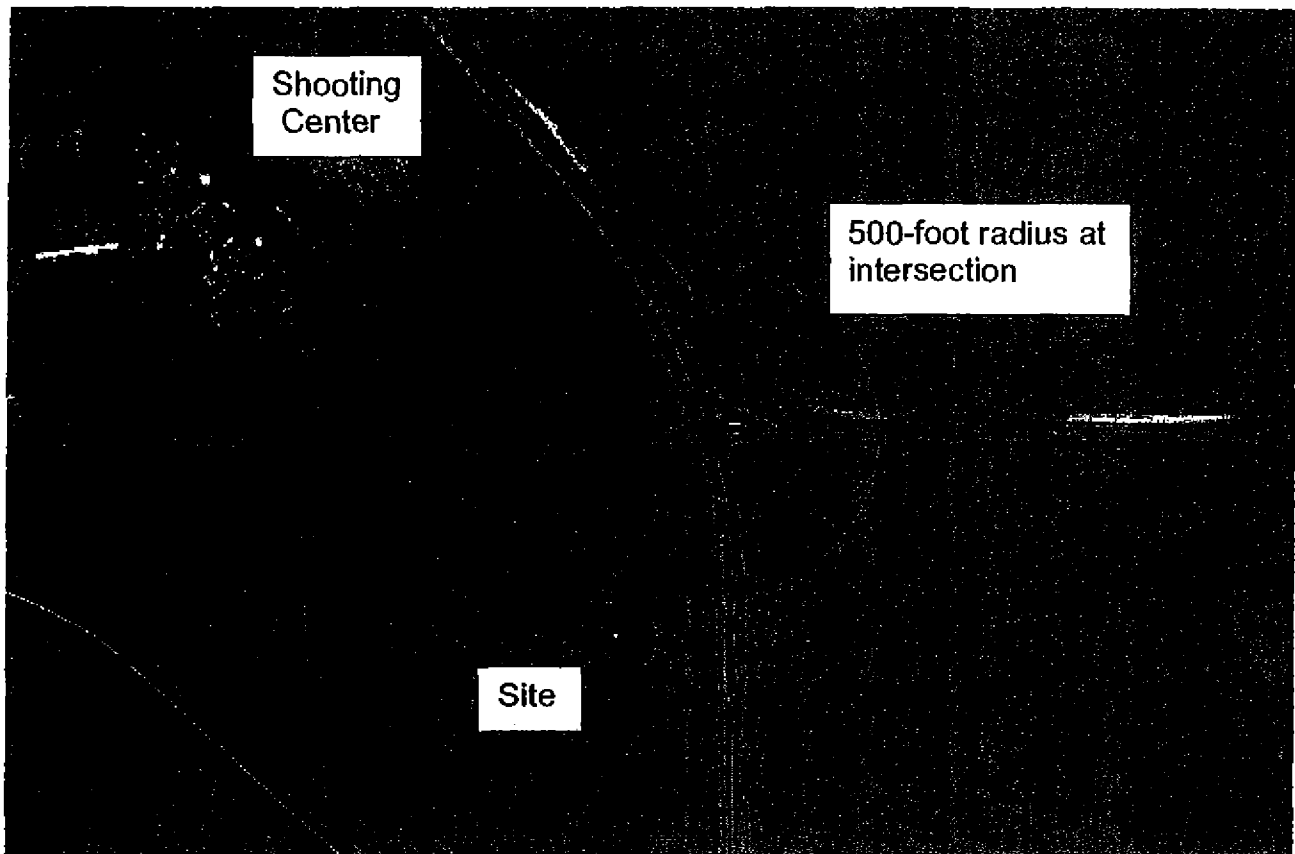


Plate F

Drainage

The project is located in the Morrison Creek watershed. A branch of the creek passes through the site flowing from northeast to southwest. The creek passes through a concrete overchute above the Folsom South Canal, and continues into Mather Lake. During times of high water, the lake backs into the overchute and onto the project site. The project site is indicated to be in FEMA¹ Flood Zone X, outside the 500-year floodplain. However, with the creek channel crossing the site, portions of the site are subject to flooding.

The project proposes to fill area adjacent to the creek so that the creek becomes channelized, without actually deepening or widening the creek bed. The channel created will range from 65 feet wide to 150 feet wide. It will contain the creek and some adjacent wetlands.

The project was reviewed for drainage impacts by Department of Water Resources (DWR) staff (Rains). Staff provided the following comments:

¹ Federal Emergency Management Act

- ♦ Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and the Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.
- ♦ There shall be no net loss of storage for any fill placed within the 100-year floodplain without in-kind excavation, unless an acceptable model shows no impact as a result of that fill.
- ♦ Non-enclosed parking areas for commercial and apartment complexes shall be constructed no lower than 1 foot below the base flood elevation.
- ♦ Vehicular access to the buildable area of newly created parcels must be at or above the 10-year flood elevation.
- ♦ Flood resistant materials shall be used below the 100-year flood level.
- ♦ Fencing in the floodplain shall be open style allowing the passage of water. Fencing in the floodway shall be limited to three-board or three-wire style.
- ♦ Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."

The applicant has provided a drainage study to DWR for review. Per DWR staff (Huber), the drainage study indicates a water surface elevation of 141.6 feet at the upstream edge of the site. The pad elevations at either side of that channel are 143 feet and 144 feet. This allows for the developable portion of the site (areas outside the stream channel) to be above the floodplain after grading. Some part of the parking area on the lower pad may be subject to minor flooding (1 foot or less); however, County standards allow for parking areas to be subject to up to 1 foot of flooding. That level of flooding is considered minor. DWR staff indicates the drainage study conducted, which includes the site, shows no discernable change in water surface elevation resulting from changes to the floodplain included with this project. The project's proximity to Mather Lake and the canal overchute is such that the lake outlet and the overchute capacity are limiting factors on site drainage. Because the on-site fill does not constrain the channel more than the overchute or lake outlet, the on-site fill does not result in a discernable change in water surface elevations.

Some revision of the drainage model is being required by DWR to ensure that the model accurately reflects the watershed and the proposed channel width. The initial model included a discrepancy between the proposed channel width and the modeled width. After model revision, minor changes to channel width may be required. Under either the current design or a modified design, developed to the satisfaction of DWR,

existing County ordinances and standards, coupled with final approval by DWR, ensure that impacts to drainage and flooding will be less than significant.

Erosion/Grading

Future development at the project site will require clearing, grubbing, grading, and excavation of land surfaces to accommodate development of building pads, paved surfaces, and permanent landscaping. Land grading activities associated with development have the potential to affect surrounding properties and cause adverse water quality and siltation impacts to existing drainage systems. The applicant has applied for a grading permit for the site (Order Number 906478). That permit approval is pending review of the current project.

Sacramento County (County) enacted the Land Grading and Erosion Control Ordinance (Ordinance) for the expressed purpose of minimizing damage to surrounding properties and public rights-of-way; limiting degradation of the water quality of watercourses; and curbing the disruption of drainage system flow caused by the activities of clearing, grubbing, grading, filling, and excavating land (Sacramento County Code, Title 16, Chapter 16.44). The Ordinance established administrative procedures, minimum standards of review, and implementation and enforcement procedures for the control of erosion and sedimentation that are directly related to land grading activities.

Sacramento County has obtained a National Pollutant Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (RWQCB). A provision of the NPDES permit is the requirement that Sacramento County develop a Construction Site Management Program (CSMP). The CSMP is intended to help protect the water quality of surface waters by minimizing the amount of sediment runoff from a construction site. This is being accomplished by strict enforcement of the existing County Land Grading and Erosion Control Ordinance.

The applicant will be required to secure permits in accordance with the provisions of the County Land Grading and Erosion Control Ordinance. Because the project size is more than one acre a state permit is required. In this case, a notice of intent must be filed to obtain coverage under the state General Construction Stormwater Permit. This must be done prior to starting construction. As a condition of the General Permit, a Stormwater Pollution Prevention Plan must also be developed for the project. This program is administered by the State Water Resources Control Board, which can provide all information necessary to complete and file the necessary documents.

If a project size disturbs one acre or more (or involves moving 350 cubic yards or more of earthen material) then a grading permit from the County is required. The Public Works Agency, Land Division and Site Improvement Review Section administers this permit. Any Preliminary Grading Plans, Improvement Plans, and Building Development Plans that are submitted to the Public Works Agency for this project will be subject to compliance with the standards of the Ordinance. If the project involves building construction then the Building Inspection Division of the Public Works Agency enforces the Ordinance during the construction phase.

The standards of the Ordinance include the appropriate design and placement of erosion and sediment control best management practices (BMPs), as specified in the Sacramento County Guidance Manual for Development of Erosion and Sediment Control Plans (1993). Erosion control BMPs include seeding, mulching, vegetative buffer strips, sod, plastic covering, burlap covering, water and other measures that control the movement of the ground surface or soil. Sediment control measures include dikes, sediment detention traps, sediment detention basins, filters, fences, barriers, swales, berms, drains, check dams, and other measures that control the deposit of soil or earth material.

Soils at the project site contain small clay particles that become suspended in the stormwater as they are eroded from the exposed soil surface. Because of their tiny size, these colloidal clays remain in solution and only settle out after extended periods of time without any water agitation. These conditions are unlikely in nature and the soil particles tend to remain in solution. Treating the water to remove the clay particles will be necessary to allow release of stormwater into Morrison Creek.

The clay particles can be removed through a process called flocculation. Flocculation removes the particles by bonding them to a flocculating agent, after enough particles have joined together the mass of clay particles and flocculent settles to the bottom of the water column. Flocculation has been used to remove the clay particles from the stormwater at the nearby Anatolia subdivision sites.

Due to the nature of the soil at the site, high levels of stormwater turbidity can be expected throughout the construction period. As long as there are appreciable areas of exposed native soil, colloidal clays can be expected to be released into the stormwater. Consultation with the Stormwater Quality Division of the Department of Water Resources indicates that local experience has shown that conventional sediment control best management practices (BMPs) such as sedimentation and filtration typically do not remove this type of suspended material from construction site runoff.

BMPs that emphasize erosion control to keep soil in its place will be critical for the construction of this project. Also, runoff that contains fine material in suspension such as that described above may require chemical treatment (e.g., polymer-assisted clarification) to remove sediments prior to discharge to Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers). Polymer treatment should be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters. The polymer treatment system should be designed and implemented by qualified professionals with training and proven experience in this field.

To avoid an ongoing water quality impact the project applicant should include a measure in the SWPPP for the project, such as that described above, which will remove suspended clay particles from stormwater such that the project does not significantly impact water quality. The developer of the project site will be responsible for the design and implementation of appropriate erosion and sediment control BMPs in accordance with the Sacramento County Code. Project compliance with these regulations, and development of a SWPPP as recommended above, will ensure that project-related

erosion and siltation impacts are less than significant. Mitigation has been included to require a SWPPP that considers and implements suspended colloidal clay treatment and avoidance to the satisfaction of the Stormwater Quality Division and the Department of Environmental Review and Assessment.

Biological Resources

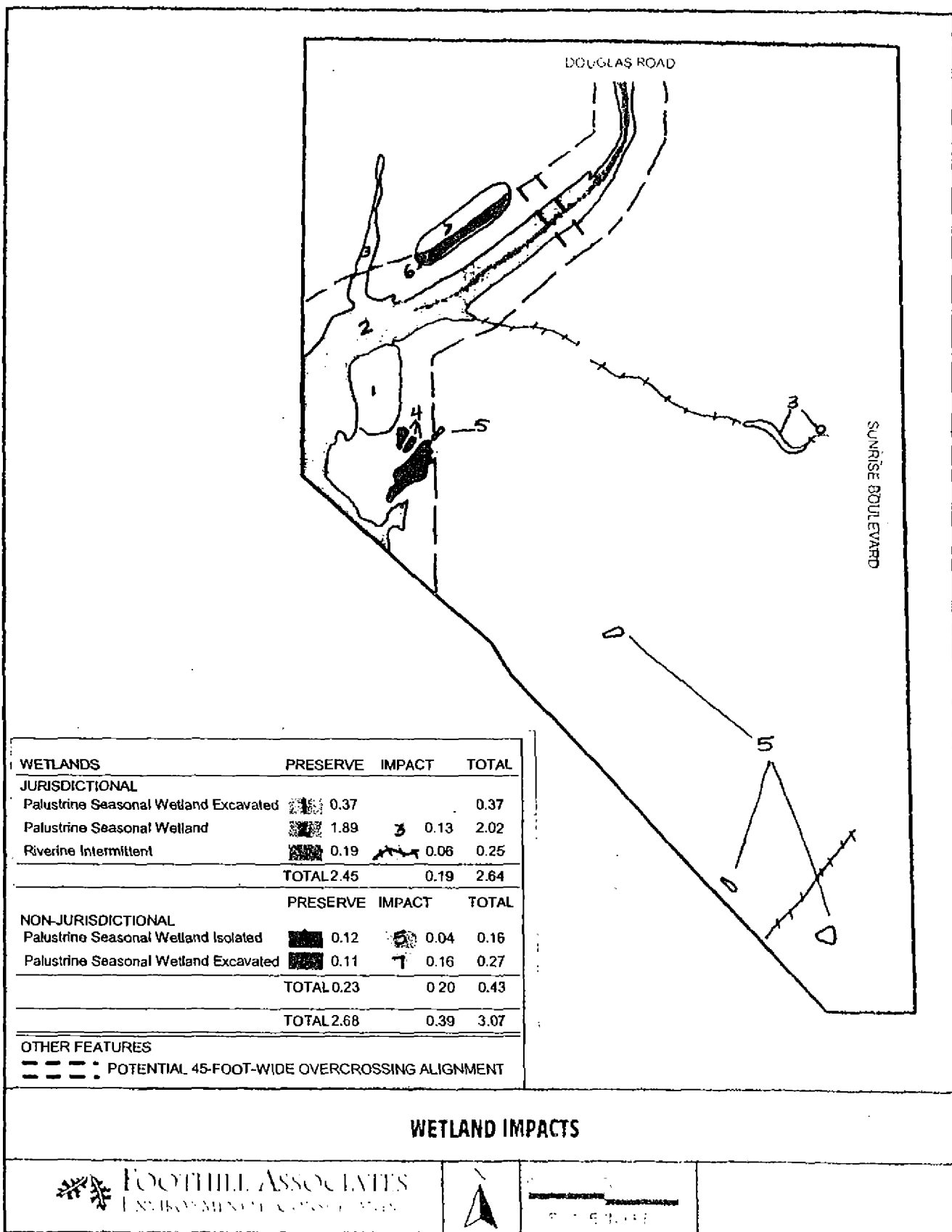
The project contains wetlands and open grassland. There are no trees on the site. The Morrison Creek channel intermittently contains water and at times can be considered an inlet from Mather Lake. The project site was reviewed in the SDSR EIR for biological resources, and to some degree the impacts of developing the project were evaluated in the SDSR EIR. During review of the Sunridge Specific Plan, the project was identified to have a variety of wetlands and to be potential habitat for a number of protected plant and animal species.

Wetlands

As part of the SDSR EIR and project approval process, the site was conditioned with mitigation that required special status species surveys and US Army Corps of Engineers permits before impacting any wetlands. The applicant has submitted a wetland delineation (Plate G). The applicant has also submitted the following: a letter from the Corps indicating the project is covered under the Nationwide Permit Number 39, a letter from the US Fish and Wildlife Service (FWS) regarding the special status species impacts of filling on-site wetlands consistent with the nationwide permit, a special status species assessment for the site, and a management plan for the Morrison Creek preserve. These documents are available for review in the project file at the Department of Environmental Review and Assessment, 827 7th Street, Room 220, Sacramento, California.

The Corps letter indicates that all on-site wetlands and waters are jurisdictional. The letter further indicates that the applicant is authorized under Nationwide Permit Number 39 to fill on-site wetlands as proposed, conditional upon compliance with FWS terms, obtaining vernal pool preservation and creation credits, and seasonal wetland credits; establishing a 6.25 acre preserve containing 2.68 acres of avoided and preserved waters and wetlands; and developing and implementing a management plan including creation of an endowment and dedication of an easement to a third party.

The FWS letter indicates that filling some on site wetlands is expected to have impacts on two special status species, vernal pool tadpole shrimp (*Lepidurus packardii*) and vernal pool fairy shrimp (*Branchinecta lynchi*). The letter further states that the impact can be mitigated for through the requirements of the "*Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans within the Jurisdiction of the Sacramento Field Office, California.*" The habitat preservation and creation requirements of the FWS



letter appear to be consistent with those required under the Corps allowance to use the nationwide permit.

A Draft Preserve Management Plan, and a Perpetual Conservation Easement granted to the Habitat Management Foundation, has been submitted to the Corps for approval. The applicant appears to be working in good faith to complete the required mitigation regarding wetlands and special status species that applies to the project through the SDSR EIR. Under the existing mitigation for the SDSR EIR the applicant is required to complete the Corps process and obtain a permit before filling wetlands (SZC 2002-0015 §607-15 61). The following mitigation is one of several biological resources mitigations that already applies to the project site:

61. Prior to approval of any future development projects (such as tentative subdivision maps, development plans, improvement plans) within the project area, obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.

Given compliance with the existing mitigation and the pending Corps permit, impacts of the current project in regards to wetlands and special status species can be considered less than significant.

Raptors

The SDSR EIR identified impacts to protected raptor species that could occur with development of the Sunridge Specific Plan area. Impacts to burrowing owl, Swainson's hawk, and raptors in general were found to be potentially significant but mitigable to less than significant with adoption of mitigation (CEQA Findings of Fact and Statement of Overriding Considerations p.72). In summary, the existing mitigation requires burrowing owl nesting surveys to be conducted between 14 and 30 days prior to start of site work, any occupied nests to be avoided and birds relocated according to California Department of Fish and Game protocol; for construction occurring between March 1 and September 15, Swainson's hawk surveys are required for appropriate nesting habitat within ¼ mile of the project site, if nests are identified as active no construction shall occur within ¼ mile of the nest until the young have fledged; general raptor mitigation focuses on tree removal.

The special status species assessment submitted by the applicant identifies the site as potential habitat for burrowing owl. Under the existing mitigation burrowing owl surveys are required. Suitable Swainson's hawk nesting sites are located approximately 500 feet away from the project site along the shores of Mather Lake. Therefore, under existing mitigation Swainson's hawk nesting surveys are required for construction that will occur between March 1 and September 15. This includes all exterior construction activities (e.g., grading, site prep, building construction, and paving). There are no trees

located on the site; therefore, the mitigation for the protection of other raptor species does not apply to the site. With the existing mitigation, impacts to protected raptor species can be considered less than significant.

Toxics and Hazardous Materials

The SDSR EIR analyzed the project site for toxic and hazardous materials impacts. The site was noted to have miscellaneous metal debris that should be removed. Not identified in the EIR were the remnants of the foundations on the site. This inert concrete debris is not considered to be a hazard. The presence of the foundation remnants indicates that the site may contain a groundwater well. Existing mitigation adopted in the CEQA Findings require all wells to be abandoned consistent with Sacramento County Environmental Management Department standards. Any wells identified should be abandoned per the existing mitigation. With the existing mitigation, impacts related to toxic and hazardous materials can be considered less than significant.

REQUESTS/REQUIREMENTS OF VARIOUS AGENCIES:

A. Land Division and Site Improvement Review

1. Grant the County right-of-way for Sunrise Boulevard, based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.
2. Grant the County right-of-way for Douglas Road, based on an 84-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards.
3. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offers of Dedication (IOD).
4. Number, size and location of driveways are subject to approval by the Public Works Agency.

B. Department of Transportation

1. Grant the County right-of-way for Douglas Road based on a 108-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline

- on Douglas Road. Please verify with the Department of Transportation for the exact location.
2. Grant the County right-of-way for Sunrise Boulevard based on a 018-foot standard and install public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline on Douglas Road. Please verify with the Department of Transportation for the exact location.
 3. Dedicate additional right-of-way and install public street improvements on Douglas Road and Sunrise Boulevard for intersection widening per Standard Drawing 4-6 of the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: A bus turnout will be required on Sunrise Boulevard.
 4. Grant the right of direct vehicular access to the County of Sacramento along Douglas Road and Sunrise Boulevard except for the approved driveway locations to the satisfaction of the Department of Transportation of the Public Works Agency.
 5. Access driveways on Sunrise Boulevard will be restricted to right-turn-in and right-turn-out only unless approved by the department of Transportation for signalization. Note: The applicants for the proposed tentative subdivision map on APN 067-0030-009 are proposing a traffic signal approximately 900 feet south of Douglas Road. This design is currently being addresses by a traffic study. Modification of the signal to accommodate access from the west will be required. Coordinate access to your site via this driveway with the applicant opposite Sunrise Boulevard.
 6. Non-exclusive cross access easements to each proposed parcel shall be provided per Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.
 7. Joint access driveways will be required on Sunrise Boulevard between proposed Parcels 1 and 2 and between proposed Parcels 2 and 3 on the tentative map.
 8. On-site circulation shall be to the satisfaction of the Department of Transportation. Note: To prevent vehicles form backing onto Sunrise Boulevard and Douglas Road, no on-site parking spaces shall be allowed within 100 feet of the back of curb at either driveway. We recommend that the applicant coordinate the on-site circulation design with the Department of Transportation of the Public Works Agency prior to improvement plan submittal.

C. Department of Water Resources

1. Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and the Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.
2. There shall be no net loss of storage for any fill placed within the 100-year floodplain without in-kind excavation, unless an acceptable model shows no impact as a result of that fill.
3. Non-enclosed parking areas for commercial and apartment complexes shall be constructed no lower than 1 foot below the base flood elevation.
4. Vehicular access to the buildable area of newly created parcels must be at or above the 10-year flood elevation.
5. Flood resistant materials shall be used below the 100-year flood level.
6. Fencing in the floodplain shall be open style allowing the passage of water. Fencing in the floodway shall be limited to three board or three wire style.
7. Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."

D. County Sanitation District -1

1. Connection to the public sewer system shall be required to the satisfaction of CSD-1.
2. In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to all on-site sewer construction.
3. CSD-1 will require a 100-foot setback or reservation along the east side of Sunrise Boulevard and the south side of Douglas Road. This reservation of an area of land will be for SRCSD and may be required to provide for future interceptor facilities and /or sewer construction.

4. Each parcel shall have a separate connection to the public sewer system. Sacramento County Improvement Standards apply to all on-site sewer construction.

E. Department of Water Resources-Water Supply Division

1. Water supply will be provided by the Sacramento County Water Agency
2. Provide public water service to each building.
3. Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.
4. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.

ENVIRONMENTAL MITIGATION MEASURES:

- A. The Stormwater Pollution Prevention Plan developed for the site shall include implementation of a process to remove fine clay sediments prior to discharge to Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources. A polymer treatment system or comparable process shall be designed and implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.
- B. No residential uses shall be allowed on proposed Parcel 4 (located at the northwest corner of the site), for so long as the Cordova Shooting Center facility remains operational.
- C. In addition to the mitigation measures herein, the applicant shall comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program adopted for the Sunrise Douglas/Sunridge Final Environmental Impact Report (County Control No. 93-SFB-GPB-CZB-0243 & 97-SDB-0037).
- D. Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of 100% of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$2,500.00. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.
2. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY PREPARERS:

Environmental Coordinator: Dennis E. Yeast
Assistant Environmental Coordinator: Joyce Horizumi
Division Manager: Catherine Hack
Project Leader: Michael Jones
Initial Review: Robert DeMorales
Office Manager: Linda Bryceson
Office Assistant: Tabitha Whipple

(020772)S Mather East/mj)

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant ¹	Less Than Significant with Mitigation ²	Less Than Significant or No Impact ³	Comments
1. CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY, OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO A GENERAL PLAN, SPECIFIC PLAN OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	The project is consistent with environmental policies of the Sacramento County General Plan, Sunrise Douglas Community Plan, Sunridge Specific Plan and Sacramento County Zoning Code.
b. Physically disrupt or divide an established community?			X	The project will not create physical barriers that substantially limit movement within or through the community.
2. PROPOSED DEVELOPMENT OR PROJECT ACTIVITIES?				
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			X	The project does not propose new unplanned homes, businesses or extension of infrastructure.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?			X	The project will not result in the removal of existing housing.
3. AGRICULTURE AND FARMLAND RESOURCES				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?			X	The project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance nor does it contain prime soils.
b. Conflict with any existing Williamson Act contract?			X	No Williamson Act contracts apply to the project site.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X	The project occurs in an area where grazing occurs.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant ⁱ	Less Than Significant with Mitigation ⁱⁱ	Less Than Significant or No Impact ⁱⁱⁱ	Comments
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X	The project does not occur in the vicinity of any scenic highways, corridors, or vistas.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	The project is planned for urban development in the Sunridge Specific Plan and the Sunrise Douglas Community Plan. The project will change the character of the site, but that impact was identified in the Sunrise Douglas Sunridge EIR (SDSR EIR).
c. Create a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X	The project would not result in substantial new sources of light, glare or shadow.
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			X	The project is located within the safety zone of Mather Airport. The use is compatible with the overflight zone as indicated in the Mather Airport Comprehensive Land Use Plan
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			X	The project is not subject to airport noise levels in excess of standards
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			X	The project does not affect navigable airspace.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?			X	The project does not involve or affect air traffic movement.
5. PUBLIC SERVICES AND UTILITIES				
a. Have an adequate water supply for full buildout of the project?			X	Refer to "Public Services" discussion in the Initial Study.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			X	Refer to "Public Services" discussion in the Initial Study.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant ¹	Less Than Significant with Mitigation ²	Less Than Significant or No Impact ³	Comments
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	The Sacramento County Integrated Waste Management Plan provides for adequate waste disposal capacity to serve existing and anticipated development until the year 2010. The Keifer Landfill has capacity to accommodate solid waste until the year 2030.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			X	Refer to "Public Services" discussion in the Initial Study.
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?			X	Construction of on- and/or off-site drainage facilities would be required. No substantial adverse physical impacts are anticipated. Refer to "Drainage" discussion.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X	Existing electric and/or gas service will adequately support the proposed project.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X	Project would incrementally increase demand for emergency services. However, no substantial adverse physical impacts have been identified.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			X	The project would result in minor increases to student population. However, the increase would not require the construction/expansion of school facilities. Established case law, Goleta Union School District v. The Regents of the University of California (36 Cal-App. 4 th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in the physical conditions, and cannot be treated as an impact on the environment.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			X	The project will not affect the provision of park services.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant ¹	Less Than Significant with Mitigation ²	Less Than Significant or No Impact ³	Comments
a. Result in a substantial increase in peak hour vehicle trip-ends that could exceed, either individually or cumulatively, a level of service standard established by the County?			X	The project is consistent with existing zoning and will not increase the trip generation capacity of the project site.
b. Result in a substantial adverse impact to access and/or circulation?			X	Refer to "Access" discussion in the Initial Study.
c. Result in substantial adverse impact due to inadequate parking capacity?			X	No parking is required.
d. Result in a substantial adverse impact to public safety on area roadways?			X	The project will be required to comply with applicable access and circulation requirements of the County Improvement Standards and the Uniform Fire Code. Upon compliance impacts are considered less than significant. Refer to "Access" discussion in the Initial Study.
e. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	No conflicts with adopted policies, plans, or programs supporting alternative transportation have been identified.
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X	Vehicular emissions are the primary source of pollutants in the Sacramento area. The project will not result in a net increase in vehicular emissions.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X	There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site.
c. Create objectionable odors affecting a substantial number of people?			X	Objectionable odors are not expected from the proposed project.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant	Less Than Significant with Mitigation ¹	Less Than Significant or No Impact ²	Comments
a. Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?		X		The completed project is not anticipated to generate noise. However, noise exposure from adjacent uses would exceed General Plan standards for residential uses. Mitigation has been proposed to restrict residential uses on a portion of the site.
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X	Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is considered less than significant due to the temporary nature of these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
5. BIOLOGY AND WATER QUALITY				
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X	The project is consistent with the uses proposed in the Sunridge Specific Plan. Water use was evaluated in the SDSR EIR. No new impacts are identified.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	Refer to "Drainage" discussion in the Initial Study.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X	The project site is within a 100-year floodplain and/or local floodplain. Refer to the "Drainage" discussion in the text of the Initial Study.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X	Improvements associated with the project will not impede or redirect flows within a 100-year floodplain.
e. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	The project site is not subject to flooding due to failure of a dam or levee.
f. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X	The project will not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

Potentially Significant	Less Than Significant with Mitigation ^u	Less Than Significant or No Impact ^u	Comments
g. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?	X		The project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. Refer to the "Grading" section in the Initial Study.
a. Expose people or structures to substantial risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		X	Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The California (Uniform) Building Code contains standard construction regulations for earthquake safety that will reduce the potential impacts to the maximum extent practicable.
b. Result in substantial soil erosion, siltation or loss of topsoil?	X		Refer to the "Grading" discussion in the text of the Initial Study. Mitigation Measures have been recommended to assure less than significant impacts pertaining to erosion impacts.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslides, lateral spreading, subsidence, soil expansion, liquefaction or collapse?		X	The project is not located on an unstable geologic or soil unit.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?		X	Refer to the "Public Services" discussion in the Initial Study.
e. Result in a substantial loss of an important mineral resource?		X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site.
f. Directly or indirectly destroy a unique paleontological resource or site?		X	No known paleontological resources (e.g. fossil remains) or sites occur at the project location.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Comments
a. Have a substantial adverse effect on any special status species?			X	Refer to the "Biological Resources" section of the Initial Study.
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community?			X	Refer to the "Biological Resources" section of the Initial Study.
c. Have a substantial adverse effect on wetlands designated as jurisdictional waters of the United States as defined by Section 404 of the Clean Water Act?			X	Refer to the "Biological Resources" section of the Initial Study.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X	Resident and/or migratory wildlife may be displaced by project construction. However, impacts are not anticipated to result in significant, long-term effects upon the movement of resident or migratory fish or wildlife species.
e. Adversely affect or result in the removal of native or landmark trees?			X	No native and/or landmark trees occur on the project site nor is it anticipated that any native and/or landmark trees would be affected by off-site improvement required as a result of the project.
f. Conflict with any local policies or ordinances protecting biological resources?			X	The project is consistent with local policies/ordinances protecting biological resources.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X	There are no known conflicts with any approved plan for the conservation of habitat.
CULTURAL RESOURCES				
a. Cause a substantial adverse change in the significance of an historical resource?			X	No historical resources would be affected by the proposed project.
b. Have a substantial adverse effect on an archaeological resource?			X	No known archaeological resources occur on-site.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X	The project site is located outside any area considered sensitive for the existence of undiscovered human remains.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

	Potentially Significant	Less Than Significant with Mitigation ^a	Less Than Significant or No Impact ^a	Comments
a. Create a substantial hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	The project does not involve the transport, use, and/or disposal of hazardous material.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			X	See 14.a
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X	The project does not involve the use or handling of hazardous material.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X	The project is not located on a known hazardous materials site.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X	The project would not interfere with any known emergency response or evacuation plan.

SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY CHECKLIST
MATHER EAST TENTATIVE PARCEL MAP
02-PMR-0772

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Commercial and Office	X		
Community Plan	Limited Commercial	X		
Land Use Zone	LC	X		

- ⁱ **Potentially Significant** indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries and Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- ⁱⁱ **Less than Significant with Mitigation** applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- ⁱⁱⁱ **Less than Significant or No Impact** indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.



COUNTY OF SACRAMENTO
PUBLIC WORKS AGENCY - WARREN HARADA, ADMINISTRATOR

Department of Water Resources

Including service to the Cities of Citrus Heights and Elk Grove

Keith DeVore, Director

June 17, 2003

TO: Board of Directors
Sacramento County Water Agency

FROM: Department of Water Resources

SUBJECT: Mather East- SunRidge Specific Plan Water Supply Conditions

CONTACT: Darrell Eck, Senior Civil Engineer, 874-5039

Overview

Conditions of the SunRidge Specific Plan Zoning Agreement approved on July 17, 2002, require that the Board of Directors of the Sacramento County Water Agency make certain findings regarding water supply prior to approval of tentative maps.

Recommendation

1. Find that approval of Mather East complies with Condition CO-20 of the Sacramento County General Plan.
2. Approve priority assignment of 90 acre feet average annual production capacity from the proposed North Vineyard Well Field for Mather East.

Measures/Evaluation

Measures/Evaluation are not applicable to this agenda item.

Fiscal Impact

This will not result in fiscal impact or obligation to the County.

BACKGROUND:

The Sacramento County Board of Supervisors approved a rezone of the SunRidge Specific Plan area ("SSPA") by adoption of Ordinance SZC-2002-0014 on July 17, 2002. The Sacramento County Water Agency ("SCWA") will provide water supply to the SSPA and conditions of the rezone require that the SCWA Board of Directors make certain findings regarding the availability of water prior to approval of any tentative map.

DISCUSSION:

General Plan Policy CO-20

Sacramento County General Plan Policy CO-20, adopted in 1993, prohibits granting entitlements in specific General Plan Urban Growth Areas unless agreements and financing for supplemental [non-groundwater] water supplies are in place. The number of edu's available for approval in said Urban Growth Areas is based on the supplemental water supplies acquired and the number of existing entitlements. Mather East is within the designated Urban Growth Areas and has a total of approximately 140 edu's. There is a sufficient number of edu's available under the entitlement limit to support additional development if the proposed tentative map were approved.

North Vineyard Well Field Water Allocation

As a result of groundwater contamination in the vicinity of the SSPA, drinking water for the SSPA is proposed to be produced at a well field located in the North Vineyard area near the intersection of Florin and Excelsior Roads. Tentative maps in the SSPA cannot be approved unless the SCWA Board of Directors finds that groundwater production required from the proposed NVWF to meet the water demands of the proposed tentative map area will not cause:

1. the annual average production from the NVWF to exceed 10,000 acre feet;
2. the local groundwater elevation to fall more than ten feet as a result of long term NVWF operation;
3. a significant effect on groundwater contaminant movement.

The proposed first phase of the NVWF and other water facilities required to serve Mather East are being designed. Project level environmental documentation and an agreement between SCWA and SSPA owners regarding acquisition of these facilities are expected to be completed in September 2003; construction of these facilities is estimated to be completed in 2004.

The total estimated annual average water demand for the tentative map area is 90 acre feet. Production of this amount of water from the proposed NVWF will not cause production to exceed 10,000 acre feet and, based on groundwater analysis performed for the SSP EIR, will not cause the local groundwater table to fall more than ten feet nor will it result in a significant effect on contaminant movement.

Board of Directors
June 17, 2003
Page 3 of 3

Conditions of the Zoning Agreement require that the Board of Directors "allocate" water from the proposed NVWF to any proposed tentative map area as a condition of its approval, but allocation at this time may be interpreted as predetermining the outcome of the project level environmental document. By its action on January 7, 2003, the Board of Directors made an initial "priority assignment" of 1,840 acre feet of annual production available to the Anatolia I, II, and III tentative map areas and, if approved, 451 acre feet of annual production available to SunRidge Park. Staff recommends the additional priority assignment of 90 acre feet of annual production to the Mather East tentative map area. Conditions have been placed on the zoning agreement that will not allow the approval of subdivision improvement plans until the environmental document for the NVWF project has been certified, a financing agreement with the SCWA has been approved, and a construction contract for the NVWF project has been awarded.

Respectfully submitted,

APPROVED:



Keith DeVore, Director
Department of Water Resources

Terry Schutten
County Executive

By: _____
Warren H. Harada, Administrator
Public Works Agency

Attachments (1):
Mather East Area map

cc:
Dave Pevny, P&CD
Jody Hashigami, WRD
Orin Bennett, MHM Engineers and Surveyors

Feb 28 09 10:56a

Sander & Associates

(916) 361-7281

P. 4

COMMUNITY COUNCIL REFERRALCONTROL NO.: 02-PMB-0772Date: 11-18-02APPLICANT: Mather East A.P.N.: 067-0030-027 ZONING: LCADDRESS: 735 Sunrise Ave, #320 CONTACT PERSON: Drin Bennett COM. PLAN: ---Roseville, CA 95661 TELEPHONE: 783-4100 GEN. PLAN: ---REQUEST: Entire Parcel Map to subdivide a 44.57 acre parcel into four (4) parcels in the LC zone.☒ PRIMARY COMMUNITY COUNCIL
CORDOVA☐ ADJACENT COMMUNITY COUNCIL CORDOVA
(If Applicable)HEARING BODY: SRCREVISED APPLICATION: ☐ DATE: ---Planning Department
Project Manager: Jeff FisherRETURN BY: ---
(Date)**ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE**

1. Meeting date(s) at which proposal discussed: 2/13/2003
2. Number of council members present: 11 Quorum: YES ☒ NO ☐
3. Applicant notified of meeting(s): YES ☐ NO ☒ Applicant present: YES ☐ NO ☐
4. Neighbors Contacted: YES ☐ NO ☐
5. Is the proposal compatible with the area or neighborhood in which proposed: YES ☒ NO ☐
6. Summarize neighborhood response or reaction: ---

7. Council motion on proposal: Approve
8. Council vote on motion: for: 11 against: 0 abstained: 0 absent: 2
9. Comments on recommendation: ---

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FEB 28 2003

PLANNING DEPT.
County of SacramentoDrin Bennett
Chairperson or Secretary2/13/03
Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

Return to: SACRAMENTO COUNTY PLANNING DEPARTMENT
827 - 7th Street, Room 230
Sacramento, CA 95814
ATTN: CPAC Secretary8:30 a.m.
Matter: ---

Post-It® Fax Note 7871

Date	2/9/03	# of pages	1
To	Bill Campbell	From	Jeff Campbell
Co./Dept.	RC Planning Dept.	Co.	Planning - State Co.
Phone #	---	Phone #	874-6141
Fax #	853-1680	Fax #	874-6400

COMMUNITY COUNCIL REFERRAL

CONTROL NO.: 02-PMR-0772

Date: 11-18-02

APPLICANT: Mather East A.P.N.: 067-0030-027 ZONING: LC

ADDRESS: 735 Sunrise Ave, #320 CONTACT PERSON: Drin Bennett COM. PLAN: —

Roseville, CA 95661 TELEPHONE: 783-4100 GEN. PLAN: —

REQUEST: Tentative Parcel Map to subdivide a 44.57 acre parcel into four (4) parcels in the LC zone.

☐ PRIMARY COMMUNITY COUNCIL
CORDOVA

☒ ADJACENT COMMUNITY COUNCIL Thompson
Cosumnes

HEARING BODY: SRC

REVISED APPLICATION: ☐ (If Applicable) DATE: —

Planning Department Project Manager: Jeff Fisher

RETURN BY: — (Date)

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: 2-26-03
2. Number of council members present: 7 Quorum: YES x NO —
3. Applicant notified of meeting(s): YES x NO — Applicant present: YES x NO —
4. Neighbors Contacted: YES x NO —
5. Is the proposal compatible with the area or neighborhood in which proposed: YES x NO —
6. Summarize neighborhood response or reaction: NONE

7. Council motion on proposal: DEFER
8. Council vote on motion: for: 7 against: 0 abstained: — absent: —
9. Comments on recommendation: INCOMPLETE PROJECT

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MAR 3 - 2003

PLANNING DEPT.
County of Sacramento

Mindy Cecchetti 3-17-03
Chairperson or Secretary Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

Return to: SACRAMENTO COUNTY PLANNING DEPARTMENT
827 - 7th Street, Room 230
Sacramento, CA 95814
ATTN: CPAC Secretary

**COUNTY OF SACRAMENTO
INTER-DEPARTMENT CORRESPONDENCE
DEPARTMENT OF WATER RESOURCES**

MEMORANDUM

Date: May 9, 2003

TO: Jeff Fisher, Planning (01-230)
Dennis Yeast, DERA (01-220)

FROM: Mark Rains

PROJECT NAME: Mather East Tentative Parcel Map

CONTROL NUMBER: 02-PMR-0772

A.P.N.: 067-0030-027

COMMENTS SECTION:

1. FEMA Flood Zone: X
Panel No. 060262-0240
Date:
2. Watershed: Morrison Creek
3. The applicant has submitted a drainage model to SCDWR for review. This drainage study will need to be finalized before recordation of the map. A review of the drainage study seems to indicate a discrepancy between the model and the proposed drainage improvements shown on the map.
4. STD#193 (Min. Pad)- Minimum pad/floor elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance.
5. (F&G, COE Permits)- Subject property may contain Waters of the State or Waters of the U.S. Any alterations or work within these areas will require applicable State Fish & Game and U.S. Army Corps of Engineers permits prior to grading or building permit issuance.

CONDITIONS OF APPROVAL:

If the project is approved, the subject application should be conditioned on the following:

C:\Documents and Settings\FisherJ\Local Settings\Temporary Internet Files\OLKA\02-0772 Mather East TPM.doc

1. STD#190 (I,E,F)- Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code or the Sunridge Specific Plan Finance Plan.
2. There shall be no net loss of storage for any fill placed within the 100-year floodplain without in-kind excavation, unless an acceptable model shows no impact as a result of such fill.
3. Non-enclosed parking areas for commercial and apartment complexes shall be constructed no lower than one-foot below the base flood elevation.
4. Vehicular access to the buildable area of newly created parcels must be at or above the 10-year flood elevation.
5. Flood resistant materials shall be used below the 100-year floodplain.
6. Fencing in the floodplain shall be open style allowing the passage of water. Fencing in the floodway shall be limited to three board or three wire style.
7. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."



10545 Armstrong Avenue

Mather

California

95655

Tel: [916] 876-6000

Fax: [916] 876-6160

Website: www.srscsd.com

Board of Directors

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Chief Financial Officer

Wendell H. Kido
District Manager

Mary K. Snyder
Collection Systems Manager

May 30, 2003
E225.000

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JUN 02 2003

PLANNING DEPT.
County of Sacramento

Jeff Fisher
Planning and Community Development
827 Seventh Street, Room 230
Sacramento, CA 95814

Dear Mr. Fisher:

Subject: Mather East Tentative Parcel Map
APN: 067-0030-027
Control No. 02-PMR-0772

County Sanitation District 1 (CSD-1) has met with the applicant and has revised the recommended conditions as follows.

CSD-1 Conditions:

Connection to the public sewer system shall be required to the satisfaction of CSD-1.

In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

CSD-1 will require that the applicant fully disclose to all future buyers and tenants of the proposed interceptor in Sunrise Boulevard. The landscaping along Sunrise Boulevard shall include permanent signage advising of the future installation of the interceptor. Signage shall be reviewed and approved by Sacramento Regional County Sanitation District (SRCSD.)

Each parcel must have a separate connection to the public sewer system. Sacramento County Improvement Standards apply to on-site sewer construction.

CSD-1 Advisories:

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

If you have any questions regarding these comments, please call me at 876-6094.

Very truly yours,


Jeff Atteberry, P.E.
Local Sewer Engineering

JA:ds

cc: Christoph Dobson
David Ocenosak
Orin Bennett

fisher052903.ltr



RECEIVED

JAN 08 2003

PLANNING DEPT.
County of Sacramento

January 8, 2003
E225.000

10545 Armstrong Avenue

Mather

California

95655

Tele: [916] 876-6000

Fax: [916] 876-6160

Website: www.srcsd.com

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Marcia Maurer
Chief Financial Officer

Wendell H. Kido
District Manager

Mary K. Snyder
Collection Systems Manager

Jeff Fisher
Planning and Community Development
827 Seventh Street, Room 230
Sacramento, CA 95814

Dear Mr. Fisher:

Subject: Mather East Tentative Parcel Map
APN: 067-0030-027
Control No. 02-PMR-0772

County Sanitation District 1 (CSD-1) has reviewed the subject documents and has the following comments.

CSD-1 Conditions:

Connection to the public sewer system shall be required to the satisfaction of CSD-1.

In order to obtain sewer service, construction of public sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

CSD-1 will require a 100-foot building setback or reservation along the east side of Sunrise Boulevard and the south side of Douglas Road. This reservation of an area of land will be for SRCSD and may be required to provide for future interceptor facilities and/or sewer construction.

Each parcel must have a separate connection to the public sewer system. Sacramento County Improvement Standards apply to on-site sewer construction.

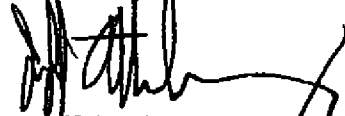
CSD-1 Advisories:

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Jeff Fisher
January 8, 2003
Page 2

If you have any questions regarding these comments, please call me at 876-6094.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Atteberry', with a long horizontal flourish extending to the right.

Jeff Atteberry, P.E.
Local Sewer Engineering

JA:dg

cc: Christoph Dobson
Wendy Haggard
David Ocenosak

COUNTY OF SACRAMENTO
COMMUNITY DEVELOPMENT AND NEIGHBORHOOD ASSISTANCE AGENCY

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
827 SEVENTH STREET, ROOM 230
SACRAMENTO, CALIFORNIA 95814
Telephone: (916) 874-6141
FAX: (916) 874-6400



DEPARTMENT OF
ENVIRONMENTAL REVIEW & ASSESSMENT
827 SEVENTH STREET, ROOM 220
SACRAMENTO, CALIFORNIA 95814
Telephone: (916) 874-7914
FAX: (916) 874-8343

December 12, 2002

Control Number: 02-PMR-0772

Mather East
735 Sunrise Avenue, Suite 220
Roseville, CA 95661
Attn: Orin Bennett

SUBJECT: MATHER EAST TENTATIVE PARCEL MAP, APN 067-0030-027

Dear Mr. Bennett:

Your application has been reviewed by the Department of Planning and Community Development and the Department of Environmental Review and Assessment (DERA). We are required to inform you within thirty (30) days from the date you submitted your application whether or not your application is complete for our needs. It has been determined that the following additional information is required:

- ok*
affordable
enmt
issued
by Corps
is 8-19-02
see letter
1. In consultation with the U.S. Army Corps of Engineers, submit a delineation of the 3.64± acres of existing wetlands on the subject property pursuant to Condition No. 43 of the Zoning Agreement Ordinance (SZC 2002-0014). In addition, as required per Condition No. 48, please submit new or updated determinate surveys indicating if there are any listed or proposed rare, threatened, endangered or candidate plant and animal species on State or Federal lists on the property. If listed species are found on the site, you will need to redesign the project or otherwise provide mitigation for impacts to these species based on consultation with the State Department of Fish and Game and/or U.S. Fish and Wildlife Service. Furthermore, if there will be any fill placed in on-site wetlands (see Condition No. 45), then you will be required to obtain a permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. Please contact the Corps regarding their permit requirements for this project and submit evidence of such contact with the Corps.

eff and
rel. hearing
enmt - study
issues provided
mit. gath.
- ltr
recorded
see DERA
PAJ

You should be aware that this office has received correspondence from the USFWS (dated March 7, 2002) indicating that they would not review projects within the Sunrise Douglas Area until a comprehensive plan sufficient to adequately protect and preserve the habitat for listed species is developed. The letter also indicated that the USFWS would not begin formal consultation on those projects until they received adequate information analyzing the entire Sunrise Douglas Community Plan, rather than in a piece-meal manner. It is our understanding that a series of meetings on this subject have occurred between various landowners in the Sunrise Douglas area and the regulatory agencies. It appears that progress is being made towards resolving this issue, which may soon allow the issuance of your Corps permit. However, until such time as this issue is resolved, we recommend that your project be placed on hold.

- ok*
2. The County General Plan requires that your project result in no net loss of wetlands. If any wetlands will be impacted by the proposed development, then provide a Wetlands Preservation/Compensation Plan (see Condition No. 43 of the Zoning Agreement) prepared by a competent biologist that contains at least the following:

Information Received:

B. DeMouler
1-7-03

- A description of how the proposed project will impact wetlands on the project site including direct impacts and indirect impacts through changes to on-site drainage, if any.
- A complete description of mitigation methods proposed, including methods for wetlands restoration, vegetation establishment and the location of mitigation efforts.
- A description of long term maintenance and protection activities including the source of funding and personnel who will conduct these activities to assure permanent protection of the wetlands.
- An exhibit showing the location and type of any fencing that is proposed to protect the wetlands.

Please note that the result of your consultation with Corps of Engineers and U. S. Fish and Wildlife Service could significantly influence the content of the Wetland Mitigation Plan. The Wetland Mitigation Plan may include monetary compensation through the USFWS and/or County mitigation banking fund.

- OK
see
letter*
3. Provide an estimate on the total amount of retail or commercial floor space that will ultimately be constructed on the entire site. In addition, provide an estimate on the number of multi-family dwelling units proposed on Parcel 3.
- OK*
4. Please be advised that this project and/or subsequent improvement plans will be subject to the drainage requirements as specified in Condition No. 14 of the Zoning Agreement (attached). It is suggested that you consult with the County Department of Water Resources at 874-6851 to determine their requirements for this parcel map and/or subsequent improvement plans.

In order to find your application complete it will be necessary for you to submit the requested additional information. Your application will not undergo further processing or be distributed to reviewing agencies until this information has been received. PLEASE PUT THE CONTROL NUMBER (FOUND IN THE UPPER RIGHT CORNER) ON ALL INFORMATION SUBMITTED.

If you have any questions regarding Items 1-4, please contact Bob DeMorales of the Department of Environmental Review and Assessment at (916) 874-7914.

Sincerely,

[Signature]
Dennis E. Yeast
Environmental Coordinator

Attachment

- c: Planning Department (yellow copy)
DERA (pink copy)

MHM Engineers & Surveyors
735 Sunrise Avenue, Suite 220
Roseville, CA 95661
Attn: Candido Ramirez

**COUNTY OF SACRAMENTO
INTER-DEPARTMENT CORRESPONDENCE
DEPARTMENT OF WATER RESOURCES**

MEMORANDUM

Date: January 7, 2003
To: Jeff Fisher
Planning and Community Development Department
From: Bob Gardner *plg*
Water Supply – Zone 40 Planning and Development
Subject: Mather East
02-PMR-0772

Water Supply has reviewed the above application and submits the following conditions and comments:

- Water supply will be provided by the Sacramento County Water Agency.
- Provide public water service to each building.
- Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval.
- Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.

The following requirements are project conditions not subject to tentative map approval:

Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.

Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.

If you have any questions, please feel free to call me at (916) 874-8433 or email me at GardnerB@SacCounty.net

Zone 40: Yes
Zone 41: Yes

Cc: file



RICK MARTINEZ
Fire Chief

Sacramento Metropolitan Fire District

3012 Gold Canal Drive • Rancho Cordova, California 95670 • Phone (916) 942-3300 • Fax (916) 942-3400

RECEIVED

FEB 03 2003

PLANNING DEPT.
County of Sacramento

January 30, 2003

County of Sacramento
Planning and Community Development Department
827 Seventh Street, Room 230
Sacramento, California 95814
ATTN: Jeff Fisher

Re: Project Location: Mather East Tentative Parcel Map
Control Number: 02-PMR-0772
Fire District Submittal Number: 2002-3131

Dear Mr. Fisher:

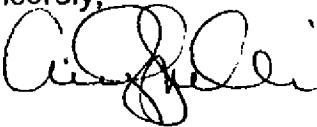
I have received the plans submitted by your office for review and comment relative to fire and life safety. The following conditions will apply to this project:

1. In every new building where the total floor area exceeds 3,599 square feet an automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system. The system shall be designed and installed as per the guidelines of National Fire Protection Association standard 13, latest edition, and the Fire Prevention Standards of this fire district number 442.501.
2. The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1500 gallons per minute at 20 pounds per square inch residual for a duration of two (2) hours.
3. Every building shall be accessible to fire district fire apparatus by means of an all-weather driving surface designed to meet Traffic Index 5.5. The access shall be a minimum of 20 feet wide and have a minimum turning radius of 38 feet inside and 58 feet outside. The minimum vertical clearance 13 feet 6 inches. The access roadways are to be extended within 150 feet of all portions of the exterior walls of the first story. Dead-end fire department access roads in excess of 150 feet shall be provided with an approved means for turning around the fire apparatus. This fire apparatus access lane and turnaround shall be identified in accordance with the California Vehicle Code. The access roadways are to be provided prior to any construction or storage of combustible materials on site.
4. All fire department connections for the automatic fire extinguishing system shall be located within forty feet of a fire hydrant and a minimum of forty feet from any openings within the protected building.

5. Commercial buildings exceeding 5,000 square feet must be tested to verify adequate transmission and reception of public safety radio signals. These signals operate on the 800 MHz frequency. If reception or transmission is not adequate, 800 MHz radio amplification systems shall be installed in the building.
6. If the crossing of a creek is going to be included, the installation of a private bridge shall be required and shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of State Highways and Transportation Officials. The width shall be minimum of twenty (20) feet. The maximum allowable grade change of the approach to and the departure from the bridge will not exceed eight (8) percent for a distance of ten (10) feet.
7. The following plans and specifications must be submitted to the fire district for review:
 - A. Civil engineering (site) plans.
 - B. Building construction plans.
 - C. Underground fire service plans.
 - D. Fire sprinkler plans
 - E. Fire alarm plans

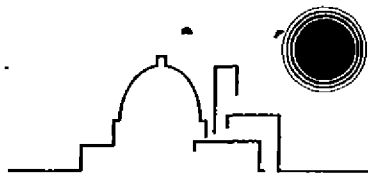
If I may answer any questions or be of any further assistance in this matter, please feel free to call me at (916) 942-3355 between 8:00 A.M. to 4:00 P.M. Tuesday through Friday.

Sincerely,



Amy Samulewski
Fire Inspector, Fire Prevention Bureau

cc: Supervising Inspector Blair
File

**SMUD****SACRAMENTO MUNICIPAL UTILITY DISTRICT**
The Power To Do More.™

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

January 6, 2003

RECEIVED

FILE: 02-PMR-0772

JAN 07 2003

COUNTY OF SACRAMENTO
PLANNING DEPARTMENT
ATTN: JEFF FISHER
827 SEVENTH STREET, ROOM 120
SACRAMENTO, CA 95814

PLANNING DEPT.
County of Sacramento

We have reviewed the Tentative Parcel Map (MATHER EAST) located at the southwest corner of Douglas Road and Sunrise Blvd.

We request the following be conditions of the subject map.

1. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.
2. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the County of Sacramento.

Michael E. Toyama

Michael E. Toyama
Land Agent
Real Estate Services
(916) 732-5330

cc: MATHER EAST
MHM ENGINEERS & SURVEYORS

CP 12 TB 300-D-7 ELLIS

SMUD FILE: COS 02-0772

RECEIVED

APR 25 2003

COUNTY OF SACRAMENTO

PLANNING DEPT.
County of Sacramento

Inter-Department Correspondence

April 23, 2003

To: Jeff Fisher, Project Manager
Planning & Community Development Department

From: Jeff Clark, Senior Civil Engineer *CLARK*
Department of Transportation

Subject: Mather East Tentative Parcel Map
Control No.: 02-PMR-0772
APN: 067-0030-027
Thomas Bros.: 300 D-7
Location: Southwest quadrant of Sunrise Bl. & Douglas Rd.

The Department of Transportation has reviewed the above referenced project and recommends the following conditions of approval:

Grant the County right-of-way on Douglas Road based on a 108-foot standard and install/upgrade public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline on Douglas Road. Please verify with the Department of Transportation for the exact location.

Grant the County right-of-way on Sunrise Boulevard based on a 108-foot standard and install/upgrade public street improvements pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: There is an offset centerline on Sunrise Boulevard. Please verify with the Department of Transportation for the exact location.

Dedicate additional right-of-way and install public street improvements on Douglas Road and Sunrise Boulevard for intersection widening per Standard Drawing 4-6 of the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public Works Agency. Note: A bus turnout will be required on Sunrise Boulevard.

Grant the right of direct vehicular access to the County of Sacramento along Douglas Road and Sunrise Boulevard except for approved driveway locations to the satisfaction of the Department of Transportation.

Access driveways on Sunrise Boulevard will be restricted to right-turn-in and right-turn-out only unless approved by the Department of Transportation for signalization. Note: The applicants for the proposed tentative subdivision map on APN 067-0030-009 are

Jeff Fisher, PCD
CN: 02-0772
April 23, 2003
Page 2

proposing a traffic signal approximately 900 feet south of Douglas Road. This design is currently being addressed by a traffic study. Modification of the signal to accommodate access from the west will be required. Coordinate access issues to your site via this driveway with the applicants opposite Sunrise Boulevard.

Non-exclusive cross access easements to each proposed parcel shall be provided per Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

Joint access driveways will be required on Sunrise Boulevard between proposed parcels 1 and 2 and between proposed parcels 2 and 3 on the tentative parcel map.

On-site circulation shall be to the satisfaction of the Department of Transportation. Note: To prevent vehicles from backing up onto Sunrise Boulevard and Douglas Road, no on-site parking spaces shall be allowed within 100' of the back of curb at either driveway. We recommend that the applicant coordinate the on-site circulation design with the Department of Public Works Agency prior to improvement plan submittal.

If you have any questions, please call me at 874-6291.

JEC: pk



COUNTY OF SACRAMENTO

DEPARTMENT OF COUNTY ENGINEERING AND ADMINISTRATION

DEVELOPMENT AND SURVEYOR SERVICES

827 Seventh Street, Room 304

Sacramento, CA 95814

KURT SCHMIDT, Chief

Phone: (916) 874-3774

Fax: (916) 874-7100

www.sacpublicworks.net

PUBLIC WORKS AGENCY

CHERYL CRESON, Administrator

STEVEN M. PEDRETTI, Director

County Engineering and Administration

ROBERT F. SHANKS, Director

Water Quality

JOHN W. NEWTON, Director

General Services

THOMAS J. ZLOTKOWSKI, Director

Transportation

KEITH DeVORE, Director

Water Resources

DAVID A. PELSER, Director

Waste Management and Recycling

August 21, 2003

Bill Campbell
Planning Department
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Subject: Comments on Mather East Parcel Map Application

Dear Bill:

Following are the comments of the Sacramento County Infrastructure Finance Section (IFS) in response to your inquiry on the Mather East Parcel Map application about what IFS would suggest in terms of map conditions related to the financing of public facilities. These are made from the perspective of the County staff that worked extensively on the infrastructure finance issues of the SunRidge Specific Plan (SRSP), including the preparation of the SunRidge SP Public Facilities Financing Plan (PFFP), as well as the formation of the Sunridge Anatolia Community Facilities District (CFD).

Adoption of Ordinance No. SZC 2002-0014 on July 17, 2002 by the Board of Supervisors conferred the present LC Limited Commercial zoning on the property. The Supervisors also approved the SunRidge PFFP as part of the SunRidge Specific Plan. It may be prudent for the City of Rancho Cordova to reiterate some of the SunRidge zoning conditions (listed in Exhibit C of SZC 2002-0014) in the Mather East Parcel Map conditions. Potential map conditions could include:

1. Construct at least two fronting eastbound traffic lanes of the Douglas Road thoroughfare improvements with Mather East site improvements (see Zoning Conditions No. A-4 and A-13).
- ✓ 2. Dedicate public street rights-of-way for Douglas Road and Sunrise Boulevard based upon the 108-foot thoroughfare standard prior to map recordation (see Zoning Condition No. A-8).
- 607-15 ③ No building permits shall be issued prior to the enactment of the Sunrise Douglas Community Plan (SDCP) Fee Program as set forth in the SunRidge PFFP (see Zoning Condition No. ~~B-2~~). ~~A-1~~
- ④ No building permits shall be issued prior to the establishment of a Landscaping & Lighting Act district or a Community Facilities District for the purpose of funding park maintenance and operations by the Cordova Recreation and Park District (see Zoning Condition No. ~~B-3~~). ~~A-2~~



City Council/Planning Agency Report

October 20, 2003

Project: McDonald's Restaurant Conditional Use Permit
File: RC-03-006
Request: A public hearing to consider a Conditional Use Permit to allow drive-thru service lanes within 300 feet of a residential zone.
Location: 10355 Folsom Boulevard
APN: 076-0222-017
Planner: Kathleen Franklin, Assistant Planner

<u>APPLICANT/OWNER/DEVELOPER:</u>	<u>ENGINEER:</u>
McDonald's Corporation Rick Dichoco 2527 Camino Ramon #300 San Ramon, CA 94583	GPMS, Inc. Efrain Corona 1143 Sibley St. #100 Folsom, CA 95630

Staff Recommendation

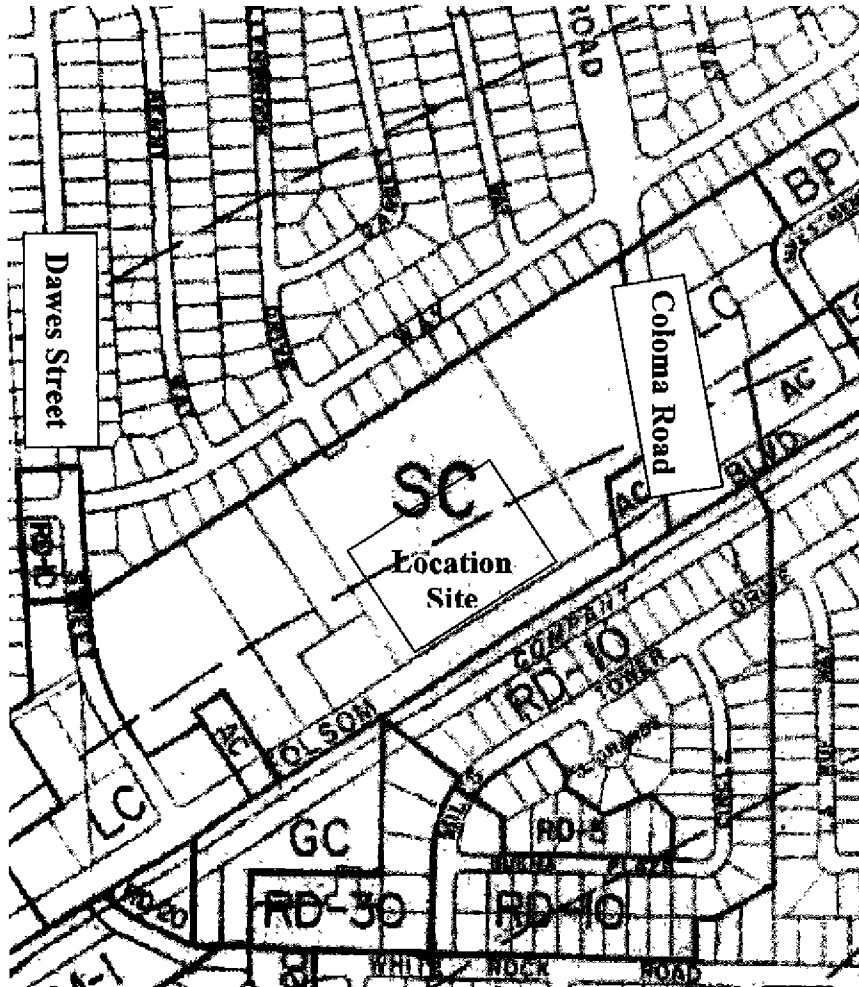
1. Adopt Resolution Number 67-2003 approving a Conditional Use Permit for project No. RC-03-006, McDonald's Restaurant, subject to the findings and attached Conditions of Approval.

