REGULAR CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California

Tuesday, September 6, 2005

5:30 p.m. – Regular Meeting

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

Linda Budge, Council Member

David M. Sander, Council Member

Dan Skoglund, Council Member

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.
- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!

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

City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Tuesday, September 6, 2005
5:30 P.M. – Regular Meeting

AGENDA

REGULAR MEETING

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Metro Cable TV Telecast Announcement (meeting will not be videotaped)

Pledge of Allegiance

Invocation

1. Pastor Curtis Young, Rock Tabernacle, will give the invocation.

Presentations

2. New Staff Introductions:
   Erin Treadwell, Public Information Officer
   Elizabeth Sparkman, Senior Engineer
   Kathy Garcia, Senior Engineer
   Liisa Behrends, Interim Finance Manager
   Keith Misner, Accountant

3. Dr. Bob LaPerierre – Historic Kilgore Cemetery Plaque

4. Proclamation for Korea Day and Honorary Citizenships for Federation of Artistic & Cultural Organizations of Korean American Visitors Jong Hun Kim, Sung Rim Lee, Seon Ju Lee, and Young Ja Sin

5. American River Parkway Foundation – Great American River Cleanup (Annemarie Vincent).

6. Sacramento County Health Presentation on Local Pharmacies Selling Hypodermic Needles Without Prescription

CONSENT CALENDAR – ROLL CALL VOTE

7. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of July 5, 2005
   b. Special Meeting of July 13, 2005.
   c. Regular & Special Meeting of July 18, 2005
   d. Regular Concurrent Meeting of August 1, 2005
   Recommendation: Adopt Minutes.

8. **Subject:** Ordinance for Development Agreement Relating to Capital Village (Between City and Beazer Homes Holding Corporation and Hearthstone Multi-Asset Entity B) – Re-authorization of Execution of Development Agreement to Reflect Changed Ownership.
   Recommendation: Waive first reading and introduce Ordinance No. 19-2005, approving the execution of Development Agreement for Capital Village, as submitted.

9. **Subject:** Resolution Declaring the Results of Mail Ballot Election Regarding Special Taxes for Police Services for Police Tax Area Zone 26.
   Recommendation: Adopt Resolution No. 68-2005.

10. **Subject:** Sewer Connection Credit Program – Resolution to Execute Agreement with the Sacramento Regional County Sanitation District Regarding Allocation of Wastewater Treatment Capacity and Resolution Approving the Rancho Cordova Wastewater Treatment Capacity Bank Program Guidelines.
    Recommendation: Adopt Resolution No. 102-2005 and Resolution No. 103-2005.

11. **Subject:** Resolution of Intention to Form Community Facilities District and Levy a Special Tax and Resolution Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities and Payment of Certain Fees in Sunridge North Douglas Community Facilities District No. 2005-1
    Recommendation: Adopt Resolution No. 111-2005 and Resolution No. 112-2005.

ORAL COMMUNICATIONS

12. **Public Comment**

Citizens wishing to address the Council for **any matter not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. The Mayor will call you to the podium at this point on the agenda**. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

If you wish to be heard on a listed agenda item, please complete and submit a (blue) Speaker Card to the City Clerk and wait until the item is discussed. The Mayor will call you up to the podium to address the Council.

All speakers are encouraged to keep your comments to three minutes or less and to state your name and community of residence.

CONSENT PUBLIC HEARINGS

13. **Subject:** Assembly Bill 939 – Planning Documents for Source Reduction and Recycling Element (SRRE), Household Hazardous Waste Element (HHWE) and Nondisposal Facility Element (NDFE).
Recommendation: Receive and consider public comment.

14. **Subject:** Resolution Approving the Proposed Park Development Impact Fee Nexus Study for the Sunrise Douglas Community Plan and the Adoption of a New Parks Fee Schedule **(continued from August 1, 2005)**.
Recommendation: Continue public hearing to September 19, 2005 in order to allow refinement of the Draft Nexus Study.

PUBLIC HEARINGS

15. **Subject:** Ordinance for Folsom Lake Imports Rezone Conditional Use Permit Design Review Rezone from Limited Commercial to General Commercial
Recommendation: Waive first reading and introduce Ordinance No. 15-2005 approving a Rezone from Limited Commercial to General Commercial subject to the Findings and Evidence. **(Roll Call Vote)**

16. **Subject:** Verizon Wireless CUP – Appeal of Planning Commission Decision on a Conditional Use Permit for the Construction, Operation and Maintenance of a Wireless Telecommunication Facility and an Equipment Shelter.
Recommendation: Continue public hearing to September 19, 2005 at the request of appellant Council Member Budge.

17. **Subject:** Draft Design Guidelines and Corresponding Zoning Code Amendments
Recommendation: Adopt Resolution No. 108-2005 and waive first reading and introduce Ordinance No. 16-2005. **(Roll Call Vote)**

*7:00 PM BREAK

REGULAR CALENDAR

18. **Subject:** Parks and Open Space Standards Discussion
Recommendation: Receive staff update; no formal action requested.

19. **Subject:** Ordinance Adding Chapter 10.70, "Street Racing," to the Rancho Cordova Municipal Code
Recommendation: Waive first reading and introduce Ordinance No. 17-2005. **(Roll Call Vote)**

20. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 9.28, "Curfew"
Recommendation: Waive first reading and introduce Ordinance No. 18-2005. **(Roll Call Vote)**

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

21. Police Department Update
22. Cancel October 12, 2005 Study Session and Select New Date for the Study Session

CLOSED SESSION

23. Conference with Legal Council – Anticipated Litigation – Government Code Section 54956.9(b): One potential case.

ADJOURNMENT

***Upcoming Meeting Dates*:**

Monday, September 19, 2005	***4:00 p.m. – Joint City Council/Redevelopment Agency/Planning Commission Report on Redevelopment Project Area Survey Study Session*** ***5:30 p.m. – Regular Concurrent Meeting***
Tuesday, September 27, 2005	***5:30 p.m. – Water Update/Comprehensive Planning Process for Achieving Quality Growth/the Development Process (Flow Chart) in its Totality Study Session***
Monday, October 3, 2005	***5:30 p.m. – Regular Concurrent Meeting & Redevelopment Agency***

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the September 6, 2005 Regular Meeting of the Rancho Cordova City Council was posted on September 1, 2005 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 1st day of September 2005 at Rancho Cordova, California.

Carolyn Butler

Carolyn Butler, Deputy City Clerk

CITY COUNCIL MEETING
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

MINUTES

Tuesday, July 5, 2005

4:30 P.M. – Closed Session
5:30 P.M. – Regular Meeting

Call to Order - Closed Session

Mayor Cooley called the meeting to order at 4:40 p.m.

Present: Council Members Budge, McGarvey, Skoglund and Mayor Cooley
Absent: Council Member Sander
Staff Present: Gaebler, Hare, Junker, Lindgren

Oral Communications

None

Adjourn to Closed Session for the Following Purpose:

The Council adjourned to Closed Session for a discussion of the following items:

B. Conference with Legal Counsel -- Anticipated Litigation: Significant Exposure to Litigation Pursuant to Subdivision (b) of Section 54956.9 (one case).

C. Existing Litigation Government Code Section 54956.9 - Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova and Sunrise Douglas Property Owners Association.

Present in Closed Session were Council Members Budge, McGarvey, Skoglund and Mayor Cooley; and Staff Members Gaebler, Junker and Lindgren.

Reconvene to Regular Meeting

The Council reconvened into Open Session at 5:50 p.m.

Call to Order - Regular Meeting

Mayor Cooley called the meeting to order at 6:00 p.m. and advised it would not be videotaped.

AGENDA ITEM # 7a

Roll Call:

Present: Council Members Budge, McGarvey, Skoglund and Mayor Cooley
Absent: Council Member Sander
Staff Present: Gaebler, Hare, Junker, Lindgren, McMahon, Trimberger

Reports from Closed Session

Mr. Lindgren said the Council gave direction to staff and no reportable action was taken.

Pledge of Allegiance

Council Member McGarvey led the Pledge.

Invocation

1. Pastor Jim Boyd, Sun River Church, gave the invocation.

Presentations

2. Eppie G. Johnson, Great Race Founder, made a presentation on this year's Great Race, the World's Oldest Triathlon.

3. Sacramento Regional Transit Representative, Michael Wiley presented information on the X Configuration Change and the Federal Railroad Administration's Mandated Horn Rule.

Consent Calendar – Roll Call Vote

ACTION: Motion by Budge second by Skoglund and passed by roll call vote 4:0 (Sander absent), the Consent Calendar was approved.

4. **Subject:** Resolution to Authorize Increase in Amount of Certificates of Participation to be Issued to Acquire the Kilgore Business Park.
   Recommendation: Adopt Resolution No. 82-2005.

5. **Subject:** Second Reading of Ordinance No. 12-2005 Amending the Zoning Code from AG-80 to AG-20 on Assessor Parcel Number 067-0100-018 for Project Known as Sierra Sunrise Project.
   Recommendation: Waive second reading and adopt Ordinance No. 12-2005. **(Roll Call Vote)**

6. **Subject:** Resolution Authorizing the City Manager to Execute a Contract with DPR Construction, Inc. for Construction Management Services for the New City Hall Improvements at 2729 Prospect Park Drive in Rancho Cordova
   Recommendation: Adopt Resolution No. 83-2005.

Consent Public Hearing

Mayor Cooley opened the Consent Public Hearing. There being no speakers, the public hearing was closed.

ACTION: Motion by Budge, second by Skoglund and passed by roll call vote 4:0 (Sander absent), Council approved the recommendations to adopt Resolution 79-2005 extending Urgency Resolution 58-2005.

7. **Subject:** Resolution to Extend Interim Traffic Impact Mitigation Fee
Recommendation: Adopt Resolution No. 79-2005 extending Urgency Resolution No. 58-2005 establishing an Interim Traffic Impact Mitigation Fee, for 30 days.

Oral Communications

8. **Public Comment**

None

Public Hearings

9. **Subject:** An Urgency Ordinance of the City of Rancho Cordova Extending a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries, to Become Effective Immediately.
Recommendation: Adopt Urgency Ordinance No. 14-2005. **(Roll Call Vote)**

Mayor Cooley opened the public hearing. There being no speakers, the public hearing was closed.

ACTION: Motion by Skoglund, second by McGarvey and passed by roll call vote 4:0 (Sander absent), Urgency Ordinance No. 14-2005 was adopted.

10. **Subject:** Grantline West Mining – RC-04-145 – SM Overlay and Conditional Use Permit - Surface Mining (SM) zone overlay and a Conditional Use Permit for a 583-acre proposed mining area within a 1,100-acre site of Aerojet. The site is within the existing dredge tailings on the western portion of Aerojet. The mined gravel will be transported by conveyor to the crushing facility on the east side of Grantline Road.
Recommendation: Waive first reading and introduce Ordinance No. 13-2005 Amending the Zoning Code on Assessor Parcel Number 072-0370-071 for a Project Known as Grantline West Surface Mining Project No. RC-04-145 and adopt Resolution No. 81-2005 approving the Conditional Use Permit, subject to the submitted Reclamation Plan and the Conditions of Approval for the Grantline West mining Operation. **(Roll Call Vote)**

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

- Kimee S. Kim stated her opposition to the project.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge, second by McGarvey and passed by roll call vote 4:0 (Sander absent), the Council determined the Mitigated Negative Declaration to be adequate to address the environmental impacts of the proposed mining activity; approved first reading of Ordinance 13-2005, Amending the Zoning Code on Assessor Parcel Number 072-0370-071 for a Project Known as Grantline West Surface Mining Project No. RC-04-145.

At this point in the meeting, a recessed was declared. The full Council reconvened.

11. **Subject:** Target – RC-05-150 – Design Review - Design Review for Exterior Remodel and Addition to the Existing Store.
Recommendation: Adopt Resolution No. 80-2005 approving the Design Review for the Target Store Remodel RC-05-150, subject to the findings, Conditions of Approval, and Design Review Package.

Mayor Cooley opened the public hearing. The following individuals addressed the Council on this item:

- Bonnie A. Kimbrough spoke as the property manager for the center, in support of the project.
- Matt Cummings expressed his disappointment in the design of the Target.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge, second by McGarvey and passed by 4-0 vote (Sander absent), to continue this item to the July 18th meeting for further process review by the City Attorney.

Regular Calendar

12. **Subject:** Resolution to Initiate of Sphere of Influence Annexation with Local Agency Formation Commission (LAFCO)
Recommendation: Adopt Resolution No. 84-2005.

ACTION: Motion by McGarvey, second by Budge and passed by 4-0 vote (Sander absent), Council approved Resolution No. 84-2005.

Correspondence

None

Council Reports

Council Members reported on various meetings, invitations, and events since the last Council Meeting.

Council Requests for Future Agenda Items

None

City Manager's Report

Tom Trimberger, Chief Building Official, reported on the Building Department's activities as follows:

- 1,840 permits were issued this fiscal year.
- 600 homes are currently being built.

- Business is booming.
- City issued about 11,000 residential permits; 4,000 commercial permits; and finaled 336 homes.
- 19,000 corrections were made.

Mr. Gaebler publically acknowledged City staff working on the Fourth of July event.

Mr. Gaebler talked about the Developer Summit. Council Member Budge suggested waiting until after the scheduled meeting to discuss what the Council wants to do about future meetings. She thinks what may happen is a group of 18-24 people from the Summit would form themselves into an area council and deal with the various issues.

Adjournment

The meeting adjourned at 9:28 p.m.

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Lillian E. Hare, City Clerk

JOINT CITY COUNCIL AND PLANNING COMMISSION STUDY SESSION

MINUTES

City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

5:30 P.M. - Wednesday, July 13, 2005 – Special Meeting

Call to Order

Vice Mayor McGarvey called the meeting to order at 5:45 p.m.

Roll Call

Present: Vice Mayor McGarvey, Council Members Budge, Sander and Planning Commissioners Burke, Konarski, Moe, Savorn, Vance and Chair Smith
Absent: Mayor Cooley, Council Member Skoglund and Commissioner Wentz
Staff Present: Gaebler, Butler, Junker

Study Session

1. **Subject:** Project Name – Draft Design Guidelines. City staff will present the Revised Draft Design Guidelines to the City Council and Planning Commission. The Draft Design Guidelines define the City's expectations on the form of all development types (residential and non-residential) within the City.
   Recommendation: No formal action on the Draft Design Guidelines is requested at this time. Rather, staff is asking for feedback on the revised document, and direction to proceed with public hearings and adoption.

OUTCOME: Council provided the following direction to staff:

- Update design guidelines to maintain latest designs
- Keep records on how homeowners who cannot afford to remodel their homes build over their existing homes
- Develop a comprehensive list with design guidelines to address issues
- Utilize checklists to ensure buildings meet the standards

Oral Communications

2. Public Comment

   The following individual addressed Council:

AGENDA ITEM # 7b

Scott (last name not provided), from Sacramento, recommended design guidelines be provided to schools for consistency with the City's designs and thanked the Council and Planning Commission for pedestrian areas in the city.

Adjournment

The meeting adjourned at 7:56 p.m. in memory of Sacramento County Sheriff Deputies Joseph Kievernagel and Kevin Blount tragically killed in a recent helicopter crash.

_____
Carolyn Butler, Deputy City Clerk

CITY COUNCIL & REDEVELOPMENT AGENCY MEETING
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

MINUTES

Monday, July 18, 2005
5:30 P.M. – Regular & Special Meeting

REGULAR MEETING

Call to Order

The meeting was called to order and the cablecast playback schedule was announced by Mayor Cooley at 5:38 p.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Junker, Trimberger, Thomas, Howard, Johns, Abhar, Haven

Pledge of Allegiance

Council Member Sander led the Pledge.

Invocation

1. Pastor Ron Johnson, Cordova Baptist Church, gave the invocation.

Presentation

2. Recognition of Student Artists from the 2005 Youth Graphics Arts Program.

   Mayor Cooley presented Certificates of Recognition to the following students:

   Alex Burdette, Brianna Bernal, Christabel Castillo, Henry Gomez, Joanna Gomes, Jennifer Hermosillo, Grace Jimenez, Griselda Martinez, Jared Melendez, Jarely Melendez, Alejandra Montelongo, Lucera Rangel, Jonelle Thill, Manuel Valenzuela, and Mariana Velazco.

AGENDA ITEM ADDITION

City Attorney Steve Meyers advised that the matter of comment period on US Fish & Wildlife Service's proposed designation of critical habitat for vernal pool crustaceans and plants (70 Federal Regulation 37, 739 June 30, 2005) arose after the agenda's posting and there was need for immediate action on the matter. It was his determination that a City response to this matter could be added to the agenda with a four-fifth's affirmative Council vote.

AGENDA ITEM # 7C

ACTION: Motion by Sander second by Budge and unanimously carried, Council added Item 11a for action on the agenda.

CONSENT CALENDAR – ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and carried by unanimous roll call vote, Council approved the Consent Calendar as listed below.

3. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of June 20, 2005
   Recommendation: Adopt Minutes.

4. **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Community Development Block Grant (CDBG)
   Recommendation: Adopt Resolution No. 85-2005.

5. **Subject:** Second Reading of Ordinance No. 13-2005 Amending the Zoning Code on Assessor Parcel Number 072-0370-071 for Project Known as Grantline West Surface Mining Project No. RC-04-145 and Approving Resolution Related to a Use Permit for the Grantline West Mining Operation.
   Recommendation: Waive second reading and adopt Ordinance No. 13-2005 and adopt Resolution No. 81-2005. **(Roll Call Vote)**

6. **Subject:** Resolution Authorizing the Acceptance and Execution of an Environmental Justice Transportation Planning Grant from the California Department of Transportation to Promote Alternative Transportation Modes for Trips in the Folsom South Canal Area.
   Recommendation: Adopt Resolution No. 86-2005.

ORAL COMMUNICATIONS

7. **Public Comment**

Rex Albright, CEO of the Rancho Cordova Chamber, introduced new hire Lori Soldano who will be working on business retention.

PUBLIC HEARINGS

8. **Subject:** Target – RC-05-150 – Design Review - Design Review for Exterior Remodel and Addition to the Existing Store **(Continued from July 5, 2005)**.
   Recommendation: Continue the Design Review Permit to the August 1, 2005 Regular City Council Meeting at which time adoption of Resolution No. 80-2005 approving the Design Review for the Target Store Remodel RC-05-150, subject to the findings, Conditions of Approval, and Design Review Package will be considered.

ACTION: Motion by Budge second by Sander and unanimously carried, Council continued the item to the August 1st meeting and requested that staff include the Planning Commission's comments at that time.

REGULAR CALENDAR

9. **Subject:** Resolution Authorizing City Manager to Execute Contracts Exceeding $100,000 with Trade Contractors for Completion of Improvements to the new City Hall at 2729 Prospect Park Drive for period of July 18, 2005 to October 3, 2005.
Recommendation: Adopt Resolution No. 88-2005.

The following individual addressed the Council on this issue:

Walt Meyers inquired about the overall budget for this project and how it will be allocated.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 88-2005.

10. **Subject:** Resolution for the Expanded General Plan Scope of Services and Six-Month Extension and Recommended Findings Related to Processing Projects While the General Plan is Completed and Adopted.
Recommendation: Adopt Resolution No. 89-2005.

The following individuals addressed the Council on this item:

(a) Tim Taron representing Rio del Oro Project, Preserve Project and Woodside East properties to encourage that projects be allowed to proceed along instead of trying to look at everything in advance . Mr. Taron advised he did not think the Davis firm was needed and suggested the Ralph Anderson model was more appropriate. Further that certain portions of the proforma study have the real potential to delay their projects and give false information. Mr. Taron expressed concern with findings being too rigid rather than being guidelines.
(b) Jim Galavan representing Woodside Homes to state he does not see why additional process is needed when finding is important for General Plan conformance/approval. Also, when proforma is done citywide, the development community is ready to accept the outcome and leave it wide open to commit to doing it after in order to get around the chicken and egg problem.
(c) Brian Vail to state he agrees with Mr. Taron's and Mr. Galavan's statements and to state developers are not interested in creating fiscal hardship for city. He recommended that projects go forward on their usual path and let Council consider them at time of approval.
(d) Thad Johnson to echo previous speakers' comments.
(e) Chuck Shaw to state it seemed that this proposed action might be leading to Mello Roos districts.
(f) Artie Zahedani representing the Building Industry Association to suggest that every project be reviewed on its own merits.
(g) Russ Davis representing Elliott Homes to support Mr. Taron and Mr. Galavan's comments and to remind Council that the Rio del Oro Project has been in process for three years now and that a fiscal analysis of the project will be done long before the proposed proforma is done. He supports projects be allowed to keep moving forward.

ACTION: Motion by Budge to approve completion of Task 1 (General Plan ProForma), Task 2 (Park & Open Space Standards), Task 3 (Capital Improvements/Roads Planning), Task 5 (PLACE^{3}S Analysis), Task 6 (Additional Review/Revision Period) and Task 7 (General Plan EIR Water Assessment) and adopt the following findings:

(a) The project is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies that there is a reasonable probability will be adopted in the General Plan effort.

(b) The project provides all funding required for all operational costs that will be incurred by the City when providing services to the project. Such revenue contributions and municipal expenses must be considered at both the project level and in the context of the entire city. In order to provide evidence relevant to this finding, any project larger than either fifty residential parcels or 50,000 non-residential square feet of potential development shall either:

- Wait until the General Plan Pro Forma is completed by the City and then demonstrate that the project satisfies this finding based upon the General Plan Pro Forma; or

- Proceed before the City completes the General Plan Pro Forma by preparing a project Pro Forma.

Motion died for lack of a second.

ACTION: Motion by McGarvey second by Sander and unanimously carried, Resolution 89-2005 was adopted with the following amendments:

(a) Paragraph reworded as follows, "...NOW, THEREFORE, the City Council...does hereby resolve as follows:

1. To approve the expanded scope of services for the General Plan, as described in Exhibits A through H, attached hereto and to authorize the City Manager to select consultants and to execute contracts with selected consultants to accomplish the expanded services in the amounts identified in Exhibits A through H.

2. To authorize the expenditure of additional amounts not to exceed $200,000 to accomplish the services, in recognition of the fact that the expanded services are unique and therefore difficult to estimate exactly.

(b) That Task 4 (Downtown Rancho Cordova Scope of Services) be modified and returned to Council for action at a future meeting.

(c) That Finding #7 be modified to read, "Within the boundaries of residential projects, the project provides a minimum of ten percent of the residential portion of the project area as accessible open space. Resource areas that have significant restrictions on access and/or the construction of trails and related improvements shall not be used to satisfy this requirement. Open space areas that may be used to satisfy this requirement include, without limitation, areas where trails, trail access points, trail nodes, and related improvements may be constructed. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.

(d) That an additional finding be added, Finding 10, entitled "Reality Test Finding," to provide flexibility of meeting the other nine (9) findings.

AT THIS POINT, Council took a brief recess. The full Council reconvened.

11. **Subject:** Conceptual Approval of Draft Agreement and Resolution Authorizing City Manager to Execute the Draft 7-Year Agreement with Lennar Renaissance, Inc. for Villages of Anatolia I and II Road Repair and Maintenance
Recommendation: Adopt Resolution No. 90-2005.

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 90-2005, with the amended agreement distributed at the meeting.

11a. **Subject:** US Fish and Wildlife Service Proposed Designation of Critical Habitat for Four Vernal Pool Plants in California and Southern Oregon and Rancho Cordova's Comments on Proposed Rule and Draft Economic Analysis.
Recommendation: Send letter to agency by 5 p.m. on Wednesday, July 20, 2005 supporting the excluded areas of Sacramento County from the designation of critical habitat.

ACTION: Motion by Cooley second by Budge and unanimously carried, Council directed the letter be sent to the US Fish and Wildlife Service, as drafted by Council Member Budge and distributed at the meeting, with the stipulation that staff could add language if needed.

ADJOURN TO SPECIAL MEETING OF RANCHO CORDOVA REDEVELOPMENT AGENCY

The meeting was called to order by Chairman Cooley at 10:20 p.m.

Present: Board Members Budge, McGarvey, Sander, Skoglund & Chair Cooley
Staff Present: Gaebler, Meyers, Haven, Hare, Olea-Moger

12. **Subject:** Resolution Retaining Consultant Services with Seifel Consulting to Prepare Redevelopment Plan Documents.
Recommendation: Adopt Resolution No. 91-2005.

ACTION: Motion by Budge seconded by McGarvey and unanimously carried, the Board adopted Resolution No. 91-2005.

RECONVENE RANCHO CORDOVA CITY COUNCIL MEETING

Mayor Cooley reconvened the City Council meeting at 10:25 p.m. All Members were present.

CORRESPONDENCE

Letter to Vice Mayor McGarvey from the Sacramento Metropolitan Air Quality Management District requesting support of AB 1221. Copies of the letter were distributed together with sample letter of support.

ACTION: Motion by Budge second by McGarvey and carried, Council directed the letter be sent in support of AB 1221.

COUNCIL REPORTS

Council Members reported on various meetings, invitations, and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Cooley – Daytime curfew/truancy ordinance status in support of school district's efforts

Budge – Status of street racing and spectator ordinance

Sander – Consideration to form citywide e-group/chat room

Skoglund – Follow up and notification to Council and residents in older sections of Rancho Cordova regarding projects approved but no action yet evident; seek ways to keep residents informed

CITY MANAGER'S REPORT

Public Works Director Cyrus Abhar highlighted the summary of accomplishments of the Public Works Department in the areas of: Neighborhood/Community Services, Capital Improvement Projects, Development Support Services, and Long-Range Planning.

ADJOURNMENT

The meeting adjourned at 11:03 p.m. in memory of Sacramento County Sheriff Deputies Joseph Kievernagel and Kevin Blount tragically killed in a recent helicopter crash.

_____
Anna Olea-Moger, Assistant City Clerk

REGULAR CONCURRENT MEETING
CITY COUNCIL & COMMUNITY REDEVELOPMENT AGENCY
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

MINUTES

Monday, August 1, 2005
4:30 P.M. – Closed Session
5:30 P.M. – Regular Meeting

CLOSED SESSION

Call to Order

The meeting was called to order by Mayor Cooley at 4:40 p.m.

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

Oral Communications

A. Public Comment

None

Adjourn to Closed Session for the Following Purpose:

Full Council adjourned into Closed Session at 4:41 p.m. Staff Members present were Steve Meyers, Ted Gaebler, Bill Thomas, and Jim Carney.

B. Conference with Real Property Negotiator – Government Code Section 54956.8

Property:	2729 Prospect Park Drive, Rancho Cordova, California
Agency Negotiators:	Ted A. Gaebler, William J. Thomas
Negotiating Parties:	Rancho Cordova Chamber of Commerce
Under Negotiation:	Price and Terms of Payment for Lease

The Council adjourned from Closed Session at 5:40 p.m.

REGULAR MEETING

Call to Order

The meeting was called to order and the cablecast playback schedule was announced by Mayor Cooley at 5:47 p.m.

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

AGENDA ITEM # 7d

Staff Present: Gaebler, Meyers, Lindgren, Olea-Moger, Abhar, Junker, Campbell, Franklin, Haven, Thomas, Trimberger, McMahon

Reports from Closed Session

There was no reportable action from Closed Session

Pledge of Allegiance

Debbie Bissell led the Pledge.

Invocation

1. Reverend Akira Sebe, Sacramento Gedatsu Church, gave the invocation.

Presentations

Mayor Cooley presented the following Proclamations or Certificates of Recognition:

- Rancho Cordova Rockies Little League Baseball Team Coaches and Players in recognition of their championship win in the Little League District 5 Tournament of Champions.

- United Way – California Capitol Region in recognition of its 82 years of devotion to health and human services and proclaiming that August 31, 2005 be the official day to Kick-Off the annual giving campaign.

2. Sacramento Air Quality District on Spare the Air Day. Lori Kobza and Jamie Arno, Communications & Marketing Specialists with the Sacramento Metropolitan Air Quality Management District outlined the Spare the Air Program's objectives.

3. Birthday Recognition for Vice Mayor McGarvey.

CONSENT CALENDAR – ROLL CALL VOTE

ACTION: Motion by Budge second by Sander and unanimously carried by roll call vote, the Consent Calendar was approved.

4. **Subject:** Minutes of City Council Special Meeting of June 15, 2005
Recommendation: Adopt Minutes.

5. **Subject:** Resolution for North Douglas Mitigated Negative Declaration Addendum. The Addendum Analyzes Off Site Drainage Improvement and the Extension of Americanos Road from the Project Site to Douglas Road.
Recommendation: Adopt Resolution No. 99-2005, approving the addendum to the Mitigated Negative Declaration for the North Douglas Project.

6. **Subject:** Resolution Authorizing City Manager to Execute a Second Amendment to the Consulting Services Agreement between the City of Rancho Cordova and EDAW, Inc., for Expanded Scope of Work Relating to the Preparation of an Environmental

Impact Report (EIR) Environmental Impact Statement (EIS) for the Rio del Oro Development Project RC-03-014.
Recommendation: Adopt Resolution No. 104-2005.

7. **Subject:** Resolution Approving Subdivision No. 04-070 Final Map of Anatolia Commons and Execute Subdivision Improvement Agreement located at the north east corner of Anatolia Drive and Sophocles Drive.
Recommendation: Adopt Resolution No. 98-2005.

8. **Subject:** Resolution Authorizing the Reimbursement of Expenditures Associated with the Acquisition of the Kilgore Business Park (Geremia Property).
Recommendation: Adopt Resolution No. 100-2005.

9. **Subject:** Resolution Adopting Bylaws for the Community Redevelopment Agency of the City of Rancho Cordova.
Recommendation: Adopt Agency Resolution No. 101-2005.

ORAL COMMUNICATIONS

10. **Public Comment**

None

PUBLIC HEARINGS

11. **Subject:** Target – RC-05-150 – Design Review - Design Review for Exterior Remodel and Addition to the Existing Store Located at 10881 Olson Drive **(continued from July 5th & July 18th meetings)**.
Recommendation: Adopt Resolution No. 80-2005 approving the Design Review for the Target Store Remodel RC-05-150, subject to the findings and Conditions of Approval.

Mayor Cooley opened the public hearing. Project Applicant Nick Pearce and Project Architect Kevin Albaugh addressed the Council to answer questions. Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 80-2005 with the following additions to the Conditions of Approval:

(a) Installation of a cart gatekeeper system
(b) Provision of pedestrian connection to/from Cordova Town Center to light rail and the elimination of parking stalls if needed
(c) Review by staff of final details discussed prior to completion of final construction drawings

12. **Subject:** Stone Creek Office Park – Design Review RC-04-100 Located at Northwest corner of Bear Hollow Drive and Zinfandel Drive.
Recommendation: Adopt Resolution No. 95-2005 approving the Design Review for the Stone Creek Office Park (RC 04-100), Subject to the Findings, Evidence, Design Review Submittal, and Conditions of Approval.

Mayor Cooley opened the public hearing. Project Architect Hilton Williams addressed the Council to answer questions. Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 95-2005.

AT THIS POINT, Council took a brief recess. The full Council reconvened.

13. **Subject:** Summerset Condominiums RC-04-143 Tentative Subdivision Map, Design Review, and Special Development Permit Located at Corner of Zinfandel and Vehicle Drive.
Recommendation: Adopt Resolution No. 96-2005 approving the Summerset Condominiums Project, RC 05-143, subject to the Findings, Design Review Package, and Conditions of Approval.

Mayor Cooley opened the public hearing. Project Applicant Rick Beasley addressed the Council to answer questions. Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by Skoglund and unanimously carried, Council continued this item to September 19, 2005 to allow time for redesign details discussed to be completed.

14. **Subject:** Resolution Adopting the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study Update, Including a Revised Capital Improvement Program and Increased Development Impact Fees for Sewer and Off-site Water Facilities and Resolution Providing Conceptual Approval of a Sunrise Douglas Community Development Impact Fee Program Credit/Reimbursement Agreement
Recommendation: Adopt Resolution No. 93-2005 and Resolution No. 94-2005.

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 93-2005 and Resolution No. 94-2005.

15. **Subject:** Urgency Resolution Establishing Interim Transportation Impact Fees and Resolution Extending the Authorization for an Interim Transportation Impact Fee for 30 Days.
Recommendation: Adopt Urgency Resolution No. 92-2005 and Resolution No. 97-2005.

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by McGarvey and unanimously carried, Council adopted Urgency Resolution No. 92-2005 and Resolution No. 97-2005.

16. **Subject:** Resolution Approving the Proposed Park Development Impact Fee Nexus Study for the Sunrise Douglas Community Plan and the Adoption of a New Fee Schedule Parks.
Recommendation: Continue public hearing to September 6, 2005 in order to allow refinement of the Draft Nexus Study.

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by Sander and unanimously carried, Council continued the item to September 6, 2005.

REGULAR CALENDAR

17. **Subject:** Urgency Resolution Establishing Interim Parks Fees for the Sunridge Specific Plan and a Resolution Extending the Authorization for Interim Parks Fees for the Sunridge Specific Plan for 30 Days.
Recommendation: Adopt Urgency Resolution No. 105-2005 and Resolution No. 106-2005.

ACTION: Motion by McGarvey second by Sander and unanimously carried, Council adopted Urgency Resolution No. 105-2005 and Resolution No. 106-2005.

18. **Subject:** Folsom Boulevard - Plans and Implementation Strategies.
Recommendation: Receive staff presentation and provide direction on the purpose and scope for the Folsom Boulevard Town Hall Meeting.

ACTION: Council provided feedback; staff will return at the next Council meeting with requests for action.

19. **Subject:** Revised Downtown Vision Scope – Amendment to Expanded General Plan Scope of Services.
Recommendation: Receive Downtown Vision scope, an attachment to Resolution No. 89 -2005 for the Expanded General Plan Scope of Services, adopted on July 18th, revised based on City Council direction on July 18, 2005.

ACTION: No action required.

CORRESPONDENCE

Council Members reported on correspondence received since the last meeting.

Vice Mayor McGarvey advised of his interest to serve on the Sacramento Continuum Care Board. By consensus, Council concurred.

COUNCIL REPORTS

Council Members reported on various meetings, invitations, and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Members Budge, McGarvey, Sander, and Skoglund requested review of the City's options, outlined by the City Attorney, with regard to bringing into the Folsom Cordova

Unified School District's attendance boundaries, the homes being built in the Sunrise Douglas area.

Council Member Sander would like an update on the Zinfandel bicycle crossing at a future meeting as well as a status report from the City Manager at every Council meeting on the meetings with the Folsom Cordova Unified School District & Elk Grove Unified School District on attendance boundary shifts.

CITY MANAGER'S REPORT

None

ADJOURNMENT

The meeting adjourned at 11:10 p.m.

_____
Anna Olea-Moger Assistant City Clerk

MEMORANDUM

DATE: September 6, 2005

TO: Honorable City Council

FROM: Adam Lindgren, Assistant City Attorney
Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: Re-adoption of an Ordinance Approving the Capital Village Development Agreement -- between the City and Beazer Homes Holdings Corp. and Hearthstone Multi-Asset Entity B, L.P., ("Hearthstone") relative to the Capital Village subdivision; RC 04-123.

RECOMMENDATION

"Introduce and waive first reading of Ordinance No. 19 -2005, approving the Capital Village Development Agreement and authorizing the City Manager to execute it on behalf of the City, on the effective date of the Ordinance."

BACKGROUND

The City Council of the City of Rancho Cordova has taken several actions with respect to the Capital Village subdivision (the "Project"), including the following. On March 21, 2005, the City Council adopted Resolution 35-2005 approving a Tentative Subdivision Map and General Plan Amendment for the Project. On April 4, 2005, the Council adopted Ordinance 06-2005, approving the Rezone and Special Planning Area (SPA) for the Project. On April 4, it also adopted Ordinance No. 07-2005 approving the Capital Village Development Agreement (DA). (Ordinance Nos. 06-2005 and 07-2005 were introduced on March 21, 2005.) On June 6, 2005, the City Council recognized that a correction to the Capital Village SPA resulting from a "cut and paste" error, whereby the SPA document contained a setback of requirement of five feet, rather than the intended three feet.