Background

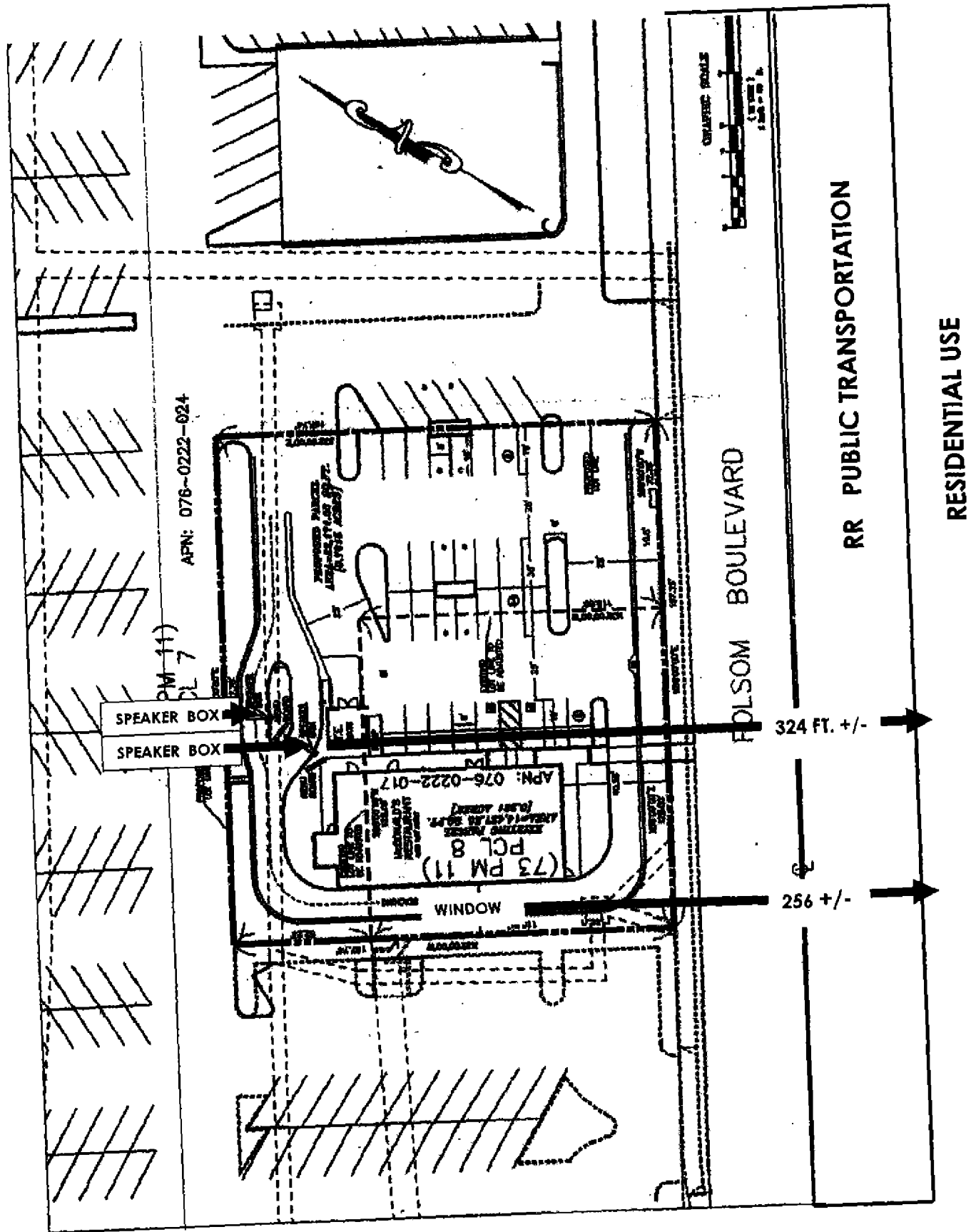
The applicant is proposing to demolish and rebuild the existing McDonald's restaurant at 10355 Folsom Boulevard. On March 12, 2003 the County of Sacramento Planning Department received and routed the application for the Conditional Use Permit to allow two drive-thru lanes. The County of Sacramento determined that with more than a 50% remodel the project will be subject to Section 225-11 of the Rancho Cordova Zoning Code. This section requires a Conditional Use Permit for a drive-thru lane when the project is within 300 feet of a residential use.

The project was reviewed by the Cordova Community Planning and Advisory Council (CorPAC) at its June 12 and July 10, 2003 meetings. At the June meeting the Advisory Council was concerned about the proposed alignment of the drive-thru exit and requested that the Applicant return in July with a design that would allow for better traffic flow between the parking lot entrance and the drive-thru exit. On July 10th CorPAC reviewed the changes and recommended approval of the amended project with a 10-0 vote (Attachment C).

LOCATION MAP



PROPOSED SITE PLAN



RESOLUTION # 67-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT FOR THE MCDONALD'S RESTAURANT DRIVE-THRU
PROJECT # RC-03-006**

WHEREAS, McDonald's Corporation (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Conditional Use Permit to allow a restaurant with two (2) drive-thru lanes within 300 feet of residential use at 10355 Folsom Boulevard (Assessor's Parcel Number 076-0222-017); and

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

WHEREAS, the project was found to be Categorically Exempt per Section 15302 (b) of the California Environmental Quality Act (CEQA).

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

1. Find that the project is exempt under Section 15302 (b) of CEQA.

a. Finding: The proposal is Categorically exempt per the California Environmental Quality Act (CEQA).

Evidence: The proposed project is the demolition and rebuilding of an existing McDonald's restaurant. Section 15302 (b) of the CEQA Guidelines allows a Class 2 exemption for the replacement or reconstruction of a commercial structure of substantially the same size, purpose, and capacity.

b. Finding: The project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Evidence: The proposed project is the demolition and rebuilding of an existing McDonald's restaurant. The project is located on a portion of the parking lot within an existing commercial development and is exempt under CEQA. Therefore, the proposed project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources.

2. Approve the Conditional Use Permit subject to the Site Plan (see Exhibit A) and the Conditions of Approval (see Exhibit B) and the following Findings:

c. Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general

welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: The proposed project use has been established on the site and, with the demolition and rebuilding of the McDonald's restaurant, will remain consistent with the SC – Shopping Center Commercial designation within the City's Zoning Code and General Plan. Furthermore, analysis by staff of the drive-thru use has shown that there will be no negative impacts from the proposal that would result in a significant detrimental impact on adjoining or neighboring properties if the conditions are adopted.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of October, 2003.

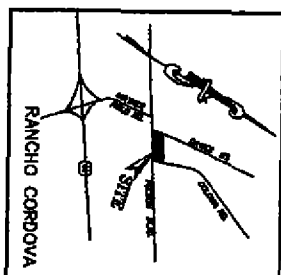
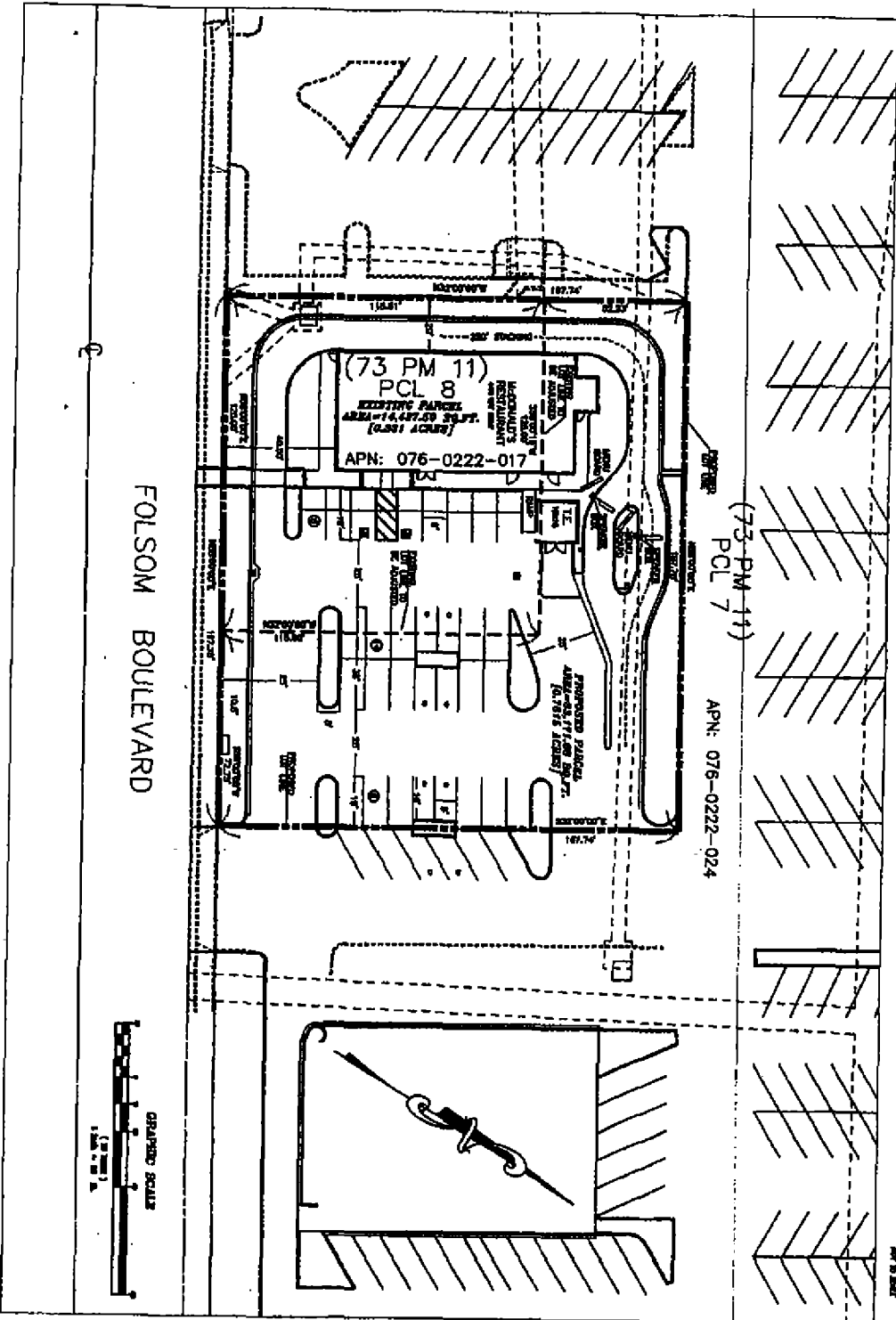
DAVID ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

APPROVED AS TO FORM:

DIANA BIDDLE
CITY CLERK

STEVEN MEYERS
CITY ATTORNEY



GENERAL NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, AND CALIFORNIA FIRE CODE. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.																						
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OURADA ENGINEERING 10355 FOLSOM BOULEVARD RANCHO CORDOVA, CA 95670 (916) 881-1111 (916) 881-1112																						
STREET ADDRESS 10355 FOLSOM BOULEVARD CITY: RANCHO CORDOVA COUNTY: CALIFORNIA ZIP: 95670																						
McDonald's WESTERN REGION (800) 804-3000 2827 CHARD FURNON, SUITE 200 SAN RAMON, CA 94583																						
PLAN APPROVAL PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: [Date]																						
REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7/22/03</td> <td>ORIGINAL</td> </tr> <tr> <td>2</td> <td>4/14/03</td> <td>REVISED FOR COMMENTS</td> </tr> <tr> <td>3</td> <td>4/23/03</td> <td>REVISED FOR COMMENTS</td> </tr> <tr> <td>4</td> <td>5/23/03</td> <td>REVISED FOR COMMENTS</td> </tr> <tr> <td>5</td> <td>5/23/03</td> <td>REVISED FOR COMMENTS</td> </tr> <tr> <td>6</td> <td>7/2/03</td> <td>REVISED FOR COMMENTS</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	1	7/22/03	ORIGINAL	2	4/14/03	REVISED FOR COMMENTS	3	4/23/03	REVISED FOR COMMENTS	4	5/23/03	REVISED FOR COMMENTS	5	5/23/03	REVISED FOR COMMENTS	6	7/2/03	REVISED FOR COMMENTS
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SITE PLAN
7/8/03

C-1

EXHIBIT B

CONDITIONS OF APPROVAL

ADVISORY COMMENTS

Sacramento County Sheriff's Department

- Access, parking, and circulation appear adequate and acceptable for the site.
- All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
- Handicapped parking spaces shall be clearly marked and properly sign posted.
- The site shall be conspicuously sign posted to discourage loitering.
- Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one footcandle minimum, maintained at ground level is required.
- All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- Exterior door, perimeter, parking area and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
- The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.
- Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.

Dear Customer,

With the concern over environmental noise today, many communities restrict the audio level of drive-thru intercom systems and usually the level is specified to be below some number at the property line. Audio levels are measured in terms of "Sound Pressure Level" with the unit of change being the "Decibel." For example, the city of Chicago requires that sound levels not exceed 62 decibels SPL (sound pressure level) in an industrial area. Taking this into consideration, 3M pre-adjusts the intercom systems which they manufacture to assure compliance.

The 3M C860 and C960 Intercom Systems are preadjusted at the factory to produce an audio sound pressure level of 70 decibels (*) at a distance of 4 feet on axis to the center of the speaker. It must be remembered that sound diminishes at the rate of 6 decibels every time the distance from the sound source is doubled. So, at a distance of 8 feet, the level is 64 decibels, at 16 feet it is 58 decibels and so on.

Please be aware that our systems, like ALL drive-thru intercom systems, have an adjustable output and, if the need arises, an installer can change the levels to accommodate an area with high background noise, such as near a major highway.

To give you a reference of comparative audio levels, I have attached a list of typical sound levels for your use.

If you have any questions regarding this or any additional information, please don't hesitate to contact me at 651-736-1131.

Thank you for your interest in our products,

Best regards,

Ronald W. Hall
Product Manager
3M Food Services Trade Department

(*=These level measurements assume the use of recommended 3M components.)

01-0839

ENVIRONMENTAL NOISE ANALYSIS
WENDY'S RESTAURANT PROJECT
Sacramento County, California

BBA Project No. 98-326

RECEIVED

AUG 23 2001

PLANNING DEPT.
County of Sacramento

Prepared For:

The Frazier Group
5165 Dredger Way
Orangevale, CA 95662

November 12, 1998

Prepared By

Brown-Buntin Associates, Inc.
Fair Oaks, California

Jim Brennan
916-660-0191

BBA

7995 California Avenue, Suite A • Fair Oaks, CA 95629 • (916) 961-5822 • Fax (916) 961-6418
319 West School Avenue Visalia CA 93291 • (209) 627-4923 • Fax (209) 627-6284

Exhibit B

INTRODUCTION

The proposed Wendy's Restaurant project site is bordered by Bradshaw Road to the west, commercial uses and a gas station to the south, and commercial uses to the north. The closest residential uses are located approximately 120 feet to the west and across Bradshaw Road from the site.

The existing ambient noise environment at the project site and at the closest residential uses is defined by traffic on Bradshaw Road. Due to the fact that residential uses are located within 300 feet of the proposed drive-up window, the Sacramento County staff have requested an acoustical analysis to determine noise levels associated with speaker boxes and automobiles in the drive-up lane.

Brown-Buntin Associates, Inc. (BBA) has been retained to prepare a project-specific noise study. The purposes of this noise study are to evaluate existing noise levels at the nearest residential uses and to determine if the proposed project drive-up window use will comply with the Sacramento County General Plan Noise Element noise level criteria.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

Sacramento County applies daytime (7 am - 10 pm) and nighttime (10 pm - 7 am) exterior noise level standards of 50 and 45 dB L_{eq} , respectively, at the property lines of residential uses affected by non-transportation noise sources, such as drive-thru window activities. In addition, the County applies maximum noise level standards during day and night periods of 70 and 65 dB L_{max} , respectively, to these uses.

EXISTING BACKGROUND NOISE LEVELS

BBA conducted background noise level measurements at the nearest residence to the project site at three different times of the day and night between November 9 and November 11, 1998. The noise level measurements were conducted to assess existing background noise levels due to traffic on Bradshaw Road, and for comparison to the projected project noise levels.

Equipment used included a Larson Davis Laboratories (LDL) Model 700B integrating sound level meter. The equipment was calibrated prior to the measurements with an LDL Model CA250 acoustical calibrator. The sound level meter was positioned to measure noise levels which

For an explanation of these terms, see Appendix A: "Acoustical Terminology"

represented the nearest residential property lines. Table I shows the results of the noise level measurements.

TABLE I MEASURED BACKGROUND NOISE LEVELS AT THE NEAREST RESIDENTIAL PROPERTY LINE				
Date	Time	Measured Sound Levels, dB		
		L_{eq}	L_{max}	L_{min}
November 9, 1998	3:15 p.m.	71	73.0	83.5
November 10, 1998	10:10 p.m.	63	68.0	80.0
November 11, 1998	9:40 a.m.	72	72.5	85.5

EVALUATION OF PROJECT NOISE LEVELS

A combination of noise measurements, review of existing acoustical literature, and application of accepted noise modeling techniques were used to evaluate the existing ambient noise environment in the project vicinity.

Drive-Up Window Noise:

During the restaurant operating hours, noise would be generated at the drive-up window area from operation of the intercom loud speaker and by passage of vehicles and revving engines in the drive-up lane.

Speaker Noise Levels

BBA has conducted noise level measurements of drive-up window speakers at various locations in recent years. The results of those measurements indicate that drive-up window speakers typically generate noise levels in the range of 65-70 dB at a distance of 5 feet. The predicted noise level at the nearest residential property line, located approximately 120 feet from the project site, would be about 40 dB L_{eq} while the speaker is in use. Therefore, drive-up speaker noise would be well below

the Sacramento County nighttime exterior noise level standards of 65 dB L_{max} and 45 dB L_{eq} .

The proposed location and orientation of the drive-up window speaker is such that speaker noise would be significantly set back and shielded from existing residential uses by the restaurant building facade. In addition, the speaker sound will be directed to the east, not towards the residential areas. Finally, speaker noise would be a minimum of 20 dB less than existing traffic noise levels at the residential uses, and therefore would not contribute to any increase in the measured background noise levels.

Drive-up Window Lane Traffic Noise

In addition to the noise generated by the drive-up window speaker, noise will be generated by cars in the drive-up window lane. Automobile noise varies with individual vehicles, their operators, and the daily volume of traffic in the drive-up lane. Most people drive slowly and are relatively quiet. However, some may be more reckless, and produce more noise. In general, maximum noise levels produced by autos in parking lot situations range from 60 to 70 dB at a distance of 50 feet, with average noise levels depending on the intensity of the drive-up window activity. Auto traffic in drive-up window lines is not continuous, but may be relatively heavy during peak dining hours.

Peak hour trip generation rates for fast-food restaurants indicate that approximately 100 peak hour trips may be generated for this type of use. However, not all of these peak hour trips would be associated with the drive-up window. Based upon the average amount of time it requires for people in a vehicle to order and pick-up food, it can be assumed that up to 30 vehicles may use a drive-up window in one hour.

Based on BBA noise measurement data for parking lot activities (cars starting & stopping, doors slamming, etc.), a typical sound exposure level (SEL) of 70 dB at a distance of 50 feet was assumed for each vehicle in the drive-up lane. Based on this SEL, and 30 peak hour drive-up window arrivals and departures, the drive-up lane noise level during the peak hour is given by:

$$L_{eq} = 70 + 10 * \text{Log} (30) - 35.6 \text{ dB}$$

where 70 is the mean SEL per automobile, 30 is the number of vehicles per hour, and 35.6 is 10 times the logarithm of the number of seconds per hour. This formula yields an average noise level of 49 dB L_{eq} at a distance of 50 feet from the drive-up lane. The estimated peak hour L_{eq} at the nearest residence is 41.4 dB.

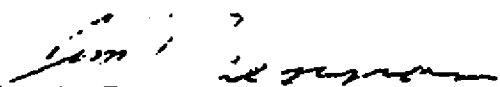
Therefore, the drive-up window noise levels will be significantly lower than the Sacramento County noise level criteria. For the same reasons as were described above for the speaker box, the actual noise levels are expected to be lower due to shielding from the restaurant building facade. In addition, the predicted noise levels will be at least 20-dB less than existing background noise levels, and therefore would not contribute to any increase in the measured background noise levels.

CONCLUSIONS

Noise generated by the proposed Wendy's Restaurant drive-up window activities are expected to comply with the noise standards of the Sacramento County Noise Element, and no additional noise mitigation measures would be required.

Respectfully submitted,

Brown-Buntin Associates, Inc. (BBA)



Jim Brennan

Senior Consultant

APPENDIX A ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL:

Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB:

A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

L_{dn} :

Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq} :

Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

Note: L_{dn} represents the daily level of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max} :

The maximum sound level recorded during a noise event.

L_n :

The sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded 10 percent of the time (L_{50} , L_{90} etc.)

BBA

APPENDIX A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS:

Lines drawn about a noise source indicating constant levels of noise exposure. L_{eq} contours are frequently utilized to describe community exposure to noise.

SEL OR SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very-high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

BBA

MINUTES

**THURSDAY,
JUNE 12, 2003
7:00 PM**

**CORDOVA
COMMUNITY PLANNING
ADVISORY COUNCIL**

**Rockingham Sheriff's Station
Public Meeting Room
10361 Rockingham Drive, Rancho Cordova, CA 95670**

The meeting facility is accessible to persons with disabilities. Request for interpreting services, assistive listening devices, or other considerations should be made through the County Disability Compliance Office at (916) 874-7642 or 874-7647 (TTY), no later than five working days prior to the meeting.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chairman, Eddie Kho, at 927-2400 or Vice-Chair, Daniel Skoglund at 362-1515. The Sacramento County Planning Department representatives for the Cordova area are Dave Pevny and Jeff Gamel. They can be reached at 874-6141 or Email pevnyd@SacCounty.net and Gamelj@SacCounty.net. To contact the Planning Department clerical staff, call Linda Schotsal at either 874-5454, 874-6161 or Email Schotsal@SacCounty.net

- **CALL MEETING TO ORDER** Vice-Chair Dan Skoglund
- **EXPLANATION OF ROLE OF THE COUNCIL**
- **ROLL CALL**
- **INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES**
Darrell Eck, Senior Civil Engineer, Public Works Agency
Jeff Gamel, Associate Planner, Planning & Community Development, County of Sacramento
Karyl Marsh, County Executive's Office, County of Sacramento

OFFICERS:

EX	EDDIE KHO	(CH)	ekho@mpengr.com
P	DANIEL SKOGLUND	(V-CH)	dskoglund@californiamoving.com
P	THERESE VOLK	(SEC)	Tvolk@calhfa.ca.gov

MEMBERS:

P	THERESE BURKE	EX	WALTER STAHL
P	DAVID M. SANDER, Ph.D	P	VERNON WITTKOPP
P	ROBERT McGARVEY	P	JOEL WEEDEN
R	RAYMOND MILLER	P	KIRK EHNISZ
P	DAVID SHIRA	P	CHESTER LEBEAU
P	FRANK MCCARTHY		

REPRESENTATIVES:

P	DAVE PEVNY, Senior Planner, County Planning Department
	JEFF GAMEL, Associate Planner, County Planning Department

EXA - EXCUSED ABSENCE

U - UNEXCUSED ABSENCE

P - PRESENT

R - RESIGNED

TE - TERM EXPIRED

QUORUM DETERMINATION:

X Yes

☐ No

COUNTY REPRESENTATIVE:

X Yes

☐ No**PRESENTATION:**

1. Darrell Eck, Senior Civil Engineer, Public Works Agency
Topic: Zone 40 Master Plan

PLANNING ITEMS FOR REVIEW**2. Control No.: 03-ABS-0310****Assessor's Parcel No.: 067-0170-017**

County Karyl Marsh, County Executive's Office, County of Sacramento, 700 H Street, Room 7650,

Contact: Sacramento, CA 95814.

Applicant: Janak Singh Gill, 3004 Walnut Avenue, Carmichael, CA 95608.

Type of Business: Convenience Store.

Project Name: 99c Plus Clearance – Application to the Sacramento County Board of Supervisors for a Letter of Public Convenience Relating to the Sale of Alcohol Within the Unincorporated Area.

Type of ABC License Type 20 – Beer & Wine.

Location: 99c Plus Clearance, 3633 Bradshaw Road, Unit C & D, Sacramento, CA 95827.

Request: Application to the Sacramento County Board of Supervisors for a Letter of Public Convenience Relating to the Sale of Alcohol Within the Unincorporated Area.

Investigating Member: Chester LeBeau

COUNCIL RECOMMENDATION: Approve as presented

Motion by: LeBeau

Seconded by: Weeden

Vote: Yes 2

No 9

Abstain 0

Absent 2

Action:

Discussion topics included the existence of five Type 20 licenses in the census tract, noting that this would be the sixth, and the opposition of the Sheriff's Department.

3. Control No.: 02-RZB-SDP-0049 Continued from 5/08/03

Note: Cosumnes is the Primary CPAC (3/26); Vineyard (4/01) & Cordova are adjacent CPAC

Assessor's Parcel No.: 067-0040-014

Owner: Sunridge Investors, 7700 College Town Drive, #109, Sacramento, CA 95826.

Attn: Brian Vail.

Applicant: River West Investments, 7700 College Town Drive, #109, Sacramento, CA 95826.

Engineer: Wood Rodgers, 3301 C Street, Bldg. 100B, Sacramento, CA 95816.

Attn: Donna Fragoso.

Project Name: Sunridge Park Rezone & Subdivision Map

Location: At the SW corner of Douglas Road and Mather East Road, in the Cosumnes Community area.

Request: A Rezone from AG-20 to RD-4 (24.6 acres), RD-5 (157.9 acres), RD-7 (18.7 acres), O (12.5 acres), and SC (30.5 acres).

A Subdivision Map to create 801 single-family lots, 15 landscape lots and 1 remainder lot.

A Large Lot Map to create 14 lots and 1 remainder lot.

Investigating Member: Walter Stahl

COUNCIL RECOMMENDATION: Approve as presented

Motion by: Wittkopp

Seconded by: McGarvey

Vote: Yes 11

No 0

Abstain 0

Absent 2

Action:

4. Control No.: 03-XSP-0266**Assessor's Parcel No.: 072-0370-074**

Owner/Applicant: Elliott Homes, Inc., 80 Iron Point Circle, Suite 110, Folsom, CA 95630.

Attn: Russ Davis.

Engineer: GC Wallace of California, Inc., 2150 River Plaza Drive, Suite 100, Sacramento, CA 95833.

Attn: Andrea Mayer.

Project Name: Villages of Zinfandel Extension of Time for Tentative Subdivision Map

Location: 1,000 feet south of the intersection of Zinfandel Drive and International Drive in the Cordova Community Planning Area (City of Rancho Cordova).

Request: An Extension of Time for recording the remaining phases of a previously approved Tentative Subdivision Map (95-SDP-0533).

Investigating Member: Frank McCarthy

COUNCIL RECOMMENDATION: Approve as presented

Motion by: McCarthy

Seconded by: Wittkopp

Vote: Yes 11

No 0

Abstain 0

Absent 2

Action:

5. Control No.: 02-PAS-0260**Assessor's Parcel No.: 072-0680-052**

Owner: Catlin Properties, Inc., 3620 Fair Oaks Boulevard, Suite 150, Sacramento, CA 95864.

Applicant: Attn: Paul O'Sullivan.

Architect: RMW Architecture & Interiors, 1718 - 3rd Street, Suite 101, Sacramento, CA 95814.

Project Name: Zinfandel Plaza Development Plan Review

Location: On the SE corner of the intersection of White Rock Road and Zinfandel Drive, in the Cordova Community Planning Area.

Request: Development Plan Review for a 62,510 square foot, 2-story office building in the MP zone.

Investigating Member: Vern Wittkopp

COUNCIL RECOMMENDATION: Approve as presented

Motion by: Wittkopp

Seconded by: McGarvey

Vote: Yes 5

No 6

Abstain 0

Absent 2

Action:

Some members expressed concern about "downgrading" from the grandeur of the office building previously approved, as this project is located at the "gateway" of a Rancho Cordova business park.

6. Control No.: 03-UPP-0165**Assessor's Parcel No.: 076-0222-017**

Owner: McDonald's Corporation, 2527 Camino Ramon, Suite 300, San Ramon, CA 94583.
 Applicant: GPMS, Inc., 1143 Sibley Street, Suite 100, Folsom, CA 95630.
 Architect: Vigen Associates, 1127 East Olive Avenue, Fresno, CA 93728.
 Project Name: McDonald's Restaurant Use Permit
 Location: On the north side of Folsom Boulevard, 600 feet west of Coloma Road, in the Cordova Community Planning Area.
 Request: A Use Permit to allow a drive-thru service lane for a restaurant within 300 feet of a residential zone.
 Investigating Member:

COUNCIL RECOMMENDATION: Continued until July 2003

Motion by:			Seconded by:	
Vote:	Yes	No	Abstain	Absent
Action:				

Many CORPAC members expressed concern about the proposed alignment of the drive-thru exit. There were concerns that Folsom Boulevard traffic making right turns to enter the shopping center parking lot and drive-thru patrons exiting the drive-thru lane would not see each other, and that an increase in traffic accidents would result.

CORPAC requested that the Applicant return in July with a design that would allow for a better traffic flow at the parking lot entrance and drive-thru exit. Applicant has agreed to return next month.

7. Control No.: 03-PMR-0215**Assessor's Parcel No.: 072-0390-039**

Owner: M & M Investments, 1010 E. 54th Avenue, Tacoma, WA 98411.
 Applicant: James Milgard, 1010 E. 54th Avenue, Tacoma, WA 98411.
 Engineer: Sandis Humber Jones, 590 Menlo Drive, Suite 1, Rocklin, CA 95765.
 Project Name: Milgard Tentative Parcel Map.
 Location: On the south side of Mercantile Drive, 380 feet south of Folsom Boulevard, in the Cordova Community Planning Area.
 Request: A Tentative Parcel Map to subdivide 9.24 acres into two (2) lots for industrial development.
 Note: The project property was previously two parcels (APN: 072-0390-011 & 072-0390-033). They were merged. This tentative map application would re-establish the former lot configuration.
 Investigating Member: Kirk Ehnisz

COUNCIL RECOMMENDATION: Approve as presented

Motion by:	Ehnisz		Seconded by:	LeBeau
Vote:	Yes 10	No 0	Abstain 0	Absent 3
Action:				

8. Control No.: 03-UPP-0260**Assessor's Parcel No.: 068-0011-091**

Owner/Applicant: Golden Pond L.P., 47 Quail Court, Suite 300, Walnut Creek, CA 94596.

Attn: Douglas Gill.

Architect: Stephen E. Harriman A.I.A. & Associates, 47 Quail Court, Suite 309, Walnut Creek, CA 94596.

Project Name: Golden Pond Retirement Center Conditional Use Permit.

Location: On the NE corner of Mayhew Road and Goethe Road, in the Cordova Community Planning Area.

Request: A Conditional Use Permit to expand an existing congregate care facility in the RD-30 zone.

Note: The existing facility has 108 units consisting of 60 units for congregate care and 48 units of residential care (a permitted use). The facility will be expanded to 134 units with 72 units for congregate care and 62 units of residential care.

Investigating Member: Joel Weeden

COUNCIL RECOMMENDATION: Approve as presented

Motion by: Weeden

Vote: Yes 11

No 0

Seconded by: Wittkopp

Abstain 0

Absent 2

Action:

9. Control No.: 03-UPB-0197**Assessor's Parcel No.: 072-0410-028**

Owner: Edward Rincon Sr/Edward Jr, 1762 Santa Ynez Way, Sacramento, CA 95816.

Applicant: California Concrete Crushing, Inc., 5980 Outfall Circle, Sacramento, CA 95828.

Attn: Tom Channell.

Engineer: Total Compliance Management, P. O. Box 1952, Sacramento, CA 95812-1952.

Attn: Evan W. R. Edgar.

Developer: The Vollman Company, 1900 Point West Way, Suite 156, Sacramento, CA 95813-4706.

Attn: Dennis Vollman.

Project Name: California Concrete Crushing, Inc. Use Permit.

Location: On the west side of Fitzgerald Road, 2,200 feet SW of Sunrise Boulevard, in the Cordova Community Planning Area.

Request: A Use Permit to allow a concrete crushing/recycling facility in the M-2 zone.

Investigating Member: David Shira

COUNCIL RECOMMENDATION: Withdrawn per request of the Applicant.

Motion by:

Vote: Yes

No

Seconded by:

Abstain

Absent

Action:

OTHER BUSINESS**Future of CORPAC:**

The future of CORPAC after incorporation of Rancho Cordova on July 1 was discussed. Options Include:

- 1) Retain CORPAC as a planning advisory group for both the City of Rancho Cordova and the County of Sacramento, with a proportionate representation for areas inside and outside of the City. Planning applications within the CORPAC boundaries would be presented to the group, and recommendations would then be forwarded with the projects to the appropriate jurisdiction (City or County).
- 2) Retain CORPAC only for those areas outside of the boundaries of the City of Rancho Cordova (unincorporated county).
- 3) Dissolve CORPAC, and realign CPAC boundaries to incorporate former CORPAC areas outside of the boundaries of the City of Rancho Cordova into adjoining CPACs.

APPROVAL OF MINUTES**ADJOURNMENT: 10:05 P.M.**

CPAC Member forwarding minutes to County Planning:

MINUTES

THURSDAY,
JULY 10, 2003
7:00 PM

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

Rockingham Sheriff's Station
Public Meeting Room
10361 Rockingham Drive, Rancho Cordova, CA 95670

The meeting facility is accessible to persons with disabilities. Request for interpreting services, assistive listening devices, or other considerations should be made through the County Disability Compliance Office at (916) 874-7642 or 874-7647 (TTY), no later than five working days prior to the meeting.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chairman, Eddie Kho, at 927-2400 or Vice-Chair, Daniel Skoglund at 362-1515. The Sacramento County Planning Department representatives for the Cordova area are Dave Pevny and Jeff Gamel. They can be reached at 874-6141 or Email pevnyd@SacCounty.net and GamelJ@SacCounty.net. To contact the Planning Department clerical staff, call Linda Schotsal at either 874-5454, 874-6161 or Email Schotsal@SacCounty.net

- CALL MEETING TO ORDER Vice-Chair Dan Skoglund
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
Dave Pevny, Principal Planner, Planning & Community Development, County of Sacramento
Ethan Evans, Executive Director, Sacramento Housing Alliance

OFFICERS:

P EDDIE KHO (CH) ekho@mpengr.com
P DANIEL SKOGLUND (V-CH) dskoglund@californiamoving.com
P THERESE VOLK (SEC) Tvolk@calhfa.ca.gov

MEMBERS:

P THERESE BURKE
R DAVID M. SANDER, Ph.D
R ROBERT McGARVEY
R RAYMOND MILLER
P DAVID SHIRA
P FRANK MCCARTHY
P WALTER STAHL
P VERNON WITTKOPP
P JOEL WEEDEN
P KIRK EHNISZ
EX CHESTER LEBEAU

REPRESENTATIVES:

P DAVE PEVNY, Principal Planner, County Planning Department
JEFF GAMEL, Associate Planner, County Planning Department

EXA – EXCUSED ABSENCE

U - UNEXCUSED ABSENCE

P – PRESENT

R – RESIGNED

TE - TERM EXPIRED

QUORUM DETERMINATION:

X Yes

☐ No

COUNTY REPRESENTATIVE:

X Yes

☐ No

PRESSENTATION

1. Ethan Evans, Executive Director, Sacramento Housing Alliance
Presenter: Ibra Henley
Topic: Affordable Housing

PLANNING ITEMS FOR REVIEW**2. Control No.: 03-UPP-0165 Continued from 6/12/03****Assessor's Parcel No.: 076-0222-017**

Owner: McDonald's Corporation, 2527 Camino Ramon, Suite 300, San Ramon, CA 94583.
 Applicant: GPMS, Inc., 1143 Sibley Street, Suite 100, Folsom, CA 95630.
 Architect: Vigen Associates, 1127 East Olive Avenue, Fresno, CA 93728.
 Project Name: McDonald's Restaurant Use Permit
 Location: On the north side of Folsom Boulevard, 600 feet west of Coloma Road, in the Cordova Community Planning Area.
 Request: A Use Permit to allow a drive-thru service lane for a restaurant within 300 feet of a residential zone.
 Investigating Member: Dan Skoglund

COUNCIL RECOMMENDATION: Approve the amended plan as presented this evening, with the drive-thru exit heading East.

Motion by: Skoglund

Vote: Yes 10

No 0

Seconded by: Burke

Abstain 0

Absent 1

Action:

3. Control No.: 03-UPZ-0347**Assessor's Parcel No.: 075-0600-031, 035**

Owner: Christ Unity Church, 9249 Folsom Boulevard, Sacramento, CA 95826.
 Attn: Donna Ha.
 Applicant: AT&T Wireless, 9535 Chili Hill Road, Newcastle, CA 95658.
 Attn: Larry Houghtby.
 Engineer: J. E. Scharicht & Associates, 2300 Contra Costa Boulevard, Suite 220, Pleasant Hill, CA 94523. Attn: Art
 Project Name: Christ Unity Church Cellular Collocation Use Permit
 Location: On the north side of Folsom Boulevard, approximately 800 feet west of Tiber Drive, in the Cordova Community Planning Area.
 Request: A Use Permit to allow the installation of six (6) cellular phone antennas on an existing 65-foot high monopole tower.
 Investigating Member: Joel Weeden

COUNCIL RECOMMENDATION:

Motion to approve, with the following conditions:

1. Applicant will construct the equipment base to the rear of the previously approved cell tower equipment base structure, with a similar brick facade, and with the entrance gate to the rear;
2. Applicant will "pull in" or "slim-line" the antennas so that no portion of the antennas shall be more than 18 inches from the exterior of the pole, and the antennas shall be painted the same muted gray-blue as the pole.

Motion by: Stahl

Vote: Yes 8

No 1

Seconded by: Burke

Abstain 1

Absent 1

Action:

4. Control No.: 03-UPP-0341

Assessor's Parcel No.: 072-0231-025

Owner: Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter Day Saints,
50 East North Temple Street, Salt Lake City, UT 84150.

Applicant: Nichols, Melburg & Rossetto Architects, 5330 Primrose Drive, Suite 248, Fair Oaks, CA 95628.
Attn: Brian Everett

Project Name: Sacramento California Temple Use Permit

Location: On California Circle, a private street, 1,500 feet east of the intersection of Folsom Boulevard,
and Alabama Avenue, in the Cordova Community Planning Area.

Request: A Use Permit to allow the operation of an existing church in the M-2 zone. And, to expand the
existing church by adding a 17,500 square foot temple, a distribution/retail facility and two (2)
caretaker residences.

Investigating Member: Frank McCarthy & Therese Volk

COUNCIL RECOMMENDATION:

Continue to the CORPAC meeting of August 14, 2003.

Motion by: McCarthy

Vote: Yes 10

No 0

Seconded by: Stahl

Abstain 0

Absent 1

Action:

OTHER BUSINESS

Status of CORPAC:

The status of CORPAC as an entity for local public review of projects prior to presentation to the governing body (County of Sacramento or City of Rancho Cordova) was discussed. CORPAC members agreed that they support the concept of planning advisory committees (PACs). Discussion topics included continuing the PAC, with recommendations passing to the appropriate governing body, and the demographic makeup of the PAC (representation by both residents of the unincorporated areas of the county (Butterfield-Riviera, Gold River, Mather, Rosemont, et al), and residents of the City of Rancho Cordova).

APPROVAL OF MINUTES:**ADJOURNMENT: 9:00**

CPAC Member forwarding minutes to County Planning:

kfranklin

From: Clark, Bryan [clark.bryan@smfd.ca.gov]
Sent: Monday, October 06, 2003 5:11 PM
To: Kathleen Franklin (E-mail)
Subject: Fire comments for McDonalds, 10355 Folsom

Kathleen, I have reviewed the proposal for demolition and rebuilding of the McDonalds located at 10355 Folsom Blvd. At this time the Fire District has no concerns for this project. Please feel free to contact me should additional questions arise.

Thank you,

Bryan Clark
Fire Inspector II

kfranklin

From: Cyrus Abhar [cabhar@cityofranchocordova.org]

Sent: Friday, October 03, 2003 11:08 AM

To: kfranklin@cityofranchocordova.org

Subject: McDonald's Project at 10355 Folsom Boulevard

This is in response to your question regarding the potential for conflicting traffic movements between the drive through exit and the Site westerly Driveway for the Subject Project. I have reviewed the site plan and recommend that we require the developer install a stop sign at the Drive through exit. This forces the drivers to stop and look for the right turning vehicles from Folsom boulevard. I also recommend that we ask for installation of low growing landscaping adjacent to the site driveways to provide visibility for incoming and outgoing traffic at these locations. Please call me if you have any questions.

Cyrus Abhar, City engineer
City of Rancho Cordova

10/3/2003

September 15, 2003

Mr. Bill Campbell, Principal Planner
City of Rancho Cordova
Planning Department
3121 Gold Canal Drive
Rancho Cordova, CA 95670

City Council

David Roberts
Mayor

Linda Budge
Mayor Pro-Tempore

Robert McGarvey
Councilmember

Kenneth Cooley
Councilmember

David Sander
Councilmember

RE: APPLICATION #RC 03-006, McDonald's

Dear Mr. Campbell:

The Sacramento County Sheriff's Department requests that the following conditions be appended to the subject application:

TRAFFIC, PARKING AND SITE PLAN

- Access, parking, and circulation appear adequate and acceptable for the site.
- All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
- Handicapped parking spaces shall be clearly marked and properly sign posted.
- The site shall be conspicuously sign posted to discourage loitering.

LIGHTING

- Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one footcandle minimum, maintained at ground level is required.
- All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.

3121 Gold Canal Dr
Rancho Cordova,
CA 95670

Phone 916.942.0222
Fax 916.853.1691

www.cityofranchocordova.org

- Exterior door, perimeter, parking area and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

BUILDING SECURITY

- The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.
- Glass doors shall be secured with a deadbolt lock¹ with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.
- Doors with glass panels and doors with glass panels adjacent to the doorframe shall be secured with burglary resistant glazing² or the equivalent, if double-cylinder deadbolt locks are not installed.
- On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of 3/4" at head and foot and shall have no door knob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flush bolts.
- Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.
- Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long steel astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.
- Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch. The following doors shall be addressed - all storage room doors, all office doors, and all exit doors not panic equipped.
- Outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device or vision panel to screen persons before allowing entry.

¹ A double-cylinder deadbolt lock or a single-cylinder deadbolt lock without a turn piece may be used in "Group B" occupancies as defined by the Uniform Building Code. When used, there must be a readily visible sign on or adjacent to the door stating, "This door to remain unlocked during business hours", employing letters not less than one inch high on a contrasting background. The locking device must be of a type that will be readily distinguishable as locked, and its use may be revoked by the Building Official for due cause.

² 5/16" security laminate, 1/4" polycarbonate, or approved security film treatment, minimum.

- Any office which contains a safe or will be used to count receipts shall be equipped as required in #9 above.
- The drive-through service window and order and payment windows shall be equipped with at least two locking points.

WINDOWS

- Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.

ROOF OPENINGS

- All glass skylights on the roof of any building shall be provided with:
 1. Rated burglary-resistant glass or glass-like acrylic material.or:
 2. Iron bars of at least 2" round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened.or:
 3. A steel grill of at least 1/8" material or two inch mesh under skylight and securely fastened.
- All hatchway openings on the roof of any building shall be secured as follows:
 1. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 2. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.
 3. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 1. Iron bars of at least 1/2" round by one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened,or:
 2. A steel grill of at least 1/8" material or two inch mesh and securely fastened and,
 3. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

ALARMS

- The business shall be equipped with at least a central station silent robbery alarm.
- The business shall be equipped with a central station silent intrusion alarm system.

SPECIAL SECURITY MEASURES

- Commercial establishments having one hundred dollars or more in cash on the premises shall lock such money in an approved type money safe with a minimum rating of TL- 15 or class 'C'. The cash on hand in the registers shall be limited, and frequent drops into the safe shall be made. The safe should be equipped with duress alarm capability, and access into the safe should be restricted to lessen the likelihood of employee theft or forced opening under duress.
- The cash register areas shall be covered by either a CCTV system with recorder or a 35mm demand camera, in order to serve as a crime deterrent and assist in identification and apprehension of suspects.
- The restaurant shall institute a policy, and clearly sign post the drive-through window, to indicate no walkup service shall be provided.
- The use of window signs shall not exceed the limits prescribed in the zoning ordinance and signs shall not be installed in such a fashion that visibility of the service counter is impaired for passing police patrol units.

The Sheriff's Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.

Respectfully Submitted,

CSS III Jeffrey Rodrigues
Crime Prevention Specialist
Sacramento County Sheriff's Department
East Division



10545 Armstrong Avenue

Mather

California

95655

Tele: [916] 876-6000

Fax: [916] 876-6160

Website: www.srscsd.com

Board of Directors

County of Sacramento

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Wendell H. Kido
District Manager

Mary K. Snyder
Collection Systems Manager

Nick Pascoe
County of Sacramento
Planning and Community Development
827 Seventh Street, Room 230
Sacramento, CA 95814

Dear Mr. Pascoe:

Subject: Application: McDonald's Restaurant-Rancho Cordova
APN: 076-0222-017
Control No. 03-UPP-0165

County Sanitation District 1 (CSD-1) has reviewed the subject. Sewer service shall continue to be provided by CSD-1 facilities. Additional comments are not needed at this time.

If you have any questions regarding these comments, please call Joyce Ferguson at 876-6098 or myself at 876-6094.

April 29, 2003
E225.000

RECEIVED

APR 30 2003

PLANNING DEPT.
County of Sacramento

Very truly yours,

Jeff Atteberry, P.E.
Local Sewer Engineering

JA/JF:ds

cc: Christoph Dobson
Jon Allen, GPMS, Inc.
1143 Sibley Street, #100
Folsom, CA 95630

pascoe042803.ltr



COUNTY OF SACRAMENTO

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

827 SEVENTH STREET, ROOM 230
SACRAMENTO, CA 95814
Telephone: (916) 874-6141
FAX: (916) 874-6400

2003 APR 16 PM 1:33

ROBERT SHERRY
DIRECTOR

Richard Maddox, Principal Officer
Code Enforcement

Ana Rhodes, ASO III
Administration

April 9, 2003

TO: All Reviewers of Applications

From: Nick Pascoe, Associate Planner
South Area Team

Control No: 03-UPP-0165

Assessor's Parcel No.: 076-0222-017

Project Name: McDonald's Restaurant – Rancho Cordova

Project Location: North side of Folsom Blvd., 600-feet west of Coloma Road in the Cordova Community Plan Area.

Applicant's name: GPMS, Inc.
1143 Sibley Street, #100
Folsom, CA 95630
Attn.: Jon Allen

Applicant's Phone Number: (916) 608-8790

Project Description: A use permit for a drive-thru service lane, for a restaurant, within 300-feet of a residential zone.

Respond By: May 9, 2003

If you are unable to meet this deadline or if you are unable to get any information from the applicant, please contact me at (916) 874-6141.

Please send or provide a copy of any comments and/or recommended conditions to the applicant.

Note: Be sure to include the CONTROL NUMBER (03-UPP-0165) on all correspondence.

Zone 40/41: NO

Water Purveyor: California American Water Co.

NP
cvt 030165

Water Resources – Water Supply Section
has reviewed the following application
and submits **NO COMMENTS**. Contact
Bob Gardner if you have any questions.
874-8433
gardnerb@saccounty.net

February 28, 2003

03 • 0165

Mr. Rob Burness
Planning Department
County of Sacramento

Re: Justification for Application
McDonald's Corporation
10355 Folsom Blvd.
Rancho Cordova, CA

Dear Mr. Burness,

Per our pre-planning meeting on 12/17/02 with Christopher Castorena, it is our understanding that the County would like to see this project move forward. In the meeting, Mr. Castorena indicated that due to a new building being erected in place of the existing McDonald's, over 50% remodel; a new CUP would be required. The attached application and supporting documentation is being provided to begin the process of obtaining a new CUP. At this point all requirements have been met for this project and your timely review and approval of this project would be greatly appreciated.

Please call me with any concerns with regard to this application.

Respectfully,



Jon Allen

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MAR 12 2003

PLANNING DEPT.
County of Sacramento

1143 Sibley Street • Suite 100 • Folsom, CA 95630
Main Office: (916) 608-8790 • Fax: (916) 608-4962
www.gpmsinc.com • e-mail: lgrayson@gpmsinc.com



GPMS

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COUNTY OF SACRAMENTO

Inter-Department Correspondence

MAY 19 2003

PLANNING DEPT.
County of Sacramento

May 12, 2003

To: Nick Pascoe, Project Manager
Planning Department

From: Jim Schubert 
Landscape Design and Tree Section
Department of Transportation

Subject: Development Plan Review
McDonald's Restaurant – Rancho Cordova
APPLICATION CONTROL NUMBER: 03-UPP-0165
APN: 076-0222-017

Staff of this Department has reviewed the proposed site plan and has the following comments/recommendations:

- There are no existing trees identified on the site plans. If native oak trees are located on the site, they shall be located on the site plan and shall be preserved and protected to the extent possible pursuant to the Sacramento County Tree Preservation Ordinance.
- Removal of existing parking lot shade trees requires the issuance of a Tree Removal Permit by this office and replacement of the trees at a ratio of one 24-inch box tree for each parking lot shade tree that is removed.
- The applicant shall submit complete landscape planting and irrigation plans that are consistent with the requirements of the Water Conservation Ordinance and Zoning Code requirements for landscaping/parking lot shade to this Department for review prior to issuance of building permits for the project.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 874-7911.

JES:smb

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COUNTY OF SACRAMENTO

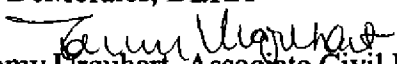
Inter-Agency Correspondence

MAY 08 2003

PLANNING DEPT.
County of Sacramento

May 7, 2003

To: Nick Pascoe, Planning & Community Development Department
Bob DeMorales, DERA

From:  Tammy Urquhart, Associate Civil Engineer
Department of Transportation

Subject: **McDONALD'S RESTURANT – RANCHO CORDOVA**
Use Permit
Control No.: 003-UPP-0165
APN: 076-0222-017
Thomas Bros.: 299 F-3
Location: North side of Folsom Boulevard and west of Coloma Road

The Department of Transportation has reviewed the above referenced project and has no comments relating to right-of-way, access, and improvement requirements at this time.

If you have any questions, please call me at 874-5677.

TLU

c: Jeff Clark

**COUNTY OF SACRAMENTO
INTER-DEPARTMENT CORRESPONDENCE
DEPARTMENT OF WATER RESOURCES**

MEMORANDUM

Date: June 2, 2003

TO: Nick Pascoe, Planning (01-230)
Dennis Yeast, DERA (01-220)

FROM: Mark Rains

PROJECT NAME: McDonald's Restaurant-Rancho Cordova

CONTROL NUMBER: 03UPP-0165

A.P.N.: 076-0222-017

COMMENTS SECTION:

1. FEMA Flood Zone: X
Panel No. 060262-0215
Date: 7/6/98
2. Watershed: Boyd Creek

SCDWR has no comments or conditions regarding this application.

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Files\OLKA\03-0165 McDonald's Restaurant-Rancho Cordova UP.doc

Sacramento • Los Angeles • Phoenix • Honolulu
May 1, 2003

RECEIVED

Mr. Nick Pasco
Planning Department
County of Sacramento

MAY 02 2003

PLANNING DEPT.
County of Sacramento

Re: Justification for Application
McDonald's Corporation
10355 Folsom Blvd.
Rancho Cordova, CA
Control Number: 03-UPP-0165

03 - 0165

Dear Mr. Pasco,

Per our pre-planning meeting on 12/17/02 with Christopher Castorena, our understanding is that the County is eager to see this project move forward. In that meeting, Mr. Castorena indicated that a new CUP would be required because we are remodeling more than 50% of the existing building. In fact, we are demolishing the existing building and building a new one.

The existing building is more than 20 years old and many aspects are outdated and in need of repair. As you know, the building codes employed twenty years ago may no longer be adequate for today's buildings. With a rebuild of this restaurant, we are insuring that not only will the building be constructed according to the updated codes, but the fire and safety aspects will also be updated. By updating this building, we will be providing a safe environment for both patrons and employees.

Constructing a new building at this location will also help to revitalize the area and interest in business in this shopping center. The ownership of the restaurant is a local businessperson, and he wants to do his part in making the community a better place for his business and his customers. The new building will provide a larger number of seats for the community to gather and meet, 3,828 square feet and 92 seats to be exact. Additionally, there will be a new, state of the art, side-by-side drive thru lane constructed. This new concept has continually been accepted by Sacramento and other counties, and will help to speed up drive-thru service, reduce the stacking of cars in the lot and will help to reduce emissions. The exterior of the building will also be brought up to date with this rebuild project. By using modern materials and sound architectural methods and features, this building will provide the community with a more attractive look. Our feeling is that the rebuild of this project will enhance the overall area.

1143 Sibley Street • Suite 100 • Folsom, CA 95630
Main Office: (916) 608-8790 • Fax: (916) 608-4962
www.gpmsinc.com • e-mail: lgrayson@gpmsinc.com

GPMS





City Council/Planning Agency Report

October 20, 2003

Project: Aerojet Groundwater Remediation
File: RC-03-035
Request: Use Permit for ground water remediation wells and treatment facilities for two sites in the City known as C-1 and C-7
Location: Site C-1 is located on the northwest corner of International Drive and Reserve (Kaiser Medical) and Site C-7 is located on the northwest corner of Cordova Lane and Zinfandel Drive (St Clements Episcopal Church)
APN: Site C-1 072-0069-107, Site C-7 057-0322-002
Planner: William Campbell, Principal Planner *WCC*

<u>OWNER</u>	<u>APPLICANT:</u>	<u>ENGINEER:</u>
C-1 Site Kaiser Foundation Hospitals 1950 Franklin Street, 11 th Floor Oakland, CA 95621	Aerojet-General Corp Attn: Alan Jackson	Central Valley Environmental 9718 Fair Oaks Blvd. Fair Oaks, CA 95628 Attn: Rob Fagerness
C-7 Site St. Clements Episcopal Church 2376 Zinfandel Drive Rancho Cordova, CA 95670	Aerojet-General Corp Attn: Alan Jackson	Central Valley Environmental 9718 Fair Oaks Blvd. Fair Oaks, CA 95628 Attn: Rob Fagerness

Staff Recommendation

The City Council approve the resolution for the use permit for ground water extraction wells and treatment facilities, as shown on the two exhibits (A and B) as proposed by the applicant, and subject to the proposed Conditions of Approval (Exhibit C).

Project Description

The interim treatment at each of the facilities is similar. A submersible pump within the groundwater extraction well will lift and transfer water through an interim treatment system. No additional pumps, motors, or blowers are required above ground. Because the treatment makes use of closed vessels, there will be no air emissions associated with the operation of either interim treatment facility. The treated groundwater will be discharged (under a National Pollutant Discharge Elimination System [NPDES] permit) into a Sacramento County (County) storm water collection system located near each treatment facility. The treated groundwater will ultimately flow to the American or Sacramento Rivers.

Area 1 – Well C1

The subject parcel is generally located on the southwest corner of International and Reserve Drives, which is currently used by Kaiser Permanente. The surrounding uses are single family residential to the north and east, a sewer lift station and electrical substation to the south and west. The treatment facility would be located in the landscape corridor, between the Kaiser parking lot and Reserve Drive. (See Figure 1-A Site Location)

Area 3 – Well C7

The subject parcel is occupied by the St. Clements Episcopal Church buildings, parking, and opens space. There is single-family residential to the north, east and west of the subject property, a community park, elementary school, and churches to the south. (See Figure 1-B Site Location)

Background

The Aerojet-General Corporation (Aerojet) has developed rocket propulsion systems in support of national defense, space exploration, and satellite deployment at its Rancho Cordova facilities since the 1950's. A variety of chemicals were used at the site, including solvents, propellants, fuels, oxidizers, metals, and various other chemicals produced to support industrial operations. The use of these chemicals resulted in soil and groundwater contamination on the Aerojet site, and groundwater contamination that extends west of the Aerojet site beneath Rancho Cordova, and surrounding areas.

Aerojet is currently implementing the requirements of the United States Environmental Protection Agency - Region IX (EPA) Record of Decision (ROD), EPA Unilateral Administrative Order (UAO) and Remedial Design/Remedial Action (RD/RA) Statement of Work (SOW) (EPA 2001, 2002) to remediate impacted groundwater in the geographical area referred to as the Western Groundwater Operable Unit (WGOU) (see Aerojet Figures 5 and 6). Two remediation sites within Rancho Cordova, known as Area 1, C-1 and Area 3, C-7, have been identified for immediate ground water treatment and Aerojet has applied for the necessary permits to begin the clean up process.

The C-7 site caused concern to surrounding neighbors when Aerojet sent an advanced notice to the surrounding residents for both project areas. St. Clements Church held a neighborhood meeting on October 7th to provide the consultant team with the opportunity to address the concerns of the neighborhood. Representatives of the applicant and environmental engineer were present to answer questions regarding the project. The following concerns were registered by the neighbors:

- How large is the facility?
- Why can't the facility be located across Zinfandel in the park?
- Will there be nuisance noise generated by the equipment?
- How tall are the treatment tanks and how often are they serviced?
- How much is the church receiving in lease payment?

Several members of the neighborhood indicated they did not want the treatment in the neighborhood, regardless. One neighbor felt the facility would diminish their property values.

Analysis

The interim treatment facility at each site is similar and the solid masonry enclosure surrounding the equipment is approximately 30 x 40 feet. A submersible pump within groundwater extraction wells will lift and transfer the water through an interim treatment system. No additional pumps, motors, or blowers are required above ground. Because the treatment makes use of closed vessels, there will be no air emissions associated with the operation of either interim treatment facility.

The treated groundwater will be discharged (under a National Pollutant Discharge Elimination System [NPDES] permit) into a Sacramento County (County) storm water collection system located near each treatment facility. Discharge will only occur when sufficient capacity is available within the storm drain and will be limited in the events of severe weather conditions, which could cause flooding. The treated groundwater will ultimately flow to the American or Sacramento Rivers. The discharge into the County storm water collection system will also require a County Water Agency Permit and a Civil Improvement Plan that will allow for the piped connection from each interim treatment facility to the storm drain.

Each proposed interim treatment facility will provide quiet treatment of the contaminated groundwater. The filter media is anticipated to be changed-out approximately every one to two months. The use of a small air compressor may be required to aid in draining filter media canisters prior to change outs. These minimal maintenance requirements at each treatment facility are not anticipated to disturb adjacent neighbors, on-site property users, or local traffic patterns.

Operation of the interim groundwater treatment facility in Area 1 - Well C1 is anticipated to continue 2 to 5 years depending on design approval, permitting, and construction scheduling of the long-term regional treatment facility. Staff has not received any comments from the surrounding owners of this site and supports the facility as conditioned. The Area 1 Well C-1 site configuration and layout is appropriate for the site and staff would recommend approval as submitted, subject to the conditions of approval for Well C-1.