When the City Council approved the Capital Village DA pursuant to Ordinance No. 07-2005, the subdivision was owned by the Richard T. Peery Separate Property Trust, as to an undivided 50% interest and the Arrillaga Family Trust, as to an undivided 50% interest (collectively referred to herein as "the Trusts"). After Ordinance No. 07-2005 was adopted, but before the DA was executed by the Trusts, the property was transferred from the Trusts to Beazer Homes (on May 13, 2005). Beazer Homes subsequently transferred a portion of the property to Hearthstone. All of the parties currently involved -- i.e., Beazer, Hearthstone and the City -- now wish to execute a new version of the DA that reflects the current ownership. Accordingly, a revised version of the DA is being re-

introduced for eventual approval by the Council. With the exception of the revised ownership information, the revised version (attached hereto as Attachment 1) is, in substance, identical to the Capital Village DA approved on April 4, 2005. No other substantive changes to the DA already approved are being proposed. (The new draft DA also incorporates the revised, corrected SPA (in Exhibit 4 to the new draft)).

Both the City of Rancho Cordova Planning Commission and City Council have held public hearings on the matter of approval of the Capital Village DA, in compliance with Government Code section 65867. Prior to such hearings, notice was provided, as required by section 65867. Because this revised DA is substantively the same as the DA approved by the Council on April 4, 2005, this matter is not being made the subject of another public hearing. The action currently being taken is merely to reflect the property's new ownership.

* * * * *

The remainder of this staff report generally describes the key provisions of the Capital Village DA, and contains analysis as to the DA's consistency with the City's Municipal Code. In addition, it discusses to some extent the function of development agreements generally. This analysis was previously provided to the Council in the staff report that accompanied the prior project approvals related to Capital Village, including the DA.

Development Agreement, Critical Elements

Development agreements (including the Capital Village DA) generally provide advantages to both the applicant and the City. The DA allows the applicant to "vest," certain rights to proceed with its development in accordance with specified policies, rules, regulations at the time of approval. This allows the applicant to minimize unexpected changes to aspects of the Project (such as its uses and density and intensity of use) during the period for which the DA is in effect (here, 10 years). In addition, the applicant's property will be subject to slightly lower fees (e.g., park fees) than would otherwise be the case without entering into a DA, as explained below. This "discount" is in exchange for providing public benefits to the City such as: commitments to dedicate land for parks and roads; payment of in-lieu fees to offset impacts to parks and roads; commitments to maintain roadways, streetlights, and landscaping; improvements to certain street intersections; and other commitments like agreeing to a special tax for police services.

The critical elements of the Capital Village DA are as follows:

Traffic Mitigation Fee

The Capital Village DA provides the framework for establishing this traffic mitigation fee. The traffic mitigation fee applies to each dwelling unit constructed; it is paid at the time of building permit issuance. The City recently adopted an interim traffic impact mitigation fee pursuant to Resolution 30-2005, which will be in effect until the City adopts a permanent fee after completing a traffic analysis and nexus study consistent

with Government Code section 66000, *et seq.* The traffic impact fee has been as low as $1,300 in the recent past; at present, it is $4,400. The City expects that the traffic fee study will result in a different fee calibrated to improvements listing in the City's Capital Improvement Program (CIP).

Unless altered by the Development Agreement, the developer will pay the fee in effect at the time of building permit issuance. If a building permit were pulled prior to completion of the fee study, it would be subject to a traffic impact mitigation fee of $4,400. If the permit were pulled after the permanent fee is in effect, then the applicant would pay that amount, whatever City resolution has established it to be.

Improvement List

The draft Capital Village DA contains a section (section 6.4.6) that lists specific off-site intersection and street improvements to be completed by the applicant. The Project produces direct traffic impacts on at least seven intersections (including two new intersections created by the Project). Intersection improvements will be specified for construction by the DA or required through the Conditions of Approval. Certain improvements may be included within the City CIP, and be subject to later reimbursement.

Timing of Infrastructure Improvements

The DA establishes the required timing of improvements for the Project. The DA attempts to strike a balance between the timing and cost of the improvement and the need for the completion of improvements before 827 residential units are constructed.

The City is offering to provide an expedited process to the applicant regarding the review and approval of public improvement plans. Under the standard procedure, the City would not be obligated to review plans until the final map is recorded. This is a significant time saving provisions provided to the applicant.

Two intersection improvements, the signalization of Zinfandel/Data and the signalization of International/Prospect Park, are key improvements needed to support traffic increases as the Project develops. The DA requires these intersection improvements be completed prior to issuance of the 201st residential building permit and prior to the occupancy (final inspection) of the 101st home within the Project.

Park Mitigation Fee and Dedication Requirements

The DA provides significant cost savings for the applicant compared to recently approved park fee and land dedication requirements. The park mitigation fee would be locked by the DA at $7,179 per dwelling unit, which is less than the recently established value of $8,217, but higher than the $3,000 value used for recent projects, such as Anatolia and North Douglas. The rate of $7,179 per dwelling unit would result in $5,937,033 in total park mitigation fees for all 827 project dwelling units.

The DA would also lock the park dedication requirement at 6 acres per 1,000 population. This is lower than the recently established 7 acres per 1,000 population and higher than the former 5 acres per 1,000 population. To meet this requirement, the Project would provide 6.8 acres of parks on-site and would be required to pay an in-lieu fee for additional land at a rate of 6 ac./1,000. The applicant would also not be required to provide the newly adopted open space requirement.

Police Tax

The applicant and the City are in agreement on the establishment of a police tax. Although the police tax requirement appeared in the COAs, the DA provides an additional guarantee that this funding source for law enforcement services for the Capital Village project will be established.

Community Facilities District and a Landscape and Lighting District

A Community Facilities District (CFD) and a Landscape and Lighting District (LLD) combined would ensure that adequate funds are available for ongoing, perpetual maintenance, in accordance with state statute, for:

- Onsite and offsite public facilities and improvements, including: public roads and associated frontage improvements such as curb, gutter and sidewalks; all public landscaping, including street frontage landscaping and road medians; street lights within the property and upon the property frontages along Prospect Park Drive, International Drive, and Zinfandel Drive; and statuary, fountains or ornamental structures;

- Park facilities and improvements, including Park A, Park B, and Park C within the Project, and any other park improvements pursuant to the Project's approvals;

- Drainage facilities within the Project consistent with the Project approvals;

- Public open space areas within the property, other than improved park sites, including without limitation, maintaining bike trails and conducting weed abatement and providing fire prevention to the satisfaction of the Sacramento Metropolitan Fire District within such open space areas; and

- Environmental mitigation monitoring required by the Project approvals.

Analysis of DA

The City has adopted procedural requirements before the City Council may approve a DA. The requirements from Section 112-140(c) of the Municipal Code are reprinted below, and are followed by staff's comments (from the March 21, 2005 staff report), assessing whether each requirement is satisfied:

(1) The development agreement is consistent with the objectives, policies, general land

uses and programs specified in the General Plan and any applicable specific plan;

Staff Comments: The development agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan. As written the DA is consistent with the fiscal policies of the General Plan, with respect to provision of infrastructure and public services, and the DA includes provisions relating to financing, construction and maintenance of public facilities, park development fees.

(2) The development agreement is consistent with the goals and objectives and general land uses specified in any applicable community plan;

Staff Comments: The DA is consistent with the conceptual land use plan adopted for this portion of the community. The applicant has applied for a General Plan amendments, rezone and Special Planning Area designations for the property. The DA is consistent with these new designations.

(3) The development agreement is in conformity with public convenience, general welfare, and good land use practices;

Staff Comments: The DA is in conformity with public convenience, general welfare and good land use policies in that the Project will help implement the land use objectives as specified in the City's General Plan.

(4) The development agreement will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole;

Staff Comments: The DA is will not be detrimental to the health, safety and general welfare. The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process. The DA provides provisions to address off-site impacts from the development through infrastructure improvements, impact fees and participation in various City districts and programs.

(5) The development agreement will not adversely affect the orderly development of property or the preservation of property values;

Staff Comments: The DA will not adversely affect the orderly development of property or the preservation of property values. The Project provides a Local Town Center as specified on the City's General Plan. The Project will likely enhance property values in that immediate vicinity by providing new housing, commercial, office and park development.

(6) The development agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5

Staff Comments: The DA includes all the substantive elements and has been processed consistent with all procedural requirements.

ENVIRONMENTAL ANALYSIS:

The key environmental issues for this project are addressed in a Mitigated Negative Declaration associated with this project. The document was released for public review on February 4, 2005 and was available during the required 30-day review period. The Mitigated Negative Declaration includes site-specific mitigation measures that are incorporated as Conditions of Approval for this project. This reauthorization of the Capital Village DA is not being treated as a new project because the terms of the DA are substantially the same as the prior DA approved by the Council on April 4, 2005. The only difference between this DA and the prior DA are the parties to the agreement.

FINANCIAL IMPLICATIONS TO CITY:

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

ATTACHMENT

1. Form of Development Agreement between the City of Rancho Cordova and Beazer Homes Holdings Corp. and Hearthstone Multi-Asset Entity B, L.P., relative to the Capital Village subdivision

777593_1

DEVELOPMENT AGREEMENT
RELATIVE TO CAPITAL VILLAGE

This Development Agreement is entered into as of this 4th day of May, 2005, by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("City"), BEAZER HOMES HOLDINGS CORP., a Delaware Corporation, and HEARTHSTONE MULTI-ASSET ENTITY B, L.P., a California limited partnership (collectively, "Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

1. 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.

2. Property. Landowner holds a legal or equitable interest in certain real property located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit 1 attached hereto (the "Property"). Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

3. Project. Landowner has obtained various approvals from the City (described in more detail in Recital 6 below), including approval for a tentative subdivision map for a mixed use project known as Capital Village (the "Project") to be located on the Property.

4. Public Hearing. On February 24, 2005, the Planning Commission of the City of Rancho Cordova, serving as the City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to the City Council.

5. Environmental Review. On March 21, 2005, the City Council certified as adequate and complete the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND 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.

6. 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.

6.1. The Rancho Cordova General Plan, as adopted by the City on July 1, 2003 by City Resolution No. 04-2003, as amended on March 21, 2005, by City Resolution No. 35-2005-2005 (the "General Plan");

6.2. The Rezoning of the Property, approved by the City on March 21, 2005, by City Ordinance No. 06-2005;

6.3. The Tentative Subdivision Map for the Project (attached hereto as Exhibit 3), approved by the City on March 21, 2005, by City Resolution No. 35-2005;

6.4. This Development Agreement, as adopted by City Ordinance No. 19-2005 (the "Adopting Ordinance");

6.5. The approval of the Capital Village Special Planning Area ("SPA"), which contains design guidelines and specifications pertaining to the Project (attached hereto as Exhibit 4), as adopted by City Resolution No. 06-2005; and

6.6. The MND. The Mitigation Measures in the MND are incorporated into the Project and into the terms and conditions of this Agreement.

7. 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 approved for the Property will comply with the provisions of Government Code 66473.7.

8. 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.

9. 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.

10. Consistency with General 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.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, the Parties agree as follows:

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 1 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. 19-2005, 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. 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 Lot. 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 Project Approvals 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 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 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:

827 single family residential units on 70.5592± acres;
27.5805± acres of retail/ commercial mixed use;
6.8030± acres of parks;
1.8703± acres of open space;
5.2393± acres of right of way for roads; and
4.9181± acres of landscape corridors;

all as set forth in Exhibit 3. 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 Obligation. The Parties acknowledge that the City, on February 22, 2005, adopted Resolution No. 28-2005, which establishes revised standards for Park and Open Space in the City. The Parties further acknowledge that the City, on March 7, 2005, adopted Ordinance 36-2005, establishing the City's intent to modify its park improvement impact fee. In recognition of unique characteristics of Landowner's Project (e.g., design features of the Project and other contributions made by Landowner pursuant to this DA), and the timing of City's processing of the Project, the Parties hereby agree that the provisions of

this subsection 6.4.1 shall control Landowner's obligations with respect to Landowner's new park development obligation. To fulfill its parkland dedication obligation, Landowner shall:

(i) Provide to the City improved park land and park land in-lieu payment to satisfy a total park land obligation of 14.638 acres (calculated as 6.0 acres of park land per 1,000 residents);

(ii) Provide a combination of park improvements and park impact fees equal in value to $5,937,033 (calculated as $7,179 per dwelling unit). Parks constructed within the Project shall be generally consistent with facilities identified in the Capital Village SPA. Prior to recordation of any final map for the Property, Landowner shall enter into a Parks Development Agreement ("Parks DA") with the Cordova Recreation and Park District (the "Park District"), to which the City shall be named as third pary beneficiary, that specifies how the parks on the Property shall be designed and improved. Landowner shall pay the costs of preparing the Parks DA. Landowner shall receive credit, as determined appropriate by the Park District, against park impact fees, for park improvements constructed upon the Property.

6.4.2. Timing of Dedications and Improvements of Parks. Prior to recordation of any final map for the Property, Landowner shall fulfill the obligations described in subsection 6.4.1. Landowner agrees to commence construction of the improvements described in subsection 6.4.1 prior to the issuance of the first building permit for the Project and to complete construction of all the improvements described in subsection 6.4.1 prior to issuance of the 450th building permit. Landowner shall pay to the City any in-lieu fee required under subsection 6.4.1 no later than prior to issuance of the building permit for each residential parcel for the Property. After fulfilling the requirements described in subsections 6.4.1 and 6.4.2, and the Parks DA, Landowner will be deemed to have satisfied in full its new park development obligation.

6.4.3. Existing Park Renovation Fees. The Landowner agrees that it shall pay the City the total sum of seven hundred forty two dollars ($742.00) for each residential parcel shown on the final maps for the Property. Beginning on January 1, 2006, 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 area between April and April 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"). Notwithstanding the previous sentence, the Parties agree that subsequent requirements that result from the City's current effort to modify its park improvement impact fee, consistent with, and as reflected in, Resolution 36-2005, adopted by the City on March 7, 2005, shall not apply to the Property. 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.

6.4.4. Police Tax. 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 $251 annually per single-family residential parcel or residential parcel equivalent, and $0.15 for each square foot of gross parcel area of non-residential use (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax). 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 area between April and April 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 a 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 subsection for the Project. City agrees that compliance with the terms of this subsection will satisfy the Landowner's obligation under Condition of Approval Number 50 to pay a special tax for police services in the amount of $251 per year per residential parcel.

6.4.5. Traffic Impact Fee. The Parties acknowledge that the City is currently in the process of studying and adopting a permanent traffic impact mitigation fee, which will go into effect after the City completes a traffic analysis and nexus study consistent with Government Code Section 66000, et seq. In recognition of unique characteristics of Landowner's Project (e.g., design features of the Project and other contributions made by Landowner pursuant to this DA), and the timing of City's processing of the Project, the Parties hereby agree that the provisions of this subsection shall control Landowner's obligations with respect to Landowner's traffic impact fee. To fulfill its traffic impact fee obligation, Landowner shall pay impact fees in the amount of $6,946,800 (calculated as $8,400 per dwelling unit). Landowner shall pay to the City the traffic mitigation fee of $8,400 per dwelling unit prior to issuance of building permit for each residential parcel. All of the traffic impact fees collected pursuant to this subsection (i.e., the entire $6,946,800), shall be placed in a separate City fund, the Capital Village Road Improvement Fund ("CVRIF").

In addition to the fees collected for dwelling units, there will be an additional traffic impact fee for non-Residential uses on the Property that will be either the amount in effect at the time of issuance of a building permit of each non-Residential building permit on the Property, or the amount in reflected in a subsequent amendment to this Agreement.

6.4.6. Improvements Required; Reimbursement. In addition to payment of other fees and taxes, including without limitation the traffic impact fee described in Section 6.4.5, Landowner shall be required to design, obtain necessary approvals for, construct, and dedicate to the City the following improvements, in addition to any and all other improvements required by the Project Approvals (collectively with the improvements in this subsection, the "Improvements"):

i. Signalization of International and Prospect. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of International Drive and Prospect Park Drive, to the satisfaction of the City Public Works Department and consistent with the

Project Approvals. Funds previously collected for this improvement shall be provided to the Landowner as reimbursement once the improvement is complete. Landowner may be reimbursed from the CVRIF and from the funds previously collected for this specific improvement (i.e., approximately $200,000) for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(i), provided, however, that in no event shall any moneys be paid by the City, from funds other than the CVRIF and the $200,000 in funds already collected, to reimburse the Landowner for the road improvements designed, constructed, installed, or dedicated as provided in this subsection. Any reimbursement for designing, constructing, installing, and dedicating the road improvements subject to this subsection (i) shall be limited to the amount of money available in the CVRIF plus $200,000. Therefore, if the total costs of designing, constructing, installing, or dedicating the road improvements in this subsection (i) exceed the total sum of money paid by the Landowner into the CVRIF, plus $200,000, the City shall have no further reimbursement obligation for such road improvements.

ii. Zinfandel and Data. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Zinfandel Drive and Data Drive, to the satisfaction of the City Public Works Department and consistent with the Project Approvals. The improvement shall include: modified east and west approaches to provide a dedicated left-turn lane and shared through/right-turn lane. The traffic signal timing shall be modified to operate the east and west approaches with "split" phasing. The parties acknowledge that, as of the Effective Date, the Landowner's eligibility for reimbursement for this improvement has not yet been determined. Landowner may be reimbursed from the CVRIF for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(ii), provided, however, that in no event shall any moneys be paid by the City, from funds other than the CVRIF, to reimburse the Landowner for the road improvements designed, constructed, installed, and dedicated as provided in this subsection. Any reimbursement for designing, constructing, installing, or dedicating the road improvements subject to this subsection (ii) shall be limited to the amount of money available in the CVRIF. The City shall have no reimbursement obligation beyond the CVRIF. Therefore, if the total costs of designing, constructing, installing, or dedicating the road improvements in this subsection (ii) exceed the total sum of money paid by the Landowner into the CVRIF, the City shall have no further reimbursement obligation for such road improvements.

iii. Data and Disk. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Data Drive and Disk Drive, to the satisfaction of the City Public Works

Department and consistent with the Project Approvals. The improvement shall include, at a minimum, the following improvements to the intersection:

1. One through land and one right-turn lane on northbound Data Drive.
2. One left-turn lane and one through lane on southbound Data Drive.
3. One left-turn lane and one right-turn lane on westbound Disk Drive.

4. Interconnect and coordinate signal with the adjacent signals of Zinfandel Drive / Data Drive and Prospect Park Drive (West) / Data Drive / White Rock Road.

Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(iii).

iv. Zinfandel and "Main Street". Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Zinfandel Drive and the street referred to as "Main Street" in the approval documents, to the satisfaction of Public Works and consistent with the Project Approvals. Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(iv).

v. International and "B" Street. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of International Drive and the street referred to as "B" Street in the approval documents, to the satisfaction of Public Works and consistent with the Project Approvals. Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(v).

6.4.7. Right-of-Way Acquisition. For any of the above improvements requiring additional right-of-way, City will assist with the acquisition of right-of-way, if required, and the Landowner shall pay for acquisition, including without limitation administrative and technical assistance costs.

6.4.8. Timing of Improvements. Except where otherwise provided in subsection 6.4.2, Landowner shall be required to complete the process of designing, obtaining necessary approvals for, and initiating construction of, improvements listed in subsection 6.4.6 prior to the 501st home occupancy (final inspection) for the Project. An improvement will be deemed "initiated" after the award of any and all construction contracts, and upon the commencement of actual physical construction.

6.4.9. Waiver Related to Conveyances. In consideration of the benefits received pursuant to this Agreement, Landowner waives any and all causes of action that it might have under the ordinances of the City, or the laws of the State of California or the United States, with regard to any otherwise uncompensated or under-compensated conveyance or dedication of land or easements or construction of improvements specified in this Agreement.

7. Applicable Rules, Regulations and Official Policies.

7.1. Rules Regarding Permitted Uses. Except as otherwise provided by subsection 6.4.1 pertaining to new park development, 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 development within the project shall be subject to the applicable provisions of the City's Design Review regulations (Ordinance 14-2003), the provisions of the Capital Village SPA, and any applicable provisions, as determined appropriate by the City, of the subsequently adopted City of Rancho Cordova Design Guidelines. 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 Agreement 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 Sections 6.3 and 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 are either (i) required on a City-wide basis, or (ii) apply uniformly to all properties within the City that are zoned consistent with the Project Approvals, or (iii) apply uniformly to all properties that 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 a 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 MND and Conditions of Approval/MMRP related to such development, which are adopted by the City, and are identified in the mitigation monitoring plan, the MND or Conditions of Approval/MMRP as being a responsibility of Landowner.

9. Community Facilities District.

9.1. Community Facilities District Formation - Financing. City acknowledges that Landowner may cause to be formed a Community Facilities District ("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 described in subsection 6.4.6. The provisions of Sections 9.2-9.5 shall apply to any such CFD formed, as well as to the CFD formed for maintenance, as described in Section 9.6.

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 achieve the purposes of this Section. As of the Effective Date, one series of such bonds has been issued. At least one additional series of bonds is expected to be issued.

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 of a cash amount equivalent to its proportionate share of costs for the Improvements, or any portion thereof, prior to the issuance of bonds.

9.4. Private Financing. Nothing in this Agreement shall be construed to limit Landowners option to install the 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 Improvements or completed portions thereof, and monthly payment of appropriate amounts for such Improvements to the person or entity constructing Improvements or portions thereof, provided City shall only be obligated to use CFD bond or tax proceeds for such acquisitions.

9.6. Service District for Maintenance.

9.6.1. Formation, Consent, Waiver and Special Benefit. Landowner must form and/or cooperate in annexation to, one or more Community Facilities Services District or other such financing mechanism or assessment district for maintenance purposes, as chosen by the City (herein the "Services District"), and consents herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described below. No residential building permit, excluding permits for model homes, shall be issued until the formation of, and inclusion of the Property in, the Services District. For purposes of Article XIIID of the California Constitution, Landowner acknowledges hereby that all the services described herein to be provided by the Services District will provide a "special benefit" to the Property, as defined by

said Article, and that the foregoing support and consent shall apply as to any claim that any portion of the services supported by the special tax does not provide special benefit to the Property. The Services District shall:

i. Provide the City assured funding for the ongoing maintenance and operation of public facilities and all Improvements required herein or in the Project Approvals, whether such facilities and Improvements are located within or outside of the boundaries of the Project, including: public roads, public alleys and associated frontage improvements such as curb, gutter and sidewalks, intersection signals, and street signs; road special features (e.g. speed bumps, textured or painted surfaces, modified crosswalks, etc.); project monument signs; all public landscaping, including street frontage landscaping and road medians; streetlights within the Property and upon the Property frontages along Prospect Park Drive, International Drive, and Zinfandel Drive; and statuary, fountains or ornamental structures.

ii. Cause to be established appropriate funding mechanisms, to the satisfaction of the Park District, to fund the ongoing maintenance of park facilities and improvements, including Park A, Park B, and Park C within the Project, and any other park improvements pursuant to the Project Approvals.

iii. Cause to be established appropriate funding mechanisms, as determined appropriate by the City, in consultation with the Sacramento County Department of Water Resources, to fund the ongoing maintenance of drainage facilities within the Project consistent with the Project Approvals.

iv. Cause to be established appropriate funding mechanisms, as determined appropriate by the City, to maintain all public open space areas within the Property, other than improved park sites, including without limitation, maintaining bike trails and conducting weed abatement and providing fire prevention to the satisfaction of the Sacramento Metropolitan Fire District within such open space areas. Such fire prevention efforts may include flail mowing from adjacent private property lines into such open space areas and other such vegetation management efforts as deemed necessary by the Fire District.

v. Conduct, manage and finance any environmental mitigation monitoring required by the Project Approvals.

Landowner acknowledges that the total annual cost of the maintenance obligations in this Section 9.6 is not known as of the Effective Date, and will be determined in the future. The assessments listed herein shall be adjusted annually on each January 1, beginning on January 1, 2006, based upon the Consumer Price Index, consistent with subsections 6.4.3 and 6.4.4 of this Agreement.

9.6.2. Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City or Park District shall be excluded from any assessment to be imposed by the Services District.

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 and this Agreement.

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; (f) the location and maintenance of on-site and off-site improvements, or (g) any other issue or subject not identified as an "insubstantial amendment" in Section 10.3 of this Agreement, 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 approximately 12 months from the date the Agreement is entered into.

12.2. Initiation of Review. The City's Planning Director shall initiate the annual review by giving to Landowner written notice that the City intends to undertake such review. Within 30 days of City's notice, Landowner shall provide evidence to the Planning Director to demonstrate good faith compliance with the Development Agreement. The burden of proof, by substantial evidence of compliance, is upon the Landowner. The City's failure to timely initiate the annual review is not deemed to be a waiver of the right to do so at a later date; accordingly, Landowner is not deemed to be in compliance with the Agreement by virtue of such failure to timely initiate review.

12.3. Staff Reports. City shall deposit in the mail to Landowner a copy of all staff reports, and related exhibits, concerning contract performance at least three (3) days prior to any annual review.

12.4. Costs. Costs reasonably incurred by the City in connection with the annual review shall be paid by Landowner in accordance with the City's schedule of fees and billing rates in effect at the time of review.

12.5. Non-compliance with Agreement; Hearing. If the Planning Director determines, on the basis of substantial evidence, that Landowner has not complied in good faith with the terms and conditions of the Agreement during the period under review, the City Council, upon receipt of any report or recommendation from the Planning Commission, may initiate proceedings to modify or terminate the Agreement, at which time an administrative hearing shall be conducted, in accordance with the procedures of State law and Municipal Code section 110-05. As part of that final determination, the City Council may impose conditions that it considers necessary and appropriate to protect the interest of the City.

12.6. Appeal of Determination. The decision of the City Council as to Landowner's compliance shall be final, and any court action or proceeding to attack, review, set aside, void or annul any decision of the determination by the Council shall be commenced within thirty (30) days, as set forth in the Municipal Code (section 115-39).

13. Default. Subject to any applicable extension of time, failure by any party to perform any term or provision of this Agreement required to be performed by such party shall constitute an event of default ("Event of Default"). For purposes of this Agreement, a party claiming another party is in default shall be referred to as the "Complaining Party," and the party alleged to be in default shall be referred to as the "Party in Default." A Complaining Party shall not exercise any of its remedies as the result of such Event of Default unless such Complaining Party first gives notice to the Party in Default as provided in subsection 13.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.

13.1. Procedure Regarding Defaults.

13.1.1. Notice. The Complaining Party shall give written notice of default to the Party in Default, specifying the default complained of by the Complaining Party. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default.

13.1.2. Cure. The Party in Default shall diligently endeavor to cure, correct or remedy the matter complained of, provided such cure, correction or remedy shall be

completed within the applicable time period set forth herein after receipt of written notice (or such additional time as may be deemed by the Complaining Party to be reasonably necessary to correct the matter).

13.1.3. Failure to Assert. Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies.

13.1.4. Notice of Default. If an Event of Default occurs prior to exercising any remedies, the Complaining Party shall give the Party in Default written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, the Party in Default shall have such period to effect a cure prior to exercise of remedies by the Complaining Party. If the nature of the alleged default is such that it cannot, practicably be cured within such 30 day period, the cure shall be deemed to have occurred within such 30 day period if: (a) the cure shall be commenced at the 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 5 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. Except as otherwise provided for in Section 15 of this Agreement, 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) 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 Workers' Compensation insurance for all persons employed by Landowner for work at the Project site. Landowner shall require each contractor and subcontractor similarly to provide Workers' 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:

Hearthstone Multi-Asset Entity B, L. P.
781 Lincoln Avenue
San Rafael, CA 94901
Attention: Tracy Carver

and:

Beazer Homes Holdings Corp.
3721 Douglas Boulevard, Suite 100
Roseville, California 95661
Attention: Stan Samiec

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 Lot), 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 nineteen (19) pages and five (5) 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.

30. City Cooperation. The City agrees to cooperate with Landowner in securing all permits which may be required by City. In the event state or federal laws or regulations enacted after the Effective Date, or action of any governmental jurisdiction, prevent delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such state and federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to

extend to the other its prompt and reasonable cooperation in so modifying this Agrement or approved plans.

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. 07-2005, adopted by the Council of the City on the twenty-first day of March, 2005, and Landowner has caused this Agreement to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: _____

Its: _____

"LANDOWNER"

BEAZER HOMES HOLDINGS CORP.,
a Delaware corporation

By:

Name: _____

Its: _____

ATTEST:

_____
City Clerk

HEARTHSTONE MULTI-ASSET ENTITY B, L.P., a California limited partnership

By: HHP GP, LLC, a California limited liability company, its General Partner

By: HEARTHSTONE, INC., a California corporation, its Manager

By _____
Tracy Carver, Executive Vice President-General Counsel

APPROVED AS TO FORM:

_____
Adam U. Lindgren
Assistant City Attorney

775006_1

EXHIBIT LIST

Exhibit 1 -- Legal Description of the Property
Exhibit 2 – Location Map
Exhibit 3 – Tentative Subdivision Map and Table of Land Uses
Exhibit 4 – SPA Handbook
Exhibit 5 -- Form of Assignment

775006_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
Attn: City Clerk

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

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF RANCHO CORDOVA

AND

BEAZER HOMES HOLDINGS CORP. AND HEARTHSTONE MULTI-ASSET ENTITY B, L.P., AS LANDOWNERS

RELATIVE TO CAPITAL VILLAGE

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EXHIBIT 1

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

Parcels 47 through 58 and 70 through 74 inclusive as shown on that certain Parcel Map entitled "Capital Center II" filed April 10, 1986, in Book 93 of Parcel Maps, Page 7, Sacramento County Records.

APN's: 072-0680-010 through 072-0680-021
072-0680-034 through 072-0680-038

EXHIBIT 2

LOCATION MAP

LOCATION MAP **Exhibit 2**

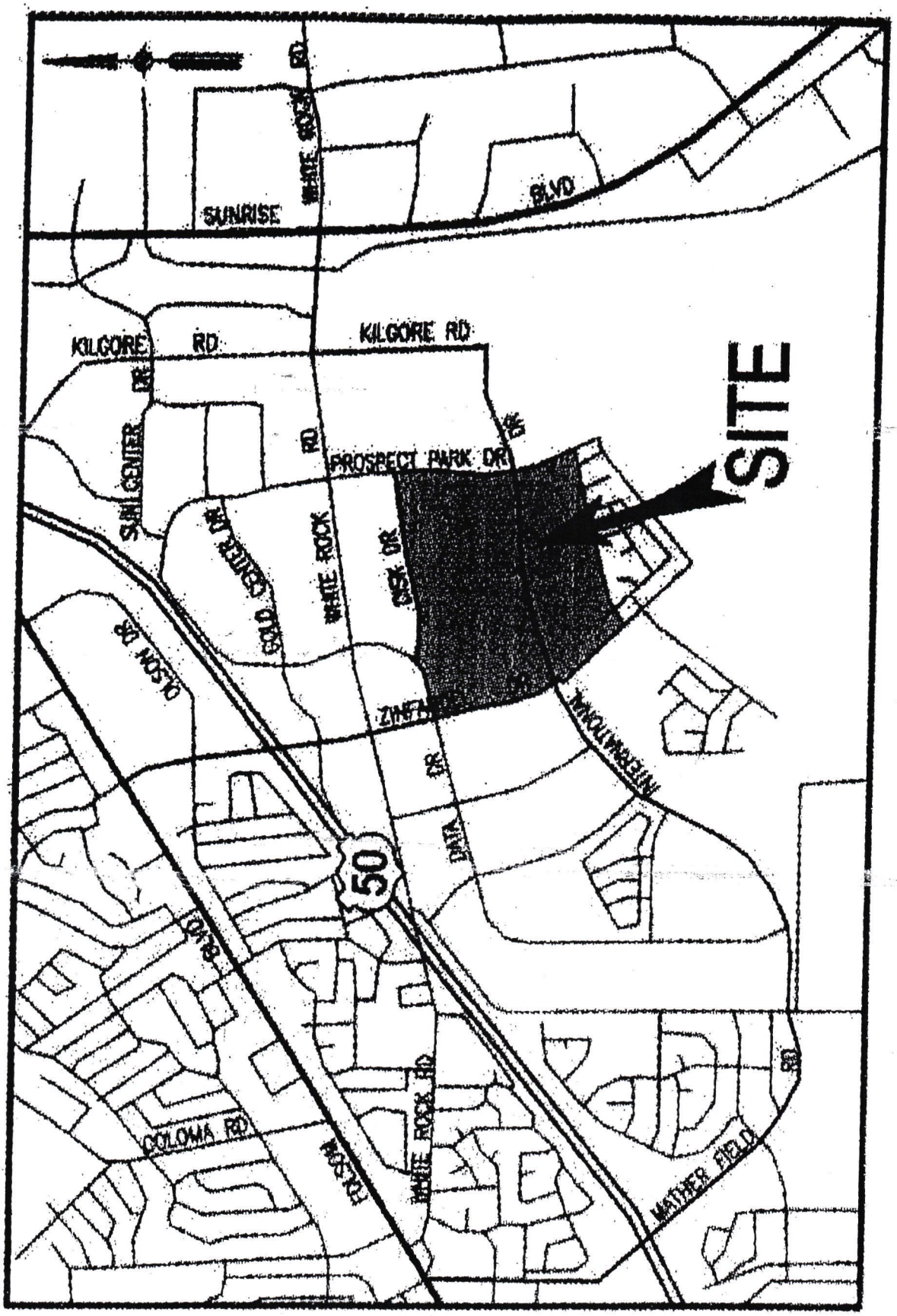


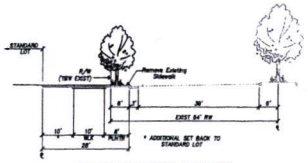
EXHIBIT 3

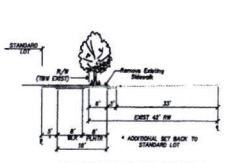
TENTATIVE SUBDIVISION MAP AND TABLE OF LAND USES

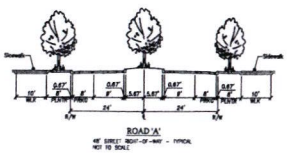
Beazer - CAPITAL VILLAGE

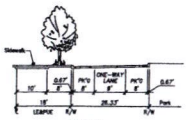
TENTATIVE SUBDIVISION MAP for

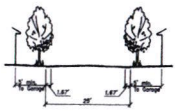
CITY OF RANCHO CORDOVA, CALIFORNIA

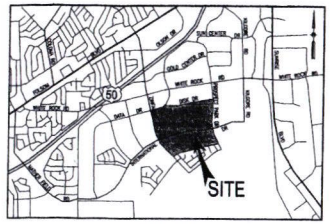




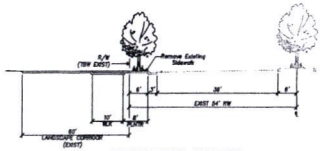


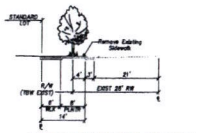


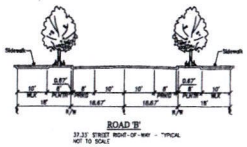


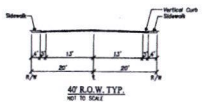


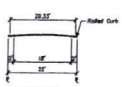
VICINITY MAP

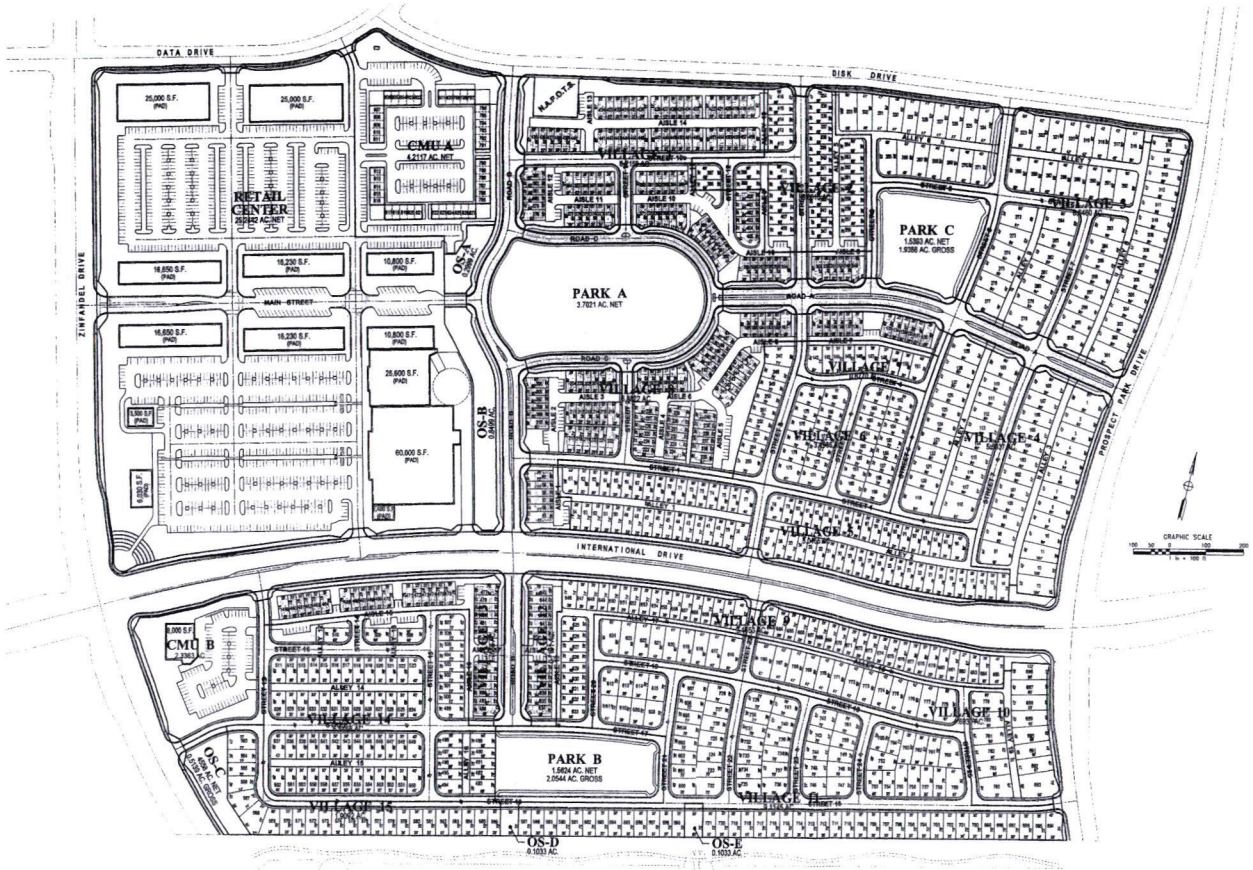












TENTATIVE MAP INFORMATION

OWNER

ARRILLAGA FAMILY TRUST
2560 MISSION COLLEGE BLVD # 101
SANTA CLARA, CA 95054

DEVELOPER

BEAZER HOMES
HOFFMAN CALIFORNIA
ATTN: CAROL HILL
3121 DOUGLAS BLVD., SUITE 100
ROSEVILLE, CA. 95661
(916)773-5888 OFFICE
(916)773-4054 FAX

APPLICANT

MRO ENGINEERS, INC.
ATTN: TONY BEVENS
2350 PLAZA DRIVE
ROCKLIN, CA. 95765-5404
(916) 783-5636 OFFICE
(916) 783-5663 FAX

ASSESSOR'S PARCEL NOS.

072-060-0010 TO 0021
072-060-0034 TO 0035

AREA

116.94 AC. (GROSS)

SCHOOL DISTRICT

FOLSOM - CORDOVA UNIFIED SCHOOL DISTRICT

EXISTING ZONING

MP

PROPOSED ZONING

SHOPPING CENTER (SC)
COMMERCIAL (C)
COMMERCIAL MIXED USE (CMU)
PARK, OPEN SPACE (OS),
SD-18, RD-15

EXISTING GENERAL PLAN

LOP

PROPOSED GENERAL PLAN

LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMERCIAL MIXED USE, PARKS, OPEN SPACE

SERVICES

SEWER - COUNTY SANITATION DISTRICT NO. 1
DRAINAGE - COUNTY OF SACRAMENTO
FIRE - SACRAMENTO METROPOLITAN FIRE DISTRICT
POLICE - CITY OF RANCHO CORDOVA
PARK - CORDOVA RECREATION AND PARK DISTRICT
ELECTRICITY - PG&E
GAS - P.G.& E.
WATER - SOUTHERN CALIFORNIA WATER COMPANY
TELEPHONE - SBC

Commercial Summary

	LAND (AC)	BUILDING (SF)	LAND/BUILDING RATIO	PARKING REQD (STALLS)	PARKING PROVIDED (STALLS)
PHASE I	18.3125	384,880	4.13	894 *	928
PHASE II	4.0000	52,000	1.83	225 *	231
CMU A *	1.4321	14,800	3.31	111 *	183
CMU B	2.2363	8,800	11.94	83 *	85
TOTAL	29.4175	366,880	26.41	1313	1647 *

1. Required parking based on 4.5 Spaces for every 1000 sf of gross floor area.
2. Includes 31 Retail Units of the 43 Live/Retail Product.
3. Estimated at 1 stall required for every 100 sf of gross floor area.
4. ____ spaces provided per 1000 sf of gross floor area.

Land Use Summary

Village/Lot(s)	Use	Acreage	Town Homes	38'x68'	35'x70'	40'x90'	Total Units
Village 1	Town Homes	6.2158	96				96
Village 2	38' x 68' Row Lot Typ.	3.8619		38			38
Village 3	40' x 90' Alley Lot Typ.	8.4469				69	69
Village 4	40' x 90' Alley Lot Typ.	5.9597				48	48
Village 5	38' x 68' Row Lot Typ.	5.9465		77			77
Village 6	35' x 70' Std. Lot Typ.	3.4786			38		38
Village 7	38' x 68' Row Lot Typ.	0.8779		10			10
Village 8	Town Homes	5.4831	84				84
Village 9	40' x 90' Row Lot Typ.	3.1051		49			49
Village 10	40' x 90' Alley Lot Typ.	4.0745				36	36
Village 11	35' x 70' Std. Lot Typ.	7.1747			191		191
Village 12	Town Homes	0.7191	12				12
Village 13	Town Homes	1.7689	30				30
Village 14	38' x 68' Row Lot Typ.	6.5468		74			74
Village 15	35' x 70' Std. Lot Typ.	1.9057			54		54
CMU A	Live / Retail	4.3117					43
CMU B		2.2363					
Retail Center		25.5441					
Park A		3.7021					
Park B		2.0544					
Park C		1.5386					
OS-A	Open Space	0.3999					
OS-B	Open Space	0.6409					
OS-C	Open Space	0.5139					
OS-D	Open Space	0.1033					
OS-E	Open Space	0.1033					
Roads	A, B & C and Entries	4.3472					
LM Corridors		4.9181					
Total		116.9404	222	248	163	151	827 du

MRO ENGINEERS, INC.
2350 PLAZA DRIVE
Rocklin, CA 95765
Phone (916) 783-5636
Fax (916) 783-5663
www.mroengineers.com
ENGINEERING · PLANNING · SURVEYING

EXHIBIT 4

SPA HANDBOOK

REFERENCE TO THIS DOCUMENT IS LOCATED IN ORDINANCE NO. 06-2005 (ATTACHMENT 3, EXHIBIT B)

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Exhibit 4 - Capital Village Special Planning Area Handbook (Draft 02.22.05)

Agenda Item: 8

EXHIBIT 5

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
Attn: City Clerk

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

ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO CAPITAL VILLAGE

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this _____ day of _____, 200____, by and between _____, a _____ _____ (hereinafter "Developer"), and _____, a _____ _____ (hereinafter "Assignee").

RECITALS

1. On May 6, 2005, the City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between The City of Rancho Cordova and Relative to the Development known as Capital Village (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 _____, 200_, as Instrument No. 2005-_____.

2. 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").

3. 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. 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:	ASSIGNEE:
_____	_____,
a _____	a _____
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____

CITY OF RANCHO CORDOVA

ORDINANCE NO. 19-2005

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA

APPROVING THE DEVELOPMENT AGREEMENT FOR THE CAPITAL VILLAGE PROJECT

PROJECT NO. RC-04-123

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: 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 California 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 ("Agreement"), establishing certain development rights in the Property that is the subject of the development project application.

B. Property. Landowner holds a legal or equitable interest in certain real property located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A attached hereto (the "Property"). Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

C. Project. Landowner has obtained approval from the City for a tentative subdivision map for a mixed use project known as Capital Village (the "Project") to be located on the Property.

D. Public Hearing. On February 24, 2005, the Planning Commission of the City of Rancho Cordova, serving as the City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to the City Council.

E. Environmental Review. On March 21, 2005, the City Council certified as adequate and complete the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND 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.

F. 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.

1. The Rancho Cordova General Plan, as adopted by the City on July 1, 2003 by City Resolution No. 04-2003, as amended on March 21, 2005, by City Resolution No. 35- 2005 (the "General Plan");
2. The rezoning of the Property, approved by the City on March 21, 2005, by City Ordinance No. 06-2005;
3. The Tentative Subdivision Map for the Project, approved by the City on March 21, 2005, by City Resolution No. 35-2005;
4. The approval of the Capital Village Special Planning Area ("SPA"), which contains design guidelines and specifications pertaining to the Project adopted by City Ordinance No. 06-2005, including a correction to the SPA acknowledged at the City Council meeting on June 6, 2005, relating to a setback requirement; and
5. The MND. The Mitigation Measures in the MND are incorporated into the Project and into the terms and conditions of this Agreement.

A. 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 approved for the Property will comply with the provisions of Government Code 66473.7.

B. 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.

C. 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.

D. Consistency with General 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.

Section 2: Findings and Determinations

Therefore, on the basis of the foregoing Recitals, which are incorporated herein, the City of Rancho Cordova's General Plan, and the Capital Village Special Planning Area, the Mitigated Negative Declaration for the Project, 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 Capital Village Special Planning Area in that: the land use designations for the Project site support the development of a Local Town Center and mixed use neighborhood; the development is consistent with fiscal policies of the General Plan relating to provision of infrastructure and public services; and the Development Agreement includes provisions related to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth by the Capital Village SPA.

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the property is located in that the Project Approvals include the rezoning of the Property, as adopted by the City Council on March 21, 2005, by City Ordinance 06-2005.

C. The Development Agreement is in conformity with public convenience, general welfare and good land use policies and will implement provisions of the Capital Village SPA and the General Plan, which have designated a Local Town Center and mixed use neighborhood for 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 General Plan. The impacts of the Project 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.

F. The Development Agreement is consistent with the provisions of Government Code Sections 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 and authorizes the City Manager to sign it on the effective date of this Ordinance.

Section 4: Amendment of the Zoning Code

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

"101-812. Development Agreement for Capital Village"

Section 5: Recordation

Within ten (10) days after the Development Agreement is executed by the City Manager, the City Clerk shall submit 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 shall cause a summary of the Ordinance to be posted in accordance with Section 36933 of the Government Code.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

EXHIBIT A

DESCRIPTION OF PROPERTY

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

Parcels 47 through 58 and 70 through 74 inclusive as shown on that certain Parcel Map entitled "Capital Center II" filed April 10, 1986, in Book 93 of Parcel Maps, Page 7, Sacramento County Records.

APNs: 072-0680-010 through 072-0680-021
072-0680-034 through 072-0680-038

Staff Report

Date: September 6, 2005

To: Honorable City Council

From: Adam U. Lindgren, Assistant City Attorney

Subject: Resolution Declaring the Results of Mail Ballot Election Regarding Special Taxes for Police Services for Special Police Tax Area Zone 26 (Capital Village subdivision); RC 04-123

RECOMMENDATIONS

Staff recommends announcing the results of the police tax election concerning Special Tax Area Zone 26 (Capital Village).

DISCUSSION

On July 1, 2003, the City Council approved Resolution 30-2003, which created the Rancho Cordova Special Police Tax Area and announced the City's intention to impose a police services tax on new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcel(s) within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone encompassing the subdivision, and an ordinance creating the special tax. Finally, in order to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City.

Pending Elections

In accordance with this above-described process, the City recently adopted Resolution 49-2005 on April 18, 2005, which created Tax Zone 26. The City also adopted Ordinance 10-2005, on May 2, 2005, which established a special tax for police services in Zone 26, subject to the confirmation of landowner-voters in that zone.

Two ballots were mailed out to property owners Beazer Homes Holdings Corp. and Hearthstone Multi-Asset Entity B, L.P. after approval of the ordinance. The ballots have been tabulated, with the following vote resulting:

"Special Tax Area Zone 26: 2 "yes" votes; X "no" vote.

AGENDA ITEM # 9

Accordingly, the Council should now announce the result of the election. Because the police tax in Zone 26 was approved by at least two-thirds of the property owners voting, this tax will go into effect effective July 1, 2006.

774889_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 68-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DECLARING THE RESULTS OF THE ELECTION FOR RANCHO CORDOVA SPECIAL POLICE TAX AREA ZONE 26

WHEREAS, pursuant to Government Code section 53978, the City Council adopted Resolution 30-2003 creating the Rancho Cordova Special Police Tax Area and indicating its intent to impose the tax on new development in the City; and

WHEREAS, on April 18, 2005, the City adopted Resolution 49-2005, creating Zone 26 within the Special Police Tax Area, and recognizing the need for increased police protection services in Zone 26 and the difficulty of funding current or increased levels of such services with available revenues. Pursuant to Resolution 49-2005, the City directed the City Clerk to conduct a police tax election (pursuant to Government Code section 53978), to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, on May 2, 2005, the City adopted Ordinance 10-2005, which established a special tax for police services in Zone 26, which is contiguous with the boundaries of the Capital Village subdivision, subject to landowner-voter confirmation; and

WHEREAS, Ordinance 10-2005 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2006; and

WHEREAS, ballots were sent to the two landowners within Zone 26 (Beazer Homes Holdings Corp. and Hearthstone Multi-Asset Entity B, L.P.), which asked them a single question in the form of: "Shall Ordinance No. 10-2005 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 26 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"; and

WHEREAS, the owners of the real property subject to the Police Tax Zone 26 have voted on the issue of whether to approve Ordinance No. 10-2005 and the City now wishes to declare the results of this police tax election for Zone 26

NOW, **THEREFORE**, the City Council of the City of Rancho Cordova hereby declares as follows:

1. The foregoing recitals are all true and correct.

2. The City Clerk has tabulated the police tax ballots and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 10-2005 authorizing a special tax in the portion of Police Tax Zone 26 that encompasses the

landowner's property, in order to maintain the present level of police protection service and provide additional funding for increased police protection service:

Special Tax Area Zone 26: 2 "yes"; 0 "no".

3. In accordance with Ordinance 10-2005, the police tax for Zone 26 shall take effect immediately, so that taxes will first be collected hereunder for the tax year beginning July 1, 2006.

On a motion by Councilperson _____, seconded by Councilperson_____, the foregoing resolution was passed and adopted by the City Council of the City of Rancho Cordova, this 6th day of September, 2005, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

774852_1

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Curt Haven, Director of Economic Development

SUBJECT: **SEWER CONNECTION CREDIT PROGRAM**

RECOMMENDATION

That the City Council:

1. Adopt Resolution No. 102-2005, Agreement with SCRSD Regarding Allocation of Excess Wastewater Treatment Capacity
2. Adopt Resolution No. 103-2005, "City of Rancho Cordova Wastewater Treatment Capacity Bank Program Guidelines".

BACKGROUND

Extensive description of the Sewer Connection Credit Program is attached for your review.

Attachment 1: Resolution No. 102-2005
Attachment 2: Resolution No. 103-2005
Attachment 3: Sewer Connection Credit Program Description

AGENDA ITEM # 10

CITY OF RANCHO CORDOVA

RESOLUTION NO. 102-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING A CONTRACT WITH SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT (SCRSD) ALLOCATING EXCESS WASTEWATER TREATMENT CAPACITY

WHEREAS, the City is desirous of entering into a contract with Sacramento County Regional Sanitation District (SCRSD) regarding allocation of the Economic Development Treatment Capacity Bank and through approved guidelines on how Rancho Cordova would utilize its 92 available credits as an incentive for appropriate business and housing developments; and

WHEREAS, using the Equivalent to Single-Family Dwelling (ESD) credits valued between $145,000 and $530,000 in focused areas to support the development of new jobs and residential units the City will advance its economic development goals by expanding and diversifying the tax base and revenue sources encouraging infill housing to retain the vitality of older neighborhoods and further the City's commitment to the Regional Blueprint Plan; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova authorizes the City Manager of the City of Rancho Cordova to execute a contract with Sacramento County Regional Sanitation District regarding allocating excess wastewater treatment capacity.

PASSED and ADOPTED at a meeting of the City Council of the City of Rancho Cordova held on the 6th day of September, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

AGREEMENT REGARDING ALLOCATION OF EXCESS WASTEWATER TREATMENT CAPACITY

This Agreement is entered into between Sacramento Regional County Sanitation District (hereinafter "SRCSD" or "District") and the City of Rancho Cordova (hereinafter referred to as "Agency") and is made and agreed to pursuant to the following recitals. The term "Agencies" hereinafter refers to those jurisdictions that are members of the SRCSD.

RECITALS

Whereas, on June 30, 1999, the governing board of SRCSD enacted a District Treatment Capacity Buyback Ordinance whereby the District did purchase unused industrial treatment capacity; and

Whereas, pursuant to the provisions of that Ordinance, the District did purchase $12.3 million dollars worth of excess wastewater treatment capacity from four industries within the jurisdictional limits of the District; and,

Whereas, the excess treatment capacity initially purchased converts to 16,606 ESDs (Equivalent single-family dwelling units); and,

Whereas, the District found that it was in the best interests of the District and its ratepayers to place the 16,606 ESDs in a Economic Development Treatment Capacity Bank; and,

Whereas, the purpose of the Bank is to encourage economic development within the District's jurisdictional limits in that the purchased ESDs could be sold at a discounted rate to reduce the sewer impact fees; and,

Whereas, Agencies have acknowledged that their ability to offer ESDs at a reduced amount will assist them in encouraging economic development; and,

Whereas, the District has determined that it is in the best interests of the District and its ratepayers to distribute the ESDs within the Bank to the member Agencies of the District; and,

Whereas, in distributing the initial ESDs to the various Agencies who are a party to this Agreement, the District recognized historical industry closures within the City of Sacramento; and

Whereas, the Agencies to this Agreement recognize and acknowledge that it is in the best interests of each jurisdiction to participate in this Bank distribution; and

Whereas, the governing board of SRCSD amended the Agreement on July 23, 2003 to provide flexibility to allow Agencies to utilize their bank credits to promote the construction of affordable housing; and

Whereas, the Agencies and SRCSD desire to formally amend said Agreement to provide flexibility to allow newly incorporated cities or annexed territories that are within the SRCSD service area to participate in the bank and to allow Agencies the flexibility to utilize credits to promote infill and transit-oriented housing.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Prior Agreements.

This agreement is intended to amend, replace and supercede all prior agreements between the parties hereto, related to the operation, allocation and use of ESD credits associated with the Economic Development Treatment Capacity Bank.

2. Economic Development Bank.

SRCSD established an Economic Development Bank ("Bank") and transferred to the bank on February 28, 2001 16,606 ESDs that were allocated for use as follows:

Jurisdiction	**Allocation of ESDs**
SRCSD	1,661
City of Sacramento	7,971
County of Sacramento	4,368
City of Citrus Heights	1,046
City of Folsom	597
City of Elk Grove	963
Totals	**16,606**

As new member Agencies join the District, they may participate in the Bank by signing onto this Agreement Future ESD Allocations will be determined by the Board of Directors, as specified in Item 3.

3. Additional Transfers.

SRCSD may transfer additional capacity into the Bank. All additional ESDs transferred into the Bank shall be subject to allocation to be determined by the Board of Directors of SRCSD.

4. Ownership of ESDs.

Each Agency hereto acknowledges that the ESDs allocated are not and shall not become the property of the Agency. An ESD is a right to discharge into the SRCSD sewerage system. Each ESD is site specific to the assigned parcel of real property specified when assignment of the ESD is made to a specific parcel of real property. The ESDs assigned may not be transferred to other real property except as set forth in the SRCSD Ordinances.

5. Use of ESDs.

Each Agency hereto acknowledges that the ESDs allocated by SRCSD to each Agency are intended to promote the goal of economic development within the region by attracting new industrial and commercial businesses to the region. The ESDs may be transferred to industrial, commercial, governmental, non-profit or residential parcels in support of this goal. Each Agency shall define its own guidelines for entitlement to the ESDs allocated to it.

Further, each Agency agrees that the ESDs allocated by this agreement shall not be used as an incentive to lure established industrial or commercial businesses between Agency

jurisdictions. The Bank is established to promote new growth and development from outside the region.

However, all Agencies hereto agree that the use of the ESD's for un-restricted residential purposes shall be limited to 15% of the total ESD's allocated to each Agency. Also, all Agencies agree that for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing, the following allocations will be allowed in addition to the 15% overall unrestricted residential cap:

- For those jurisdictions with a population less than 150,000, each Agency may use up to 100% of the total ESD's allocated to them, with an annual cap of 33%, for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing:

- For those jurisdictions with a population greater than 150,000, each Agency may use up to 100% of the ESD's allocated to them, with an annual cap of 15%, for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing.

For purposes of this Section, the following definitions apply:

- Affordable housing as defined in the California Health & Safety Code Sections 50079.5 and 50105 for low-income and very low-income households and as certified by the local jurisdiction.
- Infill housing as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15332 and as certified by the local jurisdiction;
- Transit Oriented Housing as defined in the California Government Code Sections 65460 – 65460.10 and as certified by the local jurisdiction.
- Population demographics will be based on the most recent U.S. Census Data or the State of California, Department of Finance's Report of City/County Population Estimates.

6. Payment for ESDs.

Agencies shall pay to SRCSD the sum of $923.00 per ESD allocated to it. Payment shall be due within ninety (90) days of the date when ESDs are assigned to a specific parcel by SRCSD. SRCSD shall provide written notice to a selling Agency upon assignment of ESDs.

Alternatively, SRCSD recognizes that as part of the permit process, individual customers pay the required permitting fees, including fees for use of Bank credits. In the event the initial customer who has been approved to receive Bank credits, does not pay the required amount to SRCSD within thirty (30) days of issuance of a building permit or certificate of occupancy, then SRCSD will look to the Agency who issued the Bank credit for payment to SRCSD within sixty (60) days of notice to the Agency of non-payment.

It is within the sole discretion of each Agency to this agreement to determine the price of ESDs to be charged to an Agency's customer. An Agency may transfer ESDs for an amount less than the value ($923.00) established herein. However, Agency shall be liable to SRCSD for the sum of $923.00 per ESD, regardless of the amount charged by an Agency.

Agencies may charge an amount in excess of the amount established herein by SRCSD to make up any deficits incurred in prior sales. However, the parties hereto agree that they shall not use the ESDs allocated to them for profit purposes. Each Agency hereto agrees that the total amount of revenue received by each Agency for all the ESDs allocated to it and transferred and assigned by it shall not exceed the total amount Agency is to pay to SRCSD for the ESDs allocated to it by this agreement. In the event an Agency receives total revenues in excess of the amount due to SRCSD for all the ESDs allocated to it, the excess revenues shall be payable to the SRCSD.

EXAMPLE 1: The price established by SRCSD Bank per ESD is $10.00. Agency A has 1000 ESDs allocated to it, thereby creating a total obligation to SRCSD Bank of $10,000.00. Agency A assigns 500 ESDs to Party 1 for $8.00 per ESD ($4,000.00). Agency A owes $5,000.00 to SRCSD Bank payable within ninety (90) days and must make up the difference between the amount paid by Party A and the amount due SRCSD Bank.

Agency A then assigns 500 ESDs to Party 2 at $12.00 per ESD ($6,000.00). Agency A owes $5,000.00 to SRCSD Bank. The difference remains with Agency A. The total paid SRCSD Bank by Agency A is $10,000.00.

EXAMPLE 2: The price established by SRCSD Bank per ESD is $10.00. Agency A has 1000 ESDs allocated to it, thereby creating a total obligation to SRCSD Bank of $10,000.00. Agency A assigns 500 ESDs to Party 1 for $10.00 per ESD. Agency A assigns 500 ESDs to Party 2 for $12.00 per ESD. Agency A must make a total payment to SRCSD Bank of $11,000.00, representing the $10,000.00 obligation and the $1,000.00 profit.

7. Inter-Agency Transfers.

Any party to this Memorandum of Understanding may transfer all or any of the ESDs allocated to it to another public Agency within the jurisdiction of SRCSD. In the event of such a transfer, the transferring Agency shall provide SRCSD with written notice of the identity of the receiving Agency and the number of ESDs transferred. By execution of this Agreement, the Agency receiving such a transfer will be liable to SRCSD for the value of the ESDs received.

8. Agency/Customer Relationship.

It is left to the sole discretion of each Agency hereto to determine the price of an ESD as well as the terms and conditions of the assignment of ESDs to a customer. The ESDs assigned to a parcel shall not be used as security in any agreement between Agency and Customer. Agencies agree that once an assignment of ESDs has been made to a parcel, such assignment cannot be rescinded or revoked by that Agency.

9. Procedure.

When an Agency hereto determines to assign all or a portion of its allocated ESDs, it shall apply to the Bank for assignment of that portion of ESDs to a designated parcel. The

application shall set forth the nature of the new business or project and parcel location. SRCSD staff shall determine the number of ESDs required to serve the parcel based upon the intended use of the parcel. Said determination of the amount of ESDs necessary shall be made pursuant to SRCSD guidelines and ordinances. SRCSD shall then assign the ESDs to the specified parcel. SRCSD shall provide the requesting Agency written notice as to the number of ESDs assigned.

10. Accounting and Audit.

Each party to this agreement shall prepare and file with SRCSD an accounting regarding its sale and transfer of its allocated ESDs. Said accounting must be in writing and submitted to SRCSD on or before January 31st of each calendar year.

SRCSD shall have the right to conduct periodic audits as to an Agency's sale of ESDs, upon thirty (30) days written notice to that Agency. A payment is delinquent if not made within ninety (90) days of assignment as set forth in Section 6 herein above. If it is determined from that audit that the Agency is delinquent in payment to SRCSD for the sale of ESDs allocated herein, SRCSD shall provide that Agency with a Notice of Delinquency, setting forth the amount due to SRCSD. Payment of the delinquent amount, together with interest at the rate of ten (10) percent per annum, shall be payable to SRCSD within thirty (30) days of the date of the written Notice of Delinquency. If payment is not received by SRCSD within the time specified, SRCSD may suspend Agency from participation in the economic bank until the delinquent amount has been paid.

11. Party Contacts.

Each Agency to this agreement shall designate a representative to act as a contact person between SRCSD and that Agency.

12. Mediation of Disputes.

In the event a dispute arises in the performance of this agreement, the parties to that dispute agree to seek non-binding mediation of the dispute prior to the commencement of any litigation of the dispute.

13. Litigation.

In the event of litigation arising from this agreement, each party shall bear its own fees and costs.

14. Transfers and Assignments.

Except as set forth herein, no party hereto may transfer or assign any of the ESDs allocated to it except in the manner and procedure described.

15. Amendments.

Any amendment to this agreement must be in writing and executed by all parties.

16. Severability.

If any portion of this agreement is found to be void or unenforceable, the remainder of the agreement shall remain in full force and effect.

17. Counterparts.
This agreement may be signed in counterparts.

18. Entire Agreement.
This agreement represents the entire agreement between the parties hereto regarding the allocation, sale and transfer of ESDs.

19. Failure to Execute.
If any Agency named herein does not execute this agreement and agree to participate in the Economic Development Bank, that act will not nullify or render this agreement void or unenforceable. The ESDs allocated to that Agency shall be retained by SRCSD subject to allocation as determined by the Board of Directors of SRCSD.

20. Effective Date.
Upon execution of this agreement by its governing board, **or their designee**, the Agency shall be bound to the terms and conditions set forth above.

CITY OF RANCHO CORDOVA, a Municipal Corporation

By: _____

Title: _____

Date: _____

Signed under the authority delegated by Resolution No. _____

Agenda Date: _____

Item Number:_____

APPROVED AS TO FORM:

City Counsel: _____

Date: _____

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT, a sanitation district organized under the laws of the State of California

By: _____
Robert F. Shanks, District Engineer
Sacramento Regional County
Sanitation District (SRCSD)

Date: _____

Signed by the District Engineer under the authority delegated by Resolution No.

_____

Agreement approved by the Board of Directors:

Agenda Date: _____

Item Number: _____

APPROVED AS TO FORM:

County Counsel: _____

Date: _____

CITY OF RANCHO CORDOVA

RESOLUTION NO. 103-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE CITY OF RANCHO CORDOVA WASTEWATER TREATMENT CAPACITY BANK PROGRAM GUIDELINES

WHEREAS, the governing board of the Sacramento County Regional Sanitation District (SCRSD) enacted a District Treatment Capacity Buyback SCRSD Ordinance #SRSD-0092 on June 30, 1999 and has bought back $17.6 million of unused industrial wastewater treatment capacity from closures/downsizings at Tri-Valley Growers, Campbell Soup, Chinet, and Procter and Gamble and the unused capacity was placed in an excess Wastewater Treatment Capacity Bank in the form of 19,151 credits; and

WHEREAS, SCRSD allocates the credits to each jurisdiction based on the most recent U.S. Census Data and these credits enable the city to provide sewer impact fee savings to new and expanding businesses, and eligible residential projects and credits are sold to new uses at discounted rates to encourage industrial and commercial development within the SCRSD service area; and

WHEREAS, SCRSD expanded the program on July 23, 2003 to include use of credits for the construction of affordable housing and to allow up to 15% of a jurisdiction's allocation for unrestricted (market-rate) housing development and the program was amended on March 23, 2005 to allow cities to use up to 33% of their total credits for the construction of affordable, infill and transit-oriented housing each year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova approves the City of Rancho Cordova Wastewater Treatment Capacity Bank Program Guidelines (attached hereto).

PASSED and ADOPTED at a meeting of the City Council of the City of Rancho Cordova held on the 6th day of September, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

Wastewater Treatment Capacity Bank

Program Guidelines

Draft July 22, 2005

Adopted _____, 2005

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

Phone: 916-942-0234
Fax: (916) 853-1691

City of Rancho Cordova
Wastewater Treatment Capacity Bank
Program Guidelines

1. Program Overview

The governing board of the Sacramento Regional County Sanitation District (SRCSD) enacted a District Treatment Capacity Buyback Ordinance on June 30, 1999[1]. Since enactment, SRCSD has bought back $17.6 million of unused industrial wastewater treatment capacity from closures/downsizings at Tri-Valley Growers, Campbell Soup, Chinet, and Procter and Gamble. The unused capacity was placed in an excess Wastewater Treatment Capacity Bank in the form of 19,151 credits. The SRCSD has twice distributed credits among its partner jurisdictions on the basis of population. Rancho Cordova was not a city and missed the 2002 allocation of 16,606 credits. The new city did, however, get 92 credits from the March 23, 2005 allocation of 2,545 credits. As of this time, all available credits have been distributed, with no new buybacks expected in the foreseeable future.

The SRCSD allocates the credits to each jurisdiction based on the most recent U.S. Census Data. These credits enable the city to provide sewer impact fee savings to new businesses and expanding businesses, and eligible residential projects. The credits are sold to new users at a discounted rate to encourage industrial and commercial development within the SRCSD service area.

On July 23, 2003, the SRCSD expanded the program to include use of credits for the construction of affordable housing and to allow up to 15% of a jurisdiction's allocation for unrestricted (market-rate) housing development. On March 23, 2005 the program was amended again to allow cities to use up to 33% of their total credits for the construction of affordable, infill and transit-oriented housing each year.

2. Credits Remain with the Parcel

a. Once allocated, ESD credits are site specific and remain with the parcel. If the residential unit is sold or the business receiving the ESD credits moves, the credits remain with the parcel.

b. Assignment of ESD credits to a parcel may not be rescinded or revoked.

3. Eligible Parcels

Industrial, commercial, governmental, non-profit or residential parcels are eligible for credits.

4. Eligible Industrial and Commercial Uses

ESD credits may not be used to lure businesses from another participating SRCSD jurisdiction. Industrial, commercial, governmental, non-profit or residential parcels are eligible for credits. Businesses must create additional permanent jobs, must be one of the targeted users below, and must be either:

[1] Ordinance #SRSD-0092

a. Already located within the City boundaries and undergoing expansion that will create additional jobs;

b. Relocating from outside the SRCSD boundary to a site within the City; or

c. A new business locating within the City.

5. Eligible Residential Uses

ESD credits can be used for development of eligible residential projects. Up to 15% of the City's total number of credits may be allocated to unrestricted residential units (13 credits).

The City may allocate no more than 33% of its total credits each year to the following types of residential development At the city's current balance of 92 credits, this limit would be 30 credits per year.

a. Affordable new construction housing. Residential units must be affordable to lower- and very low-income households.

b. Infill housing. Residential development qualifying as infill housing under California Environmental Quality Act (CEQA) Guidelines Section 15332.

c. Transit oriented housing as defined in the California Government Code Sections 65460 through 65460.10.

6. City Policy on Project Preferences

To the extent the credits are available, they can be allocated to projects that will incur connection fees,[2] that indicate financial need, that will create significant jobs and investment, and/or that provide maximum leverage to the City's economic advantage.

Projects the Economic Development Director deems will advance the city's economic development goals will receive priority, with the concurrence of the Public Works Director and the Finance Director, and with the City Manager's approval. The Economic Development Director will consider:

1. Projects that redevelop existing underutilized or blighted lands or buildings[3];
2. Infill and transit-oriented development;
3. Projects that encourage high density employment or housing, or that bring amenities to existing employment centers;
4. Other projects within the City.

7. Application Process

Staff will meet with potential applicants, who will be provided with application requirements and technical assistance, if needed.

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[2] Since sewer connections are appended to the land, not all projects will incur new connection fees unless there is a significant expansion or a lot split.

[3] The areas of blight will be fully defined once the city's Redevelopment Project Area is established.

A written application must be submitted to the Economic Development Department for review to determine whether the proposed project meets the eligibility criteria in the guidelines as approved by City Council. All credit applications are approved by the City Manager after review by the Public Works Director and the Finance Director.

SRCSD determines how many ESDs a project will be assigned. Staff will make a recommendation regarding the number of credits to allocate to the project. Credits may be recommended for the full amount of SRCSD ESDs assigned for the project, or a portion of the ESDs may be covered with credits. If fewer than 100% of the ESDs are covered by credits, the applicant will be responsible for the full SRCSD sewer impact fee on the remaining ESDs.

If sufficient housing credits are not available, eligible projects can be placed on a waiting list for the following year's allocation, or for some future allocation of credits from the SRCSD.