The operation of the treatment system in Area 3 - Well C7 may be continued in excess of 5 years depending on the final design decision of individual well-head treatment versus a regional treatment facility in Area 3.

Alternative Site Layouts for C-7:

There are two site plans for the Well C-7 for the City Council to review in relationship to this site. Based on the October 7th meeting and a subsequent meeting with the neighbors and Aerojet, no consensus plan could be developed. Alternative 1 places the 6 foot enclosure wall on the property line and alternative 2 places the approximate 8 foot enclosure wall 5 feet off the side and rear property line, with landscaping between the enclosure wall and the property line. For alternative 2, a screening fence panel would be placed on both ends to secure the 5 foot gap between the enclosure wall and the property lines fences of the neighbors.

panel would be placed on both ends to secure the 5 foot gap between the enclosure wall and the property lines fences of the neighbors.

With either alternative, a landscape plan for the immediate area around the enclosure will be required. A climbing vine will be planted around the base of the enclosure wall to soft the masonry wall surface.

Environmental Analysis

Staff has determined the ground water clean up is not a project subject to the provisions of the California Environmental Quality Act, Section 15061 (3). The groundwater treatment is a federally mandated course of action, will improve and protect the environment, and will not have the potential to significantly impact the environment.

Financial Impacts

There would not be a financial impact to the City with the approval of this program. Treating the groundwater and protecting the water supply can only benefit the community.

Summary

These facilities will have a beneficial effect upon the groundwater quality of the City of Rancho Cordova. Along with the other well sites and the major treatment facilities within the Aerojet property, contaminants will be removed from the ground water supply to produce a healthier aquifer for future generations

Recommended Motions

1. *"I move the City Council adopt Resolution No. 70-2003, approving the Conditional Use Permit for wells Area 1, C-1 and Area 3, C-7, as submitted according to the site plans Exhibit A and B, along with the Conditions of Approval Exhibit C, and subject to the findings contained in Resolution 66-2003".*

ATTACHMENTS

Resolution 66-2003

Site Plan for Area 1 well C-1 (Exhibit A)

Site Plan for Area 3 well C-7 (Exhibit B)

Conditions of Approval (Exhibit C)

RESOLUTION # 66-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT FOR THE AEROJET GROUNDWATER TREATMENT
FACILITIES LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL DRIVE AND RESERVE
AND THE NORTHWEST CORNER OF ZINFANDEL DRIVE AND CORDOVA LANE
PROJECT # RC-03-035**

WHEREAS, Aerojet-General Corp. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Conditional Use Permit to allow two water extraction wells and accompanying water treatment facilities in the City to assist in the clean up activities directed by the United States Environmental Protection Agency. (Assessor's Parcel Numbers 072-0069-107 and 057-0322-002); and

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

WHEREAS, the project was found to be exempt per Section 15061 (3) of the California Environmental Quality Act (CEQA).

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

1. Find that the project is not under Section 15302 (b) of CEQA.

- a. Finding: The proposal project is not subject to the California Environmental Quality Act (CEQA).

Evidence: The proposed project is to remediate contamination to the groundwater causes by the applicant. Section 15061 (3) of the CEQA Guidelines exempts the remediation activity due to the fact it will not have a significant impact on the environment. The end product of the program will improve the quality of the environment.

- b. Finding: The project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Evidence: The proposed project is a groundwater remediation program regulated by the EPA for removing groundwater contamination. Therefore, the proposed project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources.

2. Approve the Conditional Use Permit subject to the Site Plans (see Exhibit A and B) and the Conditions of Approval (Exhibit C), subject to the following findings:

- c. Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: These facilities will have a beneficial effect upon the groundwater quality of the City of Rancho Cordova. Along with the other well sites and the major treatment facilities within the Aerojet property, contaminants will be removed from the ground water supply to produce a healthier aquifer for future generations. The mandated program will benefit and protect the health and welfare of the public and will not be injurious to adjoining properties, due to the quiet nature of the treatment facility and the screening walls to enclose the mechanical equipment.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of October, 2003.

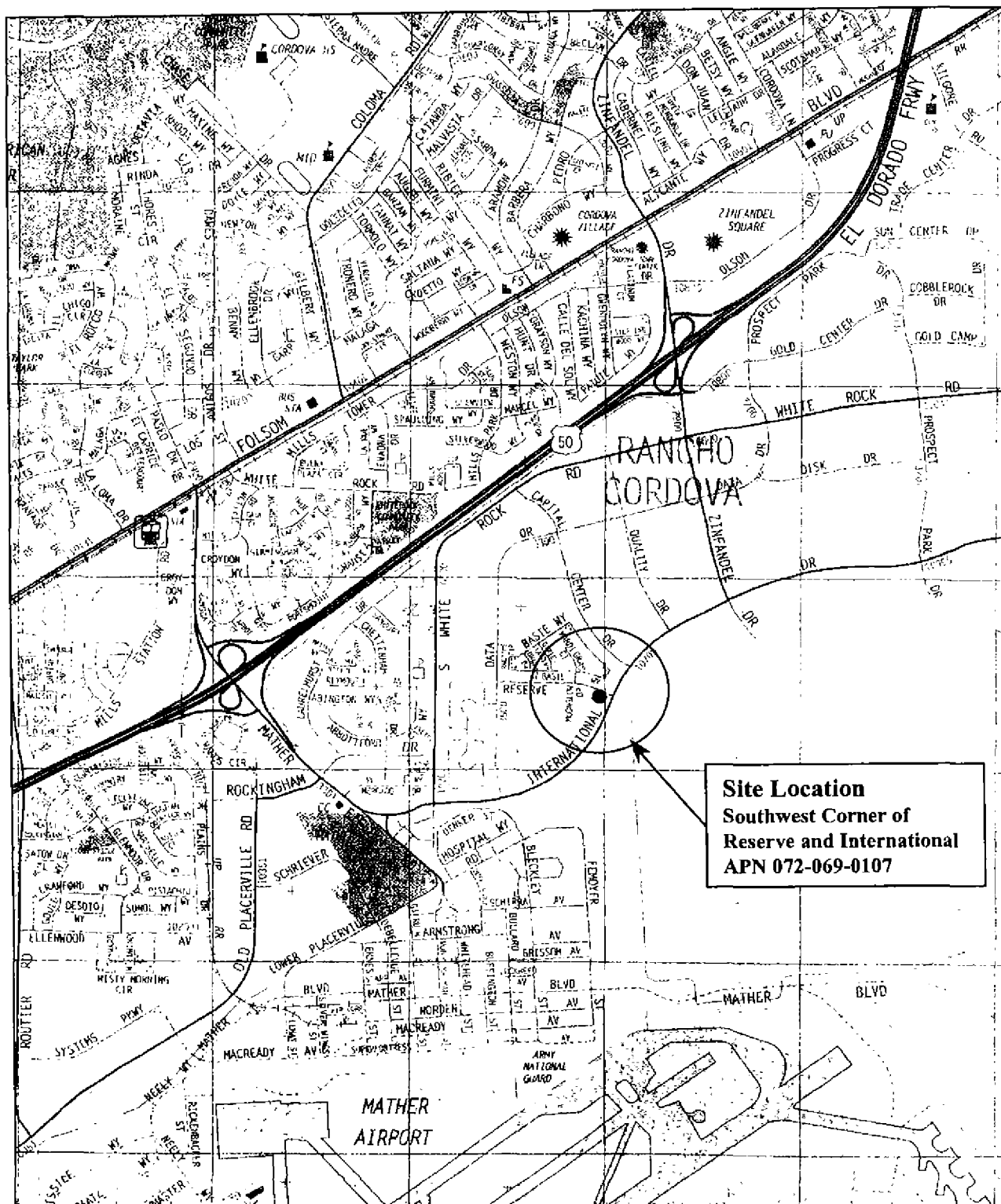
DAVID ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

APPROVED AS TO FORM:

DIANA BIDDLE
CITY CLERK

STEVEN MEYERS
CITY ATTORNEY



Adapted from Sacramento County Thomas Guide, 2000 Page 299.

FIGURE 1-A:
SITE LOCATION MAP
Area 1, Well C1 - WGOU

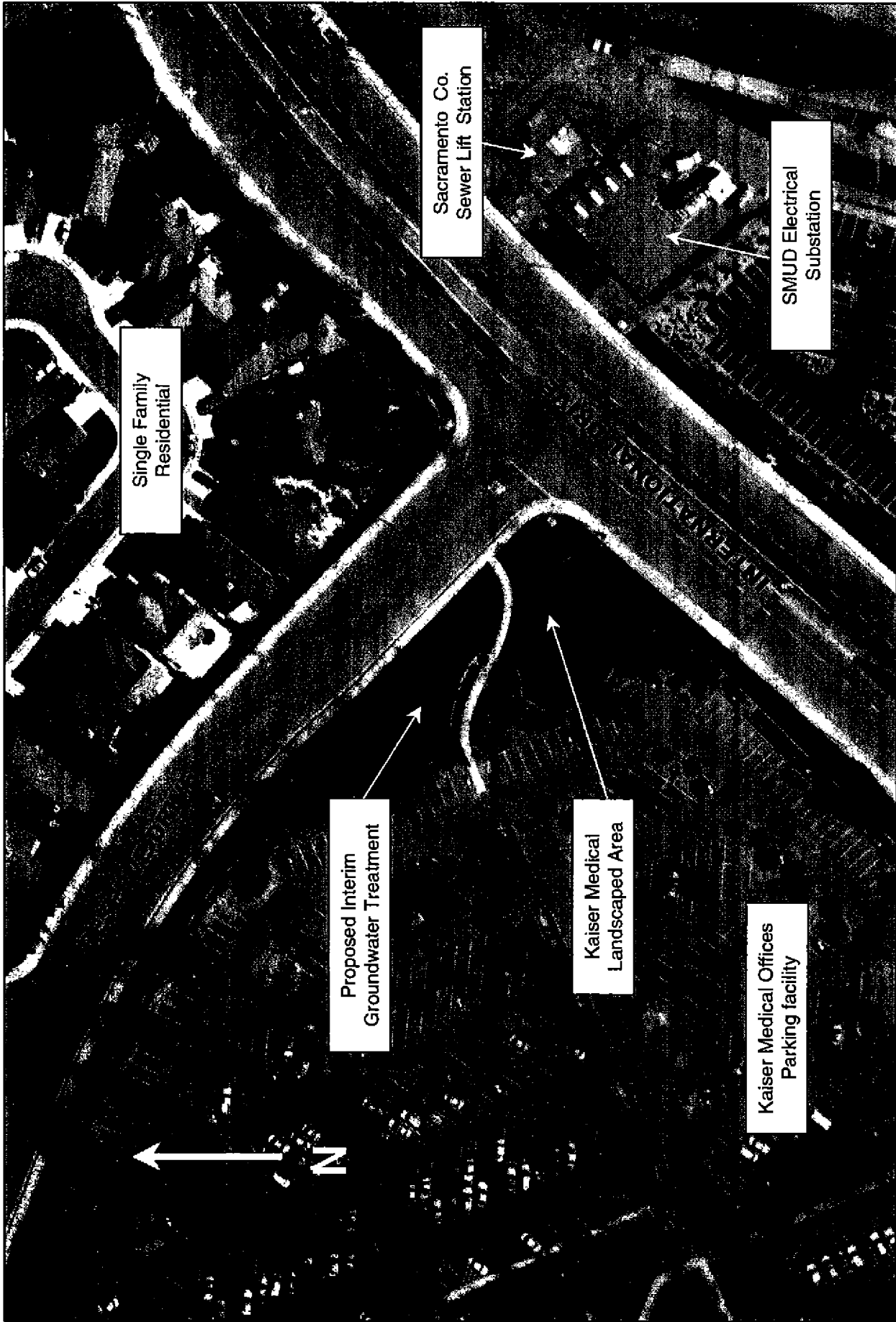


FIGURE 3-A: FACILITY LOCATION
Area 1, Well C1 - WGOU

From aerial photograph, flown March 28, 2003. No Scale.

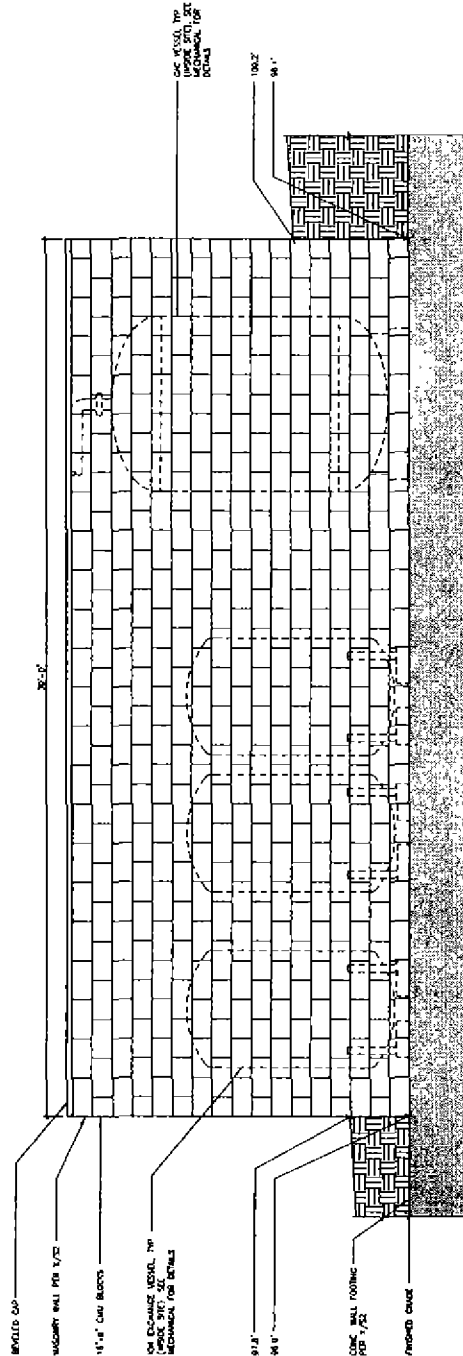
MASONRY
SCALE 1/4" = 1'-0"

REGALIA YZ - 1-08

GATE

CALL NO CALD

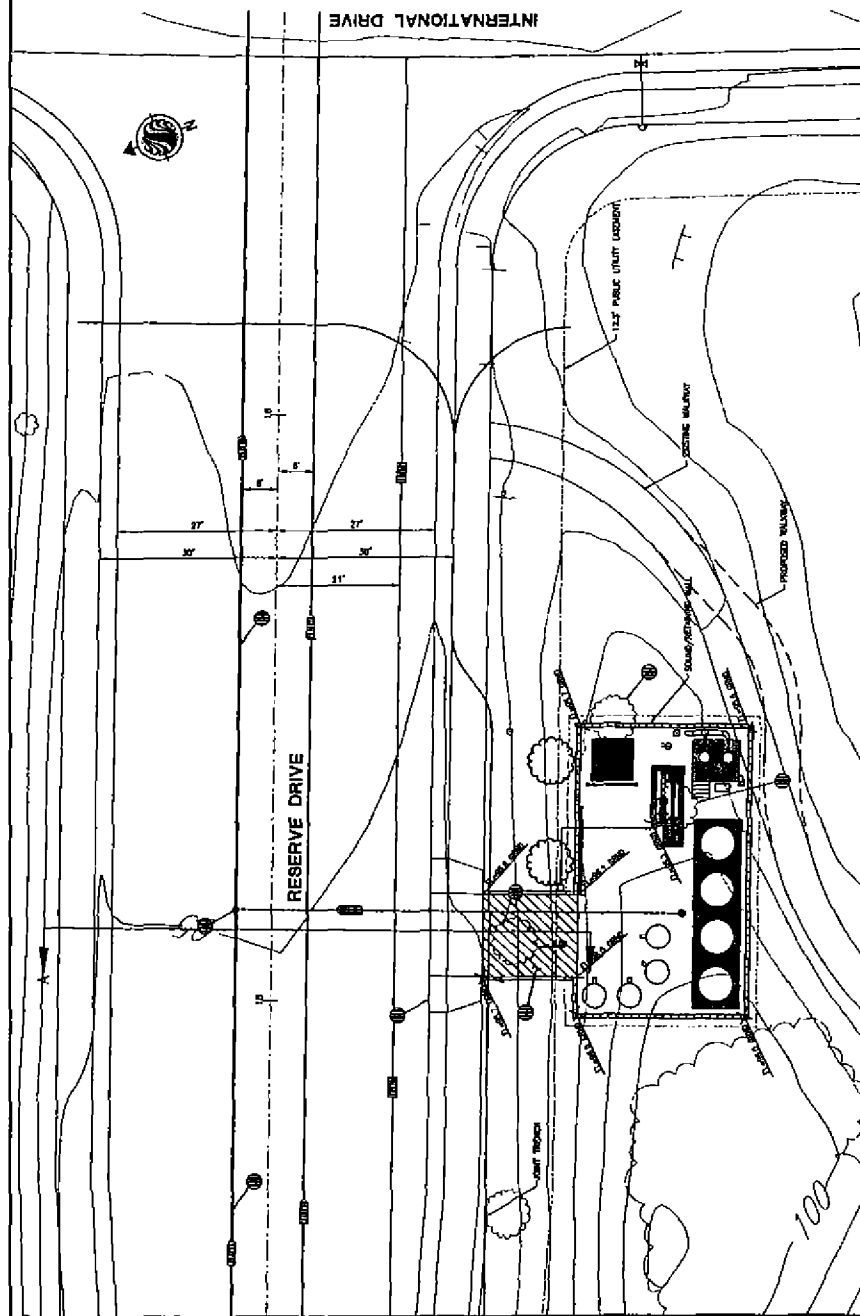
NOTE: THIS PHOTO depicts a different site. It is shown here in order to illustrate the type of call proposed for use on this project.



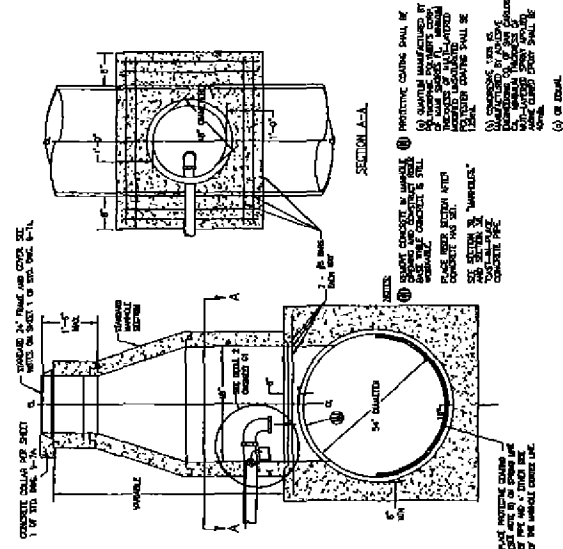
NOTES:

- 1. WALL SHALL BE CONCRETE MASONRY UNIT BASALITE (CMU) OF PRE-APPROVED PANEL WALL SYSTEM
- 2. CMU BLOCKS TO BE SPALL-FACE OR TEXTURED ALTERNATE
- 3. SPILT FACE BLOCK - TAN (D334) W/LIGHT TAN BEVELED CAP ALTERNATE B
- 4. SPILT FACE BLOCK - DARK GRAY (D202) W/DARK GRAY BEVELED CAP

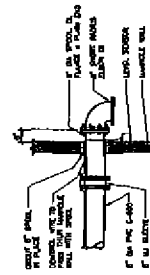
[illegible]



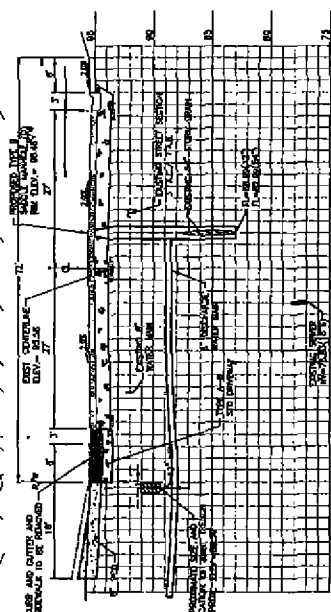
- CONSTRUCTION NOTES**
1. CONSTRUCT 48\"/>



TYPE B SADDLE MANHOLE 9-8B



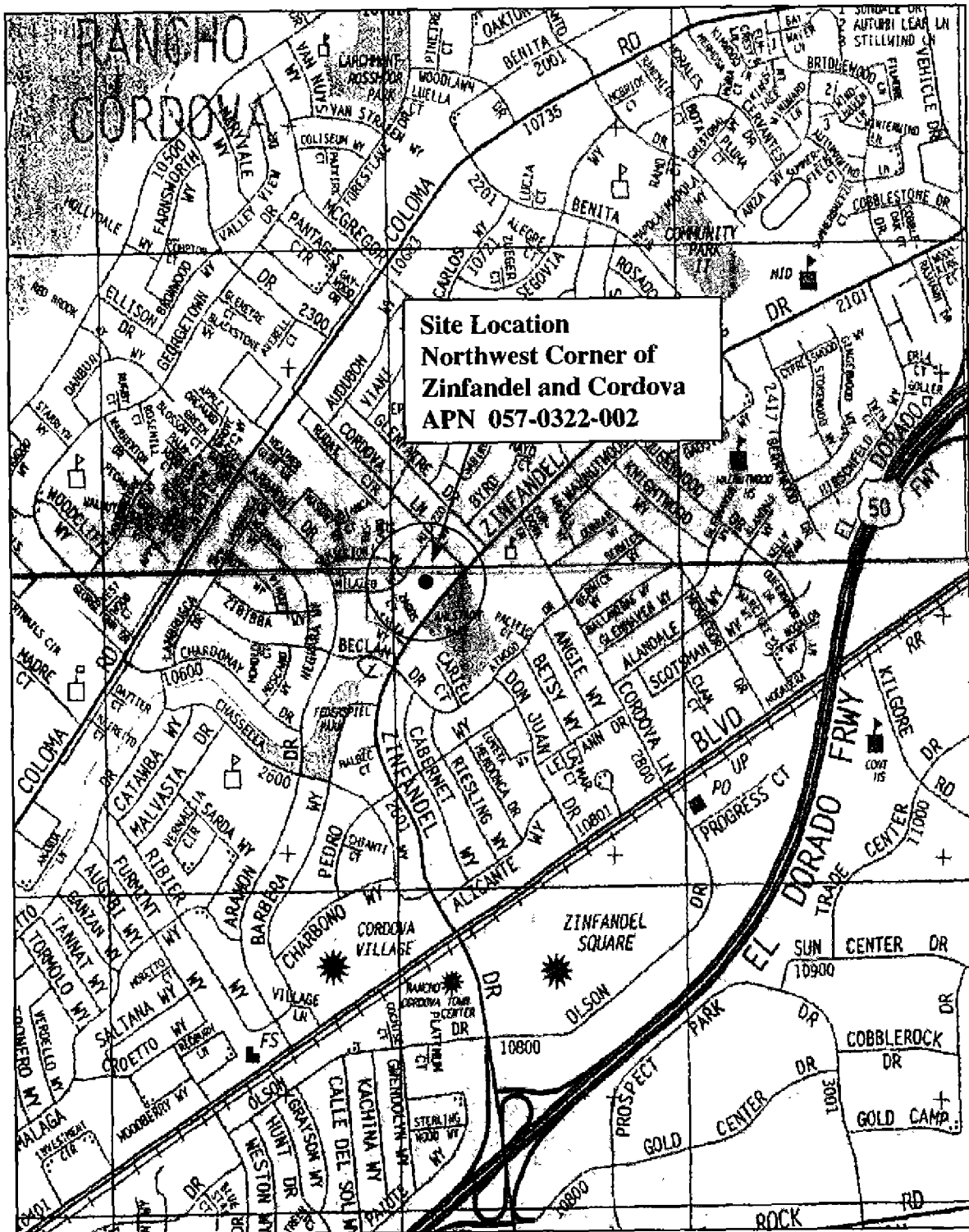
DISCHARGE PIPE DETAIL



SECTION A-A

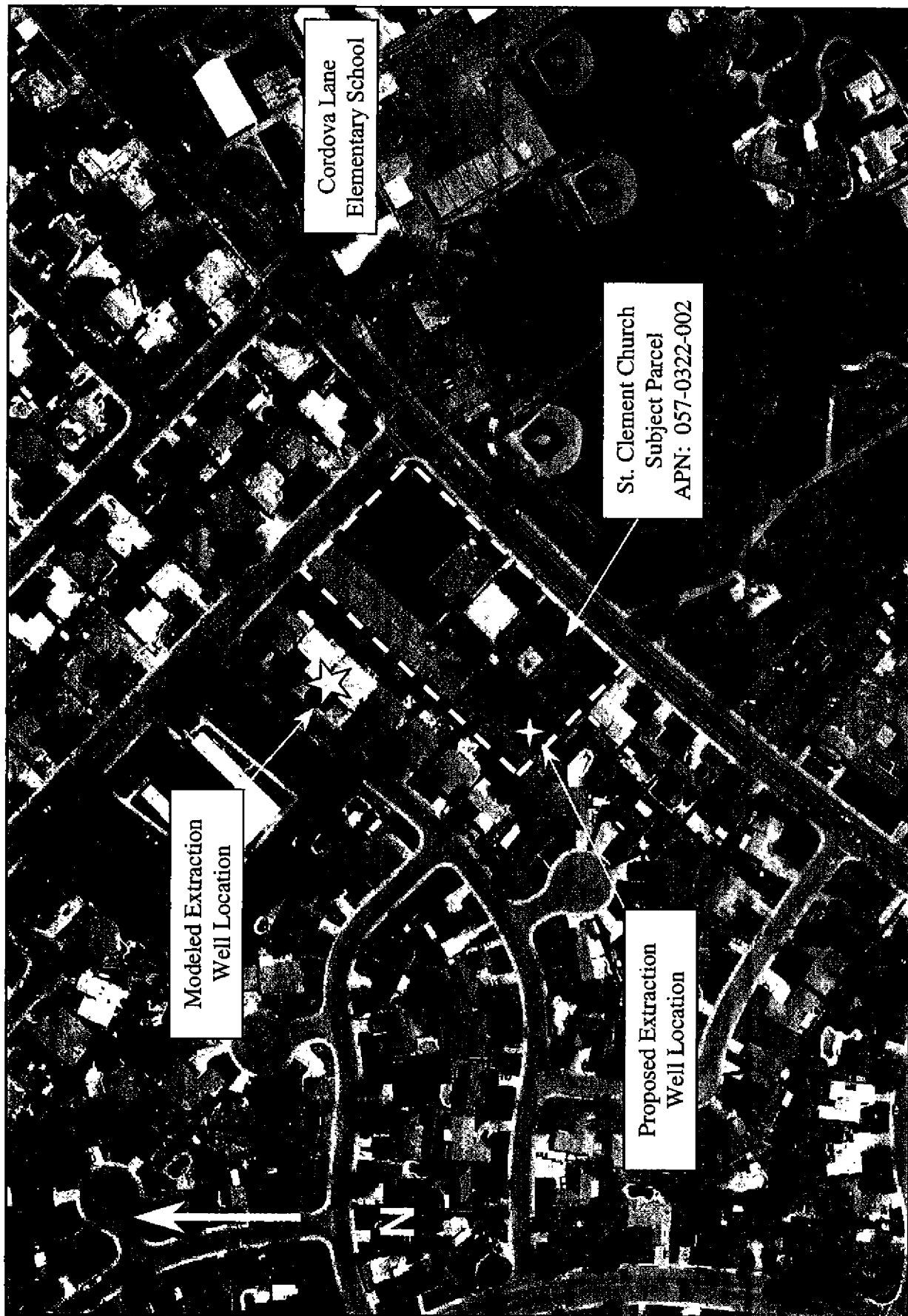
Figure 4A-1

Area 1, Well C1 - WGOU
Preliminary Civil Site Plan



Adapted from 2000 Thomas Guide,
Sacramento County, Pgs. 279-299

FIGURE 1-B:
SITE LOCATION MAP
Area 3, Well C7 - WGOU



**Modeled Vs. Proposed Well Location
Area 3, Well C7 - WGOU**

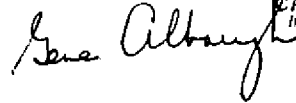
From aerial photograph flown March 28, 2003. No Scale

Memorandum

Date: October 20, 2003

To: Honorable City Council
Ted A. Gaebler, City Manager

From: Gene Albaugh, Director of Finance/Treasurer



Subject: Solid Waste Community Workshop

Recommendation: After a short staff report, a power point presentation by R3 Consulting Group (City's Consultant), input by the public and discussion by your Council, action confirming the makeup of the City Team of Curt Haven, Phil Carter, Gene Albaugh and involvement with the City Attorney's Office as needed. Direction to the City's consultant and staff regarding the opportunity to have the procurement process performed concurrently with another city and possibly a nearby community facilities district as suggested by R3 Consulting. There may also be other actions needed or direction provided resulting from the public input, the City Consultant or City Team Working Group.

Background: This is the first in a series of public workshops and presentations by R3 Consulting with the Rancho Cordova community and your City Council in obtaining the highest quality service for the City at the most competitive rates. These community workshops will assist the City in attaining compliance with AB939, the diversion and reporting requirements and control of the waste stream. It will assist in assuring a fair return to the City from residential and commercial franchise fees. The workshops will assist in establishing a higher service level in such areas as method of collection, frequency of collection, upgraded equipment, waste receptacles, public information and education plans, recycling and green waste collection. The information provided by the community and your Council will be helpful in development of the comprehensive, fair and impartial Request for Proposal.

Rather than repeat the discussion points of the Team Working Group meeting this week, the outline is attached for reference and these issues will be addressed for Council action at the appropriate time during the Council meeting. Also attached is the conceptual R3 Consulting memo discussing the pros and cons of a concurrent procurement process.

Financial Impact: Costs involved in the actions by your Council will be recoverable from the success bidder/bidders for the City's solid waste services.

Attachments (2)

AGENDA ITEM # 10a

City of Rancho Cordova
Solid Waste RFP Working Group
Meeting #1 October 13, 2003

Discussion Points:

1. Time line

July 1, 2004

January 1, 2005

2. Combined Contracts

Citrus Heights

Rancho Murietta

3 Current Residential Services

Automated Garbage 1x wk

Automated Recycling every other week

Automated Yard Waste every other week

Used Oil Collection

Bulky Collection 1 x year – 7 cu yds

4. Proposed Residential Services

Automated Garbage 1x wk

Automated Recycling 1 x wk

Automated Yard Waste 1 x wk

Used Oil Collection

Bulky Collection – on call 4 times year – 5 Cu Yd per collection

5. Commercial Collection Service.

Can we include?

1/1/06 based on SWA Contract

5 year notification required?