8. APPROVED PROJECTS

a. The City will submit a request for assignment of ESD credits to the SRCSD on behalf of an approved project. The request shall set forth the nature of the new business or project and parcel location. SRCSD staff shall determine the number of credits required to serve the parcel based upon the intended use of the parcel. Said determination of the amount of credits necessary shall be made pursuant to SRCSD guidelines and ordinances.

b. SRCSD shall then approve and assign the ESD credits to the specified parcel. SRCSD shall provide the City with written notice of the number of credits assigned.

c. As a part of the permit process, the applicant shall pay to the City the required permitting fees, including the fee of $923 per ESD credit. If ultimately not used by that project, the fee will be returned to the applicant.

d. The City will pay $923 per ESD credit directly to SRCSD within 90 days of the date the credits are assigned to a specific parcel.

9. SRCSD REQUIREMENTS

a. The City may not sell or buy ESD credits from other jurisdictions. However, credits may be transferred between jurisdictions within SRCSD. If the City elects to transfer credits, the City will notify SRCSD in writing of the jurisdiction receiving the credits and the number of credits transferred. The jurisdiction receiving the credits will be liable to SRCSD for the value of the credits received.

b. The City of Rancho Cordova will prepare and submit an accounting regarding the sale and transfer of its allocated ESD credits to SRCSD by January 31st of each year. SRCSD has the ability to conduct periodic audits. If payments are found to be delinquent, SRCSD may assess interest on the delinquent amount at 10% per annum.

c. The ESD credits assigned to a parcel shall not be used as security in any agreement between the City and the Applicant.

City of Rancho Cordova
Economic Development Sewer Connection Credit Program

PROGRAM DESCRIPTION

OBJECTIVE

The purpose of this report is to provide the City Council with sufficient information to approve a new economic development incentive, which is worth up to $513,000 to local businesses, and is offered free to Rancho Cordova.

Implementation is through execution of an Agreement with Sacramento County Regional Sanitation (SCRSD) regarding allocation of the Economic Development Treatment Capacity Bank, and through approved guidelines for how Rancho Cordova would use its 92 available credits as an incentive for appropriate business and housing developments).

RECOMMENDED ACTION

It is respectfully recommended that the City Council:

1. Approve by Resolution the "Agreement with SCRSD Regarding Allocation of Excess Wastewater Treatment Capacity"[1]; and
2. Adopt the "City of Rancho Cordova Wastewater Treatment Capacity Bank Program Guidelines".

BACKGROUND

The governing board of the Sacramento Regional County Sanitation District (SRCSD) enacted a District Treatment Capacity Buyback Ordinance on June 30, 1999[2]. Since enactment, SRCSD has bought back $17.6 million of unused industrial wastewater treatment capacity from closures/downsizings at Tri-Valley Growers, Campbell Soup, Chinet, and Procter and Gamble. The unused capacity was placed in an excess Wastewater Treatment Capacity Bank in the form of 19,151 credits. The SRCSD has twice distributed credits among its partner jurisdictions on the basis of population. Rancho Cordova was not a city and missed the 2002 allocation of 16,606 credits. The new city did, however, get 92 credits from the March 23, 2005 allocation of 2,545 credits. As of this time, all available credits have been distributed, with no new buybacks expected in the foreseeable future.

The SRCSD allocates the credits to each jurisdiction based on the most recent U.S. Census Data. These credits enable the city to provide sewer impact fee savings to new businesses and expanding businesses, and eligible residential projects. The credits are sold to new users at a discounted rate to encourage industrial and commercial development within the SRCSD service area.

On July 23, 2003, the SRCSD expanded the program to include the utilization of credits for the construction of affordable housing and to allow up to 15% of a jurisdiction's allocation for unrestricted (market-rate) housing development. On March 23, 2005 the program was amended again to allow cities to use up to 33% of their total credits for the construction of affordable, infill and transit-oriented housing each year.

How the Credit Program Works

What is an ESD?

The SRCSD collects sewer connection fees[3] on an Equivalent to Single-family Dwelling (ESD) basis[4], and one credit is equivalent to one ESD. Single-family residential units are assigned 1.0 ESD and multifamily projects are assigned 0.75 ESD per unit. Commercial uses vary with the type of business. For example a beauty or barber shop is assigned 0.1 ESD for each barber or beautician chair, while a dine-in restaurant is assigned 2.0

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[1] The SCRSD requires Rancho Cordova to sign the agreement as it is originally worded, even though it does not mention Rancho's 92 credits. All jurisdictions are required to adopt the same agreement wording.

[2] Ordinance #SRSD-0092

[3] Also called impact fees. Monthly service charges are collected separately.

[4] One ESD is defined by SRCSD as 310 gallons per day (9,300 gallons per month) and 180 mg/l of Biological Oxygen Demand (BOD) and 180 mg/l of Suspended Solids (SS) at average dry weather flow.

ESDs per 1,000 square feet of floor area. Larger commercial users are assigned 1.0 ESD for every 9,300 gallons of water that are anticipated to be used each month. Attachment 3 provides examples of typical developments, ESD allocations, and potential savings.

What does an ESD cost the developer?
The SRCSD connection fee for one ESD is $2,500 for projects located in "infill communities," and $6,500 for projects in "new communities". Most of Rancho Cordova is defined as infill by SCRSD. However, the developing lands in the Zinfandel Village area south of White Rock (including Capitol Village), and the undeveloped land east of Sunrise are defined as new.

How much of an incentive is the ESD Credit?
Using a credit can reduce the sewer connection fee for one ESD to $923, effectively saving $1,577 per ESD in the infill area, and saving $5,577 in the new area. At a minimum (using the infill rate), 92 ESD credits give the city the ability to provide $145,000 in sewer credit reductions as incentives to developers of eligible housing, commercial and industrial projects.

	Fee charged if credits used	Current Infill Connection fee rate	Infill Savings to company	Current New community fee rate	New community savings to company
Single ESD credit	$ 923	$ 2,500	$ 1,577	$6,500	$5,577
10 credits	$ 9,230	$ 25,000	$ 15,770	$65,000	$55,770
All 92 credits	$ 84,916	$ 230,000	$ 145,084	$598,000	$513,084

Bank Program Requirements
The "Agreement Regarding Allocation of Excess Wastewater Treatment Capacity" includes general criteria for the use of the ESD credits as follows:

- Use of credits is intended to promote the goals of affordable housing and economic development within the region.
- Credits may be transferred to industrial, commercial, governmental non-profit or residential parcels in support of the goal.
- The credits may not be used as a means to attract businesses from another jurisdiction that is a member of the Economic Development Treatment Capacity Bank.
- Credits are site specific and remain with the parcel. If the residential unit is sold or the business receiving the credits moves, the credits remain with the parcel.
- Assignment of credits to a parcel may not be rescinded or revoked.
- The SRCSD will continue to purchase additional treatment capacity for allocation to the program. Additional credits will be allocated to participating jurisdictions according to population data from the U.S. Census Bureau.
- The SRCSD will retain 10% of all credits to be used for projects with a regional benefit.
- The Economic Development Treatment Capacity Bank must be reconciled on a yearly basis.

- Each jurisdiction must develop a policy and methodology for use of ESD credits. The policy will be forwarded to the SRCSD Board for approval.

As noted, ESD credits may not be used to lure businesses from another participating SRCSD jurisdiction. Businesses must be either:

- Already located within the city and undergoing an expansion that will create additional permanent jobs;
- Relocating from outside the SRCSD boundary to a site within the city; or
- A new business locating within the city.

Allowable Residential Uses

- Up to 15% of the city's total credits may be used for unrestricted (market rate) residential development.
- In addition to unrestricted residential uses, the city may allocate 33% of its total credits each year to the following types of residential development:
  - Construction of affordable housing affordable to very low- and lower-income households;
  - Residential development qualifying as infill housing under California Environmental Quality Act (CEQA) Guidelines Section 15332; and
  - Transit oriented housing as defined in the California Government Code Sections 65460 – 65460.10.

What Priorities do Other Communities Have?

Most communities have general priorities for the use of the credits, and in fact only Sacramento City is using them regularly.

Folsom prioritizes its credits to 1) those that will enhance Folsom's economic development and generates long-term employment, and 2) are in Folsom's Redevelopment Project Area boundaries.

West Sacramento targets its credits to 1) Council-approved Focus Area or Neighborhood Enhancement Areas, including a new Arlington Oaks Sewer installation project; 2) projects in their Redevelopment Project Area boundaries, and 3) city-wide.

Because so few credits have been allocated to Rancho Cordova, and because there may be some participating jurisdictions that may not be planning to use this incentive, Rancho Cordova staff intends to contact other jurisdictions to determine their willingness to transfer some or all of their ESD credits to Rancho Cordova.

Recommended Guidelines for the city of Rancho Cordova

The "Wastewater Treatment Capacity Bank Program Guidelines" must be adopted by the City Council as a condition of using credits. The Guidelines establish a policy that steers ESD credits as an incentive to projects that further the city's strategic plan goals to create a strong, diverse local economy and to transform distressed areas into vibrant, quality neighborhoods.

Recommended Project Preferences

Projects the Economic Development Director deems will advance the city's economic development goals will receive priority, with the concurrence of the Public Works Director and Finance Director, and with the approval of the City Manager. The Economic Development Director will first consider:

1. Projects that redevelop existing underutilized or blighted lands or buildings[5];
2. Infill and transit-oriented development;
3. Projects that encourage high density employment or housing, or that bring amenities to existing employment centers;
4. Other projects within the City.

To the extent the credits are available, they can be allocated to projects that will incur connection fees[6] that indicate financial need, and that will create significant jobs and investment.

Marketing the Credits

The program will be marketed jointly by the Economic Development Department and the Housing Department, aided by all other Departments. Staff will meet with potential applicants, who will be provided with application requirements and technical assistance, if needed.

The ESD Credit Allocation Process

An application must be submitted to the Economic Development Department for review to determine whether the proposed project meets the eligibility criteria in the guidelines as approved by City Council.

SRCSD determines how many ESDs a project will be assigned. Staff will make a recommendation regarding the number of credits to allocate to the project. Credits may be recommended for the full amount of SRCSD ESDs assigned for the project, or a portion of the ESDs may be covered with credits. If fewer than 100% of the ESDs are covered by credits, the applicant will be responsible for the full SRCSD sewer impact fee on the remaining ESDs.

As noted above, the city may not use more than 33% of its total credits per year for residential development. At our current balance of 92 credits, this limit would be 30 credits per year. If sufficient credits are not available, eligible projects can be placed on a waiting list for the following year's allocation, or for some future allocation of credits from the SRCSD.

Staff will forward approved projects to SRCSD for review and assignment of ESD credits. SRCSD will determine how many ESDs a project will be assigned.

Though SRCSD does not specify how they are paid for the credits, the Guidelines as now written require the applicant to pay the city the $923 fee for each ESD credit, which the City will then pay to SRCSD. This feature is built in because SRCSD would hold the city responsible for the $923 per credit in the event the applicant does not pay. This provision reduces the possibility of non-payment by making the applicant's payment of the fee a part of the permitting process.

BENEFIT TO THE CITY

By using ESD credits in focused areas to support the development of new jobs and residential units, the city will advance its economic development goals by expanding and diversifying the tax base and revenue sources; encouraging infill housing to retain the vitality of older neighborhoods and furthering the city's commitment to the Regional Blueprint Plan. The credits can be an effective incentive to developers in key focus areas such as the Folsom Boulevard corridor.

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[5] The areas of blight will be fully defined once the city's Redevelopment Project Area is established.

[6] Since sewer connections are appended to the land, not all projects will incur new connection fees unless there is a significant expansion or a lot split.

ALTERNATIVE COUNCIL ACTIONS

1. Approve execution of the agreement and approve the guidelines with changes.
2. Do not approve the agreement. This is not recommended because the city would lose 92 ESD credits valued between $145,000 and $530,000.

COORDINATION AND REVIEW

These guidelines were developed in consultation with SRCSD staff, and with the City's Department heads.

BUDGET/COST IMPACT

The credits have been provided to the city without cost. As noted above, approval of the "Agreement" and the "Program Guidelines" is required for the city to receive SRCSD ESD credits. If not approved, the city will lose the ability to provide this incentive.

ATTACHMENTS

Samples of projects, typical ESD allocations, and potential savings.

Sewer impact fee calcs*
INFILL AREA

samples in infill area (e.g. Folsom Blvd, Office Area)**	project descr	Typical ESD Allocation	Current Rate = $2,500/ESD	Potential Credits	New fee	Potential Savings to Business or Developer
Single Family home	1 SFU	1.0 / unit	$ 2,500	1	$ 923	$ 1,577
Multi-Family unit	10 units	0.75 / unit	$ 18,750	7.5	$ 6,923	$ 11,828
Auto Dealership	**10,000 sf floor area**	**0.2 / ksf of gross floor area**	**$ 5,000**	**2**	**$ 1,846**	**$ 3,154**
Bakery	3,000 sf	0.5 ESD/ksf	$ 3,750	1.5	$ 1,385	$ 2,366
Bar	3,000 sf	0.7 / ksf	$ 5,250	2.1	$ 1,938	$ 3,312
Hotel/motel (add for eating f	**50 rooms**	**0.4 / sleeping room**	**$ 50,000**	**20**	**$ 18,460**	**$ 31,540**
High Impact Market	**60ksf mid-sized supermarke**	**0.6 / ksf**	**$ 90,000**	**36**	**$ 33,228**	**$ 56,772**
Low Impact Market	2000 sf convenience market	0.1 / ksf	$ 500	0.2	$ 185	$ 315
Medical,dental offices	5ksf	0.4 / ksf	$ 5,000	2	$ 1,846	$ 3,154
Office bldg < 200,000 sf	20ksf	0.2 / ksf	$ 10,000	4	$ 3,692	$ 6,308
Restaurant -- Dine in	**2,500 sf**	**2.0 / ksf**	**$ 12,500**	**5**	**$ 4,615**	**$ 7,885**
REstaurant -- Dine in Patio Area	3 ksf	1.0 / ksf	$ 7,500	3	$ 2,769	$ 4,731
Restaurant -- Dine in + take out	2 ksf	1.9 / ksf	$ 9,500	3.8	$ 3,507	$ 5,993
Restaurant -- take out only	1 ksf	1.0 / ksf	$ 2,500	1	$ 923	$ 1,577
Retail under 100,000 sf	1,500 sf	0.1 / ksf	$ 375	0.15	$ 138	$ 237
Day care, pre-school	100 students	1.0 / 100 avg daily attendance	$ 2,500	1	$ 923	$ 1,577
Gas station	6 pumps	0.1 / pump	$ 1,500	0.6	$ 554	$ 946
Used car lot	100-car lot	0.2 / 10 fixture units	$ 5,000	2	$ 1,846	$ 3,154
Other commercial	1000gpd, 30,000gpm	1.0 ESD/9,300 gpm	$ 8,065	3.23	$ 2,977	$ 5,087

NEW AREA

Samples in New area (I.e. Villages of Zinfandel, Capitol Village, SE Quadrant)	project descr	Typical ESD Allocation	Current Rate = $6,500/ESD	Potential Credits	New fee	Potential Savings to Business or Developer
new sf home		1.0 / unit	$ 6,500	1	$ 923	$ 5,577
new mf unit	10 units	0.75 / unit	$ 48,750	7.5	$ 6,923	$ 41,828
Auto Dealership	10,000 sf floor area	0.2 / ksf of gross floor area	$ 13,000	2	$ 1,846	$ 11,154
Bakery	3,000 sf	0.5 ESD/ksf	$ 9,750	1.5	$ 1,385	$ 8,366
Bar	3,000 sf	0.7 / ksf	$ 13,650	2.1	$ 1,938	$ 11,712
Hotel/motel (add for eating f	**50 rooms**	**0.4 / sleeping room**	**$ 130,000**	**20**	**$ 18,460**	**$ 111,540**
High Impact Market	**60ksf mid-sized supermarke**	**0.6 / ksf**	**$ 234,000**	**36**	**$ 33,228**	**$ 200,772**
Low Impact Market	2000 sf convenience market	0.1 / ksf	$ 1,300	0.2	$ 185	$ 1,115
Medical,dental offices	5ksf	0.4 / ksf	$ 13,000	2	$ 1,846	$ 11,154
Office bldg < 200,000 sf	20ksf	0.2 / ksf	$ 26,000	4	$ 3,692	$ 22,308
Restaurant -- Dine in	2,500 sf	2.0 / ksf	$ 32,500	5	$ 4,615	$ 27,885
REstaurant -- Dine in Patio Area	3 ksf	1.0 / ksf	$ 19,500	3	$ 2,769	$ 16,731
Restaurant -- Dine in + take out	2 ksf	1.9 / ksf	$ 24,700	3.8	$ 3,507	$ 21,193
Restaurant -- take out only	1 ksf	1.0 / ksf	$ 6,500	1	$ 923	$ 5,577
Retail under 100,000 sf	1,500 sf	0.1 / ksf	$ 975	0.15	$ 138	$ 837
Day care, pre-school	100 students	1.0 / 100 avg daily attendance	$ 6,500	1	$ 923	$ 5,577
Gas station	6 pumps	0.1 / pump	$ 3,900	0.6	$ 554	$ 3,346
Used car lot	100-car lot	0.2 / 10 fixture units	$ 13,000	2	$ 1,846	$ 11,154
Other commercial	1000gpd, 30,000gpm	1.0 ESD/9,300 gpm	$ 20,968	3.23	$ 2,977	$ 17,990
			$ -		$ -	$ -

**In Rancho Cordova, almost all of the entire city is infill, except the Villages of Zinfandel area (Check on Capitol Village) and the vacant SE quadrant of town.
*Sewer Impact Fees only. CSDD-1 fees are separate

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: William J. Thomas, Chief Financial Officer

SUBJECT: **Resolution of Intention to Form a Community Facilities District and Incur Bonded Indebtedness**

RECOMMENDATION

Adopt the Resolution of Intention to form the Community Facilities District and levy a special tax in Sunridge North Douglas Community Facilities District No. 2005-1 to finance the acquisition and construction of certain public facilities in and for such Community Facilities District (Resolution No. 111-2005).

Adopt the Resolution Declaring its Intention to incur a bonded indebtedness to finance the acquisition and construction of certain public facilities and the payment of certain fees in and for the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (Resolution No. 112-2005).

BACKGROUND AND DISCUSSION

On August 1, 2005 the City Council approved Resolution No. 93-2005 which adopted the Sunridge Douglas Community Plan Development Impact Fee Program Nexus Study. This included a revised capital improvement program and increased development impact fees for sewer, off-site water and roadway fees. The Council also adopted Resolution No. 94-2005 which provided a conceptual approval of the Sunridge Douglas Community Plan credit/reimbursement agreement.

Resolution No. 111-2005 declares the City's intent to form the Community Facilities District (Sunridge North Douglas 2005-1) and the levying of a special tax to finance the acquisition and construction of public facilities that is required in order for this development to occur. On October 17, 2005, the Council will hold a public hearing on the establishment of the CFD and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD.

AGENDA ITEM # 11

Attached to Resolution No. 111-2005 are the following documents:

- Rate and Method of Apportionment of a Special Tax that will be levied on the property owners to pay the debt service on the bonds.
- List of facilities authorized to be funded by the CFD
- Notice of Public Hearing that will be published for the October 17, 2005 meeting.

Resolution No. 112-2005 declares the City's intent to issue bonds in an amount not to exceed $20,000,000 ($20 million) to pay for those improvements. A public hearing will be conducted on October 17th so that the Council can consider whether to authorize the issuance of bonds to finance the improvement. The bonds will not be an obligation of the City but will be attached to the land. This means that the collateral that will back these bonds is the land within the district.

The City will charge a 3.75% administrative overhead charge each year to recover the costs of administering the annual debt service payments, audit and reporting costs. All costs incurred by the City, including overhead, to issue these bonds will be paid from bond proceeds.

Attachments: **Resolution No. 111-2005**
Resolution No. 112-2005

CITY OF RANCHO CORDOVA

RESOLUTION NO. 111-2005

RESOLUTION OF INTENTION OF THE CITY COUNCIL TO FORM A COMMUNITY FACILITIES DISTRICT AND LEVY A SPECIAL TAX IN SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1 TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES AND SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") having received indications of interest on behalf of the owners of the area of land proposed to be included in a community facilities district, has duly considered the advisability and necessity of establishing a community facilities district in an area of the City described herein and levying a special tax therein to finance the acquisition and construction of certain public facilities and the payment of certain fees and services in and for such community facilities district under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, the City Council, desires to proceed with the establishment of a community facilities district in order to finance costs of public infrastructure necessary or incidental to new development in the City;

WHEREAS, the City Council has determined that the establishment of such community facilities district is consistent with and follows the local goals and policies concerning the use of the Act that have been adopted by the City Council and are now in effect; and

WHEREAS, the City Council is fully advised in this matter;

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

1. It is proposed to establish a community facilities district within the City of Rancho Cordova under the terms of the Act to finance costs of public infrastructure necessary or incidental to new development in the City, which may include the payment of fees related thereto related to new development, and to provide moneys for certain services authorized under the Act.

2. The name proposed for the community facilities district is the City of Rancho Cordova Sunrise North Douglas Community Facilities District No. 2005-1 (the "CFD").

3. The proposed boundaries of the district are shown on the Map of Proposed Boundary of a proposed community facilities district to be known as North Douglas Community Facilities District No. 2005-1, on file with the City Clerk, which this Council approves as the map describing the extent of the territory included in the proposed community facilities district. This Council finds that the map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code. This Council directs the City Clerk to certify the adoption of this resolution on the face of the

map, and to file a copy of the map in the office of the City Clerk in accordance with Section 3111 of the California Streets and Highways Code and within 15 days of the date of adoption of this resolution but in no event later than 15 days prior to the public hearing provided for herein, transmit the map to the County Recorder for recording in the Book of Maps of Assessment and Community Facilities Districts in the office of the County Recorder of the County of Sacramento.

4. Except to the extent that funds are otherwise available to the CFD to pay for the Facilities described herein, and/or the principal and interest as it becomes due on bonds issued by the City for the CFD to construct and/or acquire the Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes, or in such other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in Exhibit A attached hereto and hereby incorporated herein. To the extent that the Special Taxes authorized to be levied are not needed to pay for the Facilities or such bonds, the Special Taxes may be used to pay for Services, as described below.

This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem* property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

5. The type of public facilities proposed to be financed by the CFD and pursuant to the Act shall consist of those items listed as Facilities, which includes development fees used to pay for public facilities, and incidental costs related thereto (the "Facilities") on Exhibit B hereto and hereby incorporated herein. The Council hereby finds and determines that the public interest will not be served by allowing the property owners in the CFD to enter into a contract in accordance with Section 53329.5(a) of the Act. Notwithstanding the foregoing, the Council, on behalf of the CFD, may enter into one or more contracts directly with any of the property owners with respect to the construction and/or acquisition of any portion of the Facilities. The type of public services which may be paid by the Special Taxes of the CFD and pursuant to the Act shall consist of those items permitted to be paid under Section 53313 of the Act (the "Services"). The Council hereby determines that the Services are necessary to meet increased demands placed upon local agencies as the result of development occurring within the area of the CFD.

6. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California and the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Council will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the required debt service payments and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax. It is anticipated that the Special Tax will be billed as a separate line item on the regular property tax bill. However, this Council reserves the right, under Section 53340, to utilize any method of collecting the Special Tax which it shall, from time to time,

determine to be in the best interests of the City, including, but not limited to, direct billing by the City to the property owners and supplemental billing.

7. The levy of the Special Tax shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD. The Council hereby determines that the Facilities and Services are necessary to meet increased demands placed upon local agencies as the result of development occurring within the CFD.

8. It is the intention of this Council, acting as the legislative body for the CFD, to cause bonds of the City to be issued for the CFD pursuant to the Act to finance in whole or in part the construction and/or acquisition of the Facilities and the providing of Services. The bonds issued in these proceedings shall be callable in accordance with the provisions of the Act, and shall be issued in such series and bear interest payable semi-annually or in such other manner as this Council shall determine, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such bonds, shall mature not to exceed 40 years from the date of the issuance thereof and shall be as more specifically set forth in any resolution authorizing the issuance of such bonds.

9. The City Chief Financial Officer, as the officer having charge and control of the Facilities and Services in and for the CFD, or the designee of such official, is hereby directed to cause and direct a study of said proposed CFD and the Facilities and Services and to cause to be prepared for filing at the public hearing the report required by Section 53321.5 of the Act (the "CFD Report") presenting at least the following:

(a) A description of the Facilities and Services by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Facilities including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, including the costs of the proposed bond financing and all other related costs as provided in Section 53345.3 of the Act.

The CFD Report shall be made a part of the record of the public hearing specified below.

10. This Council also intends to establish the annual appropriations limit of the CFD in the amount not to exceed the amount of bonds authorized for the CFD.

11. The Council hereby sets Monday, October 17, 2005, at the hour of 5:30 o'clock P.M., at the regular meeting place of the City Council, City Council Chambers, Rancho Cordova City Hall, 3121 Gold Canal Drive, Rancho Cordova, California 95670, as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD and the levy of the Special Tax. At the hearing, testimony concerning the CFD, the extent of the CFD or the furnishing of the particular types of public facilities will be heard and protests will be considered from registered voters residing within the CFD and persons owning real property within the CFD. Written protests by the owners of a majority of the

land which would be subject to special taxation within the proposed the CFD will require the suspension of proceedings for at least one year. Written protests must be filed with the City Clerk at or before the time fixed for the hearing. If such protests are directed only against certain elements of the proposed improvements or proposed special tax, and if such protests constitute a majority protest, only those elements shall be deleted from the proceedings.

12. The City Clerk is hereby directed to cause notice of the public hearing to be given in the form required by the Act, which requires publication in a newspaper of general circulation circulated within the Community Facilities District, which such publication shall be made pursuant to Section 6061 of the Government Code of the State of California. The publication shall be completed at least 7 days before the date of the public hearing referenced above. The notice shall be substantially in the form specified in Section 53322 of the Act and attached hereto (Exhibit C), with the form summarizing the provisions hereof hereby specifically approved.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

EXHIBIT A

RATE AND METHOD OF APPORTIONMENT FOR THE COMMUNITY FACILITIES DISTRICT

CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS
COMMUNITY FACILITIES DISTRICT NO. 2005-1

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (herein "CFD No. 2005-1") shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2005-1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to CFD No. 2005-1 and the Bonds, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements under the California Government Code with respect to the Bonds and the Special Tax, and all other costs and expenses of the City and County in any way related to the establishment or administration of CFD No. 2005-1.

"Administrator" shall mean the person or firm designated by the City to administer the Special Tax according to this RMA.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel Number.

"Authorized Facilities" means those facilities that are authorized to be funded by CFD No. 2005-1.

"Authorized Services" means those services that are authorized to be funded by CFD No. 2005-1.

"Bonds" means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2005-1 related to public infrastructure and/or improvements that will serve property included within CFD No. 2005-1.

"Buildable Lot" means an individual lot within a Final Map for which a building permit may be issued without further subdivision of such lot.

"Capitalized Interest" means funds in any capitalized interest account available to pay debt service on Bonds.

"CFD Formation" means the date on which the Resolution of Formation to form CFD No. 2005-1 was adopted by the City Council.

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova.

"County" means the County of Sacramento.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

"Expected Land Uses" means the total number of single family residential units expected within the CFD at the time of CFD Formation. The Expected Land Uses are identified in Attachment 1 of this RMA.

"Expected Maximum Special Tax Revenues" means the amount of annual revenue that would be available within the CFD if the Maximum Special Tax was levied on the Expected Land Uses after assuming the loss of five additional RD-5 units. The Expected Maximum Special Tax Revenues are shown in Attachment 1 of this RMA and may be reduced due to prepayments in future Fiscal Years or changes in land use as set forth in Section D below.

"Final Map" means a final map, or portion thereof, approved by the City or County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates Buildable Lots. The term "Final Map" shall not include any large-lot subdivision map, Assessor's Parcel Map,

or subdivision map or portion thereof, that does not create Buildable Lots, including Assessor's Parcels that are designated as remainder parcels.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"**Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C, that can be levied in any Fiscal Year.

"Other Taxable Property" means all Taxable Property in CFD No. 2005-1 that is designated with a Zoning Designation other than LDR/RD-5, LDR/RD-7, or LDR/RD-10.

"Proportionately" means, for Developed Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means any property within the boundaries of CFD No. 2005-1 that is owned by the City, federal government, State of California or other public agency.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Single Family Detached Property" means all Parcels within CFD No. 2005-1 that are developed or expected to be developed as single family detached homes.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in any prior Fiscal Year or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected (iv) to pay Administrative Expenses, and (v) to pay a portion of the costs, as determined by the City, of Authorized Facilities and/or Authorized Services. The Special Tax Requirement may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Bond indenture, Bond resolution, or other legal document that set forth these terms, (ii) proceeds from the collection of penalties associated with delinquent Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2005-1 which are not exempt from the Special Tax pursuant to law or Section F below.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Developed Property as defined herein.

"Zoning Designation" means the City of Rancho Cordova zoning designation that applies to a particular area within the CFD.

B. DATA FOR ADMINISTRATION OF SPECIAL TAX

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property. The Administrator shall also determine: (i) whether each Assessor's Parcel of Taxable Property is Developed Property or Undeveloped Property, (ii) the Zoning Designation for each Parcel of Developed Property, and (iii) the Special Tax Requirement.

In addition, the Administrator shall, ***on an ongoing basis***, monitor whether changes in land use have been proposed that will affect the Expected Maximum Special Tax Revenues. If the Expected Maximum Special Tax Revenues will be reduced pursuant to a proposed land use change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2005-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Developed Property

Following are the Maximum Special Tax rates for Parcels of Developed Property in the CFD:

Land Use	Zoning Designation	Maximum Special Tax Fiscal Year 2005-06 *
Single Family Detached Property	LDR/RD-5	$1,510 per Buildable Lot
Single Family Detached Property	LDR/RD-7	$1,380 per Buildable Lot
Single Family Detached Property	LDR/RD-10	$ 910 per Buildable Lot
Other Taxable Property	Any Designation Other than RD-5, RD-7 or RD-10	$9,700 per Acre

**** On July 1, 2006 and each July 1 thereafter, the Maximum Special Taxes shown above shall be increased by two percent (2%) of the amount in effect in the previous Fiscal Year.***

2. Undeveloped Property

The Maximum Special Tax for Undeveloped Property for Fiscal Year 2005-06 is $9,700 per Acre.

D. CHANGES TO LAND USES WITHIN CFD No. 2005-1

Prior to the sale of Bonds on behalf of the CFD, changes to the Expected Land Uses (including a reduction in Buildable Lots) may occur without any required prepayment of Special Taxes. If such changes result in a reduction to the Expected Maximum Special Tax Revenues anticipated at CFD Formation, the Administrator shall revise Attachment 1 to reflect the new Expected Maximum Special Tax Revenues, which shall then be used to determine the amount of Bonds that can be issued. If a land use change occurs after Bonds have been sold and such change results in a reduction in the Expected Maximum Special Tax Revenues, the following steps shall be applied to ensure there is no reduction in Maximum Special Tax revenues:

Step 1: The Administrator shall calculate the Maximum Special Tax revenues that could have been collected from property affected by the change in Expected Land Uses based on the Expected Land Uses reflected in Attachment 1.

Step 2: The Administrator shall calculate the Maximum Special Tax revenues that can be collected from the property affected by the change in Expected land Uses after such change takes effect.

Step 3: If the revenues calculated in Step 2 are less than those calculated in Step 1, the landowner of the property affected by the change in Expected Land Uses must prepay an amount sufficient to retire a portion of the Bonds and maintain 110% coverage on the Bonds' debt service. The required prepayment shall be calculated using the formula set forth in Section H below. If the mandatory prepayment has not been received by the City prior to the issuance of the first building permit for new construction within the Final Map that reflects that land use change, the Administrator may, in the next Fiscal Year, levy the amount of the mandatory prepayment on any Parcel(s) of Undeveloped Property within that Final Map.

If the amount determined in Step 2 is higher than that calculated in Step 1, no such mandatory prepayment will be required.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year. A Special Tax shall then be levied according to the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property in CFD No. 2005-1 up to 100% of the Maximum Special Tax for Developed Property determined pursuant to Section C.1 above.

Step 2: If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for such Undeveloped Property determined pursuant to Section C.2.

Step 3: If additional revenue is needed after applying the first two steps, the Special Tax shall be levied Proportionately on each Parcel of Public Property, exclusive of property exempt from the Special Tax pursuant to Section G below, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C.2.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 2005-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section G below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Taxes proceeds have been completed. However, in no event shall Special Taxes be levied after Fiscal Year 2040-2041.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied in any Fiscal Year on the following:

(1) Public Property, except as otherwise authorized by Sections 53317.3 and 53317.5 of the Act.

(2) Parcels that are owned by a public utility for an unmanned facility

(3) Parcels that are subject to an easement that precludes any other use on the Parcel

(4) Parcels that have fully prepaid the Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below.

H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

"Remaining Facilities Costs" means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity and/or any other source of funding.

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

"Public Facilities Requirements" means either $11,700,000 in 2005 dollars, which shall increase on January 1, 2005, and on each January 1 thereafter by the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or such lower number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by CFD No. 2005-1. The Public Facilities Requirements shown above may be adjusted or a separate Public Facilities Requirements identified each time property annexes into CFD No. 2005-1; at no time shall the added Public Facilities Requirement for that annexation area exceed the amount of public improvement costs that are expected to be supportable by the Maximum Special Tax revenues generated within that annexation area.

The Special Tax obligation applicable to an Assessor's Parcel in CFD No. 2005-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

Bond Redemption Amount
plus Remaining Facilities Amount
plus Redemption Premium
plus Defeasance Requirement
plus Administrative Fees and Expenses
less Reserve Fund Credit
equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the City. If this Section H is being applied to calculate a prepayment pursuant to Section D above, use, for purposes of this Step 1, the amount by which the Expected Maximum Special Tax Revenues have been reduced due to the change in land use that necessitated the prepayment.

Step 2. Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the total Expected Maximum Special Tax Revenues for all property in the CFD, as shown in Attachment 1 of this RMA or as adjusted by the Administrator after prepayments or land use changes.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "**Bond Redemption Amount**"*).

Step 4. Compute the current Remaining Facilities Costs (if any).

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "**Remaining Facilities Amount**"*).

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "**Redemption Premium**"*).

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.

Step 8: Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9: Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the ***"Defeasance Requirement"***).

Step 10. The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (the ***"Administrative Fees and Expenses"***).

Step 11. If and to the extent so provided in the Bond indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the ***"Reserve Fund Credit"***).

Step 12. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the ***"Prepayment Amount"***).

I. INTERPRETATION OF SPECIAL TAX FORMULA

Interpretations may be made by Resolution of the Council for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rates, method of apportionment, classification of properties or any definition applicable to the CFD.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS
COMMUNITY FACILITIES DISTRICT NO. 2005-1

EXPECTED LAND USES AND EXPECTED MAXIMUM SPECIAL TAX REVENUES

ATTACHMENT 1

Sunridge North Douglas Community Facilities District No. 2005-1
Expected Land Uses and Expected Maximum Special Tax Revenues

Village Designations Shown on Tentative Map	Zoning Designation	Expected # of Single Family Units [1]	Maximum Special Tax per Buildable Lot [2]	Expected Maximum Special Tax Revenues [2]
Village 1	LDR/RD-5	88 units	$1,510	$132,880
Village 2	LDR/RD-5	80 units	$1,510	$120,800
Village 3	LDR/RD-5	72 units	$1,510	$108,720
Village 4	LDR/RD-5	82 units	$1,510	$123,820
Village 5	LDR/RD-5	77 units	$1,510	$116,270
Village 6	LDR/RD-7	75 units	$1,380	$103,500
Village 7	LDR/RD-7	129 units	$1,380	$178,020
Village 8	LDR/RD-10	62 units	$ 910	$56,420
Maximum Special Tax Revenues Based on Estimated Units at CFD Formation				**$940,430**
CFD Buffer (Assumes loss of five, RD-5 Units)				**($7,550)**
Expected Maximum Special Tax Revenues, Fiscal Year 2005-06				**$932,880**

1. Includes units expected to be lost on water tank site and connection to east.

2. On July 1, 2006 and each July 1 thereafter, the Maximum Special Tax and Expected Maximum Special Tax Revenues shall be increased by two percent (2%) of the amount in effect in the previous Fiscal Year.