Garbage

Recycling included in the Garbage Rate

6. Franchise fee %

7. Transition Issues

The Disadvantages

There are also some disadvantages associated with performing concurrent solid waste procurements.

- All entities would need to agree on the details before the RFP process could move forward. As a result, the proposed time line would need to be moved back a few months. R3 anticipates that the Collection Service Contracts would be signed by July 1, 2003 with services to begin January 1, 2004.
- The overall process would be more complex due to the need to integrate the staff of both Cities into the Working and Evaluation Teams.
- The evaluation process would be more complex due to the increase in the number of potential collection service combinations.

Summary

Overall, we believe that the potential disadvantages of a more complex and lengthy procurement process are outweighed by the potential of lower costs to the proposers and lower rates to the citizens.

Staff Report

Date: October 20, 2003

To: Honorable City Council

From: Steven R. Meyers, City Attorney



Subject: Urgency Ordinance of the City of Rancho Cordova Continuing Development Impact Fees in Effect

RECOMMENDATION

1. Read and adopt the urgency ordinance (Attachment 1) (4/5th vote required); and
2. Schedule and notice a public hearing on continuation of all impact fees. (Motion)

BACKGROUND

When incorporating on July 1, 2003, the City adopted and continued in effect certain impact fees of Sacramento County. The adoption of these fees was an interim measure, making the fees effective in the City for only 120 days. The 120-day period ends on October 29, 2003. Nearing the end of that 120-day period, the City should now adopt these fees to continue beyond October 29, 2003.

Below we have summarized the various impact fees and provided a recommendation for each fee.

Summary of Current County Impact Fees.

The County has imposed fees on new development to pay for the costs of infrastructure needed to serve the new development.

Four fees are applicable to new development in Rancho Cordova:

1. Roadway and Transit Development Fees

The County adopted Roadway and Transit Development Fees ("Roadway Fee" and "Transit Fee," respectively) to exact financing from new development throughout unincorporated Sacramento County, to provide for expansion of the county road and transit system to accommodate increased vehicle traffic and transit ridership from that additional development. Facilities and improvements to be funded by the Roadway

Fee and the Transit Fee, and the proposed timing of their construction, are specified in the documents entitled "Sacramento County Transportation Development Fee Update: Roadway Element," "Sacramento County Development Fee Analysis for Transit Improvements," "Addendum to Development Fee Analysis for Transit Improvements," and "Consolidated Roadway and Transit Capital Improvements Program," "Addendum to Consolidated Roadway and Transit Capital Improvements Program," and "Roadway Element Capital Improvement Program." (Sacramento County Code (henceforth, "SCC," section 16.87.020.)

The Roadway and Transit Development Fee program incorporates a schedule of fees for six categories of land use zones: Single Family, Multiple Family, Commercial, Business and Professional, Industrial and Office Park. Roadway and Transit Development Fees are assessed according to the net increase in residential dwelling units or commercial/industrial floor area proposed to be constructed at each development site, and are collected prior to issuance of building permits. The schedule allocates the costs of the needed roadway and transit improvements to the six land use types based upon the average vehicular traffic and transit ridership generation characteristics of those land use types.

The Roadway and Transit Development Fees were adopted pursuant to Article XI, Section 7, of the California Constitution, which provides authority for local agencies including cities and counties to impose fees to fund the cost of public facilities, the need for which is generated by the type and level of development designated in applicable general and specific planning documents.

The County implemented the Roadway and Transit Development Fees in Chapter 16.87 of the County Code. These provisions established six fee divisions within unincorporated Sacramento County, and also established a Roadway Fund and a Transit Fund, each comprising separate accounts for each fee district ("District Roadway Account" and "District Transit Account," respectively). (SCC sections 16.87.030 and 16.87.040.) Chapter 16.87 further requires that every Roadway Fee collected in each fee district be deposited in the District Roadway Account for that fee district, and that every Transit Fee collected in each fee district be deposited in the District Transit Account for that fee district ("District Transit Account"). (*Ibid.*) The monies in each District Roadway Account and each District Transit Account are to be used only to finance facilities approved for the district from which the monies were collected. (SCC section 16.87.120.)

Paragraph 9(k) of LAFCO Resolution No. 1243 requires the County to transfer to the City development impact fees collected within the boundaries of the now-existing City and intended for use in that same territory, for road-related facilities or services that have not yet been rendered. In addition, paragraph 9(k) of the LAFCO resolution requires the City to collect and expend these already-collected road-related development impact fees for the original purposes for which the County collected the fees. Since the boundaries of the City appear to include portions of three of the County's six Roadway and Transit Fee districts, and do not wholly occupy the entirety of any such district, the City and the County should negotiate an agreement to establish the manner of

ascertaining which fees should be transferred to the City, how those fees can be used, who will prepare the AB 1600 reports and similar matters.

Finally, paragraph 9(k) of LAFCO Resolution No. 1243 provides that existing transportation fee impact programs shall be continued at levels necessary to adequately fund approved road construction projects, and paragraph 18 of Exhibit C to LAFCO Resolution No. 1243 requires the City to continue to enforce all transit impact fees and to adopt the necessary ordinances to accomplish the same within one year of incorporation. The urgency ordinance and ordinance which are presented to the Council maintain the status quo, allowing the City to levy and expend the Roadway and Transit Development Fees within its boundaries, but also maintain the existing division of the City among three Roadway and Transit Fee districts. Before July 1, 2004, the City, in discussion with the County, will need to approve a more permanent Roadway and Transit Development Fee ordinance or ordinances to more clearly establish the City's autonomous mechanism for levying and expending these Fees.

2. Park and Recreation Fee

Developers who subdivide property for residential projects that result in five (5) or more legal parcels are required to dedicate land or pay fees in lieu thereof for neighborhood and community park or recreation facilities to serve the subdivision. (SCC sections 22.40.010, 22.40.030(e).) This requirement was adopted pursuant to Government Code section 66477, commonly referred to as the "Quimby Act," which is part of the Subdivision Map Act. (SCC section 22.40.005.) The County implemented section 66477 in Chapter 22.40 of the Sacramento County Code.

The County Code requires the fees to be committed within five (5) years after payment of those fees, or issuance of building permits for one-half of the lots created by the subdivision, whichever occurs later. (SCC section 22.40.030(c).) If such fees are not committed, they are required to be distributed to the then-record owners of the subdivision. (*Ibid.*)

Paragraph 9(k) of LAFCO Resolution No. 1243 requires the County to transfer to the City development impact fees collected within the boundaries of the now-existing City and intended for use in that same territory, for park-related facilities or services that have not yet been rendered. In addition, paragraph 9(k) of the LAFCO resolution requires the City to collect and expend these already-collected park-related development impact fees for the original purposes for which the County collected the fees. The City and the County should negotiate an agreement to establish the manner of ascertaining which fee revenues should be transferred to the City, how they can be used, who will prepare the AB 1600 reports and similar matters.

3. Housing Trust Fee

The Housing Element of the Sacramento County General Plan (as adopted by the City of Rancho Cordova) calls for the provision of housing for all sectors of the population to accommodate the demands of both existing and new residents attracted to the region by increased employment. The Housing Element also provides that special efforts

should be made to encourage an increased supply of housing affordable to low and very low income housing households, and in that light contains specific provisions calling for the creation of a housing trust fund and the financing thereof by various means including, but not limited to fees on new commercial construction.

Pursuant to these provisions of the General Plan, and based upon a Nexus Report that determined that an certain percentage of employees brought in by new non-residential construction will live in very low income households (i.e., households with incomes of fifty (50) percent or below the County median income) within the County, the County adopted a Fee on Non-Residential Construction to Fund Very Low Income Housing ("Housing Trust Fee"). The County implemented the Housing Trust Fee in Chapter 16.89 of the Sacramento County Code.

Chapter 16.89.00 establishes the Sacramento County Very Low Income Housing Fund ("Fund"). (SCC section 16.89.300.) The Fund is a special interest-bearing trust fund. (*Ibid.*) Monies deposited in the Fund shall be used to construct, rehabilitate, subsidize, or assist other governmental entities, private organizations or individuals in the construction of housing units affordable to households of very low income, and reasonable administrative expense for that purpose. (SCC section 16.89.305.) The Fund is administered by the Executive Director of the Sacramento Housing and Redevelopment Agency. (SCC sections 16.89.245, 16.89.310.)

Under Chapter 16.89.00 of the Sacramento County Code, the Housing Trust Fee is assessed on new non-residential construction, including but not limited to any addition or interior remodeling of any non-residential structure that either would add additional square feet or would result in specified changes of use. The Housing Trust Fee must be paid prior to issuance of a building permit. (SCC section 16.89.400.) In administering the Housing Trust Fee, the County assesses a certain fee per gross square foot of new construction, with the amount per gross square foot varying depending on the type of use of the structure, categorized as "office," "hotel," "research and development," "commercial," "manufacturing," or "warehouse." (SCC section 16.89.715.)

Paragraph 9(k) of LAFCO Resolution No. 1243 requires the County to transfer to the City development impact fees collected within the boundaries of the now-existing City and intended for use in that same territory, for housing-related facilities or services that have not yet been rendered. In addition, paragraph 9(k) of the LAFCO resolution requires the City to collect and expend these already-collected housing-related development impact fees for the original purposes for which the County collected the fees. The City and the County should negotiate an agreement to establish the manner of ascertaining which fee revenues should be transferred to the City, how they can be used, who will prepare the AB 1600 reports and similar matters.

Paragraph 14(b) of Exhibit C to LAFCO Resolution No. 1243 requires the City to continue to assess and collect the Housing Trust Fund fee consistent with the existing Housing Trust Fund Fee imposed by the County. The City is required to adopt the necessary ordinances and resolutions to effectuate this requirement within 180 days of incorporation.

4. Mather Field Public Facilities Financing Plan Development Fee

The Sacramento County General Plan (as adopted by the City of Rancho Cordova) requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period with an adequate level of public facilities, including but not limited to transportation facilities. The General Plan further requires preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The General Plan contains additional policies for the use of developer dedications, development impact fees and other means to pay for an acceptable level of transportation facilities.

The County, in planning for urban expansion proposed for the Mather Field Air Force Base Redevelopment Project Area, developed a Mather Field Public Facilities Financing Plan ("PFFP"). To pay for administration of the PFFP and for public facilities proposed under the PFFP, the County imposed a Mather Field Public Facilities Financing Plan Development Fee Program to allow for developer financed transportation facilities, the need for which is directly or indirectly generated by the type and level of urban expansion proposed for the area covered by the PFFP. (SCC Chapter 16.84.) The County adopted the Fee Program under the authority of Article XI, section 7, of the California Constitution. (SCC section 16.84.010.)

The County established a special interest-bearing trust fund, the Mather Field Administration Fund, to pay the costs of administering the PFFP, and a second special interest-bearing trust fund, the Mather Field Transportation Fund, to pay the costs of transportation facilities the need for which was identified in the Mather Field Public Facilities Fee Nexus Study dated February 1, 2002. (SCC sections 16.84.030 and 16.84.040.) The County further imposed a PFFP Development Fee to fund both the Mather Field Administration and Transportation funds. (SCC section 16.84.080.) Under Chapter 16.84, no change in a land use designation shall be approved within the area covered by the PFFP unless payment of the PFFP Development Fee is made a condition of approval of such a change, and no building permit, or grading permit for commercial, recreation, recreation-regional park, and recreation-golf course shall be approved for property within the area covered by the PFFP unless the PFFP Development Fees for that property are paid by the property owner. (SCC section 16.84.050.) The facilities to be funded by the PFFP Development Fee are designated in the Capital Improvement Plan/Program of the PFFP Nexus Study. (SCC section 16.84.070.)

A portion of the area covered by the PFFP is within the City boundaries. However, paragraph 9(w)(i) of LAFCO Resolution No. 1243 provides that the PFFP is of regional significance, and that the County is the regional governmental entity that should retain jurisdiction over existing fees collected under the PFFP Development Fee Program, both before and after incorporation. Paragraph 9(w)(i) provides that the County is to retain sole control to levy and collect PFFP Development Fees, and to administer the PFFP Development Fee Program within the City. Further, paragraph 9(w)(i) provides that the City shall not issue building permits or occupancy permits within the area covered by the PFFP without written notice from the County showing that the applicable PFFP

Development Fees have been paid. The City is required to adopt an ordinance consistent with this condition within 180 days of incorporation.

Additionally, section 16.87.020(e) of the Sacramento County Code establishes a Base Conversion Demolition Account to contain credits for demolition fees paid for demolition of structures in the Mather Field Air Force Base Redevelopment Project Area pursuant to base conversion and reuse activities. The County apportions these credits to offset Roadway and Transit Development Fees under Sacramento County Code Chapter 16.87 for new construction pursuant to base conversion and reuse activities. (SCC section 16.87.020(e).) Paragraph 11 of LAFCO Resolution No. 1243 provides that the Base Conversion Demolition Account shall be continued and shall continue to be administered by the County. Under Paragraph 11, the County is to have sole discretion to allocate credits from the Base Conversion Demolition Account to new construction within the City portions of the former Mather Air Force Base. The City is required to adopt the necessary ordinances to effectuate this condition within 180 days of incorporation.

The proposed ordinance will preserve the status quo regarding the Mather Field Public Facilities Financing Plan Development Fee pending discussions with the County regarding imposition, collection and administration of the fees on projects within the City. This agreement should clarify that the City will impose and collect the PFFP Fee on projects within the City. It should also address the LAFCO condition regarding demolition credits.

Continuation of County Impact Fees.

All of the development impact fees described above were adopted as ordinances and are contained in the County Code. As such, they were continued in effect for 120 days when the City Council adopted its first ordinance continuing all County ordinances in effect for 120 days.

Prior to October 29, 2003, the Council needs to take action to continue the fees in effect or they will lapse. The draft ordinance would make the legally required findings to continue these fees in effect. The draft ordinance incorporates all the reports and studies that were used by the County in adopting the fees.

Development impact fees are not subject to Proposition 218.

Conclusion.

The Council should continue the existing development impact fees in effect.

However, the fees can be modified in the future in accordance with the procedures in State law, including the requirement of the Mitigation Fee Act ("AB 1600).

If the Council so decides, it may modify the existing four impact fees to be sure they are based on current General Plan standards, General Plan land use projections, and estimates of land acquisition and construction costs, and that they contain built-in

escalators for costs of land, construction, equipment, administration, etc. Any of these changes would require that the City prepare an "AB 1600 Report.

The Council may also decide to impose impact fees where none now exist (e.g., a public facilities fee for a civic center.

Finally, once the new General Plan is adopted, the Council should do a comprehensive revision of all its fees based on new land use designations.

ATTACHMENTS

1. Draft Urgency Ordinance Continuing Development Impact Fees In Effect
2. Other background exhibits, which are not attached, will be available at the City Council meeting for your review and review by members of the public including the documents identified as FEE DATA in the Urgency Ordinance.

CITY OF RANCHO CORDOVA

ORDINANCE NO. __-2003

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA CONTINUING DEVELOPMENT
IMPACT FEES IN EFFECT, TO BECOME EFFECTIVE IMMEDIATELY**

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

Section 1. Findings

WHEREAS, the City of Rancho Cordova incorporated on July 1, 2003;

WHEREAS, by Ordinance No. 01-2003, the City Council adopted all ordinances of the County of Sacramento for a 120-day period, as required by law;

WHEREAS, ordinances of the County of Sacramento which were continued in effect by Ordinance No. 01-2003 included the ordinances of the County which enacted the following fees (hereafter referred to as the "RANCHO CORDOVA DEVELOPMENT IMPACT FEES")

- (1) Roadway and Transit Development Fees (Sacramento County Code Chapter 16.87);
- (2) Park and Recreation Fee (Sacramento County Code Chapter 22.40);
- (3) Housing Trust Fee (Sacramento County Code Chapter 16.89); and
- (4) Mather Field Public Facilities Financing Plan Development Fee (Sacramento County Code Chapter 16.84).

WHEREAS, the amount of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES was not changed by the City of Rancho Cordova upon adoption of Ordinance No. 01-2003;

WHEREAS, the City Council held a hearing on October 20, 2003, to consider continuation of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES in effect at the same rates as adopted by Ordinance No. 01-2003;

WHEREAS, the data on which the Roadway and Transit Development Fees are based consist of (1) the Sacramento County General Plan (as adopted by the City of Rancho Cordova); (2) the Mather Field Specific Plan and the SunRidge Specific Plan; (3) the Sacramento County Code; (4) the Sacramento County Zoning Ordinance as adopted by Rancho Cordova Ordinance No. 01-2003; (5) Sacramento County Ordinances Nos. SCC-0742 (An Ordinance Amending The Sacramento County Code Establishing The Imposition Of Development Fees To Finance The Cost Of Roadway And Transit Facilities Necessitated By New Development In The Unincorporated Area Of Sacramento County), dated August 31, 1988; SZC-88-0069 (An Ordinance Amending The Zoning Code Of Sacramento County, Ordinance No. SZC 83-10, As Amended, Establishing The Imposition Of Development Fees To Finance The Cost Of Roadway And Transit Facilities Necessitated By New Development In Specified Land Use Zones In The Unincorporated

Area Of Sacramento County), dated August 31, 1988; SCC-0752 (An Ordinance Amending The Sacramento County Code Establishing The Imposition Of Development Fees To Finance The Cost Of Transit Facilities Necessitated By New Development In The Antelope, Laguna, And Laguna Creek Ranch/Elliott Ranch Area), dated January 3, 1989; SCC-0788 (An Ordinance Amending Chapter 16.87 Of The Sacramento County Code Relating To Reimbursement For Dedication Or Improvement Of Portions Of Certain Roadways, Installment Payment Of Certain Fees, And Recovery Of Administrative Costs), dated February 13, 1990; SCC-0941 (Ordinance Of The Board Of Supervisors Amending Title 16, Chapter 16.87 Of The Sacramento County Code Regarding Roadway And Transit Development Fees), dated November 23, 1993; (6) Sacramento County Board of Supervisors Resolutions Nos. 88-2242 (Resolution Of The Board Of Supervisors Of The County Of Sacramento, State Of California, Adopting The "Consolidated Roadway And Transit Capital Improvements Program" As The Construction Schedule For The Transportation Development Fee Program; Adopting The "Sacramento County Development Fee Analysis For Roadway Improvements"; Adopting The "Sacramento County Development Fee Analysis For Transit Improvements"; And Appropriating Transportation Development Fee Revenues In Accord With The "Consolidated Roadway And Transit Capital Improvements Program"), dated August 31, 1988; 89-0033 (Resolution Making Findings And Determinations Regarding Amendments To The County Transit Development Fee, Adopting An "Addendum Transit Analysis" And Addendum Capital Improvement Program, Appropriating The Fee Revenues, and Taking Related Actions), dated January 3, 1989; and 93-1495 (Resolution Of The Board Of Supervisors Of The County Of Sacramento, State Of California, Adopting The "Sacramento County Transportation Development Fee Update: Roadway Element" As The Roadway Analysis And Appropriating Revenues In Accord With the "Roadway Element Capital Improvement Program"), dated November 23, 1993; (7) Department of Public Works Staff Report "Sacramento County Transportation Development Fee – Consideration Of Enacting Resolutions And Ordinances" (August 31, 1988); (8) Sacramento County Development Fee Analysis For Roadway Improvements (Revised August 30, 1988); (9) Sacramento County Roadway and Transit Development Fee: Development Fee Analysis For Transit Improvements (Revised August 30, 1988); (10); Sacramento County Consolidated Roadway and Transit Capital Improvements Program For Development Fee Districts One Through Four (Revised August 30, 1988); (11) Department of Public Works Staff Report "Sacramento County Transportation Development Fee Program – Proposed Transit Amendments: Public Hearing And Introduction Of Ordinance" (December 6, 1988); (12) Addendum to Development Fee Analysis For Roadway Improvements: Laguna Community Facilities District, Laguna Creek Ranch/Elliott Ranch And Antelope Public Facilities Financing Plan (October 14, 1988); (13) Department of Public Works Staff Report "Sacramento County Transportation Development Fee Program – Proposed Transit Amendments: Consideration of Resolution and Ordinance (January 3, 1989); (14) Transportation Development Fee Update: Roadway Element (September 22, 1993); and (15) 87-PW-1569 Findings of Fact and Statement of Overriding Considerations Re: Adoption of an Ordinance Amending the Sacramento County Code Establishing the Imposition of Development Fees to Finance the Cost of Roadway and Transit Facilities Necessitated by New Development in the Unincorporated Area of Sacramento County (August 31, 1988);

WHEREAS, the data on which the Park and Recreation Fee is based consist of (1) the Sacramento County General Plan (as adopted by the City of Rancho Cordova); (2) the Mather Field Specific Plan and the SunRidge Specific Plan; (3) the Sacramento County Code; and (4) the Sacramento County Zoning Ordinance as adopted by Rancho Cordova Ordinance No. 01-2003; and (5) Sacramento

County Ordinance No. SCC-0574 (Ordinance Repealing Title 22 of the Sacramento County Code and Readopting A New Title 22 Relating To Subdivisions and Land Development), dated December 7, 1983;

WHEREAS, the data on which the Housing Trust Fee is based consist of (1) the Sacramento County General Plan (as adopted by the City of Rancho Cordova); (2) the Mather Field Specific Plan and the SunRidge Specific Plan; (3) the Sacramento County Code; (4) the Sacramento County Zoning Ordinance as adopted by Rancho Cordova Ordinance No. 01-2003; (5) Sacramento County Ordinances Nos. SCC-0801 (An Ordinance Adding Chapter 16.89 To The Sacramento County Code Establishing Fees On Non-Residential Construction To Fund Very Low Income Housing), dated June 19, 1990, and SCC-0903 (An Ordinance Amending Chapter 16.89 Of The Sacramento County Code For The Purpose Of Clarifying Procedures For The Determination And Collection Of Fees On Non-Residential Construction To Fund Very Low Income Housing), dated December 15, 1992; (6) Staff Report "Proposed Revisions To The Sacramento County Housing Trust Fund Program (Sacramento County Code Chapter 16.89)" (December 8, 1992); and (7) Sacramento Housing and Redevelopment Agency Supplemental Report: Economic Nexus Analysis: Housing Linkage Fee (September 1990);

WHEREAS, the data on which the Mather Field Public Facilities Financing Plan Development Fee is based consist of (1) the Sacramento County General Plan (as adopted by the City of Rancho Cordova); (2) the Mather Field Specific Plan and the SunRidge Specific Plan; (3) the Sacramento County Code; (4) the Sacramento County Zoning Ordinance as adopted by Rancho Cordova Ordinance No. 01-2003; (5) Sacramento County Ordinance No. SCC-1213 (An Ordinance Adding Chapter 16.84 to Title 16 of the Sacramento County Code Relating To Establishment of Development Fees To Finance The Cost Of Public Facilities Within Mather Field Public Facilities Financing Plan Area), dated March 5, 2002; (6) Sacramento County Resolution No. 2002-0257 (Resolution Approving the Mather Field Public Facilities Fee Program and Imposing Development Impact Fees), dated March 5, 2002; (7) Mather Field Financing Plan (August 10, 2001); (8) Final Mather Field Public Facilities Fee Nexus Study (September 25, 2001), and (9) Department of County Engineering and Administration Staff Report "Public Hearing – Mather Field Public Facilities Financing Plan and Public Facilities Fee Nexus Study (February 26, 2002);

WHEREAS, copies of the above-listed data on which the RANCHO CORDOVA DEVELOPMENT IMPACT FEES are based (collectively referred to hereinafter as the "FEE DATA") were available at the office of the City Clerk at least ten days in advance of the public hearing for public inspection;

WHEREAS, the City Council finds as follows:

A. The purpose of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES is to finance municipal public facilities to reduce the impacts caused by future developments in the Rancho Cordova area. Such improvements include, but are not limited to acquisition and construction of stormwater drainage facilities, acquisition and construction of roadway and transit improvements; acquisition of park and recreation land; and construction of very low income housing facilities.

B. The RANCHO CORDOVA DEVELOPMENT IMPACT FEES will be used to finance the municipal public facilities identified in the FEE DATA, which are incorporated herein by reference.

C. After considering the FEE DATA and the testimony received at the public hearing, the Council approves and adopts said FEE DATA and finds that the future development in the Rancho Cordova area will generate additional demands on municipal services.

D. As development occurs there will be a need in the City of Rancho Cordova for expanded or newly constructed municipal public facilities including those referred to in paragraph 1 above. Such facilities have been called for in, or are consistent with, the FEE DATA.

E. The FEE DATA and the testimony establish:

(i) that there is a reasonable relationship between the need for the public facilities designated in the Sacramento County General Plan (as adopted by the City of Rancho Cordova), the Mather Field Specific Plan and the SunRidge Specific Plan, and the impacts of the types of development for which the corresponding RANCHO CORDOVA DEVELOPMENT IMPACT FEES are charged;

(ii) that there is a reasonable relationship between the use of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES and the types of development for which the RANCHO CORDOVA DEVELOPMENT IMPACT FEES are charged;

(iii) that there is a reasonable relationship between the amount of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES and the cost of the public facilities or portion of the public facilities attributable to the development on which the RANCHO CORDOVA DEVELOPMENT IMPACT FEES are imposed; and

(iv) that the cost estimates set forth in the FEE DATA are reasonable cost estimates for constructing these facilities and the RANCHO CORDOVA DEVELOPMENT IMPACT FEES expected to be generated by future developments will not exceed the total costs of constructing the public facilities identified in the FEE DATA.

F. The method of allocation of the RANCHO CORDOVA DEVELOPMENT IMPACT FEES to a particular development bears a fair and reasonable relationship to each development's burden on, and benefit from, the facilities to be funded by the fees. Even if Section 66017 is applicable, the City has complied with its provision.

G. The public facilities analyzed in the FEE DATA further the goals, policies, and objectives of the Sacramento County General Plan (as adopted by the City of Rancho Cordova), the Mather Field Specific Plan and the SunRidge Specific Plan, and are found to be consistent with the Sacramento County General Plan (as adopted by the City of Rancho Cordova), the Mather Field Specific Plan and the SunRidge Specific Plan. Pursuant to Government Code § 65913.2, the City has considered the effects of the fees on the City's housing needs as established in the housing element of the Sacramento County General Plan (as adopted by the City of Rancho Cordova).

Section 2. Adoption of Impact Fees

A. The following fees are established: (1) Roadway and Transit Development Fees; (2) A Park and Recreation Fee ; (3) Housing Trust Fee; and (4) A Mather Field Public Facilities Financing Plan Development Fee.

B. The method of computation, establishment and administration of funds, timing of payment of fees, adjustment and review of fees, amount of fees, projects exempt from the fees and other matters applicable to such fees are all as set forth in the Sacramento County Code, chapters 16.84, 16.87, 16.89 and 22.40, Sacramento County Ordinance Nos. SCC-0574, SCC-0742, SCC-0752, SCC-0788, SCC-0801, SCC-0903, SCC-0941, SCC-1213, and SZC-88-0069, and Sacramento County Resolutions Nos. 88-2242, 89-0033, 93-1495, and 2002-0257, all of which are incorporated herein by reference.

C. The City shall deposit, invest, account for and expend the RANCHO CORDOVA DEVELOPMENT IMPACT FEES in accordance with Government Code sections 66006 and 66484.

D. On or before August 30 of each year, the City Manager shall prepare a report for the City Council identifying, for the previous fiscal year, the balance of fees in each fund, the facilities constructed and the capital facilities to be constructed and other matters required by Government Code sections 66006(b) and 66484. The annual report shall also include a review of any administrative charge. The City Council shall review the report at a noticed public hearing.

E. No later than five years for the date of deposit of any of the fees in the appropriate funds, the City Council shall make the findings required by Government Code section 66001(d) for any portion of the fee remaining unexpended or uncommitted.

F. The fees imposed herein shall be effective upon adoption of this ordinance, the Council finding that the provisions of Government Code section 66017 are not applicable inasmuch as the fees adopted by this ordinance were required to be adopted by the Council as its first act following incorporation and have been in effect since that time and are not being increased.

G. The adoption of this ordinance is not a project for purposes of the California Environmental Quality Act, but even if it could be so characterized, it is exempt from the California Environmental Quality Act pursuant to Public Resources Code § 21080(b)(8) and the State CEQA Guidelines, section 15273, in that the purpose of the fees is to maintain services in developing areas.

Section 3. Substitution of Appropriate Reference to City.

a) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "Board of Supervisors," this reference shall be interpreted to mean the "City Council of the City of Rancho Cordova."

Staff Report



Date: October 20, 2003

To: Honorable City Council

From: Steven R. Meyers, City Attorney

Subject: Urgency Ordinance of the City of Rancho Cordova Adopting by Reference Certain Provisions of the Sacramento County Code and Zoning Code and Ordinance of the City of Rancho Cordova Adopting by Reference Certain Provisions of the Sacramento County Code and Zoning Code

RECOMMENDATION

1. Read and adopt the urgency ordinance (Attachment 1) (4/5th vote required); and
2. Waive the reading and introduce the ordinance (Attachment 2).

DESCRIPTION:

Continuation of County Code and Zoning Code Beyond Interim Period

As its first meeting on July 1, 2003, the City Council adopted an ordinance to have all Sacramento County ordinances remain in effect within the new City upon incorporation. These County ordinances have been separately codified as the Sacramento County Code and the Sacramento County Zoning Code.

The adoption of County ordinances was an interim measure, making the County Code and Zoning Code effective in the City for only 120 days. The 120-day period ends on October 29, 2003. Nearing the end of that 120-day period, the Council must now consider what provisions in the County Code and Zoning Code should be continued beyond the 120-day period and what provisions should be allowed to lapse after the 120-day period.

Attached are both an urgency ordinance and regular ordinance for adopting by reference the provisions to be continued beyond the 120-day period of the County Code as well as the entirety of the Zoning Code. An ordinance may be enacted by the City on an urgency basis if, among other things, the adoption is for the immediate preservation of the public peace, health or safety.® This insures that the adopted provisions of both Codes remain in effect within the City.

In the event that the urgency ordinance is challenged, the regular ordinance also insures that the adopted provisions of the County Code and Zoning Code remain in effect.

Procedures for the Adoption of Codes by Reference

Government Code §§50022.1 *et seq.* authorize a city to adopt an ordinance that adopts by reference a regulatory or statutory code, provided the adoption complies with a series of statutory requirements. Below we have summarized these requirements as well as indicating applicability to the City's adoption of the County Code and Zoning Code.