EXHIBIT B

AUTHORIZED FACILITIES LIST

CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS
COMMUNITY FACILITIES DISTRICT NO. 2005-1

LIST OF FACILITIES AUTHORIZED TO BE FUNDED BY CFD NO. 2005-1

Roadways, Local Drainage, Landscaping and Soundwalls

R-1	Douglas Road - Jaeger Road to Americanos Road: Widening 2 center lanes to 4 plus median
R-2	Douglas Road at Jaeger Road: 6x4 lane 3-way intersection widening & signalization
R-3	Jaeger Rd. - Douglas Rd. to Chrysanthy (formerly Pyramid) Blvd: 2 center lanes plus median
R-4	Alta Sunrise Reliever from Douglas Road to US 50: Initial planning & environmental work
R-5	Zinfandel Drive Extension from Douglas Road to International Drive
R-6	Grant Line Road at White Rock Road: Add additional exclusive left turn lane and signalization
R-7	Americanos Road – North Douglas Frontage: Easterly frontage, including landscaping & soundwall
R-8	Chrysanthy (formerly Pyramid) Blvd. - Anatolia I to Jaeger Rd: 2 center lanes plus median
R-9	Chrysanthy (formerly Pyramid) Blvd. at Jaeger Rd: 4x4 lane 4-way intersection widening & signalization
R-10	Douglas Road at Zinfandel Drive: Add through lanes to north and southbound approaches
R-11	Sunrise Boulevard from Kiefer Boulevard to SR 16: Widening 2 center lanes to 4 plus median
R-12	Sunrise Boulevard at Kiefer Boulevard: 6x4 lane 4-way intersection widening & signalization
R-13	Sunrise Boulevard at SR 16: 6x6 lane 4-way intersection widening & signalization
R-14	Sunrise Boulevard at Grant Line Road: 6x6 lane 3-way intersection widening & signalization
R-15	Grant Line Road at SR 16: 6x4 lane 4-way intersection widening & signalization
R-16	SR 16 at Bradshaw Road: 6x4 lane 4-way intersection widening & signalization
R-17	SR 16 at Eagle's Nest Road: 6x4 lane 4-way intersection widening & signalization
R-18	SR 16 at Excelsior: 6x4 lane 4-way intersection widening & signalization
R-19	SR 16 from Sunrise Boulevard to Grant Line Road: Widening 2 center lanes to 4 plus median
R-20	Douglas Road at Americanos Road: 6x4 lane 4-way intersection widening & signalization
R-21	Americanos Road from Douglas Road north to SRSP Boundary: 2 center lanes plus median

Joint Trench Utilities

JT-1	Douglas Road at Americanos
JT-2	Americanos Blvd. - from Douglas Road north to SRSP Boundary
JT-3	North Douglas – Collector Streets
JT-4	North Douglas –Park frontage improvements

Sanitary Sewer Facilities

S-1	Any and all major Sewer facilities necessary to provide sewer service to North Douglas

Water Facilities

W-1	Any and all major Water facilities necessary to provide water service to North Douglas.
W-2	North Douglas Water Storage Tanks and Booster Pump Station.

Drainage Facilities

D-1	Any and all major Drainage facilities necessary to provide drainage conveyance, detention or water quality treatment for North Douglas.

CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS
COMMUNITY FACILITIES DISTRICT NO. 2005-1

LIST OF FACILITIES AUTHORIZED TO BE FUNDED BY CFD NO. 2005-1

Park Improvements

P-1 Park A – 7.9 Acres
P-2 Park Frontage Improvements

Sunridge Specific Plan Fees

F-1 Sunridge Specific Plan Water Fees for North Douglas
F-2 Sunridge Specific Plan Sewer Fees for North Douglas
F-3 Sunridge Specific Plan Road Fees for North Douglas
F-4 Sunridge Specific Plan Park Development Fees for North Douglas

Engineering Studies, Permitting, Public Facilities Report, Financing Plan

E-1 Consultant fees, application fees, processing fees, and document production costs associated with the CFD preparation and processing of Public Facilities Reports, Engineering Studies, CFD Reports, Financing Plans, Environmental Permitting, and Environmental Studies, as well as other costs associated with the District Formation and Bond Sale process.

Other

O-1 Any other facilities serving substantially the same purpose as the above described facilities.

O-2 Any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing District facilities that are primarily for the benefit of the District; or 2) repair or rehabilitate existing District facilities.

EXHIBIT C

NOTICE OF PUBLIC HEARING ON PROPOSED
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY CALIFORNIA

The City of Rancho Cordova is considering the formation of a community facilities district (the "CFD") under the authority of the Mello-Roos Community Facilities District Act of 1982, as amended, to fund certain public facilities and services related to new development within the City of Rancho Cordova.

This Notice contains a brief summary of the proposal, but you are referred to the City Council's resolution "A Resolution of the City Council of the City of Rancho Cordova Declaring its Intention to Establish the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 and to Levy a Special Tax Therein to Finance the Acquisition and Construction of Certain Public Facilities and the Payment of Certain Fees in and for such Community Facilities" adopted September 6, 2005 and its resolution " A Resolution of the City Council of the City of Rancho Cordova Declaring its Intention to Incur a Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities and the Payment of Certain Fees in and for the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1" adopted September 6, 2005 for the definitive description of the proposal.

The proposal is to subject the property within the CFD to a special tax which will be used to pay for facilities (which may include fees used to pay for public facilities) of benefit to land within the CFD, including paying principal and interest on bonds used to build facilities, and will expire when the bonds are retired and all eligible facilities are financed. No parcel may be taxed beyond the 2040-41 tax year. The proceeds of the bonds will be used to pay for the facilities and other expenses set forth in the resolutions referred to in the preceding paragraph.

The proposal also includes authority to issue up to $20,000,000 ($20 million) in bonds to be repaid by the special tax. Neither the city of Rancho Cordova nor any person outside the CFD has any liability for the special tax or the bonds. The security for the bonds is limited to the property subject to the special tax within the CFD.

In order to confer the authority upon the Rancho Cordova City Council to levy the special tax and to issue the bonds, a public hearing must be held on the proposal, then the City Council will decide whether to form the CFD, and finally the qualified electors within the CFD must approve the proposal by a two-thirds vote. Where the CFD is uninhabited (as is the case here) the qualified electors are, pursuant to law, the owners of property within the CFD.

This is the notice of the public hearing.

The public hearing will be held during the City Council meeting on Monday, October 17, 2005 at 5:30 p.m., in the Rancho Cordova City Hall Council Chambers located at 3121 Gold Canal Drive, Rancho Cordova, California 95670.

At the hearing, the testimony of all interested persons or potential special taxpayers for or against the formation of the proposed community facilities district, the authorization to levy the special tax, and the authorization to issue the bonds will be heard. If written protests against the proposed CFD are delivered to the City Clerk at or before the time set for the hearing by owners of property within the proposed CFD, they will be counted toward a possible majority protest. Such protests by a majority of the registered voters residing within the CFD or by the owners of a majority of the land area within CFD which is or will be subject to the special tax, if not withdrawn prior to the close of the hearing so as to reduce the value of the protests to less than a majority, will require the proposed CFD to be eliminated from immediate consideration, and prevent its being included in a subsequent proceedings for at least one year.

If this Council, after the public hearing, determines that a majority protest under Section 53324 of the Government Code was not made at the hearing, the Council may conduct an election by mailed ballot to levy a special tax and incur bonded indebtedness.

Questions should be directed to the undersigned, telephone (916) 942-0255.

Dated: September 6, 2005

/s/ Lillian E. Hare
City Clerk
City of Rancho Cordova

CITY OF RANCHO CORDOVA

RESOLUTION NO. 112-2005

RESOLUTION OF THE CITY COUNCIL DECLARING ITS INTENTION TO INCUR A BONDED INDEBTEDNESS TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES AND THE PAYMENT OF CERTAIN FEES IN AND FOR THE SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") has duly adopted Resolution No. ____ (the "Resolution") on September 6, 2005, wherein it declared its intention to establish a community facilities district under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act), to be known and designated as the "City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1" (the "CFD"), and to levy a special tax therein to finance the acquisition and construction of certain public facilities, which may include the payment of certain fees relating to public facilities (collectively the "Facilities") listed in Exhibit B to the Resolution and incorporated therein and made a part hereof; and

WHEREAS, the City Council is fully advised in this matter;

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

1. The above recitals are true and correct, and the City Council so finds and determines.

2. The City Council hereby declares that the public convenience and necessity require that a bonded indebtedness in the principal amount of not to exceed $20,000,000 ($20 million) be incurred to finance the acquisition and construction of the Facilities, which may include the payment of the fees for public facilities, in and for the CFD, which amount includes all costs and estimated costs incidental to, or connected with, the accomplishment of the purpose for which such bonded indebtedness is proposed to be incurred.

3. Notice is given that October 17, 2005, at the hour of 5:30 o'clock P.M., at the regular meeting place of the City Council, City Council Chambers, Rancho Cordova City Hall, 3121 Gold Canal Drive, Rancho Cordova, California 95670, has been fixed by the City Council as the time and place for a public hearing to be held by the City Council to consider the incurring of such bonded indebtedness to finance the acquisition and construction of the Facilities in and for the CFD. At the hearing, testimony concerning the incurring of such bonded indebtedness secured by a special tax to be levied within the CFD to finance the acquisition and construction of the Facilities will be heard and protests will be considered from registered voters residing within the CFD and persons owning real property within the CFD. Written protests by the owners of a majority of the land which would be subject to special taxation within the proposed the CFD will require the suspension of proceedings for at least one year. Written protests must be filed with the City Clerk at or before the time fixed for the hearing.

4. The City Clerk is hereby directed to cause notice of the public hearing to be given in the form required by the Act, which requires publication in a newspaper of general circulation circulated within the CFD, which such publication shall be made pursuant to Section 6061 of the Government Code of the State of California. The publication shall be completed at least 7 days before the date of the public hearing

referenced above. The notice shall be substantially in the form specified in Section 53322 of the Act and attached hereto, with the form summarizing the provisions hereof hereby specifically approved.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

_____

Ken Cooley, Mayor

ATTEST:

_____

Lillian Hare, City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY CALIFORNIA

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protests against the proposed CFD are delivered to the City Clerk at or before the time set for the hearing by owners of property within the proposed CFD, they will be counted toward a possible majority protest. Such protests by a majority of the registered voters residing within the CFD or by the owners of a majority of the land area within CFD which is or will be subject to the special tax, if not withdrawn prior to the close of the hearing so as to reduce the value of the protests to less than a majority, will require the proposed CFD to be eliminated from immediate consideration, and prevent its being included in a subsequent proceedings for at least one year.

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Questions should be directed to the undersigned, telephone (916) 942-0255.

Dated: September 6, 2005

/s/ Lillian E. Hare
City Clerk
City of Rancho Cordova

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MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: Public Hearing for Preliminary Draft Source Reduction and Recycling Element and Household Hazardous Waste Element AB 939 Planning Documents

RECOMMENDATION

Conduct public hearing for the preliminary drafts of the City of Rancho Cordova's Source Reduction and Recycling Element ("SRRE") and Household Hazardous Waste Element ("HHWE") to be in compliance with Title 14, Section 18766, of the California Code of Regulations.

BACKGROUND AND SUMMARY

As a newly incorporated City, Rancho Cordova is required to comply with the requirements of the California Integrated Waste Management Act ("AB 939"). Conceptually, AB 939 requires California municipalities to comply with both landfill diversion mandates and planning and reporting requirements.

Landfill Diversion Mandates: The landfill diversion mandates require all cities and counties in California to divert 50 percent of the total waste generated within the boundaries of the jurisdiction from landfill disposal on an annual basis beginning in the year 2000. Solid waste may be diverted from landfill disposal through source reduction, recycling, or composting.

Planning Requirements: The planning requirements mandate that all cities and counties prepare, adopt and submit planning documents to the California Integrated Waste Management Board ("CIWMB"). The required planning documents include a Source Reduction and Recycling Element, a Household Hazardous Waste Element and a Nondisposal Facility Element ("NDFE") (collectively referred to as "Planning Documents").

Reporting Requirements: On an annual basis, the City must report to the CIWMB what SRRE and HHWE activities it has undertaken to reduce the amount of material going to the landfill. As part of the reporting, the estimated overall diversion is calculated by a CIWMB model to determine the diversion rate for the reporting year.

AGENDA ITEM # 13

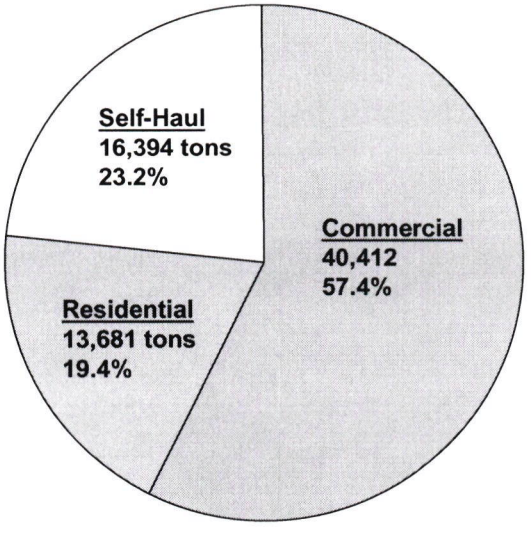
Current Diversion Rate Status: The City conducted a Base Year study in 2005 for the calendar year 2004. The Base Year study is the process of documenting all disposal and diversion to determine the City's overall diversion rate. The formula used to calculate the diversion rate is:

Diversion tons ÷ Total generation [Diversion tons + Disposal tons]

For 2004, the City documented a preliminary diversion rate of 51.7 percent, with 70,486 tons as being disposed and 75,453.7 tons diverted. The tonnages and diversion rate are preliminary until the CIWMB approves them.

Disposal tons are reported by the landfills used and diversion tons are reported through a variety of means including, but not limited to, Construction and Demolition ("C&D") processing facilities, recycling companies, and residential and commercial haulers. The following two charts show the percentage of residential, commercial and self-haul sector disposal and the different programs employed in 2004 and their diversion tonnages, respectively. The summary of the Base Year findings are in Attachment 1.

Waste Disposal Categories
Rancho Cordova 2004



Preliminary Results for the 2004 Rancho Cordova Base Year Study

Diversion Categories	Preliminary Tons of Documented Diversion
Residential Curbside Recycling and Greenwaste (County)	11,420.7
Buyback Centers	638.7
Drop-Off Centers	6.6
SWA Franchisee Commercial Recycling Programs	6,582.8
Grasscycling	1,345.2
Backyard Composting	69.6
Business Audits - Source Reduction	1,133.2
Business Audits - Recycling	9,737.4
Business Audits - Composting	254.8
Self-Haul	9,166.6
ADC	6,481.9
C & D Collection and Drop-Off Programs	23,804.6
Beneficial Use	4,811.7
Subtotal - Preliminary 2004 Diversion	**75,453.7**
Total Disposal	70,486.0
Total Generation (Disposal + Diversion)	145,939.7
Preliminary 2004 Diversion Rate	**51.7%**

Current Diversion Methods: As shown in the Preliminary Results table above, there are a variety of entities performing diversion activities. In sum, there are basically four means by which the City of Rancho Cordova achieves diversion: residential collection services, commercial collection services, ordinances, and third-party commercial recyclers. Of these four means, only third-party recyclers' diversion is not controlled by the City. Each diversion category is further described below.

Residential Collection Services: Residential collection services are provided by BFI Waste Systems of North America ("BFI"). The term of the contract is from February 1, 2005 through December 31, 2012. As part of the contract, BFI is required to divert a minimum of 40 percent of the materials, by weight, it collects under the collection services contract from the landfill. The City has included financial incentives into the contract to encourage increased diversion.

Commercial Collection Services: Every hauler that wishes to service commercial accounts in the City is subject to Ordinance 15-2003 and a Franchise Agreement. Franchise Agreements are in process of being executed with haulers. As part of the Franchise Agreement, haulers are required to divert on a quarterly basis 30 percent of the material they collect, by weight, from the landfill. For haulers that do not meet the quarterly diversion requirement, a recycling incentive fee charged for each tonnage shortfall of the 30 percent. Currently, the City has 16 commercial haulers.

Ordinances: The City is currently exploring the adoption of a C&D ordinance which would require construction and demolition projects to divert at least 50

percent of the generated materials from the landfill. The C&D ordinance is mentioned in the SRRE as a selected program to assist the City in achieving its diversion goals. It is important to note that of the materials documented for the City's 2004 Base Year, 41.7 percent was C&D material.

Third-Party Recyclers: Third-party recyclers are entities, such as Smurfit, rendering companies, etc., take recyclable materials from businesses, but are not franchised commercial haulers. Since these entities do not report their tonnage activities to the City, it is difficult to assess the extent of their diversion operations without conducting direct surveys.

Other Recyclers: The previous three categories are the main ways that the City has achieved diversion in the City. However, smaller operations which assist the City in meeting its diversion requirements include drop-off and buyback centers, thrift stores, individual business back-haul programs, and operations by the Cordova Recreation and Park District. In the case of the Cordova Recreation and Park District, grass clippings are left at the site versus being disposed.

Collectively, each ton helps the City achieve its diversion goal as long as there is a way to document the reduction in landfill disposal from the activities.

AB 939 Planning Process and Procedural Requirements: The preparation, review and adoption of the AB 939 planning documents include the following steps:

Develop Preliminary Drafts of AB 939 Planning Documents: The City must develop a Preliminary Draft of the SRRE, HHWE. The Preliminary Drafts will be distributed to the CIWMB, the County of Sacramento, adjoining cities and the Solid Waste Advisory Committee ("SWAC") for a review period of no more than 45 days. The NDFE does not have a Preliminary Draft review period.

Convene a Public Hearing to Take Comments on the Preliminary Drafts of the AB 939 Planning Documents: The City must convene a Public Hearing to accept comments on the Preliminary Drafts of the SRRE and HHWE during the 45 day review period. The Public Hearing Notice for this meeting is presented in Attachment 2.

Develop Final Drafts of the AB 939 Planning Documents: The City must incorporate comments from the appropriate parties and the public hearing into the Final Drafts, and distribute to SWAC at least 30 days prior to the scheduled public hearing for approval by the City Council.

Final Submittal to CIWMB and California Environmental Quality Act ("CEQA") Process: The City must prepare the required documentation for the Planning Documents to comply with the CEQA process. (The City assumes a Negative Declaration will be appropriate). Upon completion of the CEQA documentation, the City must facilitate a public hearing to receive comment on the environmental review documentation and for adoption of the Final Draft of the planning

documents. It is anticipated that the Negative Declaration Initial Study will be released for public review on September 16, 2005 for a 30 day period, with final adoption occurring on November 7, 2005.

AB 939 Document Distribution and Review Period: All three Planning Documents were released for public review on July 11, 2005. The September 6, 2005 public hearing is being held at the end of the 45-day public review period for the Preliminary Draft SRRE and HHWE. The NDFE has a 90 day public review period and will have its public hearing on November 7, 2005. Copies were provided to the City for residents to review. A list individuals who also received copies are in Attachment 2.

Comments submitted during the review period will be incorporated into the final version of the documents. The public release of the final Planning Documents before City adoption is anticipated to be September 16, 2005 for a review period of 30 days. A full schedule is presented later in this report.

AB 939 Planning Documents: The SRRE, HHWE and NDFE are described below.

Source Reduction and Recycling Element: The Source Reduction and Recycling Element presents the City's plan to divert 50 percent of its waste stream from landfill disposal on an annual basis. The SRRE is the primary planning document for the evaluation and selection of diversion programs to be implemented by the City. According to the "Model Source Reduction and Recycling Element Guidelines" produced by the CIWMB, the SRRE shall include the following components:

- Waste Characterization Component: the SRRE shall identify the solid waste generated within the City. This information shall represent the solid waste generated within, and disposed of by the City, and shall reflect seasonal variations. The material shall be identified by volume or weight, material type, and source of generation (residential, commercial, industrial, governmental, etc.)

- Source Reduction Component: the SRRE shall include a list of selected programs, and a corresponding implementation schedule, to demonstrate how the City will reduce the creation of solid wastes through source reduction activities.

- Recycling Component: the SRRE shall include a list of selected programs, and a corresponding implementation schedule, to demonstrate how the City will recycle a specified portion of the waste stream.

- Composting Component: the SRRE shall include a list of selected programs, and a corresponding implementation schedule, to demonstrate how the City will compost a specified portion of the waste stream.

- Education and Public Information Component: the SRRE shall describe how the City will increase public awareness of, and participation in, source reduction, recycling, and composting programs.

- Funding Component: the SRRE shall describe how the City will increase public awareness of, and participation in, source reduction, recycling, and composting activities.

- Special Waste Component: the SRRE shall describe existing waste handling and disposal practices for special waste including, but not limited to, asbestos and sewage sludge, which are not classified as hazardous waste. The SRRE must identify current and proposed programs to ensure proper handling, reuse, and long-term disposal of special waste.

- Facility Capacity Component: the SRRE shall project the amount of disposal capacity needed to accommodate the waste generated within the City for a 15-year period.

Programs selected to be implemented for the SRRE, their status and funding sources are identified in Attachment 3.

Household Hazardous Waste (HHW) Element: The primary objective of the HHWE is to identify a program for the safe collection, recycling, treatment and disposal of hazardous wastes, as defined in Section 25117 of the Health and Safety Code, which are generated by households in the City and which should be separated from the solid waste stream.

The programs selected for promoting the reduction and proper disposal of HHW are the following:

- Curbside collection of used motor oil and filters;
- Load-checking by the collector at diversion and disposal facilities;
- Encourage use of the permanent HHW collection facilities by residential and commercial generators;
- Public service announcements;
- HHW telephone hotline;
- Printed information pieces;
- Periodic media and press briefings; and
- Educational programs, which include school curricula.

Funding will be provided through state grant programs, residential collection rates, and the commercial Franchise Fee. The City's General Fund may be used if additional resources are needed.

Nondisposal Facility Element: A "nondisposal facility" includes solid waste facilities that are required to obtain a solid waste facility permit, but that are not solid waste disposal or transformation facilities. The nondisposal facilities may include composting facilities, material recovery facilities, transfer stations, etc. The primary objective of the Nondisposal Facility Element is to identify facilities that are currently in operation, or that may be required in the future to comply with the diversion mandates of AB 939.

Although a Preliminary Draft of the NDFE released for a public review period of 90-days beginning on July 11, 2005, it is expected that the document will also serve as a final draft. The NDFE will not need a public hearing until the date of its adoption. It is anticipated that the adoption will occur on November 7, 2005.

Planning Schedule: As stated previously, the City released preliminary drafts of the SRRE, HHWE and NDFE on July 11, 2005. The SRRE and HHWE have a 45 day review period and the NDFE has a 90 day review period. The schedule from July 2005 through December 2005 consists of the milestones identified in the table below for complying with AB 939 requirements and meeting the December 31, 2005 CIWMB deadline for submitting the final Planning Documents.

Target Date	Tasks	Status
July 11	Circulate preliminary drafts to adjoining cities, the county regional agency, Local Task Force (LTF) and CIWMB for 45 day comment period.	Completed
August 2	Meet with LTF (SWAC) regarding preliminary drafts.	Completed
September 6	Public hearings on preliminary draft SRRE/HHWE (NDFE only needs public hearing on November 7.)	
16	Submit final draft SRRE/HHWE and Initial Study (CEQA) documentation for 30 day comment period and incorporation into the California Integrated Waste Management Plan to LTF, CIWMB.	
October 4	Meet with LTF (SWAC) regarding final drafts.	
16	Final 30 day comment period ends for SRRE/HHWE/Initial Study.	
November 7	City Council Hearing to adopt SRRE/HHWE/NDFE/Initial Study documents.	
December (due by 31)	Submittal of Final SRRE/HHWE/NDFE, LTF comments, notice of public hearings, Notice Of Determination, and City resolution to CIWMB.	

Fiscal Impact

This public hearing will not have a fiscal impact. Attachment 4 presents the projected funding sources and costs of the selected SRRE programs.

Attachment(s):

(1) 2004 Base Year Executive Summary
(2) List Of Individuals Who Received Copies Of AB 939Documents For Review
(3) Public Hearing Notice
(4) Selected SRRE Programs
(5) SRRE Funding Sources and Costs

ATTACHMENT 1

2004 BASE YEAR EXECUTIVE SUMMARY

I. Introduction

The City of Rancho Cordova ("City") incorporated on July 1, 2003. Prior to incorporation, the City Service Area was part of unincorporated Sacramento County. Between the date of incorporation and February 2005, the County of Sacramento ("County") Department of Waste Management and Recycling continued to provide residential solid waste collection and recycling services to City residents. In February of 2005, BFI Waste Systems began providing residential solid waste services through a Collection Services Agreement. The residential diversion data presented in this report therefore was provided by the County of Sacramento Department of Waste Management and Recycling.

The City engaged R3 Consulting Group ("R3") to conduct a New Base Year Study using 2004 data. In conducting the study, R3 documented existing diversion activities and programs implemented by the City, the County, commercial haulers and the private sector. ***The initial results indicate that the City's 2004 diversion rate was 51.7 percent.***

II. Methodology

R3 accumulated data for the solid waste generation study from the following sources:

- Phone surveys to local and regional material handlers, including landscapers, recyclers, composting facilities, and inerts processors;
- Phone surveys to local businesses, including manufacturing operations, grocery stores, retail outlets, etc;
- Quarterly reports submitted to the City by the commercial haulers operating in the City during 2004;
- California Redemption Value data compiled by the Department of Conservation;
- Disposal tonnages from the County of Sacramento Disposal Reporting System ("DRS") and the County's Kiefer Landfill;
- County of Sacramento data for residential curbside recycling, green waste collection, Neighborhood Cleanup and Household Hazardous Waste programs;
- Interviews with various public agencies and facilities, including local school districts and the Cordova Recreation and Park District;
- County of Sacramento reports on residential backyard composting activities;
- Alternative Daily Cover ("ADC") and Beneficial Use tonnages reported by the County of Sacramento.

The mail and telephone phone surveys were conducted pursuant to the guidelines published in the California Integrated Waste Management Board's ("CIWMB") Diversion Study Guide. In addition, site visits were conducted on April 13, 2005 with Kyle Pogue from the CIWMB Office of Local Assistance, and Steve Harriman, Myriam Arce and Heidi Sanborn from R3.

All diversion tonnages documented in this report are actual tons. No attempt was made to extrapolate data across business sectors.

Material handlers were identified by City staff, and businesses were identified through the phone book, the internet, references from local residents and business owners, etc. The following sections provide a summary of the project findings.

III. Summary of Findings

Business and Public Agency Surveys and Waste Audits

The R3 project team completed 35 business and public agency surveys, documenting a total of 75,453.7 tons of diversion from 2004 throughout the City. Of this total, 2,478.4 tons were documented for source reduction, 64,764.4 for recycling and 8,210.9 for composting activities and programs. (See Attachments F, G, and H)

The total tonnage documented for business and agency surveys has been reduced to account for diversion programs that handled restricted wastes, including scrap metal, that were in existence prior to 1990. (See Table 3 in Section 2)

In order to avoid double-counting, no tonnages from recyclers or material processing facilities which were received from franchised commercial haulers were included in the documented tonnage from the business surveys.

The business surveys were essential to quantifying the City-wide diversion rate. Many businesses in the City participate in private recycling programs and practice extensive waste prevention techniques.

Residential Curbside and Green Waste Recycling

A total of 11,420.7 tons of residential curbside recycling and green waste were documented for 2004, consisting of 4,587.1 tons of curbside recycling and 6,833.6 tons of curbside green waste collection. (See Attachment A)

Buyback and Drop-Off Center Diversion

A total of 638.7 tons of buyback center recycling were documented by the Department of Conservation (DOC) for 2004. In addition, a total of 6.6 tons of diversion were documented by the DOC for drop-off centers. (See Attachments B and C)

Commercial Recycling (SWA Franchisees)

A total of 6,582.8 tons of commercial recycling were documented for 2004 from the 16 commercial haulers operating in the City under a Franchise Agreement with the Sacramento Regional Solid Waste Authority. (See Attachment D)

The total documented tonnage for commercial recycling activities was reduced to account for diversion programs that handled restricted wastes (scrap metal), that were in existence prior to 1990.

Grasscycling

A total of 1,345.2 tons of grass were documented as diverted from landfill disposal through grasscycling in 2004. (See Attachment E) This represents 177 acres of grass throughout the City that are maintained by grasscycling. The calculated tonnages are based upon the CIWMB approved conversion factor of 7.6 tons/acre/year.

Interviews were conducted with school districts and the Cordova Recreation and Park District.

Residential Backyard Composting

A total of 69.6 tons of backyard composting were documented for 2004, including 2.4 tons of food waste, 18.2 tons of green waste, and 48.9 tons of mixed food and green waste. (See Attachment F)

Self-Haul

A total of 9,166.6 tons of commercial self-haul materials were documented as diverted in 2004. This information was determined by applying the City's County of Sacramento population percentage (4.06 percent) to the documented overall 2004 County self-haul diversion. (See Attachment H)

Alternative Daily Cover

A total of 6,481.9 tons of ADC were documented for 2004. (See Attachment I) Landfill reports received by the City show the following ADC tonnages for 2004:

- 5334.9 tons of green waste at Kiefer Landfill
- 119.1 tons of mixed material at L&D Landfill
- 964.2 tons of mixed material at Forward Landfill
- 63.7 tons of mixed material at Lockwood Landfill

Construction and Demolition (C&D) Waste

A total of 23,804.6 tons from C&D processing facilities and 6,059.6 tons from self-haul facilities of C&D recycling were documented for 2004 (includes sheetrock and tile). (See Attachments H and J)

Beneficial Use
A total of 4,811.7 tons of material used as "Beneficial Use" were documented for 2004. (See Attachment K) All Beneficial Use material was reported by Kiefer Landfill.

Restricted Waste
The restricted wastes documented in the 2004 waste generation study include the following:

- **Scrap Metals:** A total of 738.7 tons of scrap metal recycling were documented for 2004. However, the City is claiming an amount of 610.0 tons of scrap metal recycling for the 2004 base year to comply with the "restricted waste" regulations. The 738.7 tons include 128.7 tons from programs that were implemented before 1990, and 610.0 tons for programs that were implemented after 1990. (See Attachments B, D, and H and Table 3 in Section 2)

- **Inerts:** A total of 31,436.50 tons of inerts recycling were documented in 2004. All of the documented tonnages for inerts are from programs that began after 1990. (See Attachments H and J and Table 3 in Section 2)

Transformation
A total of 1,175.6 tons of wood waste were documented as collected through drop-off programs at facilities used by franchised haulers and used for transformation in 2004. (See Attachment D)

IV. Conversion Factors
The conversion factors used in the solid waste generation study were identified in the CIWMB Diversion Study Guide.

V. New Base Year Study Calculation Details
Table 1 in Section 2 provides the New Base Year Calculation Summary demonstrating that the City's 2004 diversion rate is calculated at 51.7 percent in 2004. Table 1 also provides the New Base Year calculation details showing the tonnage contributed by each program or generator type.

The compiled data indicate that the total 2004 Rancho Cordova waste generation was in the amount of 145,939.7 tons. This amount includes 2004 documented diversion in the amount of 75,453.7 tons and 70,486 tons of documented disposal.

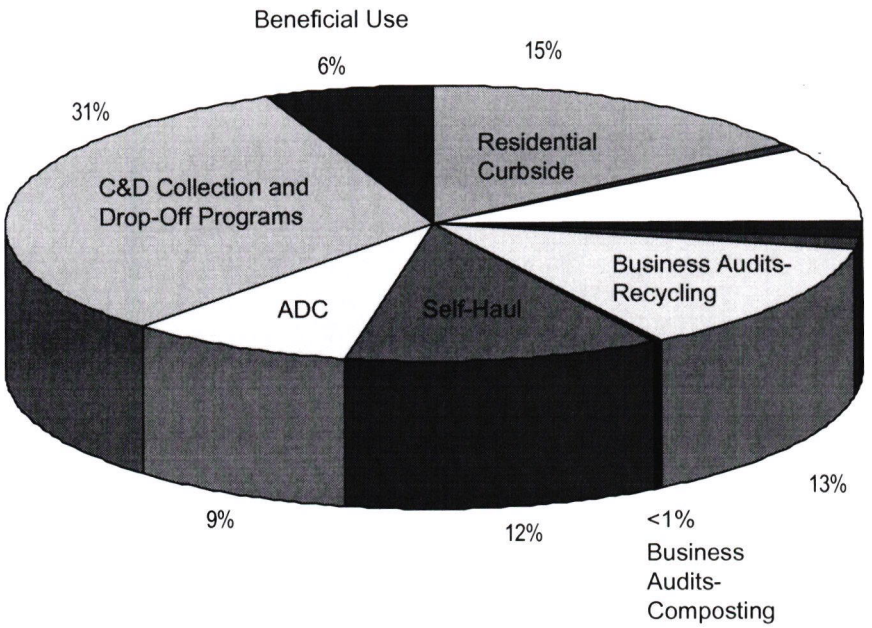
Based on a 2004 population estimate of 54,676, the City's per capita waste generation rate is 2.6 tons/person/year, or 14.5 pounds per person per day.

VI. New Base Year Summary
Table 1 provides a summary of the 2004 documented disposal and diversion for the City of Rancho Cordova:

Table 1
Preliminary Results for 2004 Rancho Cordova Base Year Study

Diversion Categories	Preliminary Tons of Documented Diversion
Residential Curbside Recycling and Greenwaste (County)	11,420.7
Buyback Centers	638.7
Drop-Off Centers	6.6
SWA Franchisee Commercial Recycling Programs	6,582.8
Grasscycling	1,345.2
Backyard Composting	69.6
Business Audits - Source Reduction	1,133.2
Business Audits - Recycling	9,737.4
Business Audits - Composting	254.8
Self-Haul	9,166.6
ADC	6,481.9
C & D Collection and Drop-Off Programs	23,804.6
Beneficial Use	4,811.7
Subtotal - Preliminary 2004 Diversion	**75,453.7**
Total Disposal	70,486.0
Total Generation (Disposal + Diversion)	145,939.7
Preliminary 2004 Diversion Rate	**51.7%**

Diversion Categories



1% Buyback Centers

<1% Drop-Off Centers

9% Commercial Recycling Programs

2% Grasscycling

<1% Backyard Composting

2% Business Audits-Source Reduction

ATTACHMENT 2

LIST OF INDIVIDUALS WHO RECEIVED COPIES OF AB 939 DOCUMENTS FOR REVIEW

- Carl Hauge, SWAC Member
- William Gibson, SWAC Member
- Evan Edgar, SWAC Member
- Jerry Mayberry, SWAC Member
- Rich Garmsen, SWAC Member
- Patrick Maxfield, SWAC Member
- Jennifer Cannell, SWAC Member
- Judy Cotton, SWAC Member
- Anthony DeRiggi, SWAC Member
- Mark White, SWAC Member
- Jeff Donlevy, SWAC Member
- Andrea Leisy, SWAC Member
- Samuel Wallace, SWAC Member
- Cedar Kehoe, City of Elk Grove
- Rick Shaw, City of Folsom
- David Wheaton, City of Citrus Heights
- Harold Duffey, City of Sacramento
- Pat Quinn, County of Sacramento
- Kyle Pogue, California Integrated Waste Management Board
- Heidi Sanborn, Solid Waste Consultant
- Ted Anderson, City of Galt

ATTACHMENT 3

PUBLIC HEARING NOTICE

PROOF OF PUBLICATION

STATE OF CALIFORNIA)
)ss.
County of Sacramento)

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

July 15, 2005.

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

SIGNATURE

Lynne Fulgham

Date

July 15, 2005

THE GRAPEVINE INDEPENDENT
3338 Mather Field Rd., Rancho Cordova, CA 95670

City of Rancho Cordova City Council
Notice of Public Hearing

Dated: July 15, 2005

NOTICE is hereby given that on September 6, 2005, at 5:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the Rancho Cordova City Hall, located at 3121 Gold Canal Drive, Rancho Cordova, to consider the following:

AB 939 PLANNING DOCUMENTS - PRELIMINARY DRAFTS OF THE SOURCE REDUCTION AND RECYCLING ELEMENT (SRRE), THE HOUSEHOLD HAZARDOUS WASTE ELEMENT (HHWE), AND THE NONDISPOSAL FACILITY ELEMENT (NDFE) FOR THE CITY

The purpose of the hearing will be to receive and consider comments on the Preliminary Drafts of the City of Rancho Cordova's Source Reduction and Recycling Element (SRRE), the Household Hazardous Waste Element (HHWE), and the Nondisposal Facility Element (NDFE). The Preliminary SRRE and HHWE identify the programs the City has selected to divert solid wastes from disposal. The NDFE identifies facilities that will be used to assist in reaching diversion mandates.

A copy of the Preliminary SRRE, HHWE and NDFE are available for review at City Hall, 3121 Gold Canal Drive, Rancho Cordova, California. All interested persons are invited to attend and speak on this matter. Written comments can be submitted to the attention of Kathy Garcia, Project Engineer.

Forty-five (45) day notice required.

NOTICE REGARDING CHALLENGES TO DECISIONS
If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the pubic hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Lillian Hare, City Clerk at (916) 942-0255. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Published in The Grapevine Independent on July 15, 2005.

RECEIVED
JUL 18 2005
CITY CLERK DEPT.
CITY OF RANCHO CORDOVA

ATTACHMENT 4

SELECTED SRRE PROGRAMS

New Programs in bold font.

Program	Status	Responsible Party	Funding Source	Start Date
Source Reduction				
Xeriscaping/Grasscycling	Existing	PW	Franchise Fee	Ongoing
Backyard Composting/Mulching	Existing	PW	Franchise Fee	Ongoing
Business Source Reduction	Existing	PW	Franchise Fee	Ongoing
Procurement Policies	**New**	**PW**	**Franchise Fee**	**2006**
School Source Reduction	Existing	PW	Franchise Fee	Ongoing
Government Source Reduction	Existing	PW	Franchise Fee	Ongoing
Material Exchange/Donations	Existing	PW	Franchise Fee	Ongoing
Recycling				
Residential Curbside	Existing	Collector	Rates	Ongoing
Residential Drop-Off	Existing	Collector	Individuals	Ongoing
Residential Buy-Back	Existing	Businesses	Rates	Ongoing
Commercial Onsite Pickup	Existing	Collector	Rates	Ongoing
Commercial Self-Haul	Existing	Businesses	Businesses	Ongoing
School Recycling	**New**	**Collector**	**Rates**	**2006**
Government Recycling	Existing	Collector, PW	Rates	Ongoing
Special Seasonal Collection	Existing	Collector	Rates	Ongoing
Special Collection Events	Existing	Collector	Rates	Ongoing
Composting				
Residential Curbside GW Collection	Existing	Collector	Rates	Ongoing
Residential Self-Haul GW	Existing	Businesses	Rates	Ongoing
Commercial Onsite GW Pickup	Existing	Collector	Rates	Ongoing
Commercial Self-Haul GW	Existing	Businesses	Businesses	Ongoing
Special Waste				
Tires	Existing	Collector, Business	Rates	Ongoing

Program	Status	Responsible Party	Funding Source	Start Date
White Goods	Existing	Collector, Business	Rates	Ongoing
Scrap Metal	Existing	Collector, Business	Rates	Ongoing
Wood Waste	Existing	Collector, Business	Rates	Ongoing
Concrete/Asphalt/Rubble	Existing	Collector, Business	Rates	Ongoing
Disaster Debris	Existing	Collector, Business	Rates	Ongoing
Shingles	Existing	Collector	Rates	Ongoing
Rendering	Existing	Business	Rates	Ongoing
Public Education				
Electronic Media	Existing	Collector, PW	Rates, Franchise Fee	Ongoing
Print Materials	Existing	Collector, PW	Rates, Franchise Fee	Ongoing
Business Outreach	**New**	**Collector, PW**	**Rates, Franchise Fee**	**2006**
School Education Programs	Existing	Collector, PW	Rates, Franchise Fee	Ongoing
Transformation				
Biomass	Existing	Collector	Rates	Ongoing
Policy Incentives*				
Variable Can Rate	Existing	Collector, PW	Rates	Ongoing
C&D Ordinance	**New**	**PW**	**Rates, Franchise Fee**	**2006**
Ordinance Requiring Recycling Areas in Commercial and Multi-Family Developments	**New**	**PW**	**Rates, Franchise Fee**	**2006**

PW- City of Rancho Cordova Department of Public Works

ATTACHMENT 5

SRRE FUNDING SOURCES AND COSTS

The planned programs described within the SRRE will have a fiscal impact which is outlined in the table below. It is estimated that the cost of implementing new programs over the next five years will range from $100,000 to approximately $113,000. These costs include City of Rancho Cordova staff time which consists of the Public Works Director, Project Engineer, Customer Service Representatives, Finance and Administration, etc. All fiscal impacts will be funded through either Franchise Fees paid to the City by the residential and commercial collection haulers or through residential collection service rates.

Five-Year Projected SRRE Program Funding Sources and Costs

Funding Sources	**FY 05/06**	**FY 06/07**	**FY 07/08**	**FY 08/09**	**FY 09/10**
Residential Franchise Fees	$ 271,800	$ 279,954	$ 288,353	$ 297,003	$ 305,913
Commercial Franchise Fees	$ 244,205	$ 251,531	$ 259,077	$ 266,849	$ 274,855
Competitive Grants	$ -	tbd	tbd	tbd	tbd
General Fund Revenues	$ -	tbd	tbd	tbd	tbd
Total Projected Funding	*$ 516,005*	*$ 531,485*	*$ 547,430*	*$ 563,853*	*$ 580,768*
Program Costs					
Existing Programs	$ 175,000	$ 180,250	$ 183,855	$ 187,532	$ 191,283
Planned Programs	$ 100,000	$ 103,000	$ 106,090	$ 109,273	$ 112,551
Total Projected Costs	*$ 275,000*	*$ 283,250*	*$ 289,945*	*$ 296,805*	*$ 303,834*
Total Projected Budget Surplus or (Shortfall)	*$ 241,005*	*$ 248,235*	*$ 257,485*	*$ 267,048*	*$ 276,935*

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING THE PROPOSED PARK DEVELOPMENT IMPACT FEE NEXUS STUDY FOR THE SUNRISE DOUGLAS COMMUNITY PLAN AND THE ADOPTION OF A NEW FEE SCHEDULE.**

RECOMMENDATION

Continue this item until the September 19, 2005 meeting of the City Council

BACKGROUND

Staff of the Cordova Recreation and Park District and the City of Rancho Cordova are continuing their efforts on the update of the Sunridge Specific Plan Park Impact Fee Nexus Study. This study is near completion but is not yet ready for City Council review and action. This item is anticipated to return to the City Council for action on September 19, 2005

MEMORANDUM

DATE: **September 6, 2005**

TO: **City Council**

FROM: **William Campbell, Principal Planner**

SUBJECT: **FOLSOM LAKE IMPORTS REZONE**

OWNER / APPLICANT:	**REPRESENTATIVE:**
Folsom Lake Imports Essie Mohaddes 7324 Folsom Blvd., Suite E Sacramento, CA 95826	Arthur Schendel General Building Contractor 8711 Cherrington Lane Elk Grove, CA 95624

PROJECT:	Folsom Lake Imports Rezone
FILE:	RC-05-158
LOCATION:	1950 Zinfandel Drive
APN:	058-0261-039
PLANNER:	William Campbell

REQUEST

- Rezone from Limited Commercial to General Commercial

PLANNING COMMISSION RECOMMENDATION

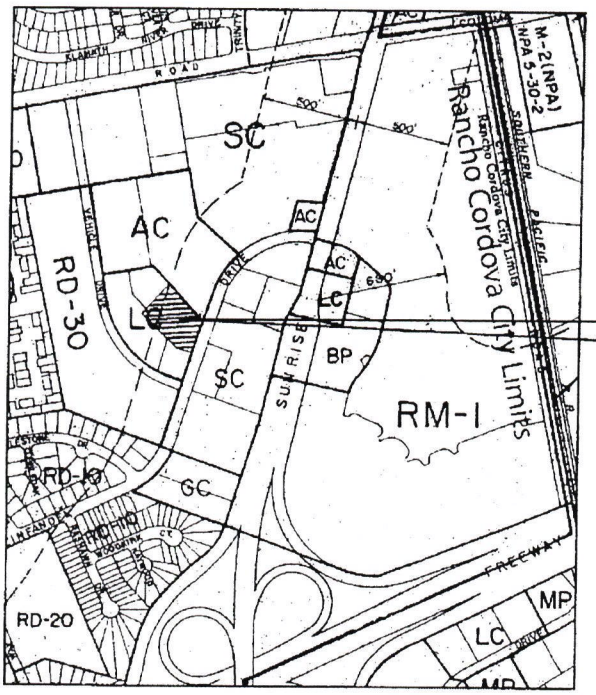
Planning Commission recommends the City Council find the environmental document prepared is adequate and adopt the Negative Declaration; and recommends the City Council waive first reading and introduce Ordinance No. 15-2005 approving a Rezone from Limited Commercial to General Commercial, subject to the attached Findings and Evidence.

ANALYSIS

The applicants have submitted an application requesting a Rezone for the project site from Limited Commercial (LC) to General Commercial (GC). The application also included a request for a Conditional Use Permit to allow the retail sales of used automobiles within the GC zoning; and Design Review for the renovation of an existing building to be used as an office/showroom. The project site is located at 1950 Zinfandel Drive. Historically, the site was used as a commercial nursery, although this use was abandoned several years ago.

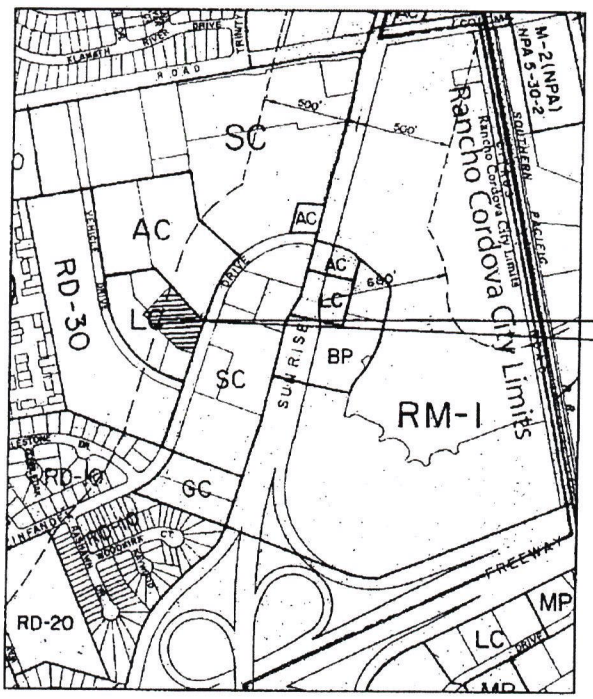
AGENDA ITEM # 16

FIGURE 1 – REZONE EXHIBIT



EXISTING ZONING

CURRENT PROPERTY ZONE
LIGHT COMMERCIAL (LC)



PROPOSED ZONING

PROPOSED PROPERTY ZONE
GENERAL COMMERCIAL (GC)

RE-ZONE EXHIBIT

FOLSOM LAKE IMPORTS 7324-E FOLSOM BLVD. SACREAMENTO, CA 95826 (916) 718-9514

The proposed project is located within an area that is prodominately commercial. A residential project is proposed adjacent to the northwest edge of the subject site, however the approval of the residential project is still pending. The newly adopted General Plan Land Use Map designates this area as the Sunrise Boulevard North Planning Area (SBNPA). According to the General Plan, it is the City's vision to develop this area with additional retail and residential uses.

Rezone

The proposed rezone would convert 1.46 acres of LC zoning to a GC zoning designation. The applicants had originally considered requesting a change from LC to Auto Commercial (AC), which allows the automobile sales use outright. However, after due consideration, the applicants felt it was more advantages to themselves and the City to seek a rezone of the site to the GC zoning. This decision was based on the fact the GC zoning allows for many different commercial uses, whereas the AC zoning is specifically designed to allow automotive sales and related automobile uses. The properties on the north, west and south are currently zoned LC and the property on the east is currently zoned AC.

It is staff's opinion the proposed change in zoning will not adversely affect the surrounding area. The commercial uses allowed by the LC zoning vary only slightly from those allowed by the GC zoning; the differences being more restrictive for the LC zoning. In addition, when there are differences between the LC and GC zoning, a Conditional Use Permit may be required. Based on the fact that GC allows a wider variety of uses and sometimes the requirement of a Use Permit, it is staff's belief the requested change in the zoning would not be a significant impact to the area and would allow some additional uses thereby meeting the new vision of the General Plan for the Sunrise Boulevard North Planning Area. It must be pointed out however, that multi-family housing use, which is allowed in the LC zoning, is not allowed in the GC zoning.

Planning Commission Review

The Planning Commission reviewed the project at its August 11, 2005 meeting. The Commission's review included the consideration of a Use Permit to allow an automotive sales use and Design Review for the remodel of the building, which currently exists on the parcel. It was the Commission's belief that the proposed use would meet the intent of the City's vision for this area and, additionally, would upgrade a site that has been in disrepair for many years. A similar automotive sales use borders the project site on the east on a parcel that is currently zoned Auto Commercial (AC).

The Planning Commission also reviewed the architectural elevations for the remodel of the building currently existing on the project site. It was the belief of the Commission that the proposed elevations did not meet the intent of the City's Design Review Guidelines, nor did it meet the proposed policies of the General Plan vision for this planning area.

The applicant requested the Planning Commission recommend approval of the Rezone and the Conditional Use Permit. The Commission expressed concerns with approving the Use Permit prior to approval of the Design Review. After further discussion the Planning Commission moved to forward a recommendation to the City Council for approval of the Rezone; and continued the discussion of the Use Permit and Design Review to its September 22, 2005 meeting. The motion was approved by a 5-0 vote (See Attachment 3).

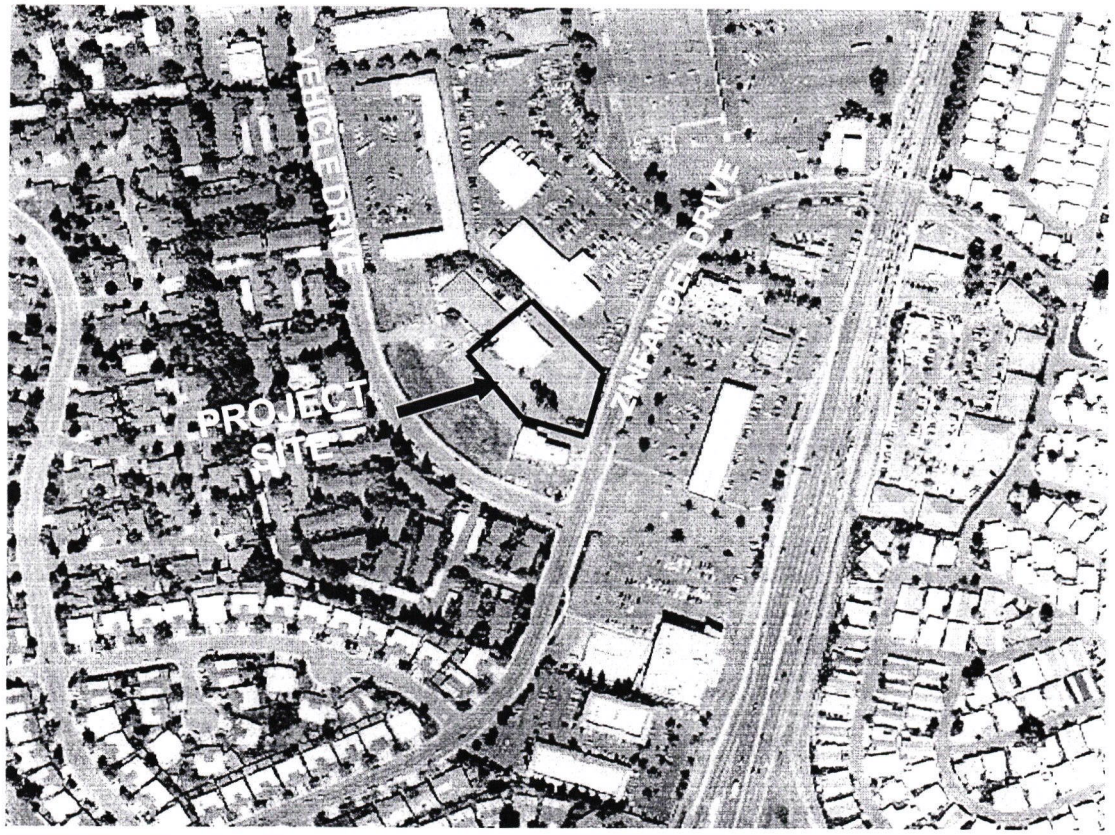


FIGURE 1 – SITE LOCATION

Land Use Relationships with Adjacent Properties:

	General Plan Land Use Designation	Zoning and Community Plan Designation	Existing Land Use
Subject Property	**Sunrise Blvd North Planning Area**	**LC**	**None**
North	**Sunrise Blvd North Planning Area**	**LC**	**Child Care**
East	**Sunrise Blvd North Planning Area**	**AC**	**Automotive Sales**
South	**Sunrise Blvd North Planning Area**	**SC**	**Health Club**
West	**Sunrise Blvd North Planning Area**	**LC**	**Commercial**

CONCLUSION:

It is staff's opinion that granting the change in zoning from the existing LC to the proposed GC would not adversely affect the surrounding area and could perhaps enhance the possibilities for a greater range of commercial uses, as proposed by the General Plan Land Use Map. The Planning Commission forwards a recommendation of approval of the Rezone for RC-05-158.

ENVIRONMENTAL ANALYSIS:

A Negative Declaration was prepared for the project in compliance with the California Environmental Quality Act (CEQA). The document was released for public review on July 1, 2005 and was circulated for the required 20-day review period. No comments were received from the public during the review process.

PUBLIC COMMENT

One comment was received on July 21, 2005 following the noticing for the Public Hearing for the Planning Commission meeting on July 15, 2005. The letter expressed concerns with the project and has been attached for the Council's review (See Attachment 3). At the time of preparation of this staff report, no comments had been received following the noticing for the City Council meeting on August 26, 2005.

FINANCIAL IMPLICATIONS TO CITY:

Based on the finance plan proposed by the applicants the Economic Development Director and the Finance Director estimate the project should generate approximately $90,000+/- annually in sales tax revenue from the sale of cars.

RECOMMENDED MOTION:

Move the City Council find the Negative Declaration prepared for the project is adequate and has been prepared in accordance with the California Environmental Quality Act (CEQA), and waive first reading and introduce Ordinance No. 15-2005 approving the Rezone from Limited Commercial (LC) to General Commercial (GC) for APN 058-0261-039.

ATTACHMENTS:

1. Ordinance 15-2005 including Rezone Exhibit (Exhibit A)
2. Negative Declaration (ND)
3. August 11, 2005 Planning Commission Meeting Notes
4. Letter dated July 21, 2005 from Neva J. Cimaroli
5. Letter dated August 11, 2005 from Reza Kalantari
6. 500 foot radius map and mailing labels
7. Rezone Exhibit

ORDINANCE 15-2005

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE RANCHO CORDOVA ZONING CODE TO REZONE PROPERTY FROM LC – LIMITED COMMERCIAL TO GC – GENERAL COMMERCIAL, ON ASSESSOR PARCEL NUMBER 058-0261-039 FOR THE PROJECT KNOWN AS FOLSOM LAKE IMPORTS PROJECT NO. RC-05-158.

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 Zoning Map of the City of Rancho Cordova Zoning Code to change the zoning of APN 058-0261-039 from LC – Limited Commercial to GC – General Commercial as shown on Exhibit A attached hereto. Article 2, Chapter 15 of Title 1 the Rancho Cordova Zoning Code provides for the procedure to amend the Zoning Map and authorizes the City Council as the appropriate authority.

Section 2: Findings and Evidence

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

   Evidence: On the basis of the Negative Declaration, public comments received, and the whole record, there is no substantial evidence that the project would have a significant adverse impact on the environment.

2. Finding: The proposed rezone will implement and be consistent with goals and policies of the General Plan of the City of Rancho Cordova that have been adopted by the City Council.

   Evidence: The rezone request provides a way to develop a unique mixed-use neighborhood in a critical Rancho Cordova location, consistent with the current and proposed General Plan. The current General Plan allows project areas less than 10 acres to be considered internally consistent, even though the proposed zoning is not generally consistent with the categories defined in the General Plan. The proposed project will be consistent with the intent of the Folsom Blvd Corridor Study, wherein housing opportunities in close proximity to the Light Rail facilities would afford transit based housing in a medium price range. Additionally, the project would better serve the immediate area with ownership based housing than commercial, due to its limited .5 acre size and poor location and visibility to Folsom Blvd. The proposed project would serve as an effective transition in land use between the residential neighborhood to the north and the Folsom Blvd commercial corridor.

Section 3: Action

The City Council hereby amends the Zoning Map of the City of Rancho Cordova for Assessor's Parcel Numbers 058-0261-039 as shown on Exhibit A, attached hereto.

Section 4: No Mandatory Duty of Care.

This Ordinance is not intended to impose, and shall not be construed or given effect in a manner that imposes, upon the City or any officer or employee thereof a mandatory duty of care

towards persons or property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

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

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the Ordinance within 15 days after its passage, a summary of the Ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code Section 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of September 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

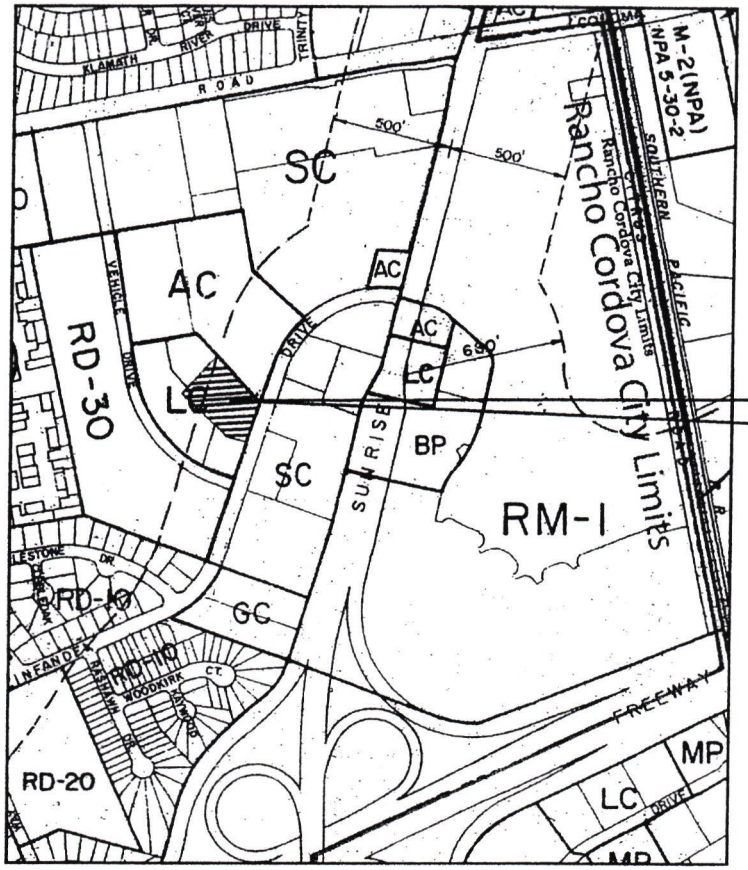
_____
KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

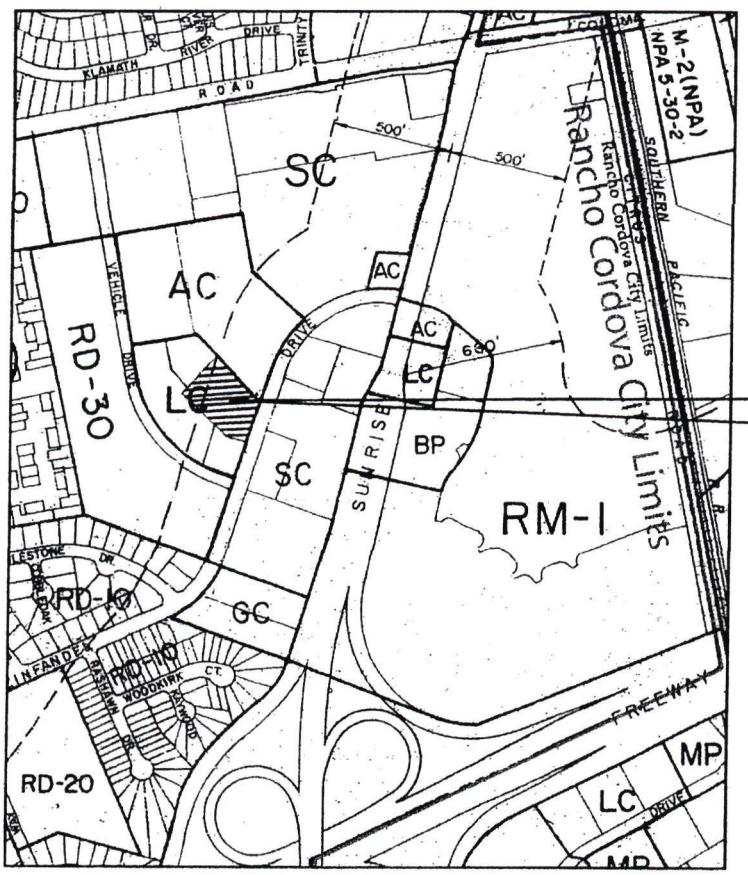
APPROVED AS TO FORM:

_____
STEVEN R. MEYERS
CITY ATTORNEY



EXISTING ZONING

CURRENT PROPERTY ZONE
LIGHT COMMERCIAL (LC)



PROPOSED ZONING

PROPOSED PROPERTY ZONE
GENERAL COMMERCIAL (GC)

RE-ZONE EXHIBIT

FOLSOM LAKE IMPORTS 7324-E FOLSOM BLVD. SACREAMENTO, CA 95826 (916) 718-9514

3121 Gold Canal Drive
Rancho Cordova, CA 95670
(916) 942-0222
Fax (916) 853-1691
www.cityofranchocordova.org

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION/INITIAL STUDY FOR FOLSOM LAKE IMPORTS PROJECT #RC 05-158

July 1, 2005

LEAD AGENCY: City of Rancho Cordova Planning Department
Kathleen Franklin, 916-942-0279
3121 Gold Canal Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Folsom Lake Imports, RC-05-158

PROJECT LOCATION: The project is located at 1950 Zinfandel Drive within the City of Rancho Cordova, City of Rancho Cordova.

PROJECT DESCRIPTION: The proposed project consists of a rezone of the property from LC-Limited Commercial to GC – General Commercial, a conditional use permit to allow automobile sales in the General Commercial (GC) zoning, and Design Review for the proposed remodel of an existing building. The project site is approximately 1.45 acres (See Exhibit B). This project site has previously been used as a Nursery/Garden Supply store. There is an existing building on site, which the applicant plans to remodel. This document will address the environmental concerns for the Rezone, as well as the Conditional Use Permit and Design Review.

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

PUBLIC REVIEW PERIOD: A 20 day public review period for the Negative Declaration/ Initial Study will commence on **July 1, 2005 through July 20, 2005** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Negative Declaration/ Initial Study must be received at the above address within the public review period. Copies of the Negative Declaration/Initial Study are available for review at the above address.

PUBLIC MEETING: This project has been scheduled to be heard on July 28, 2005 before the City of Rancho Cordova City Council.

Initial Environmental Study

1. **Project Title:** Folsom Lake Imports RC-05-158

2. **Lead Agency Name and Address:** City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Kathleen Franklin (916) 942-0279

4. **Project Location:** The project is located at 1950 Zinfandel Drive within the City of Rancho Cordova City of Rancho Cordova (see Exhibit A).

5. **Project Sponsor's Name and Address:** Folsom Lake Imports
Essie Mohaddes
7324 Folsom Blvd., Suite E
Sacramento, CA 95826
(916) 718-9514

6. **General Plan Designation(s):** Sunrise North Planning Area

7. **Zoning:** LC –Limited Commercial

8. **General Plan:** The project location is within the City of Rancho Cordova, which has adopted the Sacramento County General Plan by reference. The City is preparing a General Plan that is unique to the City. The project is also subject to the Interim General Plan and Vision Book.

9. **APN Number:** 058-0261-039

10. **Description of the Project:** The proposed project consists of a rezone of the property from Limited Commercial (LC) to General Commercial (GC) (See Exhibit A), a Conditional Use Permit to allow automotive sales in the General Commercial (GC) zoning and Design Review for the proposed remodel of an existing building. The project site is approximately 1.46 acres. (See Exhibit B). This project site has previously been used as a Nursery/Garden Supply store. There is an existing building on site, which the applicant plans to remodel. This document will address the environmental concerns for the Rezone as well as the Conditional Use Permit and Design Review.

11. **Surrounding Land Uses and Setting:** The project site is surrounded on all four sides by urban development. The surrounding zoning is LC – Limited Commercial and AC – Auto Commercial. (See Exhibit C).

12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**

    1. City of Rancho Cordova

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project. There are no impacts that would be considered as a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Traffic	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities & Service Systems
☐ Geology & Soil	☐ Mineral Resources	☐ Aesthetics
☐ Hydrology/Water Quality	☐ Hazards & Hazardous Materials	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agricultural Resources	☐ Mandatory Findings of Significance	

DETERMINATION

(To be completed by the Lead Agency)

On the basis on this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.

☐ I find that, although the proposed project could have a significant effect on the environment, there will NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Signature	June 20, 2005 Date
Kathleen Franklin Printed Name	City of Rancho Cordova For

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Sierra Sunrise project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project is not currently in the vicinity of a scenic vista; therefore there will be *no impact*.

b) *No Impact*- The proposed project is not in the vicinity of a scenic highway; therefore, there will be *no impact*.

c) *No Impact*- The project consists of a rezone, conditional use permit and design review and does not include any new structures or other alteration of the land that would result in the degradation of the visual character of the area. The remodeling of the existing building will improve the visual aesthetics of the parcel. As required by CEQA, any aesthetic impacts associated with future projects that may result from these entitlements will be reviewed in a separate document for that project.

d) No *Impact*– The project will produce some additional lighting on site, however it was determined the additional lighting was not considered significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact* – The project site is currently zoned LC- Limited Commercial and has been previously developed with urban use; therefore the project site is not considered prime or unique farmland or farmland of statewide importance.

b) *No Impact* – The project site is located within an urban area and therefore does not conflict with existing zoning for agricultural uses or a Williamson Act contract.

c) *No Impact* – The project is a rezone, conditional use permit and design review within an urban setting; therefore does not involve any changes in the existing environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The project consists of a rezone, conditional use permit and design review within an urban setting. The use of the project site has the potential for the use of automobile sales if the conditional use permit is approved. As such, the potential use will not generate significant emissions or result in any significant new air quality impacts. As required by CEQA, any air quality impacts associated with future projects that may result from this rezone, use permit or design review will be evaluated in a separate document for that project.

b) *No Impact*- See a) above.

c) *No Impact*- See a) above.

d) *No Impact*- See a) above.

e) *No Impact*- See a), above.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project is a rezone, conditional use permit and design review on previously developed urban land and will not create any additional development that would physically alter the existing nature of the land.

b) *No Impact*- See a), above.

c) *No Impact*- See a), above.

d) *No Impact*- The project site is within an urban setting. See a), above.

e) *No Impact*- The proposed project will not result in the removal of, or any other impacts to any trees. See a), above.

f) *No Impact*- Currently, there is not an adopted Habitat Conservation Plan (HCP) for the City of Rancho Cordova or Sacramento County. See a), above.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	**CULTURAL RESOURCES.** Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project site is currently developed and no new construction beyond the renovation to the existing building will occur. The site is not considered a significant historical resource site by CEQA standards. Any impacts to cultural, archeological or paleontological resources associated with future projects that may result from this rezone, conditional use permit or design review will be evaluated in a separate document for that project.

b) *No Impact*- See a), above.

c) *No Impact*- See a), above.

d) *No Impact*- See a), above.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion of Impacts

a)

i. *No Impact*- The proposed project is within an urban setting on a previously developed site and therefore, would not result in any physical land disturbance. In addition, the potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area.

ii. *No Impact*- See a) i., above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area. In addition, any future development resulting from this project would be required to comply with any seismic standards enforced by the UBC.

iii. *No Impact*- See a) i., above. The soils in the area are stable and the area has been compacted over many years; therefore, there is a very low potential for liquefaction or ground failure.

iv. *No Impact*- See a) i., above. The topography of the site is relatively flat; therefore, there is a very low potential for landslides.

b) *No Impact*- The proposed rezone, conditional use permit and design review are located on previously developed parcel and as such would not require any additional grading. Therefore, this project would not result in any erosion or siltation impacts. As required by CEQA, any impacts to geologic and soils resources associated with future projects that may result from this rezone, conditional use permit and design review will be evaluated in a separate document for that project.

c) *No Impact*- See a) and b), above.

d) *No Impact*- See a) and b), above.

e) *No impact*- See a) and b), above. The project would not require the construction of any new wastewater disposal systems; therefore, there is *no impact* in relation to soils and wastewater disposal systems.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project consists of a rezone, conditional use permit and design review. The conditional use permit, if adopted, would allow an auto retail sales use, which does not propose to transport, use or dispose of any hazardous materials, or to emit any hazardous substances. As required by CEQA, any impacts related to hazards and hazardous materials associated with future projects that may result from this rezone, conditional use permit and design review will be evaluated in a separate document for that project.

b) *No Impact*- See a), above.

c) *No Impact*- See a), above.

d) *No Impact*. The project site is not located on a hazardous materials site. There was a hazardous site adjacent on 1940 Zinfandel, however, the problem on that site was adequately cleaned and the County of Sacramento Environmental Management Department has the deemed the case closed. The proposed rezone, conditional use permit and design review proposes minimal ground disturbance associated with the project; therefore, if there were any areas of underground contamination in the project vicinity, it is unlikely that implementation of the project would result in any hazard to the public or the environment.

e) *No Impact*. The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento County Mather Airport, and is more than two miles from the facility. Implementation of the project would not adversely affect operations of this facility. As a rezone, conditional use permit and design review, the project would not create any new jobs or housing, nor would it create any new hazards to people residing or working in the area. See a), above.

f) *No Impact*. There are no private airports located within the project area.

g) *No Impact*. The rezone and design review will not in themselves create any new uses. The conditional use permit will allow the use of retail automobile sales, which will not impair or interfere with any emergency response plan. See a), above.

h) *No Impact*. The project area is not located near or intermixed with any wildlands, so the risk of wildland fires would not be considered a significant risk. In addition, the project would not include any additional construction or any other physical alteration to the land, which could result in a risk of wildland fires. See a), above.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact*- The proposed project is a rezone, conditional use permit and design review and has been reviewed by the City of Rancho Cordova Department of Water Resources. The Department of Water Recourses has placed the appropriate conditions for water treatment and waste discharge. The waste discharge is not considered significant and will be satisfied pursuant to the City of Rancho Cordova

Floodplain Management Ordinance, the Sacramento County Water Agency Code, and Sacramento County Improvement Standards.

b) *Less Than Significant Impact-* The proposed project which will include the retail sale of used automobiles within an urban setting will not require significant additional groundwater supplies. See a), above.

c) *Less Than Significant Impact-* The proposed project site is within an urban setting and has previously been developed for urban use with a building and parking area. There will not be any further physical alteration of the land; therefore, this project is not expected to alter the drainage of the area. See a), above.

d) *No Impact-* See c), above.

e) *No Impact-* See c), above.

f) *No Impact-* See c), above.

g) *No impact-* The project site is located outside of the 100-year floodplain; therefore there is *no impact*.

h) *No impact-*See g), above.

i) *No Impact-* See g), above.

j) *No impact-* The project site is not located near the Pacific Ocean, nor is it near a large water body that would be capable of creating seiches or tsunamis; therefore, there is *no impact*.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project is located within an urban setting on land zoned LC – Limited Commercial. The project consists of a rezone, which will convert the parcel from LC – Limited Commercial to GC – General Commercial, a conditional use permit to allow the retail sale of automobiles, and design review for the remodeling of an existing building. As required by CEQA, any impacts related to land use and planning associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.

b) *Less Than Significant Impact*- See a), above. This parcel is a portion of the North Sunrise Boulevard Plan Area within the newly adopted City of Rancho Cordova General Plan land use map, and as such, future development of the entire area will be addressed at the programatic level in an Environmental Impact Report.

c) *No Impact*- Currently, there is no adopted Habitat Conservation Plan (HCP) or natural community conservation plan in the City of Rancho Cordova or the County of Sacramento; therefore, there is no impact.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact.* There are no known mineral resources of importance on the project site. Additionally, this project will include minimal, if any, additional physical alteration of the land; therefore, any unknown mineral resources would not be impacted by the project, and access to them would still be available.

b) *No Impact.* See a), above.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**NOISE.** Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☐	☒
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project is a rezone, conditional use permit and design review within an urban setting on a parcel that has previously been developed. The proposed use of retail automobile sales will not create additional noise levels than those established in the local general plan or noise ordinance or of applicable standards of other agencies. As required by CEQA, any impacts related to noise associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.

b) *No Impact*- See a), above.

c) *No Impact*- See a), above.

d) *No Impact*- See a), above.

e) *No Impact*- The project is not located within an airport land use plan area or within two miles of a public airport or a public use airport.

f) *No impact*- There are no private airstrips within the vicinity of the proposed project site; therefore, *no impacts* would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact-* The project would consist of the rezone, conditional use permit and design review within an developed urban setting. The induction of additional population into the area from the proposed retail automobile sale use is not considered significant. As required by CEQA, any impacts related to population and housing associated with future projects that may result from the proposed project will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.

b) *No Impact-* See a), above. The rezone, conditional use permit and design review is proposed for a parcel within an urban setting which is currently developed with commercial uses; therefore the project would not effect any existing housing.

c) *No Impact-* See b), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact*- The project is a rezone, conditional use permit and design review within an urban area on land zoned LC-Limited Commercial. The parcel is currently developed and the proposed project would not significantly increase the need for Fire protection therefore, the impacts associated with this project would be considered less than significant. As required by CEQA, any impacts related to public services associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.

b) *Less Than Significant Impact*- See a), above.

c) *No Impact*- The proposed use of retail automobile sales will have no impact on the existing schools within the City of Rancho Cordova.

d) *No Impact*- See c), above.

e) *No Impact*- See c), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The project is a rezone, conditional use permit and design review. The project proposes the continuing use of the parcel for commercial purposes. As such, the proposed project would not result in the need for any additional recreational facilities. As required by CEQA, any impacts related to recreation associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.

b) *No Impact*- See a), above.