The title(s) of the code(s) to be adopted must be included in the title of the adopting ordinance. (Gov. Code §50022.2.) Other requirements apply where a code (known as the primary code) to be adopted by reference itself contains other codes (known as secondary codes). (*Id.*)

As with all non-urgency ordinances, the ordinance adopting by reference another code must first be introduced at a meeting of the city council. (Gov. Code §50022.3.) The introduction must include a reading of the title of the code(s) to be adopted. (*Id.*) Any penalty provisions in the code(s) to be adopted by reference must be set-out in the adopting ordinance. (Gov. Code §50022.4.) After the introduction, a public hearing must occur. (Gov. Code §50022.3.) That hearing may occur at the next meeting of the city council or at another designated time.

Notice of the hearing must be provided by publication in a newspaper of general circulation. (*Id.*) Notice must be published twice in two successive weeks. (*Id.*) The notice period commences on the first day of publication and ends at the end of the fourteenth day, with the first day included. (*Id.*) The notice must state the time and place of the hearing. The notice must indicate that copies of the code(s) to be adopted are available for public inspection from the city clerk. (Gov. Code §50022.3.) Finally, the notice must contain a description that the council deems sufficient to give notice to interested persons of the purpose of the ordinance adopting the code(s) by reference. (*Id.*)

After the public hearing, the city council may amend, adopt or reject the adopting ordinance as it would any other ordinance. (Gov. Code §50022.4.)

After adoption, the ordinance must be published. (Gov. Code §50022.5.) The city clerk must certify a copy of the code(s) adopted by reference. (*Id.*) The certified copies must be filed in the city clerk's office within 15 days of adoption and maintained for public inspection. (*Id.*) The city clerk must also keep copies of the adopted codes for purchase by the public at a price identical to that charged by the county. (*Id.*)

At the October 20, 2003, City Council meeting, the non-urgency ordinance will be introduced by waiving the reading of the entire ordinance, and simply reading the title of the ordinance, which contains the title of the Sacramento County Code and Zoning Code. The hearing for the adoption of the non-urgency ordinance will occur

at the next City Council meeting, November 3, 2003. Notice should be published on October 20 and again on October 27, 2003 in *The Grapevine Independent* (now the adjudicated newspaper of general circulation for Rancho Cordova) to satisfy the publication requirements. The notice must include a description of the ordinance, provide the time and place of the hearing, and indicate that copies of the County Code and Zoning Code are available for public inspection from the City Clerk. After adoption, both the urgency and non-urgency ordinance must be published, respectively before November 4 and November 18, 2003, with certified copies of the adopted codes available for purchase and review.

As discussed above, penalty provisions for violations of the adopted code must be specified in the ordinance. Rather than specify the numerous penalty provisions for violations of County Code and Zoning Code provisions, the attached ordinances provide a "wobbler" penalty, where all violations are misdemeanors unless the City Manager or City Attorney determines that a violation shall be charged as an infraction.

Finally, the Sacramento County Code also provides for the adoption of "secondary codes," specifically the California Building Standards Code (CBSC) (Title 24 of the California Code of Regulations, which includes the California Administrative Code, the California Building Code, etc.) and, by extension, the various uniform codes (the Uniform Building Code, the Uniform Plumbing Code, etc.). However, as a result of state requirements regarding local findings for amendment of the CBSC, the City cannot adopt by reference the CBSC as it has been adopted and amended by the County. Instead, it will be necessary for the City to make its own amendments and findings. City Staff, in conjunction with the City Attorney's office, are currently working on amendments to the CBSC and the underlying uniform codes, which will be presented to the Council in the future for adoption. Until that time, the CBSC and the underlying uniform codes, in their unamended forms, are the default building standards for the City pursuant to state law. Thus, no secondary codes will be adopted at this time by the City.

Summary of and Recommendations Regarding Codes

Below we have summarized the 22 titles of the County Code and the 3 titles of the Zoning Code while providing a recommendation for each title on a title-by-title basis.

Sacramento County Code

Title 1: General Provisions.

Summary. This title contains sections of general applicability both to the numerous sections of the Code as well as County departments.

Recommendation. The bulk of this title should be deleted, with a few necessary sections retained. For example, the City should delete the provisions regarding the voting structure of the Board and the repeal of former ordinances of the County; general provisions regarding interpretation and severability should be retained.

Title 2: Administration and Personnel.

Summary. This title contains provisions on a wide variety of administrative matters. Much of the chapter concerns matters unique to the County, such as the structure of County offices (District Attorney, Public Defender), descriptions of voting districts for the Board of Supervisors, and the administration of County Departments (Agriculture, Planning).

Recommendation. This title should be deleted, as the City has adopted and will continue to adopt ordinances establishing the administrative structure of the City.

Title 3: Revenue and Taxation.

Summary. This title provides for certain taxes, fees, and charges.

Recommendation. This title should be largely deleted because the City has either adopted its own ordinances for these taxes, fees, and charges or the County's ordinances involve taxes, fees, and charges germane only to the County.

Title 4: Business Regulation.

Summary. This title provides a variety of business regulations. Most cities provide for the regulation of these businesses; moreover, County officials will be regulating many of the businesses provided for in this title pursuant to Government Code § 57384 (requiring County officials to enforce laws in City for first year).

Recommendation. This title should be entirely continued in effect beyond the 120-day period as adopting this title ensures that the City, as well as County officials with enforcement authority, can continue regulating specific businesses within the City.

Title 5: Franchises.

Summary. This title regulates cable television, charitable and door-to-door solicitors, and general provisions regarding franchising power.

Recommendation. This title should be entirely continued in effect beyond the 120-day period to permit the City's continued regulation of these particular franchises.

Title 6: Health and Sanitation.

Summary. This title provides a variety of regulations promoting the health and welfare of the community.

Recommendation. This title should be largely continued in effect beyond the 120-day period with a few exceptions regarding regulations where the County has sole authority to regulate (hazardous waste permits). Again, adopting these ordinances will ensure that the City, as well as County officials with enforcement authority, can continue regulating the particular businesses within the City.

Title 7: War Memorials.

Summary. This title contains provisions for the adoption of war memorials for and payment of lost wages to Japanese-Americans interned during World War II.

Recommendation. As the ordinance applies by its own provisions to actions taken previously by the County, this title should be deleted.

Title 8: Animals.

Summary. This title provides for the regulation of animals.

Recommendation. This title should be entirely continued in effect beyond the 120-day period to permit County Animal Control's continued enforcement of animal regulations within the City.

Title 9: Public Peace, Morals, and Safety.

Summary. This title provides a variety of regulations promoting the public peace and safety within the community.

Recommendation. This title should be largely continued in effect beyond the 120-day period with a few exceptions regarding regulations where the County has sole authority to regulate (jail escapes, Sheriff Deputy salaries) or where the regulations represent policy decisions subject to legal challenge (crime comics). Again, adopting these ordinances will ensure that the City, as well as County officials with enforcement authority, can continue regulating certain activity within the City.

Title 10: Vehicles and Traffic.

Summary. This title provides a variety of vehicular regulations.

Recommendation. This title should be entirely continued in effect beyond the 120-day period as this title contains the vehicle and traffic regulations currently enforced within the City.

Title 11: Airports.

Summary. This title provides a variety of airport regulations.

Recommendation. This title should be deleted as the City has no regulatory power over airports.

Title 12: Streets and Sidewalks.

Summary. This title provides a variety of street and sidewalk construction regulations.

Recommendation. This title should be largely continued in effect beyond the 120-day period with one exception (a highway circulation plan specific to the County's General Plan). Adopting these ordinances will ensure construction conformity as the City contemplates migrating from County standards to its own planning requirements.

Title 13: Watercourses.

Summary. This title provides a variety of waterway regulations.

Recommendation. This title should be deleted as the City has no regulatory power over waterways.

Title 14: Agricultural Activities and Water Use and Conservation.

Summary. This title provides agricultural and water conservation regulations.

Recommendation. This title should be entirely continued in effect beyond the 120-day period. Again, adopting these ordinances will ensure conformity as the City contemplates migrating from County standards to its own regulatory requirements.

Title 15: Water and Sewers.

Summary. This title provides a variety of sewer and stormwater regulations.

Recommendation. This title should be continued to provide for continued City regulation of sewers and stormwater.

Title 16: Buildings and Construction.

Summary. This title provides building and construction regulations, including uniform codes and code enforcement. Also provided are numerous building impact fees.

Recommendation. This title should be largely continued in effect beyond the 120-day period. Adopting these ordinances will ensure construction and enforcement conformity as the City contemplates migrating from County standards to its own planning and code enforcement requirements. The impact fees and Building Standards (as discussed above) shall be adopted by other ordinances.

Title 17: Fire Prevention.

Summary. This title provides uniform fire codes and weed control regulations.

Recommendation. This title should be entirely continued in effect beyond the 120-day period to permit continued enforcement of the uniform fire codes and weed abatement.

Title 18: Repealed by County.

Title 19: Trees.

Summary. This title provides regulations for historic trees and tree-related diseases.

Recommendation. This title should be entirely continued in effect beyond the 120-day period to permit continued enforcement of tree regulations within the City.

Title 20: Environmental Protection.

Summary. This title provides for the adoption of environmental protection regulations.

Recommendation. At its first City Council meeting, the Council adopted its own CEQA Guidelines; thus, this title should be entirely deleted as the City has previously adopted environmental protection regulations.

Title 21: Plans

Summary. This title provides for the procedural adoption of the County General Plan, General Plan Amendments, and Specific Plans.

Recommendation. At its first City Council Meeting, the City adopted the County's General Plan as well as the Mather Field Specific Plan and SunRidge Specific Plan. Since this title provides procedures related to these land use documents, this title should be entirely continued in effect beyond the 120-day period.

Title 22: Land Development.

Summary. This title provides local land use regulations, including subdivision application procedures and approvals.

Recommendation. This title should be largely continued in effect beyond the 120-day period. Adopting these ordinances will ensure land use decision conformity as the City contemplates migrating from County policies its own planning regulations. A provision involving park and recreation impact fees shall be adopted by another ordinance.

Sacramento County Zoning Code

Title 1: General Provisions.

Summary. This title contains numerous provisions establishing regulations for the various land uses contained in the Sacramento Zoning Map or the Zoning Code.

Recommendation. This title should be adopted in its entirety to provide conformity for land use decisions as the City develops its own Zoning regulations.

Title 2: Land Use Zones.

Summary. This title contains provisions defining the various land uses contained in the Sacramento Zoning Map

Recommendation. This title should be adopted in its entirety to provide conformity for land use decisions as the City develops its own Zoning regulations.

Title 3: Use Regulations and Development Standards.

Summary. This title provides land use regulations for special uses defined in the Zoning Map and Zoning Code.

Recommendation. This title should be adopted in its entirety to provide conformity for land use decisions as the City develops its own Zoning regulations.

Conclusion

We recommend the Council adopt the urgency ordinance (a 4/5th affirmative vote is required) and waive the reading and introduce the non-urgency ordinance. We also recommend that the Council direct City Staff to comply with the necessary requirements for the adoption of a Code by reference.

Where the City adopts (or has adopted) its own ordinances, the new ordinances supercede the County Code and Zoning Code provisions adopted by reference. We also recommend that the Council codify its ordinances into the Rancho Cordova Municipal Code in the future to provide an invaluable reference for City regulations.

ATTACHMENTS

1. Draft Urgency Ordinance; and
2. Draft Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. 20-2003

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA PROVIDING FOR THE ADOPTION
BY REFERENCE OF CERTAIN PROVISIONS OF THE COUNTY CODE AND ZONING CODE OF THE
COUNTY OF SACRAMENTO**

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

SECTION 1. Introduction. The City Council of the City of Rancho Cordova hereby exercises its power pursuant to Government Code §50022.9 to adopt by reference certain provisions of the Sacramento County Code and Sacramento County Zoning Code.

SECTION 2. Adoption By Reference. The City Council hereby ADOPTS BY REFERENCE the following provisions only of the Sacramento County Code, to be effective for an indefinite period:

a) Title 1: Section 1.1.110 to Section 1.1.190.

b) Title 3: Chapter 3.40; Chapter 3.44.

c) Title 4: Chapter 4.02; Chapter 4.06; Chapter 4.10; Chapter 4.14; Chapter 4.18; Chapter 4.22; Chapter 4.23; Chapter 4.26; Chapter 4.28; Chapter 4.29; Chapter 4.30; Chapter 4.32; Chapter 4.34; Chapter 4.38; Chapter 4.50; Chapter 4.54; Chapter 4.58; Chapter 4.60; and Chapter 4.61.

d) Title 5: All.

e) Title 6: Chapter 6.04; Chapter 6.08; Chapter 6.12; Chapter 6.16; Chapter 6.20; Chapter 6.24; Chapter 6.28; Chapter 6.29; Chapter 6.30; Chapter 6.32; Chapter 6.34; Chapter 6.36; Chapter 6.50; Chapter 6.56; Chapter 6.60; Chapter 6.64; Chapter 6.68; Chapter 6.80; Chapter 6.82; Chapter 6.84; Chapter 6.86; Chapter 6.87; Chapter 6.96; Chapter 6.99; Chapter 6.110; and Chapter 6.120.

f) Title 8: All.

g) Title 9: Chapter 9.04; Chapter 9.08; Chapter 9.12; Chapter 9.16; Chapter 9.20; Chapter 9.28; Chapter 9.36; Chapter 9.38; Chapter 9.40; Chapter 9.41; Chapter 9.42; Chapter 9.44; Chapter 9.48; Chapter 9.70; Chapter 9.74; Chapter 9.76; Chapter 9.78; Chapter 9.80; Chapter 9.82; Chapter 9.83; Chapter 9.92; Chapter 9.93; Chapter 9.94; Chapter 9.96; Chapter 9.98; and Chapter 9.100.

h) Title 10: All.

i) Title 12: Chapter 12.01; Chapter 12.03; Chapter 12.08; Chapter 12.09; Chapter 12.12; Chapter 12.16; Chapter 12.20; and Chapter 12.24.

j) Title 14: All.

k) Title 15: All.

l) Title 16: Chapter 16.02; Chapter 16.04; Chapter 16.08; Chapter 16.16; Chapter 16.18; Chapter 16.16.20; Chapter 16.21; Chapter 16.22; Chapter 16.23; Chapter 16.24; Chapter 16.28; Chapter 16.32; Chapter 16.36; Chapter 16.40; and Chapter 16.44.

m) Title 17: All.

n) Title 19: All.

o) Title 21: All.

p) Title 22: Chapter 22.05; Chapter 22.10; Chapter 22.15; Chapter 22.20; Chapter 22.24; Chapter 22.25; Chapter 22.30; Chapter 22.50; Chapter 22.60; Chapter 22.70; Chapter 22.80; Chapter 22.90; Chapter 22.100; Chapter 22.110; Chapter 22.120; Chapter 22.130; Chapter 22.140; Chapter 22.150; Chapter 22.300; and Chapter 22.400.

SECTION 3. Adoption By Reference. The City Council hereby ADOPTS BY REFERENCE the following provisions of the Sacramento Zoning Code, to be effective for an indefinite period:

a) Title 1: All.

b) Title 2: All.

c) Title 3: All.

SECTION 4. Substitution of Appropriate Reference to City.

a) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "Board of Supervisors," this reference shall be interpreted to mean the "City Council of the City of Rancho Cordova."

b) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to an office, official title, or other designation, the referenced shall be interpreted to mean that office, title, or designation in the governmental structure of the City or, if there is none, any official or titleholder in the City who has been specifically directed by the City Council or the City Manager to perform the functions referred to or the duties imposed.

c) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to the "County of Sacramento," such reference shall be interpreted to mean the "City of Rancho Cordova" if such an interpretation is appropriate under the circumstances.

d) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "Planning Commission" or "Zoning Administrator," this reference shall be interpreted to mean the planning agency of the City of Rancho Cordova, as the powers of the planning agency may be delegated by the City Council by Ordinance.

e) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "unincorporated areas the County," this reference shall be interpreted to mean the "incorporated areas of the City of Rancho Cordova."

SECTION 5. Subject Matter Beyond the Jurisdiction of the City. Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to subject matter beyond the jurisdiction of the City, this reference shall not be applicable to the City.

SECTION 6. Violation of the Adopted Provisions of the Sacramento County Code or Zoning Code. Pursuant to Government Code §50022.4, the City hereby declares that a violation of any provision of the Sacramento County Code or Zoning Code adopted by this ordinance shall be charged and prosecuted as a misdemeanor punishable pursuant to Government Code §36900, or, in the discretion of the City Manager or City Attorney, the violation may be charged and prosecuted as an infraction punishable under Government Code §36900.

SECTION 7. Future Amendments. Amendments or modifications to the Sacramento County Code or Zoning Code made after the effective date of this Ordinance are not adopted by reference by this Ordinance.

SECTION 8. Effective Immediately. The City of Rancho Cordova became incorporated on July 1, 2003. As its first action, the City Council adopted an ordinance providing for all County ordinances to remain in effect within the City for 120 days, unless subsequently amended or superceded. That 120-day period ends on October 29, 2003. Unless this ordinance becomes effective immediately, most local laws or ordinances will become ineffective within the newly incorporated territory as of October 29, 2003. These local laws or ordinances protect the public peace, health and safety. This ordinance is therefore necessary for the immediate preservation of the public peace, health and safety and shall take effect immediately pursuant to Government Code §36937(b). The City Clerk of the City of Rancho Cordova shall cause this Ordinance to be posted in at least three (3) public places in the City of Rancho Cordova in accordance with Government Code §36933 of the State of California. The City Clerk of the City of Rancho Cordova shall also cause this Ordinance to be published in accordance with Government Code §50022.5.

ADOPTED, THIS 20 day of October, 2003 by the following vote:

AYES:

COOLEY, MCGARVEY, SANDER, BUDGE, ROBERTS

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:

MAYOR

ATTEST:

CITY CLERK

666144

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2003

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA PROVIDING FOR THE ADOPTION BY
REFERENCE OF CERTAIN PROVISIONS OF THE COUNTY CODE AND ZONING CODE OF THE
COUNTY OF SACRAMENTO**

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

SECTION 1. Introduction. The City Council of the City of Rancho Cordova hereby exercises its power pursuant to Government Code §50022.9 to adopt by reference certain provisions of the Sacramento County Code and Sacramento County Zoning Code.

SECTION 2. Adoption By Reference. The City Council hereby ADOPTS BY REFERENCE the following provisions only of the Sacramento County Code, to be effective for an indefinite period:

- a) Title 1: Section 1.1.110 to Section 1.1.190.
- b) Title 3: Chapter 3.40; Chapter 3.44.
- c) Title 4: Chapter 4.02; Chapter 4.06; Chapter 4.10; Chapter 4.14; Chapter 4.18; Chapter 4.22; Chapter 4.23; Chapter 4.26; Chapter 4.28; Chapter 4.29; Chapter 4.30; Chapter 4.32; Chapter 4.34; Chapter 4.38; Chapter 4.50; Chapter 4.54; Chapter 4.58; Chapter 4.60; and Chapter 4.61.
- d) Title 5: All.
- e) Title 6: Chapter 6.04; Chapter 6.08; Chapter 6.12; Chapter 6.16; Chapter 6.20; Chapter 6.24; Chapter 6.28; Chapter 6.29; Chapter 6.30; Chapter 6.32; Chapter 6.34; Chapter 6.36; Chapter 6.50; Chapter 6.56; Chapter 6.60; Chapter 6.64; Chapter 6.68; Chapter 6.80; Chapter 6.82; Chapter 6.84; Chapter 6.86; Chapter 6.87; Chapter 6.96; Chapter 6.99; Chapter 6.110; and Chapter 6.120.
- f) Title 8: All.
- g) Title 9: Chapter 9.04; Chapter 9.08; Chapter 9.12; Chapter 9.16; Chapter 9.20; Chapter 9.28; Chapter 9.36; Chapter 9.38; Chapter 9.40; Chapter 9.41; Chapter 9.42; Chapter 9.44; Chapter 9.48; Chapter 9.70; Chapter 9.74; Chapter 9.76; Chapter 9.78; Chapter 9.80; Chapter 9.82; Chapter 9.83; Chapter 9.92; Chapter 9.93; Chapter 9.94; Chapter 9.96; Chapter 9.98; and Chapter 9.100.
- h) Title 10: All.

i) Title 12: Chapter 12.01; Chapter 12.03; Chapter 12.08; Chapter 12.09; Chapter 12.12; Chapter 12.16; Chapter 12.20; and Chapter 12.24.

j) Title 14: All.

k) Title 15: All.

l) Title 16: Chapter 16.02; Chapter 16.04; Chapter 16.08; Chapter 16.16; Chapter 16.18; Chapter 16.16.20; Chapter 16.21; Chapter 16.22; Chapter 16.23; Chapter 16.24; Chapter 16.28; Chapter 16.32; Chapter 16.36; Chapter 16.40; and Chapter 16.44.

m) Title 17: All.

n) Title 19: All.

o) Title 21: All.

p) Title 22: Chapter 22.05; Chapter 22.10; Chapter 22.15; Chapter 22.20; Chapter 22.24; Chapter 22.25; Chapter 22.30; Chapter 22.50; Chapter 22.60; Chapter 22.70; Chapter 22.80; Chapter 22.90; Chapter 22.100; Chapter 22.110; Chapter 22.120; Chapter 22.130; Chapter 22.140; Chapter 22.150; Chapter 22.300; and Chapter 22.400.

SECTION 3. Adoption By Reference. The City Council hereby ADOPTS BY REFERENCE the following provisions of the Sacramento Zoning Code, to be effective for an indefinite period:

a) Title 1: All.

b) Title 2: All.

c) Title 3: All.

SECTION 4. Substitution of Appropriate Reference to City.

a) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "Board of Supervisors," this reference shall be interpreted to mean the "City Council of the City of Rancho Cordova."

b) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to an office, official title, or other designation, the referenced shall be interpreted to mean that office, title, or designation in the governmental structure of the City or, if there is none, any official or titleholder in the City who has been specifically directed by the City Council or the City Manager to perform the functions referred to or the duties imposed.

c) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to the "County of Sacramento," such reference shall be interpreted to mean the "City of Rancho Cordova" if such an interpretation is appropriate under the circumstances.

d) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "Planning Commission" or "Zoning Administrator," this reference shall be interpreted to mean the planning agency of the City of Rancho Cordova, as the powers of the planning agency may be delegated by the City Council by Ordinance.

e) Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to "unincorporated areas the County," this reference shall be interpreted to mean the "incorporated areas of the City of Rancho Cordova."

SECTION 5. Subject Matter Beyond the Jurisdiction of the City. Whenever in the provisions of the Sacramento County Code or Zoning Code adopted by this ordinance there is a reference to subject matter beyond the jurisdiction of the City, this reference shall not be applicable to the City.

SECTION 6. Violation of the Adopted Provisions of the Sacramento County Code or Zoning Code. Pursuant to Government Code §50022.4, the City hereby declares that a violation of any provision of the Sacramento County Code or Zoning Code adopted by this ordinance shall be charged and prosecuted as a misdemeanor punishable pursuant to Government Code §36900, or, in the discretion of the City Manager or City Attorney, the violation may be charged and prosecuted as an infraction punishable under Government Code §36900.

SECTION 7. Future Amendments. Amendments or modifications to the Sacramento County Code or Zoning Code made after the effective date of this Ordinance are not adopted by reference by this Ordinance.

SECTION 8. Effective Date and Posting. This Ordinance shall take effect immediately and be in force thirty (30) days from and after the date of its passage. The City Clerk of the City of Rancho Cordova shall cause this Ordinance to be posted in at least three (3) public places in the City of Rancho Cordova in accordance with Government Code §36933 of the State of California. The City Clerk of the City of Rancho Cordova shall also cause this Ordinance to be published in accordance with Government Code §50022.5.

ADOPTED, THIS ____ day of October, 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Staff Report



Date: October 20, 2003

To: Honorable City Council

From: Steven R. Meyers, City Attorney

Subject: Resolution Revising, Approving and Adopting a Conflict of Interest Code for the City of Rancho Cordova

RECOMMENDATION

Approve the attached resolution.

BACKGROUND

The Political Reform Act Government Code §§81000 *et seq.* and in particular, Government Code §87300 requires all state and local government agencies to adopt and to promulgate conflict of interest codes. The Fair Political Practices Commission has adopted 2 California Code of Regulations §18730, which contains the terms of a model conflict of interest code that can be adopted by local government agencies.

On July 1, the Council adopted Resolution No. 24-2003, which proposed the adoption by reference of Title 2, §18730, of the California Code of Regulations, along with two Appendices identifying designated officials, employees, and consultants and their associated disclosure categories. The Resolution also established a 60-day public review and comment period for the proposed code.

The public review and comment period ended on August 30, 2003. No comments or requests for hearings were received.

Revision, Approval and Adoption

In order to become effective, the Conflict of Interest Code must be approved by the City Council. Pursuant to Government Code section 87303, the City Council may do one of the following:

AGENDA ITEM # 10d.

- a. approve the proposed code; or
- b. revise the approved code and approve it as revised; or
- c. return the proposed code to City staff for revision and resubmission within 60 days.

City staff recommends that the City Council revise the proposed code as follows:

1. Remove the following positions from the designated positions list set forth in Appendix A: Mayor, City Councilmember, City Manager, City Attorney, Finance Director/City Treasurer, and Planning Commissioner. The Conflict of Interest Code being adopted by the City is only intended to cover certain City officials, employees and consultants. The City officials listed above are specifically regulated by the state pursuant to the disclosure requirements set forth in Government Code section 87200-210 and should not be subject to the City's Conflict of Interest Code.

Requested Motion

"I move that the City Council adopt a resolution revising, adopting and approving a Conflict of Interest Code for the City of Rancho Cordova. "

ATTACHMENTS

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF RANCHO CORDOVA
REVISING, APPROVING AND ADOPTING A CONFLICT OF INTEREST CODE FOR
THE CITY OF RANCHO CORDOVA**

WHEREAS, the Political Reform Act, Government Code §§81000 *et seq.*, requires state and local government agencies to adopt and to promulgate conflict of interest codes; and

WHEREAS, the City of Rancho Cordova is an agency subject to the Political Reform Act's code-filing requirement; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations §18730, which contains the terms of a model conflict of interest code, which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act after public notice and hearings; and

WHEREAS, pursuant to Government Code §87303, the City Council passed Resolution 24-2003 on July 1, 2003, stating its intent to adopt a conflict of interest code and establishing a 60-day public review and comment period wherein members of the public could present written comments or request a hearing concerning the proposed code; and

WHEREAS, the 60-day public review and comment period ended on August 30, 2003, and the City did not receive any written comments from the public or requests for a hearing concerning the proposed conflict of interest code during that period; and

WHEREAS, the City Council has reviewed the proposed conflict of interest code and determined that certain revisions are necessary to the Designated Position list set forth in Appendix A of the proposed conflict of interest code.

NOW THEREFORE, the City Council of the City of Rancho Cordova resolves as follows:

Section 1. The City Council finds that the following designated positions listed in the Designated Positions list contained in Appendix A of the proposed conflict of

interest code are subject to the disclosure requirements set forth in Government Code sections 87200-210 and therefore revises Appendix A by removing the following positions:

- a. Mayor
- b. City Councilmember
- c. City Manager
- d. City Attorney
- e. Finance Director/City Treasurer
- f. Planning Commissioner

Section 2. The City hereby approves and adopts by reference the terms of 2 California Code of Regulations §18730 and amendments to it duly adopted by the Fair Political Practices Commission (**Attachment 1**), along with Appendix A, "Designated Positions," as revised by the City Council above, and Appendix B, "Disclosure Categories," in which together officials, employees, and consultants are designated and disclosure categories are set forth (**Attachment 2**), as the Conflict of Interest Code of the City of Rancho Cordova (the "Code").

Section 3. Following adoption of the Code, the designated officials, employees, and consultants shall file statements of economic interest and shall disqualify themselves from participation in decisions in which they may have a conflict of interest, in accordance with the Code.

* * * * *

ADOPTED, THIS 20th day of October, 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

MAYOR

ATTEST:

CITY CLERK

667034_1

18730. Provisions of Conflict of Interest Codes.

(a) Incorporation by reference of the terms of this regulation along with the designation of employees and the formulation of disclosure categories in the Appendix referred to below constitute the adoption and promulgation of a conflict of interest code within the meaning of Government Code section 87300 or the amendment of a conflict of interest code within the meaning of Government Code section 87306 if the terms of this regulation are substituted for terms of a conflict of interest code already in effect. A code so amended or adopted and promulgated requires the reporting of reportable items in a manner substantially equivalent to the requirements of article 2 of chapter 7 of the Political Reform Act, Government Code sections 81000, et seq. The requirements of a conflict of interest code are in addition to other requirements of the Political Reform Act, such as the general prohibition against conflicts of interest contained in Government Code section 87100, and to other state or local laws pertaining to conflicts of interest.

(b) The terms of a conflict of interest code amended or adopted and promulgated pursuant to this regulation are as follows:

(1) Section 1. Definitions.

The definitions contained in the Political Reform Act of 1974, regulations of the Fair Political Practices Commission (2 Cal. Code of Regs. sections 18100, et seq.), and any amendments to the Act or regulations, are incorporated by reference into this conflict of interest code.

(2) Section 2. Designated Employees.

The persons holding positions listed in the Appendix are designated employees. It has been determined that these persons make or participate in the making of decisions which may foreseeably have a material effect on financial interests.

(3) Section 3. Disclosure Categories.

This code does not establish any disclosure obligation for those designated employees who are also specified in Government Code section 87200 if they are designated in this code in that same capacity or if the geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction in which those persons must report their financial interests pursuant to article 2 of chapter 7 of the Political Reform Act, Government Code sections 87200, et seq.

In addition, this code does not establish any disclosure obligation for any designated employees who are designated in a conflict of interest code for another agency, if all of the following apply:

(A) The geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction of the other agency;

(B) The disclosure assigned in the code of the other agency is the same as that required under article 2 of chapter 7 of the Political Reform Act, Government Code section 87200; and

(C) The filing officer is the same for both agencies.¹

Such persons are covered by this code for disqualification purposes only. With respect to all other designated employees, the disclosure categories set forth in the Appendix specify which kinds of financial interests are reportable. Such a designated employee shall disclose in his or her statement of economic interests those financial interests he or she has which are of the kind described in the disclosure categories to which he or she is assigned in the Appendix. It has been determined that the financial interests set forth in a designated employee's disclosure categories are the kinds of financial interests which he or she foreseeably can affect materially through the conduct of his or her office.

(4) Section 4. Statements of Economic Interests: Place of Filing.

The code reviewing body shall instruct all designated employees within its code to file statements of economic interests with the agency or with the code reviewing body, as provided by the code reviewing body in the agency's conflict of interest code.²

(5) Section 5. Statements of Economic Interests: Time of Filing.