XV. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact-* The proposed project is a rezone, conditional use permit, and design review to allow the retail sale of automobiles in the GC, General Commercial zoning. The Department of Public Works reviewed the traffic impacts with this project and determined with the construction of a two-way left turn lane along Zinfandel between Sunrise Boulevard and Vehicle Drive where feasible, the traffic impacts would be less than significant.

b) *Less Than Significant Impact* – see a), above.

c) *No Impact-* See a), above. The proposed project does not involve any aviation-related uses and is located more than two miles from Mather Field Airport.

d) *No impact-* See a), above. There are no design features or incompatible uses proposed for this project that would substantially increase hazards.

e) *No Impact-* See a), above. This project does not propose any alteration of the land, and as such would not result in a change to the emergency access requirements of the area.

f) *No Impact-* See a), above. There is no development associated with this project; therefore, there is no parking required for the project.

g) *No Impact-* See a), above. There is no development associated with this project; therefore, this project would not conflict with any alternative transportation policies, plans or programs.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Impacts

a) *No Impact*- The proposed project is a rezone, conditional use permit and design review to allow the retail automobile sales use in the GC – General Commercial zoning. The proposed project is located within an urban setting and is currently developed as a commercial site. As such, the project would not result in an increased burden on existing utilities and service systems in the area, nor would it require the construction of any new utilities or service systems. As required by CEQA, any impacts related to utilities and service systems associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.

b) *No Impact*- See a), above.

c) *No Impact*- See a), above.

d) *No Impact*- See a), above.

e) *No Impact*- See a), above

f) *No Impact – See a), above*

g) *No Impact – See a), above*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion of Impacts

a) *Less Than Significant Impact-* As noted in sections I through XVI above, the project is not expected to result in any significant impacts related to biological or cultural resources; therefore, this impact is considered *less than significant*.

b) *Less Than Significant Impact-* This project is a rezone from a LC – Limited Commercial designation to a GC-General Commercial, a conditional use permit to allow a retail automobile sales use, and design review for the renovation of an existing building. The requested entitlements split would not result in cumulatively considerable impacts as the project site is located in an urban setting on a previously developed site. Additionally, the project falls within the North Sunrise Plan Area, which has been designated for future urban development. As required by CEQA, any cumulatively considerable impacts associated with future projects that may result from this rezone, use permit and design review will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.

c) *Less Than Significant Impact-* The rezone, use permit and design review will take place within an urban setting on a project site that is currently developed. Therefore, any impacts associated with this project are considered *less than significant*.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
August 11, 2005

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, August 11, 2005 in the City Council Chambers located at 3121 Gold Canal Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Art Smith called the meeting to order at 6:00 p.m.

Staff Present: Principal Planner, William Campbell; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Burke, Moe, Savorn, Smith, Vance, Wentz
Commissioners Absent: Konarski

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the Agenda of the August 11, 2005 Meeting of the Planning Commission.

Action: Vice Chair Vance moved, second by Commissioner Wentz, to approve the agenda of the August 11, 2005 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the July 28, 2005 Meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Vice Chair Vance, to approve the Minutes of the July 28, 2005 Meeting of the Planning Commission as written. Motion was approved unanimously.

2. PUBLIC COMMENT – There were no public comments heard at this meeting.

3. PUBLIC HEARING

A. **Consideration of the Rezone, Conditional Use Permit, and Design Review for FOLSOM LAKE IMPORTS – RC-05-158 (THIS ITEM IS CONTINUED FROM JULY 28, 2005).**

Request: Applicant is requesting a Rezone from LC (Limited Commercial) to GC (General Commercial), a Conditional Use Permit to allow the sale of used autos, and Design Review for the remodel of the existing building for use as the sales office/showroom.
Project Applicant: Folsom Lake Imports, 7324 Folsom Blvd., Suite E, Sacramento, CA 95826
Project Location: APN: 058-0261-039, 1950 Zinfandel Drive

Assistant Planner Kathleen Franklin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the environmental document, prepared in compliance with the California Environmental Quality Act (CEQA), is adequate and complete and adopt the Negative Declaration; forward a recommendation to adopt an ordinance approving a Rezone from Limited Commercial to General Commercial; and recommend the City Council deny the request for the Conditional Use Permit and for the Design Review for Folsom Lake Imports, RC-05-158, subject to the attached Findings, Evidence, and Design Review Package. Chair Smith opened the public hearing and took testimony from Essie Mohaddess, project applicant.

The Commissioners had the following concerns and comments:

- Is there an excess of parking spaces? The parking requirement for this site is 4.5 for every 1 thousand square feet of office space and showroom area.
- Commissioner Savorn is in favor of moving the building instead of remodeling to help with revitalization of the area.
- The commission is concerned with approving the Conditional Use Permit prior to the Design Review approval. Staff informed the commission that the Use Permit cannot go forward due to the denial status and no COA's.
- The applicant addressed the letter from the Pizza Guys restaurant in support of this project which was submitted to the Commission for their review.
- Public Comment from Lori Soldano supporting this project.
- Public Comment from Chris Kraft supporting this project.
- Commissioner Wentz supports the use permit in order to move forward on the financing of the business.

Action:

Motion 1: Commissioner Vance moved, seconded by Commissioner Wentz, to recommend the Planning Commission forward a recommendation to the City Council to find the environmental document, prepared in compliance with the California Environmental Quality Act (CEQA), is adequate and complete and adopt the Negative Declaration and recommend the City Council adopt an ordinance approving the Rezone from Limited Commercial to General Commercial for APN 058-0261-039.

Vote on the Motion:

AYES:	Burke, Savorn, Smith, Vance, Wentz
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Konarski
RECUSE:	Moe

There being 5 Ayes, 0 Noes, 0 Abstains, 1 Absentees, 1 Recuse, the motion is hereby declared to be passed.

Motion 2: Commissioner Burke moved, seconded by Commissioner Savorn, to recommend the Planning Commission continue the request for the Conditional

Use Permit and Design Review for Project No. RC-05-158 at 1950 Zinfandel Drive to its September 22, 2005 meeting.

Vote on the Motion:

AYES:	Burke, Savorn, Smith, Vance, Wentz
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Konarski
RECUSE:	Moe

There being 5 Ayes, 0 Noes, 0 Abstains, 1 Absentees, 1 Recuse, the motion is hereby declared to be passed.

This item has been continued to the September 22, 2005 Regular Planning Commission meeting.

B. **Consideration of the Design Review for NORTH DOUGLAS, VILLAGE 6 – RC-05-165.**

Request: Applicant is requesting Design Review for construction of approximately 75 RD-7 units comprised of three different plans.
Project Applicant: KB Home North Bay, 2420 Del Paso Road, Suite 220, Sacramento, CA 95834
Project Location: APN: 072-0300-003, 072-0300-004, and 072-0370-016, North of Douglas Road in the Sunridge Specific Plan.

Assistant Planner Kathleen Franklin presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the North Douglas Subdivisions and adopted by the City of Rancho Cordova City Council, adequately addresses the environmental impacts for the project and adopt Resolution No. 43-2005 approving the Design Review for North Douglas Village 6, project No. RC-05-165, subject to the Findings, Design review package, and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Lonnie Ellisor of KB Home, project applicant.

The Commissioners had the following concerns and comments:

- Where is Security Park in relationship to this project? It is located southwest of the project site.
- Commissioner Burke is concerned that the elevation of the one-story plan shows too much garage door and roof.
- Will there be solar roofing offered? The applicant isn't sure at this time.

Action:

Motion 1: Commissioner Wentz moved, seconded by Commissioner Savorn, to determine the Mitigated Negative Declaration prepared for the North Douglas Subdivision adequately addresses any environmental issues for this project.

Vote on the Motion:

Pinebrook
VILLAGE

Attachment 4
7900 Folsom-Auburn Road
Folsom, California 95630
(916) 988-6636

RECEIVED
JUL 2 2 2005
RANCHO CORDOVA
PLANNING

July 21, 2005

Kathleen Franklin, Asst. Planner
City of Rancho Cordova Planning Department
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Re: Folsom Lake Imports-Project No. RC-05-158-Rezone Conditional Use Permit

Dear Ms. Franklin,

As a follow-up to my expressed concern related to the above proposal, I am forwarding this letter.

We are currently in the process of investigating the feasibility of adding a new structure and modernizing the strip commercial area directly across the street from this site. Initial meetings have been held with our architect and a City principal planner, Tom Campbell.

The financial feasibility of proceeding with our project is marginal as the structure is currently fully occupied and, of course, at very reasonable lease rates. Any neighborhood influence that would prove to be adverse to our site could derail our efforts to improve both the Sunrise and Zinfandel architecture of the existing building.

I would consider it poor planning to place a used car lot adjacent to the recently proposed adjacent condominium project. The lighting necessary to a successful car sales operation could be an adverse circumstance for residential use. My mental image is what has happened to Fulton Avenue in Sacramento between Edison and Auburn Boulevard. It would be inappropriate to add this usage instead of an office structure or retail shops at this site.

Please accept this letter as a formal objection to the proposed rezone and conditional use permit. The usage could influence adversely plans to upgrade other structures in this area.

Sincerely,

Neva J. Cimaroli

Cc: Linda Budge

pizza guys franchise, inc.

August 11, 2005

Paul Junker, Planning Director
Members of the Planning Commission
Members of the City Council
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Re: Folsom Lake Imports Project No RC -05-158 Rezone, Conditional Use Permit, and Design Review

Dear Mr. Junker,
As the owners of the Pizza Guys property, (parcel number 058 0261 040 000) directly adjacent to the Folsom Lake Imports located at 1950 Zinfandel drive subject to Rezone, Conditional Use Permit, and Design Review we support Folsom Lake Imports in their endeavor of improving the property and moving their business to Rancho Cordova.

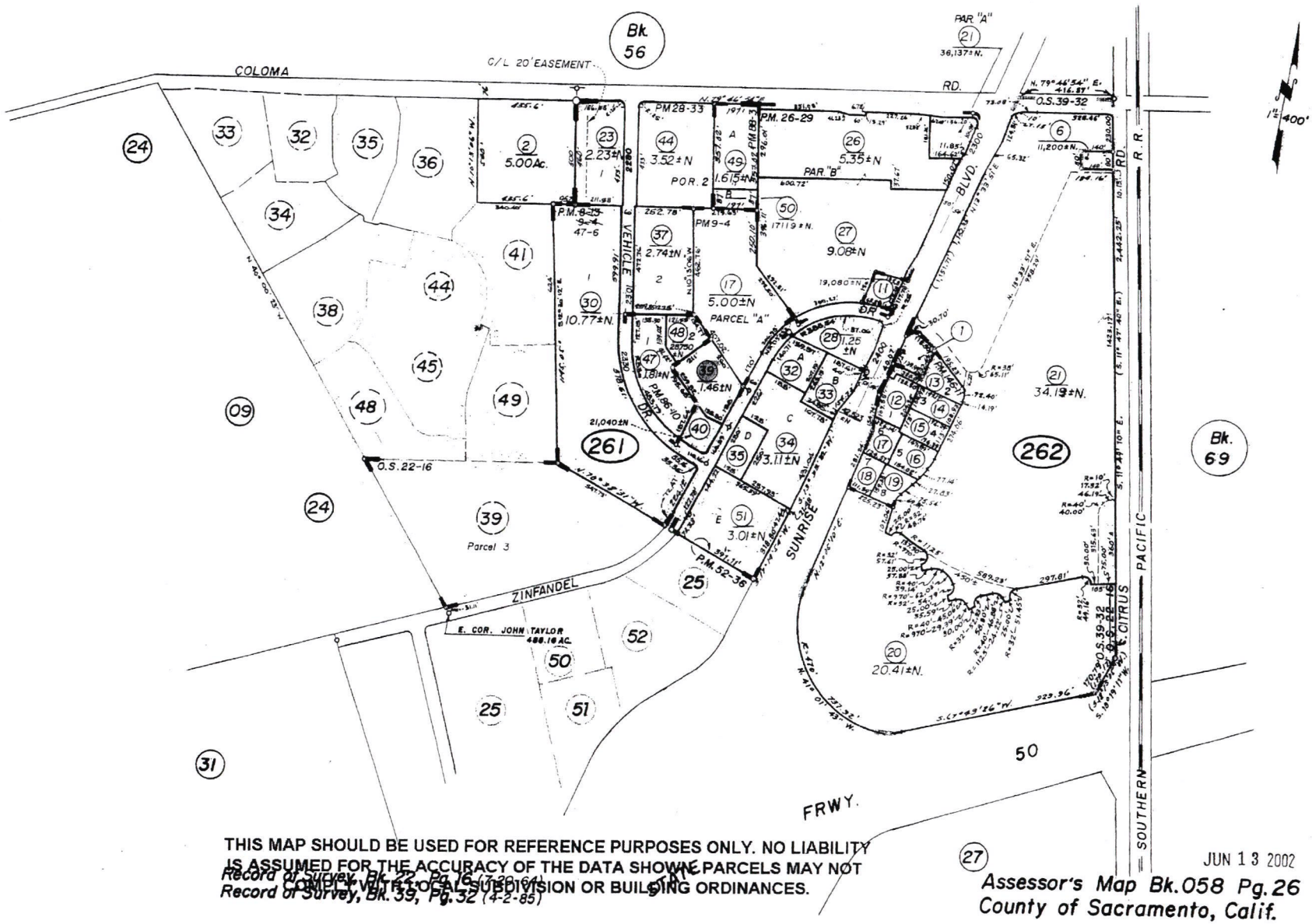
Sincerely,

Reza Kalantari

2939 Mather Field Rd. Suite 4, Rancho Cordova CA 95670 • 916-857-1111 • Fax 916-857-1100

POR. SEC'S 24 & 25, T.9N., R.6E., M.D.B.&M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

58-26



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Record of Survey, Bk. 22, Pg. 16 (7-28-61)
Record of Survey, Bk. 39, Pg. 32 (4-2-85)

JUN 13 2002

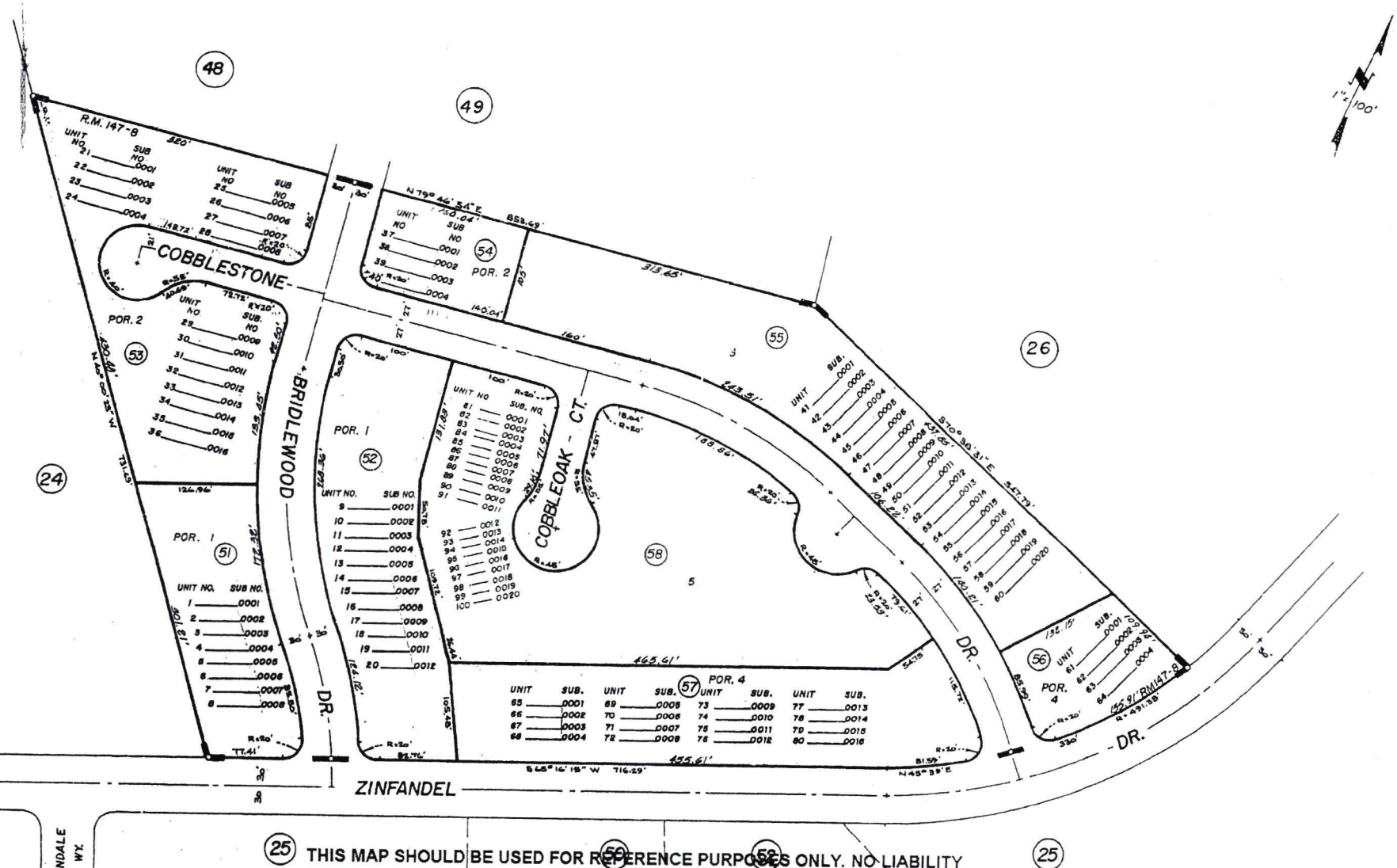
Assessor's Map Bk. 058 Pg. 26
County of Sacramento, Calif.

Description: Sacramento, CA Assessor Map 58.26 Page: 1 of 1
Order: 500 ft maps Comment:

Attachment 6

POR. SEC'S. 24 & 25, T.9N., R.6E., M.D.B. & M.

058-39



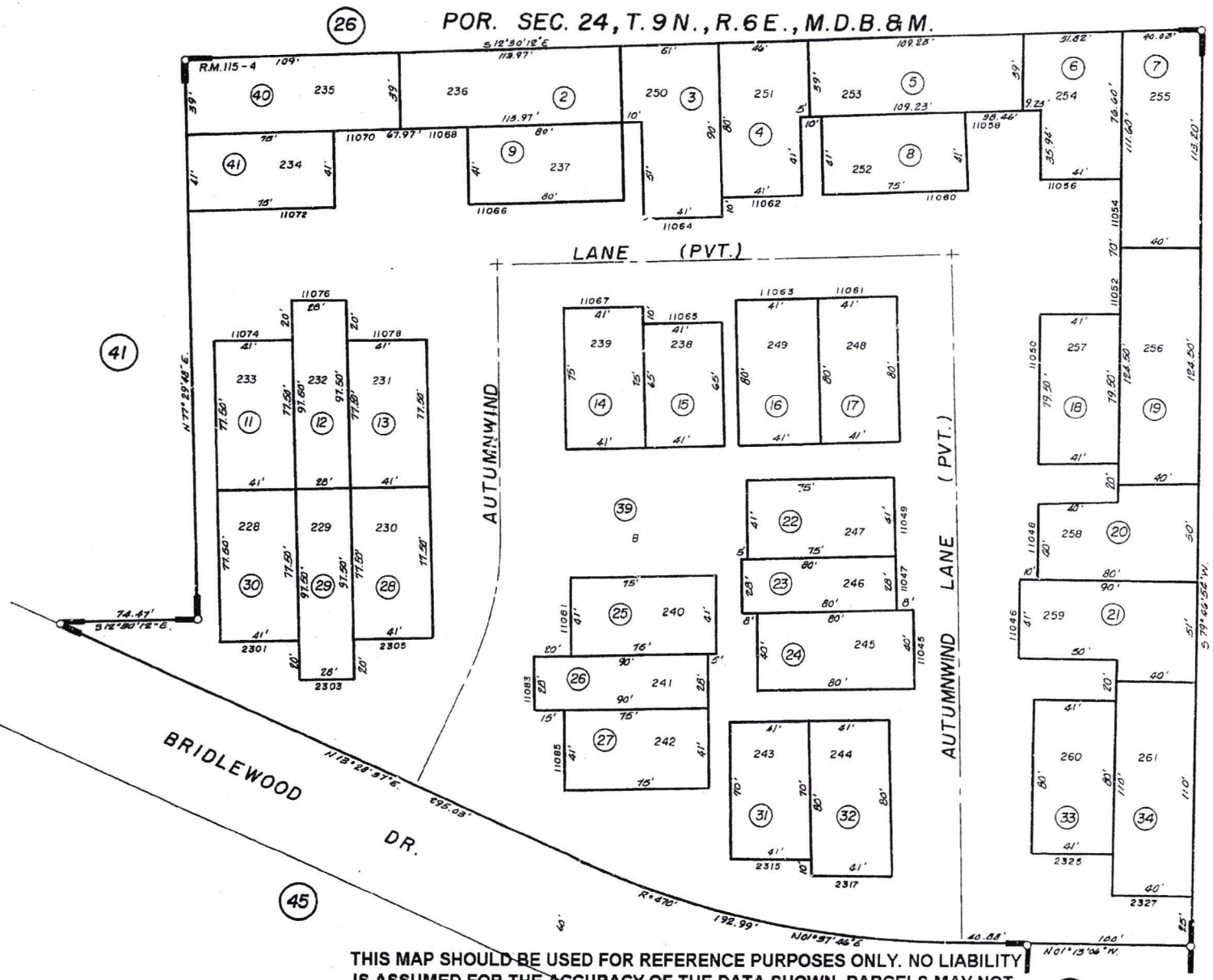
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Resub. Natoma Meadows, R.M. Bk. 100 Pg. 8

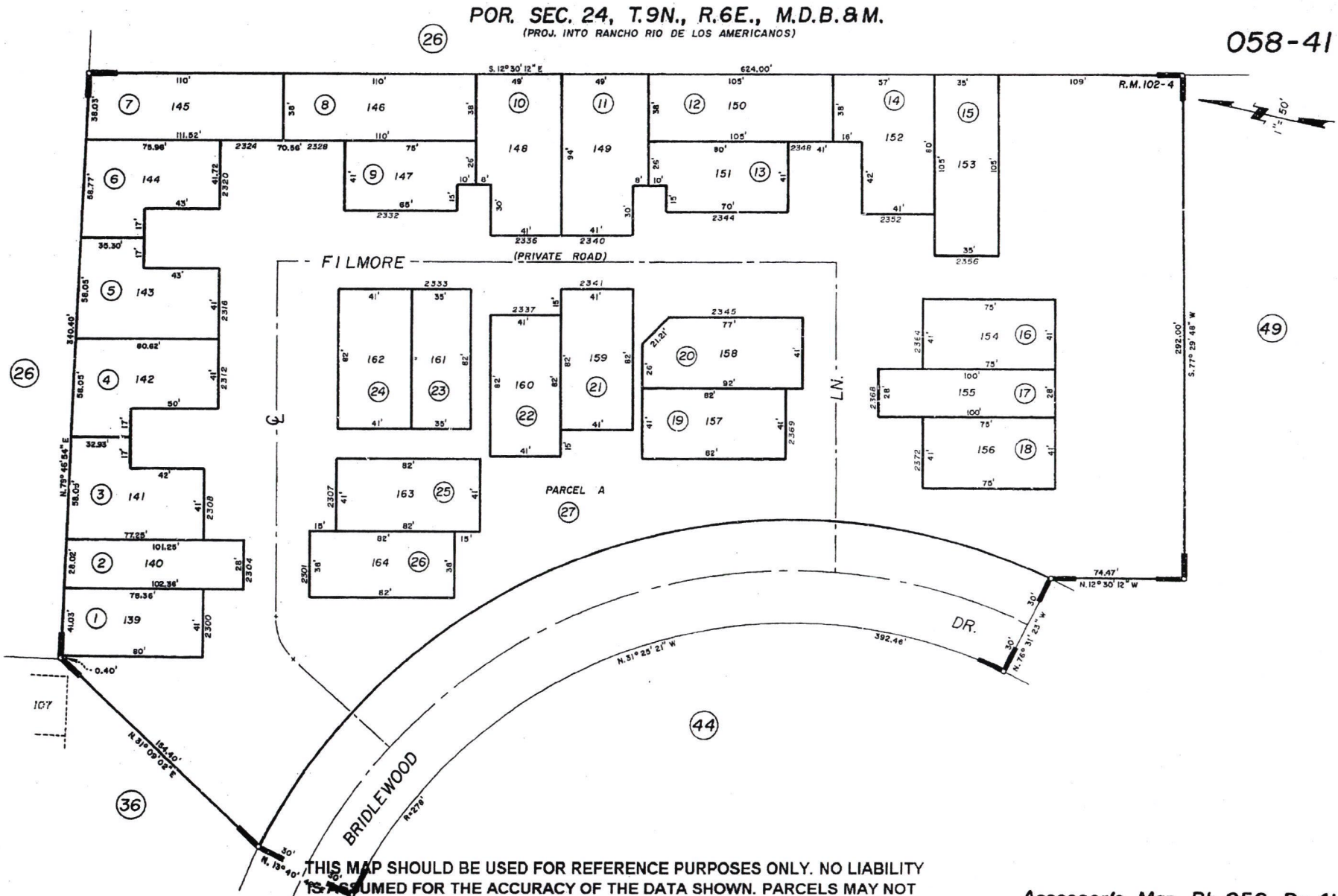
~~Natoma Meadows, R.M. Bk. 100 Pg. 16 to 23 Incl.~~

Assessor's Map Bk. 058 Pg. 39
County of Sacramento, Calif.

Description: Sacramento, CA Assessor Map 58.39 Page: 1 of 1
Order: 500 ft maps Comment:



Description: Sacramento, CA Assessor Map 58.49 Page: 1 of 1
Order: 500 ft maps Comment:



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Briarwood Coloma Unit No. 4, R.M. Bk. 102 Pg. 4 (1-28-76)

Assessor's Map Bk.058 Pg.41
County of Sacramento, Calif.

Description: Sacramento,CA Assessor Map 58.41 Page: 1 of 1
Order: 500 ft maps Comment:

Pfardresher Residential Trust Et Al
931 Los Molinos Way
Sacramento, CA 95864

Freedom Trust
PO Box 2332
Granite Bay, CA 95746

Phelps Schow (Manwah Ent.)
PO Box 591270
San Francisco, CA 94159

EJ Plesko & Associates, Inc.
6515 grand teton Plz
Madison, WI 53719

EJ Plesko & Assoc. (K-Mart Corp.)
PO Box 22799
Houston, TX 77227

Pinebrook Village L P
8022 Folsom-Auburn Road
Folsom, CA 95630

Blairmore-252 LLC
4800 M Street
Sacramento, CA 95819

Banks Revocable Living Trust
9220 Placer Canyon Pkwy
Loomis, CA 95650

Folsom Lake Imports
7324 Folsom Blvd.
Sacramento, CA 95826

S Nejad & M Seyedin Family Trust
2939 Mather Field Road #4
Rancho Cordova, CA 95670

Lathi Family Partnership
PO Box 1003
Citrus Heights, CA 95611

Day Bernadette M
1033 Front Street
Sacramento, CA 95814

KC Propco LLC
650 NE Holladay Street #1400
Portland, OR 97232

Moore Kirra D
11092 Coloma Road
Rancho Cordova, CA 95670

Key Vashti Powell
573 Park Point Drive
Golden, CO 80401

Fit Development
8680 Greenback Lane #220
Orangevale, CA 95662

Michael C & Nancy L Tooley
Revocable Trust
2078 Morley Way
Sacramento, CA 95864

In-n-Out Burgers
13502 Hamburger Lane
Baldwin Park, CA 91706

Bevier Family LLC
2479 Sunrise Blvd.
Gold River, CA 95670

TPC I LLC
2481 Sunrise Blvd.
Gold River, CA 95670

Nielson Lonnie C
2483 Sunrise Blvd.
Gold River, CA 95670

Wong Rod & Lai M
3353 Bradshaw Road #209
Sacramento, CA 95827

Rams Rental
5085 Elrose Ave
San Jose, CA 95124

Country Club Investors
9152 Greenback Lane #3
Orangevale, CA 95662

Stumpf Raymond V Trustee; Udt
4571 Underwood Way
Sacramento, CA 95823

Tilton Lowell H & Linda L
11026 Cobblestone Drive
Rancho Cordova, CA 95670

Jeannette Linda M
11028 Cobblestone Drive
Rancho Cordova, CA 95670

Blunck Judith C
11030 Cobblestone Drive
Rancho Cordova, CA 95670

Chorman Nancy C Trust
11032 Cobblestone Drive
Rancho Cordova, CA 95670

Terebkov Igor
11034 Cobblestone Drive
Rancho Cordova, CA 95670

Harrell Susan
11036 Cobblestone Drive
Rancho Cordova, CA 95670

Schrutz David J & Nancy C
11038 Cobblestone Drive
Rancho Cordova, CA 95670

Gardner William A
11040 Cobblestone Drive
Rancho Cordova, CA 95670

Kmitt Peggy L
11042 Cobblestone Drive
Rancho Cordova, CA 95670

Qutub Motaz M
11044 Cobblestone Drive
Rancho Cordova, CA 95670

Glass Susan M
11046 Cobblestone Drive
Rancho Cordova, CA 95670

Arrington Veronica & Jennifer
11048 Cobblestone Drive
Rancho Cordova, CA 95670

Charlson Mike
543 E I Street
Benicia, CA 94510

Bomar Viola & Hattie Dillard
11052 Cobblestone Drive
Rancho Cordova, CA 95670

Laursen Alicia S
PO Box 294
Diablo, CA 94528

Thompson Marilyn J
11056 Cobblestone Drive
Rancho Cordova, CA 95670

Reynolds Traci
11058 Wilhaggin Park Lane
Sacramento, CA 95864

Robertson Bonnie Jean
11060 Cobblestone Drive
Rancho Cordova, CA 95670

Vazquez Venus
11062 Cobblestone Drive
Rancho Cordova, CA 95670

Moen Rebecca L
1992 Zinfandel Drive
Rancho Cordova, CA 95670

Jennings Corey D
1994 Zinfandel Drive
Rancho Cordova, CA 95670

Benefiel Gloria J
1996 Zinfandel Drive
Rancho Cordova, CA 95670

Alfaro Angels
1998 Zinfandel Drive
Rancho Cordova, CA 95670

Olivias Billie S & Sam R
2336 Filmore Lane
Rancho Cordova, CA 95670

McCready Karen M
2340 Filmore Lane
Rancho Cordova, CA 95670

Mc Cready Linda A
2348 Filmore Lane
Rancho Cordova, CA 95670

Luperini Jeanine K
2344 Filmore Lane
Rancho Cordova, CA 95670

Clardy Dalton B & Karen S
2352 Filmore Lane
Rancho Cordova, CA 95670

Gunnison Family Trust
2356 Filmore Lane
Rancho Cordova, CA 95670

Roberts & Vorisek Revocable Trust
2364 Filmore Lane
Rancho Cordova, CA 95670

Loeffler Fred W Jr & Ann C
2368 Filmore Lane
Rancho Cordova, CA 95670

Mark A Kornfeind Living Trust
2372 Filmore Lane
Rancho Cordova, CA 95670

Gojara Noriko
2369 Filmore Lane
Rancho Cordova, CA 95670

Macys Peter M
2345 Filmore Lane
Rancho Cordova, CA

Lewis Bonnie
2341 Filmore Lane
Rancho Cordova, CA 95670

Briarwood Coloma Homeowners
11066 Autumnwind Lane
Rancho Cordova, CA 95670

Quimby Craig & Jennifer Swift
11068 Autumnwind Lane
Rancho Cordova, CA 95670

Glenn Martha A
11064 Autumnwind Lane
Rancho Cordova, CA 95670

Barbara A Heiberg Living Trust
11062 Autumnwind Lane
Rancho Cordova, CA 95670

Phillips Agnes Marie
11058

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Madison, WI 53719

EJ Plesko & Assoc. (K-Mart Corp.)
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Houston, TX 77227