(A) Initial Statements. All designated employees employed by the agency on the effective date of this code, as originally adopted, promulgated and approved by the code reviewing body, shall file statements within 30 days after the effective date of this code. Thereafter, each person already in a position when it is designated by an amendment to this code shall file an initial statement within 30 days after the effective date of the amendment.

(B) Assuming Office Statements. All persons assuming designated positions after the effective date of this code shall file statements within 30 days after assuming the designated positions, or if subject to State Senate confirmation, 30 days after being nominated or appointed.

(C) Annual Statements. All designated employees shall file statements no later than April 1.

(D) Leaving Office Statements. All persons who leave designated positions shall file statements within 30 days after leaving office.

(5.5) Section 5.5. Statements for Persons Who Resign Prior to Assuming Office.

Any person who resigns within 12 months of initial appointment, or within 30 days of the date of notice provided by the filing officer to file an assuming office statement, is not deemed to have assumed office or left office, provided he or she did not make or participate in the making of, or use his or her position to influence any decision and did not receive or become entitled to receive any form of payment as a result of his or her appointment. Such persons shall not file either an assuming or leaving office statement.

(A) Any person who resigns a position within 30 days of the date of a notice from the filing officer shall do both of the following:

(1) File a written resignation with the appointing power; and

(2) File a written statement with the filing officer declaring under penalty of perjury that during the period between appointment and resignation he or she did not make, participate in the making, or use the position to influence any decision of the agency or receive, or become entitled to receive, any form of payment by virtue of being appointed to the position.

(6) Section 6. Contents of and Period Covered by Statements of Economic Interests.

(A) Contents of Initial Statements.

Initial statements shall disclose any reportable investments, interests in real property and business positions held on the effective date of the code and income received during the 12 months prior to the effective date of the code.

(B) Contents of Assuming Office Statements.

Assuming office statements shall disclose any reportable investments, interests in real property and business positions held on the date of assuming office or, if subject to State Senate confirmation or appointment, on the date of nomination, and income received during the 12 months prior to the date of assuming office or the date of being appointed or nominated, respectively.

(C) Contents of Annual Statements. Annual statements shall disclose any reportable investments, interests in real property, income and business positions held or received during the previous calendar year provided, however, that the period covered by an employee's first annual statement shall begin on the effective date of the code or the date of assuming office whichever is later.

(D) Contents of Leaving Office Statements.

Leaving office statements shall disclose reportable investments, interests in real property, income and business positions held or received during the period between the closing date of the last statement filed and the date of leaving office.

(7) Section 7. Manner of Reporting.

Statements of economic interests shall be made on forms prescribed by the Fair Political Practices Commission and supplied by the agency, and shall contain the following information:

(A) Investments and Real Property Disclosure.

When an investment or an interest in real property³ is required to be reported,⁴ the statement shall contain the following:

1. A statement of the nature of the investment or interest;
2. The name of the business entity in which each investment is held, and a general description of the business activity in which the business entity is engaged;
3. The address or other precise location of the real property;
4. A statement whether the fair market value of the investment or interest in real property exceeds two thousand dollars (\$2,000), exceeds ten thousand dollars (\$10,000), exceeds one hundred thousand dollars (\$100,000), or exceeds one million dollars (\$1,000,000).

(B) Personal Income Disclosure. When personal income is required to be reported,⁵ the statement shall contain:

1. The name and address of each source of income aggregating five hundred dollars (\$500) or more in value, or fifty dollars (\$50) or more in value if the income was a gift, and a general description of the business activity, if any, of each source;
2. A statement whether the aggregate value of income from each source, or in the case of a loan, the highest amount owed to each source, was one thousand dollars (\$1,000) or less, greater than one thousand dollars (\$1,000), greater than ten thousand dollars (\$10,000), or greater than one hundred thousand dollars (\$100,000);
3. A description of the consideration, if any, for which the income was

received;

4. In the case of a gift, the name, address and business activity of the donor and any intermediary through which the gift was made; a description of the gift; the amount or value of the gift; and the date on which the gift was received;

5. In the case of a loan, the annual interest rate and the security, if any, given for the loan and the term of the loan.

(C) Business Entity Income Disclosure. When income of a business entity, including income of a sole proprietorship, is required to be reported,⁶ the statement shall contain:

1. The name, address, and a general description of the business activity of the business entity;

2. The name of every person from whom the business entity received payments if the filer's pro rata share of gross receipts from such person was equal to or greater than ten thousand dollars (\$10,000).

(D) Business Position Disclosure. When business positions are required to be reported, a designated employee shall list the name and address of each business entity in which he or she is a director, officer, partner, trustee, employee, or in which he or she holds any position of management, a description of the business activity in which the business entity is engaged, and the designated employee's position with the business entity.

(E) Acquisition or Disposal During Reporting Period. In the case of an annual or leaving office statement, if an investment or an interest in real property was partially or wholly acquired or disposed of during the period covered by the statement, the statement shall contain the date of acquisition or disposal.

(8) Section 8. Prohibition on Receipt of Honoraria.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept any honorarium from any source, if the member or employee would be required to report the receipt of income or gifts from that source on his or her statement of economic interests. This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official.

Subdivisions (a), (b), and (c) of Government Code section 89501 shall apply to the prohibitions in this section.

This section shall not limit or prohibit payments, advances, or reimbursements for travel and related lodging and subsistence authorized by Government Code section 89506.

(8.1) Section 8.1 Prohibition on Receipt of Gifts in Excess of ~~\$320~~\$340.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept gifts with a total value of more than ~~\$320~~\$340 in a calendar year from any single source, if the member or employee would be required to report the receipt of income or gifts from that source on his or her statement of economic interests. This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official.

Subdivisions (e), (f), and (g) of Government Code section 89503 shall apply to the prohibitions in this section.

(8.2) Section 8.2. Loans to Public Officials.

(A) No elected officer of a state or local government agency shall, from the date of his or her election to office through the date that he or she vacates office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the elected officer holds office or over which the elected officer's agency has direction and control.

(B) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while he or she holds office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the public official holds office or over which the public official's agency has direction and control. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(C) No elected officer of a state or local government agency shall, from the date of his or her election to office through the date that he or she vacates office, receive a personal loan from any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status.

(D) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while he or she holds office, receive a personal loan from any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(E) This section shall not apply to the following:

1. Loans made to the campaign committee of an elected officer or candidate for elective office.

2. Loans made by a public official's spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such persons, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.

3. Loans from a person which, in the aggregate, do not exceed five hundred dollars (\$500) at any given time.

4. Loans made, or offered in writing, before January 1, 1998.

(8.3) Section 8.3. Loan Terms.

(A) Except as set forth in subdivision (B), no elected officer of a state or local government agency shall, from the date of his or her election to office through the date he or she vacates office, receive a personal loan of five hundred dollars (\$500) or more, except when the loan is in writing and clearly states the terms of the loan, including the parties to the loan agreement, date of the loan, amount of the loan, term of the loan, date or dates when payments shall be due on the loan and the amount of the payments, and the rate of interest paid on the loan.

(B) This section shall not apply to the following types of loans:

1. Loans made to the campaign committee of the elected officer.
2. Loans made to the elected officer by his or her spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such person, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.
3. Loans made, or offered in writing, before January 1, 1998.

(C) Nothing in this section shall exempt any person from any other provision of Title 9 of the Government Code.

(8.4) Section 8.4. Personal Loans.

(A) Except as set forth in subdivision (B), a personal loan received by any designated employee shall become a gift to the designated employee for the purposes of this section in the following circumstances:

1. If the loan has a defined date or dates for repayment, when the statute of limitations for filing an action for default has expired.
2. If the loan has no defined date or dates for repayment, when one year has elapsed from the later of the following:
 - a. The date the loan was made.
 - b. The date the last payment of one hundred dollars (\$100) or more was made on the loan.
 - c. The date upon which the debtor has made payments on the loan aggregating to less than two hundred fifty dollars (\$250) during the previous 12 months.

(B) This section shall not apply to the following types of loans:

1. A loan made to the campaign committee of an elected officer or a candidate for elective office.
2. A loan that would otherwise not be a gift as defined in this title.
3. A loan that would otherwise be a gift as set forth under subdivision (A), but on which the creditor has taken reasonable action to collect the

balance due.

4. A loan that would otherwise be a gift as set forth under subdivision (A), but on which the creditor, based on reasonable business considerations, has not undertaken collection action. Except in a criminal action, a creditor who claims that a loan is not a gift on the basis of this paragraph has the burden of proving that the decision for not taking collection action was based on reasonable business considerations.

5. A loan made to a debtor who has filed for bankruptcy and the loan is ultimately discharged in bankruptcy.

(C) Nothing in this section shall exempt any person from any other provisions of Title 9 of the Government Code.

(9) Section 9. Disqualification.

No designated employee shall make, participate in making, or in any way attempt to use his or her official position to influence the making of any governmental decision which he or she knows or has reason to know will have a reasonably foreseeable material financial effect, distinguishable from its effect on the public generally, on the official or a member of his or her immediate family or on:

(A) Any business entity in which the designated employee has a direct or indirect investment worth two thousand dollars (\$2,000) or more;

(B) Any real property in which the designated employee has a direct or indirect interest worth two thousand dollars (\$2,000) or more;

(C) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating five hundred dollars (\$500) or more in value provided to, received by or promised to the designated employee within 12 months prior to the time when the decision is made;

(D) Any business entity in which the designated employee is a director, officer, partner, trustee, employee, or holds any position of management; or

(E) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating ~~\$220,340~~ \$20,340 or more provided to, received by, or promised to the designated employee within 12 months prior to the time when the decision is made.

(9.3) Section 9.3. Legally Required Participation.

No designated employee shall be prevented from making or participating in the making of any decision to the extent his or her participation is legally required for the decision to be made. The fact that the vote of a designated employee who is on a voting body is needed to break a tie does not make his or her participation legally required for purposes of this section.

(9.5) Section 9.5. Disqualification of State Officers and Employees.

In addition to the general disqualification provisions of section 9, no state administrative official shall make, participate in making, or use his or her official position to influence any governmental decision directly relating to any contract where the state administrative official knows or has reason to know that any party to the contract is a person with whom the state administrative official, or any member of his or her immediate family has, within 12 months prior to the time when the official action is to be taken:

(A) Engaged in a business transaction or transactions on terms not available to members of the public, regarding any investment or interest in real property; or

(B) Engaged in a business transaction or transactions on terms not available to members of the public regarding the rendering of goods or services totaling in value one thousand dollars (\$1,000) or more.

(10) Section 10. Disclosure of Disqualifying Interest.

When a designated employee determines that he or she should not make a governmental decision because he or she has a disqualifying interest in it, the determination not to act may be accompanied by disclosure of the disqualifying interest.

Section 11. Assistance of the Commission and Counsel.

Any designated employee who is unsure of his or her duties under this code may request assistance from the Fair Political Practices Commission pursuant to Government Code section 83114 or from the attorney for his or her agency, provided that nothing in this section requires the attorney for the agency to issue any formal or informal opinion.

(11) Section 12. Violations.

This code has the force and effect of law. Designated employees violating any provision of this code are subject to the administrative, criminal and civil sanctions provided in the Political Reform Act, Government Code sections 81000 - 91015. In addition, a decision in relation to which a violation of the disqualification provisions of this code or of Government Code section 87100 or 87450 has occurred may be set aside as void pursuant to Government Code section 91003.

CONFLICT OF INTEREST STATEMENTS
Designated Positions

APPENDIX A

<u>DEPARTMENT</u>	<u>CATEGORY</u>	<u>POSITION</u>
	1	City Clerk
	2	Assistant to the City Manager/Economic Development
City Attorney	1	Assistant City Attorney
Planning & Building	1	Planning Director
	2	City Planner
	4	Building Official
Police Department		
	2	Police Chief
Public Works		
	2	Public Works Director
City Engineer		
	2	City Engineer

CONSULTANTS shall be designated on a case-by-case basis, depending upon the nature of their services.

**CONFLICT OF INTEREST
Disclosure Categories**

APPENDIX B

Category 1:

All designated employees in this category shall disclose all sources of income, and all investments and business positions in business entities.

Category 2:

All designated employees in this category shall disclose investments, business positions and sources of income from business entities which provide services, supplies, materials, machinery or equipment of the type utilized by the City of Rancho Cordova.

Category 3:

All designated employees in this category shall disclose investments, business positions and sources of income from business entities, and interests in real property, which are subject to the regulatory, permit or licensing authority of the City of Rancho Cordova, or which may receive grants from the City of Rancho Cordova.

Category 4:

All designated employees in this category shall disclose all investments, business positions and sources of income from business entities which engage in land development, construction or the acquisition or sale of real property and all interests in real property.

Memorandum

Date: For the Agenda of: October 20, 2003
Timed: 06:30 p.m.

To: MEMBERS, CITY COUNCIL
City of Rancho Cordova

From: CAPTAIN GEORGE B. ANDERSON
Commander, East Division
Sacramento Sheriff's Department



Subject: AGREEMENT WITH COUNTY OF SACRAMENTO, AGRICULTURAL
COMMISSIONER WEIGHTS & MEASURES FOR WILDLIFE SERVICES

RECOMMENDATION

It is recommended that the City of Rancho Cordova enter into an agreement with the County of Sacramento Agricultural commissioner Weights and Measures to perform wildlife services to residents of the City of Rancho Cordova. Specifically this agreement would continue existing services provided by the United States Department of Agriculture in response to citizen complaints of raccoons, skunks, opossums and beavers that pose a hazard to humans.

BACKGROUND

Attached is a letter to Gene Alabugh from Frank E. Carl, Sacramento County Agricultural Commissioner outlining the history of the Wildlife Services program. This program provides professional assistance in managing wild animals on public and private property that present a human or animal health problem or cause damage to personal property or domestic animals. Sacramento County is a rabies epidemic area. The Rancho Cordova area has an abundance of habitat that favors skunks and other animals that can pose risks. Historically the County of Sacramento, State of California and the federal government have shared costs for this program. Due to budget reductions at the State of California level the County of Sacramento and federal government must bear the full cost of the program. The County of Sacramento Board of Supervisors has approved Commissioner Carl's recommendation that a request be forwarded to the incorporated cities within the County of Sacramento to share in the cost of this program in proportion to historical use. The data indicates that Rancho Cordova generates 29.5 calls for service per year on average. Citizens of cities who do not participate in funding the program will be charged the full cost of the service provided with a cost of \$104 for the initial visit.

FISCAL IMPACT

Based on 29.5 calls per year, which translates to 4.22% of the workload, the City of Rancho Cordova's share of the cost for the Wildlife Services program is \$2,821 for Fiscal Year 2003-2004.



COUNTY OF SACRAMENTO

AGRICULTURAL COMMISSIONER WEIGHTS & MEASURES

Frank E. Carl
Agricultural Commissioner
Director of Weights and Measures

Phone (916) 875-6603

4137 Branch Center Road

Sacramento California 95827-3897 Fax (916) 875-6150

September 15, 2003

Mr. Gene Albaugh, Interim City Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

RECEIVED

OCT 02 2003

FINANCE DEPT.
CITY OF RANCHO CORDOVA

Dear Mr. Albaugh,

Early last spring I sent letters to each of the incorporated cities in the county requesting their assistance in supporting the Wildlife Services program that is administered through this office. Since your city was in the process of incorporation, I was told the proposal would be addressed as part of that process. I have recently learned that did not happen, so this request may now catch you a little bit by surprise. Let me explain what the program provides and what has happened with the funding.

The Wildlife Services Program, formerly known as Animal Damage Control, is a cooperative program with the United States Department of Agriculture that has been in place in California for many years. The program in Sacramento County is administered by this office and is heavily focused on skunk control with raccoons, beavers and opossums also demanding attention. Services are offered to all county residents without regard to whether they reside in an incorporated city or in the unincorporated area of the county. The program costs have been shared until recently between Sacramento County the State of California and the Federal Government. Last year the State, as a result of their severe budget problems, discontinued their support of the program, leaving the county and the USDA to absorb the cost. As a result, the program in Sacramento County was reduced from 2.5 staff to 2 staff and the county increased funding support for the program for the 2002-2003 fiscal year.

The Wildlife Services Program is intended to provide affordably priced and dependable professional assistance in managing wild animals on public and private property that present a human or animal health problem or cause damage to personal property or domestic animals. Because Sacramento County is a rabies endemic area with abundant natural habitat favoring skunk populations, skunk control has been a primary focus of the program. However, raccoons are also abundant in the area, and while we all find them to be adorable with their bandit masks and cute mannerisms, they will not hesitate to tear a shake roof off of a house to make a home for their young. As with skunks, raccoons also pose a serious human health threat since they often carry raccoon roundworm. Raccoon Roundworm is an insidious parasite and although it seldom infects humans, when it does it is generally our young children that suffer the consequence

which is often debilitating brain damage or death. To a lesser degree, beavers also receive some attention in the program, both because of the damage that they cause to ornamental trees or orchards, and also because of the damage they can cause to our levee system in the Sacramento area.

For several years the county has collected a small fee from customers requesting service. This fee was never intended to recover the full cost of the program, but to ensure participation by the homeowner and to encourage the customer to take the necessary steps to discourage skunks and other problem animals from frequenting their property. This would include such things as not leaving pet food outside at night, and securing the crawl space, vents and pet doors so wild animals don't enter the home. Only when these efforts fail is the animal targeted for removal. Wildlife Services does not practice population control, which has been proven not to work, but targets specific animals that are causing damage or presenting a health risk. In order to keep this service available to all residents of the county at the same reasonable cost, we are now asking that the cities participate in the cost of the program. The total program budget for the 2003-04 fiscal year is \$134,154 with the federal government paying approximately 40% of the cost and the county contributing the remaining 60%. Revenues that offset a portion of the county share from direct fees to customers are projected at \$14,000. The unincorporated area of the county continues to receive approximately 56% of the service and will continue to contribute that support to the program. Citizens residing within incorporated cities account for the remaining 44% of service calls for the program. We hope the cities will choose to participate in funding the program in order to assure that residents of those communities continue to have the service available to them for the existing \$20 service fee. The breakdown of costs for each incorporated area is based on a four-year average usage pattern. The proposed cost share is as follows:

JURISDICTION	*PERCENT	SHARE OF COST
Customer Fees		Budgeted \$14,000
Current Federal Share		\$53,354
Unincorporated Area	55.98%	\$37,392.70
Sacramento City	23.69%	\$15,827.34
Rancho Cordova	4.22%	\$2,821.19
Isleton	.11%	\$71.73
Galt	.54%	\$358.63
Folsom	4.87%	\$3,251.54
Elk Grove	2.97%	\$1,984.40
Citrus Heights	7.62%	\$5,092.48
Total Jurisdictional Cost	100.00%	\$66,800.00
TOTAL PROGRAM COST		\$134,154.00

- Percent is calculated only on portion remaining after Federal Share and fees are deducted

During the budget process the County Board of Supervisors approved my recommendation to request incorporated cities to fund the Wildlife Services Program proportionate to each city's four year average service response history from 1999 through 2002. The Board has also authorized me to enter into a Memorandum of Understanding (attached) with each of the cities specifying the level of service each city should expect by their participation in the funding plan.

As indicated in the chart, Rancho Cordova's proportionate share of the costs of the program is **\$2,821**. This is based on a four year average of 29.5 service calls per year. I have enclosed a Memorandum of Understanding which outlines the reasons for the charges, the term of the agreement and the services that the residents of Rancho Cordova should expect to be provided if you chose to participate.

If you do not wish to participate we would appreciate hearing back from you within thirty days so we can properly respond to Rancho Cordova residents when they request service. Residents requesting wildlife services in non-participating cities will necessarily be charged the full cost of the service provided with a cost of \$104.00 for the initial visit.

I would be happy to meet with you to further discuss the charges if wish. I can be reached at 875-6603.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Frank E. Carl', written over a horizontal line.

Frank E. Carl

Agricultural Commissioner

Memorandum of Understanding
Between the
City of Rancho Cordova & County of Sacramento
For Wildlife Services

THIS AGREEMENT is made and entered into as of this ____ day of _____, 2003, by and between the **COUNTY OF SACRAMENTO**, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and the **City of Rancho Cordova**, hereinafter referred to as "City".

RECITALS

WHEREAS, the County of Sacramento is a Cooperator with the United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services Program; and,

WHEREAS, the primary purpose of this program is to protect all the citizens of the County of Sacramento without regard to whether they live within or outside of the boundaries of an incorporated city, from damages and risk of injury from wild animal species; and

WHEREAS, the County has for many years funded the entire local share of the Agreement with USDA but is no longer able to do so; and,

WHEREAS, It is now necessary if this valuable program is to continue to find additional funding support beyond the County General Fund; and.

WHEREAS, COUNTY and CITIES have a mutual benefit in maintaining the program at existing levels to provide the most efficient and effective service to all of the citizens of the region who need it;

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, COUNTY and CITY agree as follows:

The County will be the primary contractor with the United States Department of Agriculture (USDA) to provide Wildlife Services Specialists within the boundaries of Sacramento County. The USDA will have sole authority to hire, fire, train and equip Wildlife Services employees assigned to the Sacramento County service area.

The City will provide financial support to the County to deliver these program services within the boundaries of the city based on their pro rata share of a three year history of service provided to city residents as determined from billing and service records documented by the Wildlife Services Specialists and maintained by the County.

The pro rata share for the City of Rancho Cordova based on one hundred eighteen billed calls to City of Rancho Cordova residents over the past four years is 4.22% of the \$66,800 total jurisdictional budget or \$2,821.19.

Services provided by employees of the USDA through the county agreement include response to complaints of damage from wild animals such as skunks, raccoons, opossums, coyotes, tree squirrels, lions, beavers and birds. Service does not include complaints involving damage from common pest species such as rats, mice, or gophers.

Residents of the county and residents of the city requesting service will be required to pay service fees in the amount of \$20.00 when a trap is placed and up to \$10 for each additional animal trapped and removed. No fee will be charged in the event that there is an imminent hazard to human safety such as an animal expressing symptoms of rabies or a predatory species threatening the immediate safety of the public.

Service must be obtained by contacting the Wildlife Services Specialist through the office of the Sacramento County Agricultural Commissioner.

This agreement shall be valid for the fiscal year beginning July 1, 2003 and shall expire on June 30, 2004 unless terminated for cause prior to that date. Either party may terminate the Memorandum of Understanding for cause by providing 30 days written notice to the other party of the agreement.

In the event that the Memorandum of Understanding between the County and the City is terminated or is not renewed for the next fiscal year the services provided under this agreement will continue to be made available to the citizens of the City if the USDA continues to provide services to the unincorporated area of the county. The citizen requesting service will be responsible for the full service cost of \$104.00 per service call or the then prevailing full cost recovery rate established by the County.



Frank E. Carl
County of Sacramento
Agricultural Commissioner

Name
Title
City of Rancho Cordova

Memorandum of Understanding
Between the
City of Rancho Cordova & County of Sacramento
For Wildlife Services

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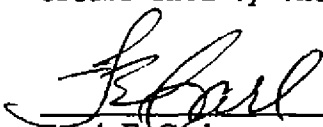
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Frank E. Carl
County of Sacramento
Agricultural Commissioner

Name
Title
City of Rancho Cordova



COUNTY OF SACRAMENTO

AGRICULTURAL COMMISSIONER WEIGHTS AND MEASURES

FRANK E. CARL
Agricultural Commissioner
Director of Weights and
Measures

Phone (916) 875-6603 4137 Branch Center Road ● Sacramento, California 95827-3897 Fax (916) 875-6150

CITY OF RANCHO CORDOVA
Chuck Cate, Interim City Manager
3121 Gold Canal Dr.
Rancho Cordova, CA 95670

DATE: September 11, 2003

INVOICE

DATE	HRS/UNITS	DESCRIPTION	PRICE/UNIT	EXTENSION
09/10/2003	1.0	Wildlife Services - FY 03/04	\$2,821.00	\$2,821.00
TOTAL DUE				\$2,821.00

Please remit payment with yellow copy of this invoice to the above address. Make check payable
to: COUNTY OF SACRAMENTO.

Thank you,

Frank E. Carl

Agricultural Commissioner /

Director of Weights & Measures



COUNTY OF SACRAMENTO

AGRICULTURAL COMMISSIONER WEIGHTS AND MEASURES

FRANK E. CARL
Agricultural Commissioner
Director of Weights and
Measures

Phone (916) 875-6603 4137 Branch Center Road Sacramento, California 95827-3897 Fax (916) 875-6150

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Thank you,

Frank E. Carl
Agricultural Commissioner /
Director of Weights & Measures

COUNTY OF SACRAMENTO
COMMUNITY DEVELOPMENT AND NEIGHBORHOOD ASSISTANCE AGENCY

Terry Schutten
County Executive

John O'Farrell
Administrator



Agricultural Commissioner - Sealer of Weights and Measures

Airports
Animal Care and Regulation
Cooperative Extension
Economic Development
Environmental Management
Environmental Review and Assessment
Planning and Community Development
Regional Parks, Recreation, and Open Space

September 30, 2003

Honorable Dave Roberts
Mayor, City of Rancho Cordova
3121 Gold Canal Dr.
Rancho Cordova, CA 95670

RECEIVED

OCT 02 2003

FINANCE DEPT.
CITY OF RANCHO CORDOVA

Dear Mayor Roberts:

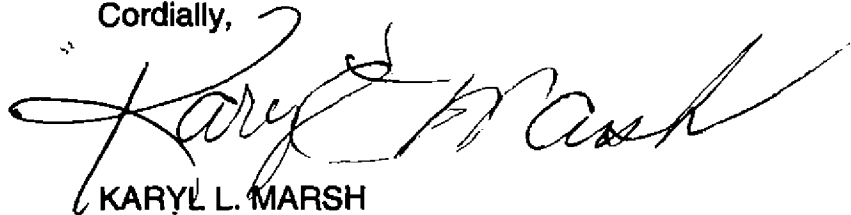
In addition to my transition coordinator activities with the City of Rancho Cordova, I also assist several County departments with their budgets and related issues. The enclosed letter from Sacramento County's Agricultural Commissioner, Frank Carl, addresses an issue of serious concern to your residents; the capture and removal of unwanted wildlife such as skunks, raccoons, beavers and opossums. This is an ongoing and necessary program provided by the Wildlife Services Program within the County Agricultural Commissioner/Weights and Measures Department. In past years, the State of California, the Federal government (USDA) and the County's General Fund have shared the cost of this program. Last year, however, the State withdrew their funding, and the program staffing was reduced from 2.5 staff to 2.0 staff. Any further staffing reductions would emasculate the program.

Historically, the charge to residents who contact Wildlife Services requesting assistance in removing these animals has been minimal (\$20) and served the purpose of encouraging residents to request the service (versus allowing the animal to roam) as opposed to providing cost recovery. The cost for the program this fiscal year (2003/04) is \$134,154, of which the federal government provides a contribution of approximately \$53,354 (roughly 40%). As indicated in the attached letter from Mr. Carl to your Interim City Manager, the balance of \$80,800 is proposed to be funded from customer charges of \$14,000, and contributions from the incorporated cities and the unincorporated County area in proportion to service provided (historical from 1999-2002). The customer charge is based upon the nominal \$20 discussed above. However, if the requesting customer resides within a city which has chosen not to participate in the shared cost, the resident will be charged \$104, a fee which more closely matches the cost of service.

Last fall, Mr. Carl began working with the several cities within Sacramento County to develop an equitable process for assessing costs to deal with these wildlife animals based upon their dispersion throughout the county. At that time, I advised Frank that after July 1, 2003, the City of Rancho Cordova would be official and in a position to participate along with the other incorporated cities, and I would bring it to your attention. Unfortunately, I have been tardy in doing so. Mr. Carl advised me that he had prepared the attached letter and Memorandum of Understanding (MOU) for the City's consideration. Since Chuck Cate has departed and Mr. Gaebler has not as yet settled in, I wanted to bring this to the attention of the Council. Based upon the shared formula, the City of Rancho Cordova's share is 4.22% or \$2,821.19.

Thank you for your attention and please feel free to contact Mr. Carl directly should you wish further information or discussion.

Cordially,

A handwritten signature in black ink, appearing to read "Karyl L. Marsh". The signature is fluid and cursive, with the first name "Karyl" being more prominent and stylized than the last name "Marsh".

KARYL L. MARSH

Enclosure:

Cc: Frank Carl
Members, Rancho Cordova City Council
Steven Meyer, City Attorney
Gene Albaugh, Interim City Manager

CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION

915 Capitol Mall, Room 400
Sacramento, CA 95814



Lisa M. Harris
Executive Director

October 7, 2003

Mr. Gene Albaugh
Finance Director
City of Ranch Cordova
3328 Mather Road
Rancho Cordova, CA 95670

RECEIVED

OCT 09 2003

FINANCE DEPT.
CITY OF RANCHO CORDOVA

Dear Mr. Albaugh:

With the passage of Chapter 687, Statutes of 2000 (AB 943, Dutra), effective January 1, 2001, cities and counties are required to forward copies of their second and fourth quarter calendar year investment portfolio reports and copies of their investment policies to the California Debt and Investment Advisory Commission (CDIAC). In addition, Chapter 454, Statutes of 2002 (SB 1326, Committee on Local Government) now requires that cities and counties forward copies of their investment policies no later than 60 days after the close of the ~~second quarter of each calendar year and 60 days after any subsequent amendments.~~ Thus, your portfolios and policies were due 60 days after the end of the second quarter of 2003 (end of August 2003).

The investment portfolio reporting requirements exempt those cities and counties that are 100 percent invested in LAIF, specified insured bank accounts, and/or (in the case of cities) county investment pools. However, jurisdictions in this situation still are required to send a letter to CDIAC indicating the total market value and composition of their investments.

As a way to avoid additional costs, the reports should be identical to the reports submitted by city or county officials to their legislative body. The portfolio reports/exemption letters can be sent to CDIAC by mail, postage prepaid, or by electronic mail. Any reports provided to CDIAC by electronic mail must generate an identical copy when downloaded and printed by CDIAC as that provided by city or county staff to their legislative body. If the reports are sent by e-mail, please address them to cdiacinvestments@treasurer.ca.gov. If surface mail is used, please address the reports to:

California Debt and Investment Advisory Commission
Attention: Frank Moore
915 Capitol Mall, Room 400
Sacramento, CA 95814

To date, CDIAC has not received the following document(s) from your agency:

- ☒ Annual Investment Policy
- ☒ Investment Portfolio for the quarter ending June 30, 2003.

CDIAC would appreciate you remitting the specified document(s) as soon as possible. I look forward to working with you to make this process valuable. In the meantime, thank you for your cooperation in our effort to serve you. Should you have questions, please call Frank Moore at (916) 653-3269.

Sincerely,

Lisa M. Harris
Executive Director

AGENDA ITEM # 12a