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Sacramento, CA 95819

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Loomis, CA 95650

Folsom Lake Imports
7324 Folsom Blvd.
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S Nejad & M Seyedin Family Trust
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Rancho Cordova, CA 95670

Lathi Family Partnership
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Citrus Heights, CA 95611

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1033 Front Street
Sacramento, CA 95814

KC Propco LLC
650 NE Holladay Street #1400
Portland, OR 97232

Moore Kirra D
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Rancho Cordova, CA 95670

Key Vashti Powell
573 Park Point Drive
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2479 Sunrise Blvd.
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TPC I LLC
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Gold River, CA 95670

Nielson Lonnie C
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Gold River, CA 95670

Wong Rod & Lai M
3353 Bradshaw Road #209
Sacramento, CA 95827

Rams Rental
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San Jose, CA 95124

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Terebkov Igor
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Glass Susan M
11046 Cobblestone Drive
Rancho Cordova, CA 95670

Arrington Veronica & Jennifer
11048 Cobblestone Drive
Rancho Cordova, CA 95670

Charlson Mike
543 E I Street
Benicia, CA 94510

Bomar Viola & Hattie Dillard
11052 Cobblestone Drive
Rancho Cordova, CA 95670

Laursen Alicia S
PO Box 294
Diablo, CA 94528

Thompson Marilyn J
11056 Cobblestone Drive
Rancho Cordova, CA 95670

Reynolds Traci
11058 Wilhaggin Park Lane
Sacramento, CA 95864

Robertson Bonnie Jean
11060 Cobblestone Drive
Rancho Cordova, CA 95670

Vazquez Venus
11062 Cobblestone Drive
Rancho Cordova, CA 95670

Moen Rebecca L
1992 Zinfandel Drive
Rancho Cordova, CA 95670

Jennings Corey D
1994 Zinfandel Drive
Rancho Cordova, CA 95670

Benefiel Gloria J
1996 Zinfandel Drive
Rancho Cordova, CA 95670

Alfaro Angels
1998 Zinfandel Drive
Rancho Cordova, CA 95670

Olivias Billie S & Sam R
2336 Filmore Lane
Rancho Cordova, CA 95670

McCready Karen M
2340 Filmore Lane
Rancho Cordova, CA 95670

Mc Cready Linda A
2348 Filmore Lane
Rancho Cordova, CA 95670

Luperini Jeanine K
2344 Filmore Lane
Rancho Cordova, CA 95670

Clardy Dalton B & Karen S
2352 Filmore Lane
Rancho Cordova, CA 95670

Gunnison Family Trust
2356 Filmore Lane
Rancho Cordova, CA 95670

Roberts & Vorisek Revocable Trust
2364 Filmore Lane
Rancho Cordova, CA 95670

Loeffler Fred W Jr & Ann C
2368 Filmore Lane
Rancho Cordova, CA 95670

Mark A Kornfeind Living Trust
2372 Filmore Lane
Rancho Cordova, CA 95670

Gojara Noriko
2369 Filmore Lane
Rancho Cordova, CA 95670

Macys Peter M
2345 Filmore Lane
Rancho Cordova, CA

Lewis Bonnie
2341 Filmore Lane
Rancho Cordova, CA 95670

Briarwood Coloma Homeowners
11066 Autumnwind Lane
Rancho Cordova, CA 95670

Quimby Craig & Jennifer Swift
11068 Autumnwind Lane
Rancho Cordova, CA 95670

Glenn Martha A
11064 Autumnwind Lane
Rancho Cordova, CA 95670

Barbara A Heiberg Living Trust
11062 Autumnwind Lane
Rancho Cordova, CA 95670

Phillips Agnes Marie
11058 Autumnwind Lane
Rancho Cordova, CA 95670

Dutra Sheila M & Virginia L Kroh
11056 Autumnwind Lane
Rancho Cordova, CA 95670

Aleatha W Landry Trust
11054 Autumnwind Lane
Rancho Cordova, CA 95670

Suchocki Jeanne G
11060 Autumnwind Lane
Rancho Cordova, CA 95670

Wigginton Suzann
11066 Autumnwind Lane
Rancho Cordova, CA 95670

Mitchell Family Living Trust
11074 Autumnwind Lane
Rancho Cordova, CA 95670

Aceituno Sherri
9042 Headwind Ct
Fair Oaks, CA 95628

Hervert Elizabeth
11078 Autumnwind Lane
Rancho Cordova, CA 95670

Deviny Donna L
11067 Autumnwind Lane
Rancho Cordova, CA 95670

Vonasek Virginia 2000 Trust
11065 Autumnwind Lane
Rancho Cordova, CA 95670

Raleigh Elizabeth
11063 Autumnwind Lane
Rancho Cordova, CA 95670

Leach Eric & Margriet
11061 Autumnwind Lane
Rancho Cordova, CA 95670

Richert Cindy L
11050 Autumnwind Lane
Rancho Cordova, CA 95670

Mason James E
11052 Autumnwind Lane
Rancho Cordova, CA 95670

Palacios Vicki
11048 Autumnwind Lane
Rancho Cordova, CA 95670

Laquaglia Carol J 1994 trust
11049 Autumnwind Lane
Rancho Cordova, CA 95670

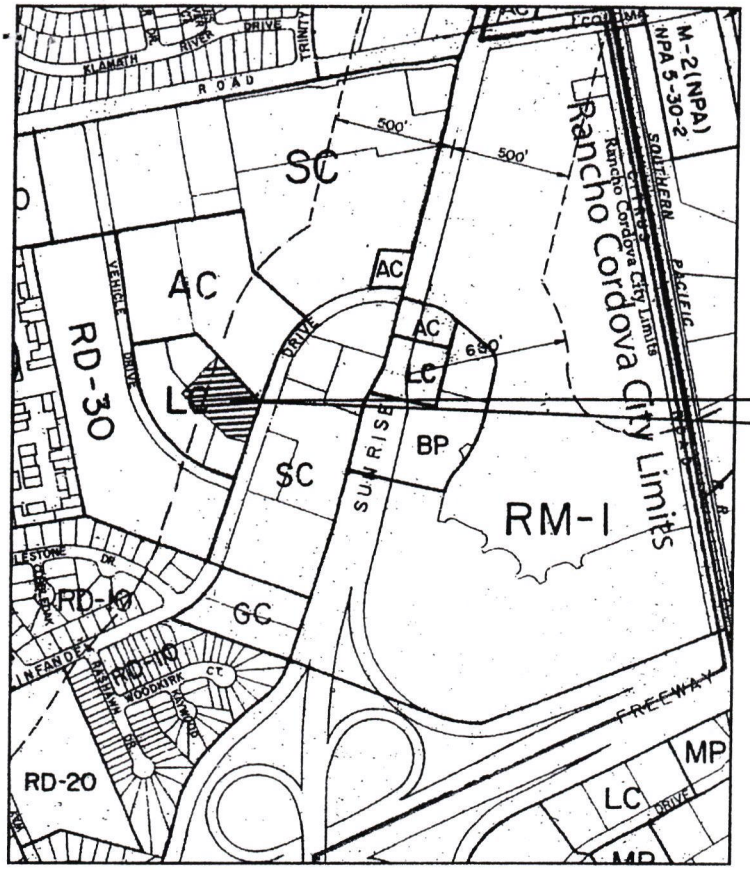
Grijalva Arthur
2305 Bridlewood Drive
Rancho Cordova, CA 95670

Leathem Marie
2303 Bridlewood Drive
Rancho Cordova, CA 95670

McConnell Karen R
2301 Bridlewood Drive
Rancho Cordova, CA 95670

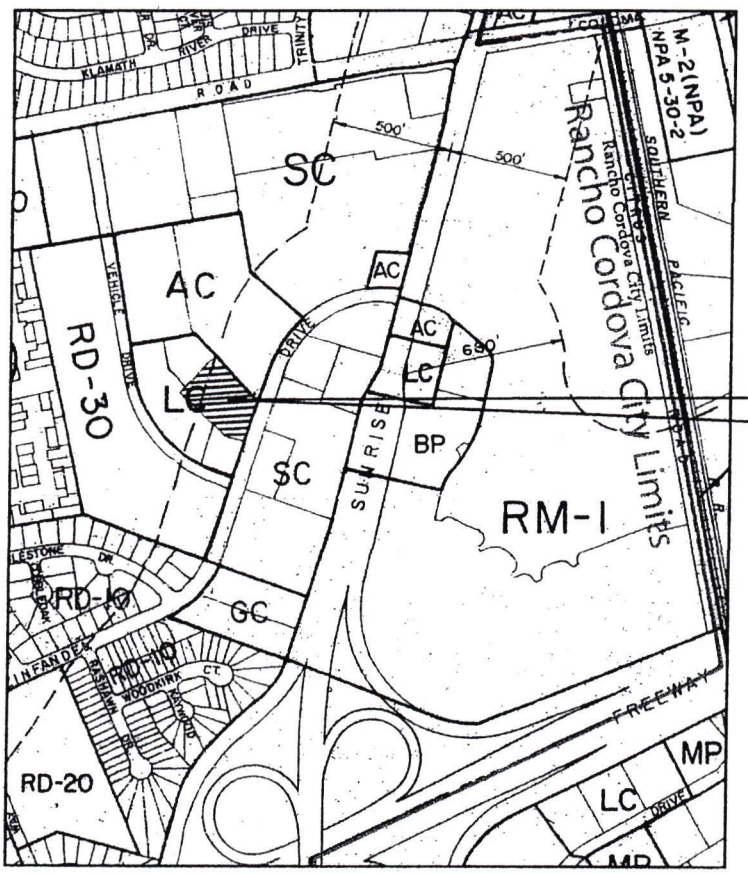
Jacobs Cassandra
11070 Autumnwind Lane
Rancho Cordova, CA 95670

King Paulina I
11072 Autumnwind Lane
Rancho Cordova, CA 95670



EXISTING ZONING

CURRENT PROPERTY ZONE
LIGHT COMMERCIAL (LC)



PROPOSED ZONING

PROPOSED PROPERTY ZONE
GENERAL COMMERCIAL (GC)

RE-ZONE EXHIBIT

FOLSOM LAKE IMPORTS 7324-E FOLSOM BLVD. SACREAMENTO, CA 95826 (916) 718-9514

Nothing has been provided in the Agenda Packet for Item 16. This item will be continued to the September 19th City Council Meeting

AGENDA ITEM # 16

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director
Pam Johns, Special Projects Manager

SUBJECT: **DRAFT DESIGN GUIDELINES AND CORRESPONDING ZONING CODE AMENDMENTS**

RECOMMENDATION

Approve staff's recommendation to adopt the Citywide Design Guidelines and corresponding Zoning Code Text Amendments. Resolution No. 108-2005 has been prepared for adoption of the Design Guidelines (Attachment 1) with amendments as recommended by Planning Commission. Ordinance No. 16-2005 has been prepared for adoption of corresponding Zoning Code Amendments (Attachment 2).

BACKGROUND

Following adoption of the City Vision Book in August 2004, the Council directed staff to begin drafting provisions for the first set of Citywide Design Guidelines. The Draft Design Guidelines were created using input and direction from the Urban Design workshops held in the spring/summer of 2004, the visual preference survey and General Plan survey conducted in the summer of 2004, visioning workshops and land use map discussions for the City's General Plan, and the City's guiding principles in the adopted Design Review Ordinance. The guidelines are intended to supplement the development standards in the City's Zoning Code to provide a framework for aesthetic evaluation of new development projects. These guidelines reflect the City's desire for quality design and an enhanced character for Rancho Cordova.

In March 2005, staff presented the first draft of the Design Guidelines and received Council and Planning Commission feedback. A public workshop was held in April 2005 and staff has been meeting with stakeholders and members of public since that time to hear their thoughts on the draft. This new version responds to the Council, stakeholder, and public comments.

In July 2005, staff presented a revised Public Draft to the City Council and Planning Commission at a Joint Study Session. Staff received direction to proceed with preparation of minor amendments and adoption of the Design Guidelines. Staff was also directed to draft design checklists that will be used to implement/administer the Design Guidelines.

On August 11, 2005, Planning Commission considered the amendments and unanimously recommended to the City Council adoption of the Design Guidelines with minor changes (as listed in Attachment 3).

AGENDA ITEM # 17

CHANGES TO THE JULY DRAFT

Staff has made a number of changes to the July draft of the Design Guidelines that help strengthen the City's vision and clarify the objective of the guidelines. A summary of these changes are presented with excerpts of specific text amendments as Attachment 3. This list includes those recommendations from the Planning Commission at their August 11, 2005 meeting. We anticipate that there may be additional changes through the public hearing process. Staff will continue to expand this addendum through adoption, then prepare a final document for distribution.

Additional changes have been made to images used in the draft document. Some new imagery has been selected to help showcase the design ideas discussed in the text of the document.

Staff has drafted checklists for implementing the Design Guidelines based on the sample presented at the July study session (Attachment 4). These checklists will be included as an attachment in the guideline document and will be available as separate handouts at the public counter. The checklists are intended to be used by applicants/designers, staff, and decision makers in the preparation and review of individual projects. Ultimately, it will be up to the designated Approving Authority to determine if the project has complied with the overall intent of the guidelines.

ZONING CODE AMENDMENTS

A few of the development standards in the Zoning Code are not completely consistent with the draft provisions in the Design Guidelines. As such, staff is recommending a number of changes to the Code that, while not comprehensive in nature, do alleviate some of the inherent conflicts between the Design Guidelines and the Code. These modifications are described in detail in Attachment 2 and include the following:

- Reductions in setback distance for the RD-7, RD-10, and RD-15 districts
- Screening of trash receptacles in residential projects
- Commercial setbacks modified to allow "Main Street" development along public rights-of-way

ACTION

Adopt Resolution No. 108-2005 (adopting Design Guidelines) and waive first reading and introduce Ordinance No. 16-2005 (adopting corresponding Zoning Code Amendments).

ATTACHMENTS

1. Resolution No. 108-2005
2. Ordinance No 16-2005
3. Comprehensive List of Amendments
4. Design Guideline Checklists

CITY OF RANCHO CORDOVA

RESOLUTION NO. 108 - 2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING CITYWIDE DESIGN GUIDELINES

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

WHEREAS, the City adopted a Design Review Ordinance (Ordinance 14-2003) establishing a design review process with guiding principles and design concepts for aesthetic evaluation of projects;

WHEREAS, the Design Review Ordinance identified the likelihood that the guiding principles and design concepts would be expanded into design guidelines over time to reflect the changing nature and specific aesthetic desires of the City as it matures;

WHEREAS, the Design Guidelines have been prepared to implement and advance those guiding principles and urban design policies set forth in the City's Interim General Plan;

WHEREAS, it is the intent of the City to utilize the Design Guidelines in the evaluation of proposed development projects; and

WHEREAS, notice of the proposed adoption of the Design Guidelines was provided in accordance with Government Code Section 65091;

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby resolve as follows:

1. To adopt the Design Guidelines dated July 8, 2005 with amendments attached as Exhibit A;

2. To find that the adoption of the Design Guidelines is exempt from the California Environmental Quality Act because the activity will not have the potential for causing a significant effect on the environment. (CEQA § 15061):

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____

KEN COOLEY, MAYOR OF THE
CITY OF RANCHO CORDOVA

ATTEST:

_____

LILLIAN HARE
CITY CLERK

Rancho Cordova Design Guidelines

List of modifications from Public Draft II to Final (including Planning Commission Comments)
September 6, 2005

Details of Changes

Details of Changes to Chapter 1: Introduction

Deleted text is shown with strikeouts; new text is shown with underlines.

The following changes are made to the text on pages 1:4 and 1:5:

The Design Guidelines shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific regulations relative to a particular type of development. In other words, development projects shall also comply with applicable provisions of the City's Interim General Plan and Zoning Code, applicable sections of the Municipal Code, Specific Plans, Special Planning Areas, and other adopted standards or plans (e.g., street standards, traffic calming guidelines, bikeway master plan). Except as otherwise vested, development projects shall comply with the current version of all adopted plans and policies at such time development is formally requested. ~~References to other plans and policies adopted by the City are made throughout the guidelines.~~ Specifically, projects shall comply with the standards as outlined below:

- Roadway, bike trail, and bike lane standards (both City and Caltrans)
- ADA accessibility and design criteria
- Bicycle and vehicular parking requirements for number of spaces, lot design, and landscaping and screening
- The design and placement of transit stops as coordinated and specified by the transit provider (i.e. Regional Transit)
- Location and improvements for driveways

The appendix includes a glossary describing the terms and phrases used in these Design Guidelines. Terms and phrases described in the glossary are italicized throughout the guidelines. It also includes examples of streetscape furniture, a feature of development that the City encourages for all new projects.

Details of Changes to Chapter 2: Community Design

Deleted text is shown with strikeouts; new text is shown with underlines.

The following changes are made to the text on page 2:9, Site Design > Connectivity and Circulation:

All development within the City shall be pedestrian friendly, but will allow for other forms of mobility that are efficient and connect to all parts of the community. This includes vehicular circulation, transit, and bike and walking trails. Public roadways will be scaled in width and capacity to meet their ultimate demand and satisfy the City's preferred Level of Service standards. The overall City roadway system will be based on a modified grid system, as opposed to a standard, conventional curvilinear street system made up of winding streets and cul-de-sacs. The system of four-lane secondary roads spaced approximately a half mile apart will provide more route options for drivers and reduce the number and frequency of major roadways. The intent is to provide adequate circulation capabilities for vehicular modes while still having roadways that are sized to be inviting to pedestrians. Neighborhoods should be designed with an interconnected street system that will blend well into the existing street system, diffuse traffic within the neighborhood, and improve vehicle circulation to and through the site (e.g. extension of the existing street separations and network minimizing barriers between neighborhoods, local hierarchy of roads). Public trails will connect developed areas together and with the natural environment. ~~Alternative~~ Additional modes of travel, such as transit, will be promoted and widely available to all residents and visitors.

The following changes are made to the text on page 2:14, Site Design > Connectivity and Circulation > Vehicular:

Design Standards

~~1. All roadways, parking aisles, and driveways shall comply with the City's adopted roadway standards and other adopted provisions.~~

~~2.~~ 1. New driveways should be sited away from or immediately opposite street intersections and the number of driveways shall be minimized, consistent with the direction of the Public Works Director, for purposes of traffic safety.

The Don't Do This photo on page 2:16 is replaced with the following photo and caption:

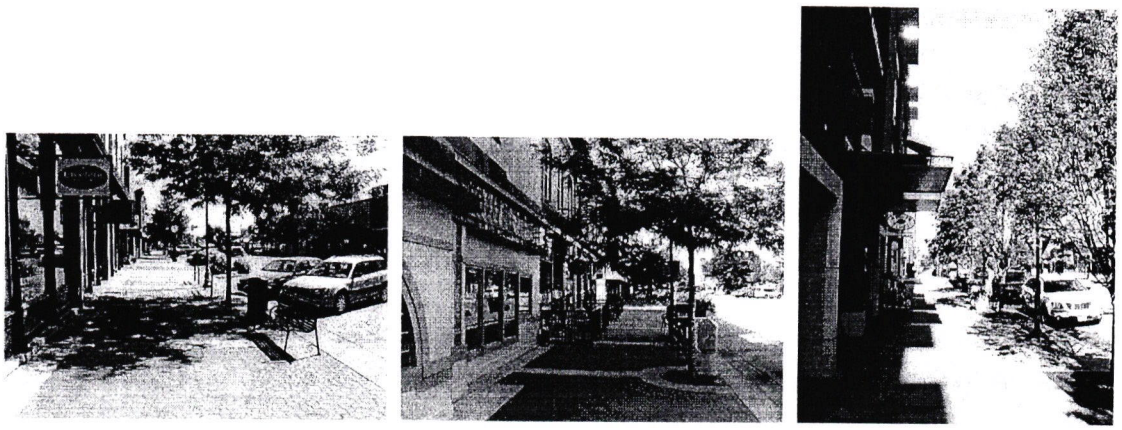
Caption: At this parking lot in Mountain View, California, the pedestrian path is at the same grade as the parking area, allowing cars to cross the pedestrian path. While the sidewalk appears ample in width and delineated wth separate paving materials, this design may create a safety hazard and/or inhibit the mobility of the pedestrian.

Design Standard 3 on page 2:18, Site Design > Connectivity and Circulation > Pedestrian is removed and standard 4 is renumbered as standard 3.

The following guideline is added to page 2:19, Site Design > Connectivity and Circulation > Pedestrian:

8. The City encourages the use of "urban sidewalks" along intense development (i.e. commercial uses, portions of the Downtown, etc.). The minimum width for such sidewalks is 10 to 12 feet, given the constraints of the site. Where restaurant uses provide seating along the sidewalk, the minimum width should be 15 feet to ensure adequate space for pedestrian circulation and enable comfortable seating. "Urban sidewalks" include street trees with grills between the roadway and the buildings to help define the street edge; however the sidewalk is not separated from the roadway by a planter strip.

The following images are added to page 2:19, Site Design > Connectivity and Circulation > Pedestrian, with the following caption:



Caption: The City encourages the use of urban sidewalks along intense development, such as in these examples from Ft Collins and Denver Colorado. The sidewalks are wide to accommodate pedestrian traffic, bench seating for passers-by, and seating for sidewalk cafes. The streets are lined with trees to help create a sense of enclosure and define the street edge.

The standards on page 2:23, Connectivity and Circulation > Transit are deleted and referenced in the Introduction, Chapter 1.

The following guidelines are added to page 2:29, Connectivity and Circulation > Open Space and Trails:

5. All pedestrian walkways and trails shall be a minimum of 12 feet wide to allow public safety vehicles direct access to the walkway.

6. Pedestrian walkways and trails shall be open to the public. They may not be closed off with gates. Bollards or other similar device may be utilized, provided it meets the operational standards of emergency service providers to respond to areas along the pathway.

7. Entrances to pedestrian pathways and trails shall be clearly marked and identifiable. Where the trailhead empties onto a street, a standard vertical curb shall be used to separate the trail from the street. Parking is not allowed in front of the trailhead.

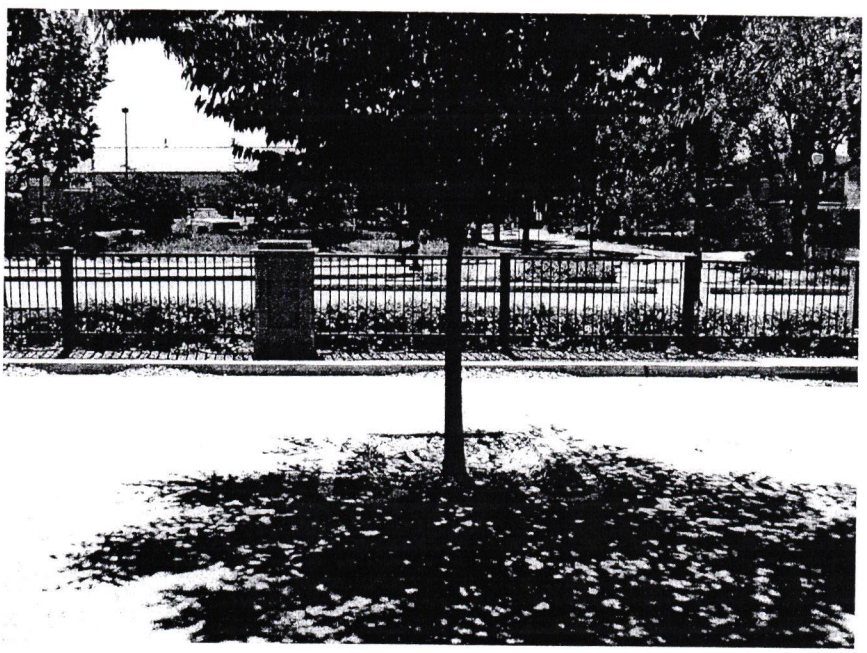
8. Landscaping along pathways and trails should be used to discourage loitering and minimize opportunities for suspects to "lie in wait" for potential victims. Consider using native plantings that, when properly maintained, provide a pleasant environment for pedestrians while still creating a safe place to visit.

9. Lighting shall be maintained along the pathway of "urban trails" (i.e. those between buildings and in dense areas of the City) at a level sufficient to make the trail and abutting landscaping visible and safer at night while not detracting from the physical and aesthetic aspects of the trail and spilling onto abutting residential uses. Light fixtures should be vandal resistant.

The standard on page 2:29, Connectivity and Circulation > Open Space and Trails is deleted and referenced in the Introduction, Chapter 1.

The image on page 2:32 is replaced with the following image. The caption stays the same:

The Don't Do This image on page 2:40 is replaced with the following image and caption:



Caption: <u>The shade trees at this parking lot in Mountain View, California are not protected from the movement of cars and are too small to accommodate the growth of the tree.</u>

The following guideline is added to page 2:41, Site Design >Landscaping. Guideline 3 is renumbered as guideline 4, 4 as 5, 5 as 6:

3. Parking lot shade shall be provided in accordance with the City's Zoning standards. Planters shall be designed sufficient to accommodate projected growth of the shade trees. The City encourages planter rows with pedestrian walkways in larger parking areas.

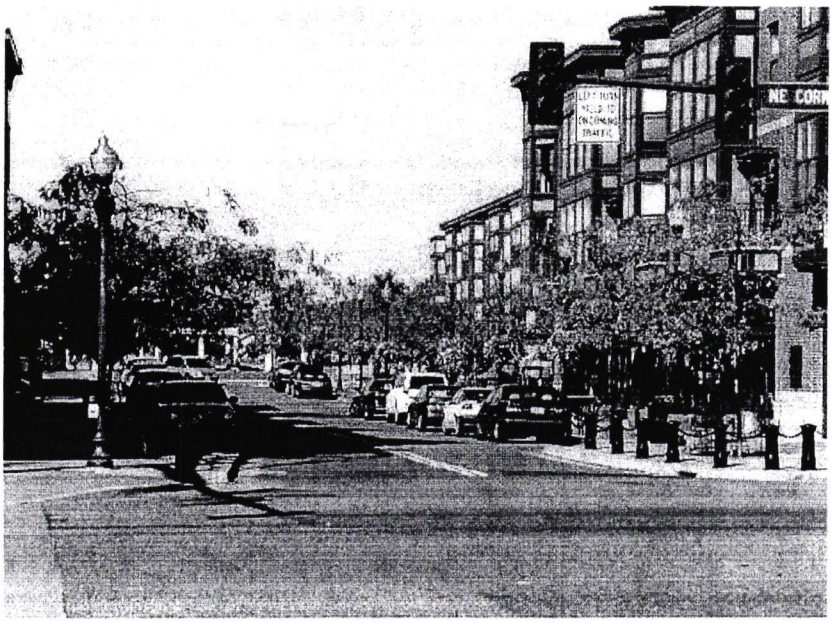
The following image is added to page 2:43 with the following caption:

Caption: At this mixed use project in Concord, California landscaping is used extensively throughout the site to soften the *hardscape* and create a more interesting and inviting pedestrian area.

The design standards on page 2:47, Site Design > Streetscape are deleted and referenced in the Introduction, Chapter 1.

The guidelines on pages 2:49 through 2:51, Site Design > Parking are renumbered to be chronological.

The image on page 2:50, Site Design > Parking is replaced with the following image and the caption is modified to read as follows:



Caption: Providing on-street parking is a viable alternative to having massive off-street parking, such as at Orenco station in Hillsboro, Oregon ~~the Avenue at White Marsh in Baltimore, Maryland (Courtesy ULI)~~.

The design standard on page 2:51, Site Design > Parking is deleted and referenced in the Introduction, Chapter 1.

The following image is added to page 2:50 Site Design > Parking with the following caption:

Caption: On-street parking in downtown Mountain View, California. The parking area is separated from the roadway, uses trees with protective grating for protection, and is divided from the pedestrian path by grade separation.

The following image is added to page 2:55 Site Design > Screening and Service areas with the following caption:

Caption: The service area at Santana Row, San Jose, California. Landscaping is used to soften the built form. The walls of the building include design features and murals that make the surface pleasing to look at. Large trash receptacles are contained within a fully enclosed structure to hide them from public view.

Design guideline 1 on page 2:59, Site Design > Sustainable Development > Urban Runoff is modified to read as follows:

1. The amount of impervious surface on each site should be minimized. ~~Projects should have a maximum of 60 percent impervious surfaces. This can be achieved through~~ The City encourages the use of permeable and semi-preamble paving surfaces, landscaping, rooftop gardens, etc, on areas not occupied by buildings or other hard surfaces.

The following guideline is added to page 2:68, Site > Lighting:

6. Light fixtures taller than six feet should be separated from trees that have canopies between 20 and 30 feet by a minimum distance of 20 feet. This is intended to reduce potential damage to the light fixture and minimize the need to prune the tree in order to maintain adequate down lighting from the fixture. The City is willing to consider other design solutions that meet the intent of this guideline.

The design standard on page 2:61 is deleted and referenced in the Introduction, Chapter 1.

The following guideline is added to page 2:65, Site Design > Art in Public Places:

4. Buildings can also be designed as "public art" through their articulation, architectural style/features, and lighting. The City encourages the incorporation of lighting fixtures to highlight civic buildings, non-residential and mixed-use projects with nighttime activity, and/or decorative features inherent to the architecture of the building.

The following text is added to design guideline 1 on page 2:71, Site Design > Signs:

1. The City encourages the incorporation of unique project identification signs that establish or otherwise reinforce the character, branding, and identity of the project as part of a Uniform Sign Program. This includes the use of banners, portico, awning, blade/bracket, canopy signs, etc., but not the use of temporary advertisement signs or attention getters that bear no relation to project character, except as expressly permitted by the Zoning Code. Additionally, projects may establish or participate in district signage programs that help to create district identity (i.e. banners, gateway signs, etc.)

The following image is added to page 2:71, Site Design > Signs:

Caption: Example of unique business signage that adds character and quality to a development (The Villages, Florida).

Design Guideline 2 on page 2:75, Architecture > Massing, Scale, and Form is modified as follows:

2. For multi-story or tall single-story buildings, changes in vertical mass should be used in an architecturally appropriate way to add interest and ~~reduct~~ reduce the appearance of building height and bulk. Variation in vertical mass may be achieved in the following ways:

- Buildings should have three distinct components that establish a human scale and promote a relationship to people using the site: a base, a middle, and a cap, which can be achieved for any architectural style or building type. The base should relate to the human scale and anchor the building to the ground;
- The appearance of mass should be broken up through the use of various forms/architectural features (i.e. roof form), materials and colors used either at regular intervals or intermittently with focal elements;
- Moldings should be provided to accentuate various floors or levels;
- Use façade elements, such as windows, shade structures, and lighting elements to create visual interest.

The Avoid section on page 2:77, Architecture > Massing, Scale, and Form is modified as follows:

Avoid

Large, unarticulated, blank facades
Build mass~~ing~~ out of proportion with the surrounding built environment
~~Inability to differentiate tenant spaces from one another~~
Lack of design detail and visual appeal

Design guideline 5 on page 2:80, Architecture > Style and Design Details is modified as follows:

5. Main building entries shall be accented with strong architectural definition to attract pedestrians. Secondary entrances should have minor detailing that adds architectural distinction to that portion of the façade. Entryways should be accentuated from the overall building façade by:
- Differentiated roof, awning, or portico;
- Use trim details to accentuate the opening;
- Project or recess entries from their surrounding building façades;
- Detailed doors and doorway with: ornate hardware, transoms, sidelights, trim details, and framing;
- The ~~U~~use of windows within entry doorways equivalent in size to 50 percent of door surface area is encouraged;
- Providing decorative nighttime lighting.

The Avoid section on page 2:81, Architecture > Style and Design Details is modified as follows:

False fronts, applied mansard forms, and other artificial rooflines
Dark tinted glass and mirror-like films (other than spandrel or similar technique)

The caption for the image on page 2:83, Architecture > Building Materials and Colors is modified as follows:

This development includes brick, concrete, steel, and other materials. They integrate into the overall design and style of the development. (Emeryville, California, Courtesy LPA)

Design guideline 2 on page 2:83, Architecture > Building Materials and Colors is modified as follows:

2. Use quality wall materials to establish a single clearly dominant material and finish. The following materials are preferred:
- Plaster;
- Brick;
- Stone;
- Tile;
- Wood or hard-board siding (shiplap or board-and-batten). Shiplap should be installed without visible joints of underlying board materials;
- Additional materials, such as architectural metal siding, may be used provided they are used creatively.

Design guideline 6 on page 2:84, Architecture > Building Materials and Colors is deleted.

Details of Changes to Chapter 3: Commercial and Commercial Mixed Use

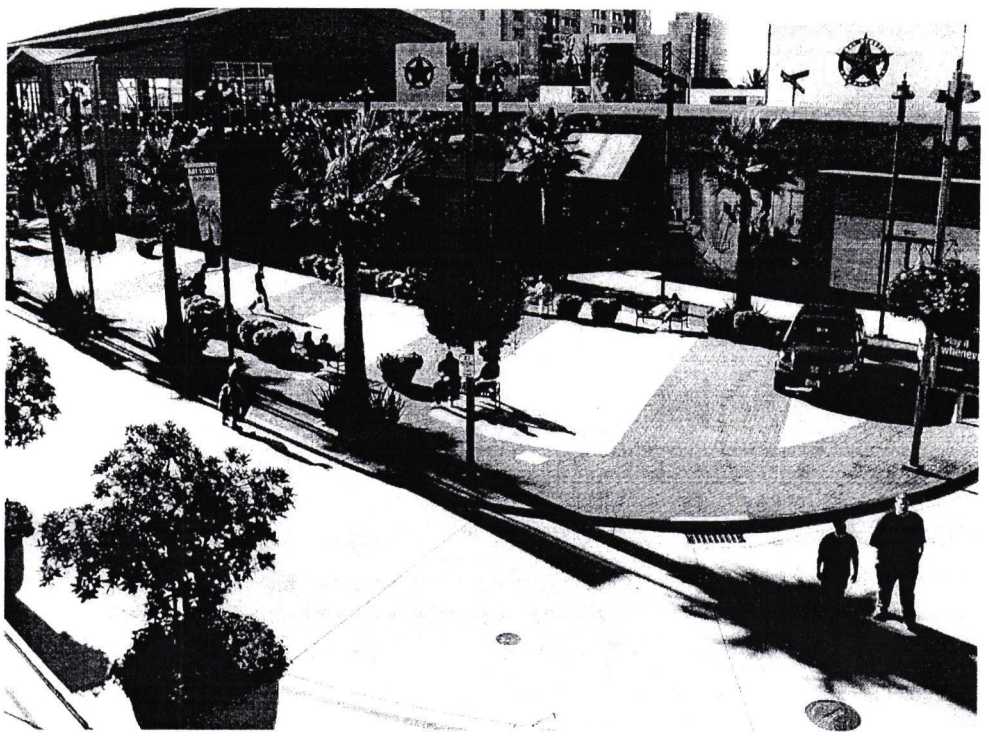
Deleted text is shown with strikeouts; new text is shown with underlines.

Design guideline 1 on page 3:11, Site > Circulation, is modified as follows:

1. The City encourages commercial development to be designed with a "main street" style, especially for sites larger than 15 acres. Constructing commercial development in this pattern is today's solution and helps to facilitate pedestrian activity by creating a rich, inviting streetscape. This can be achieved by:

- Placing building close to the street (for both small and large sites) or the internal circulation system of the site (for large sites)
- Placing parking at the rear of the site or in structured parking lots
- Providing on-street parking

The following image and caption are added to page 3:16, Site Design > Public Spaces and Pedestrian Amenities:



Caption: The Bay Street development in Emeryville, California includes a pedestrian plaza with seating and landscaping. It is an inviting feature of the development.

The design standard on page 3:20, Site Design > Building Placement and Orientation is modified as follows:

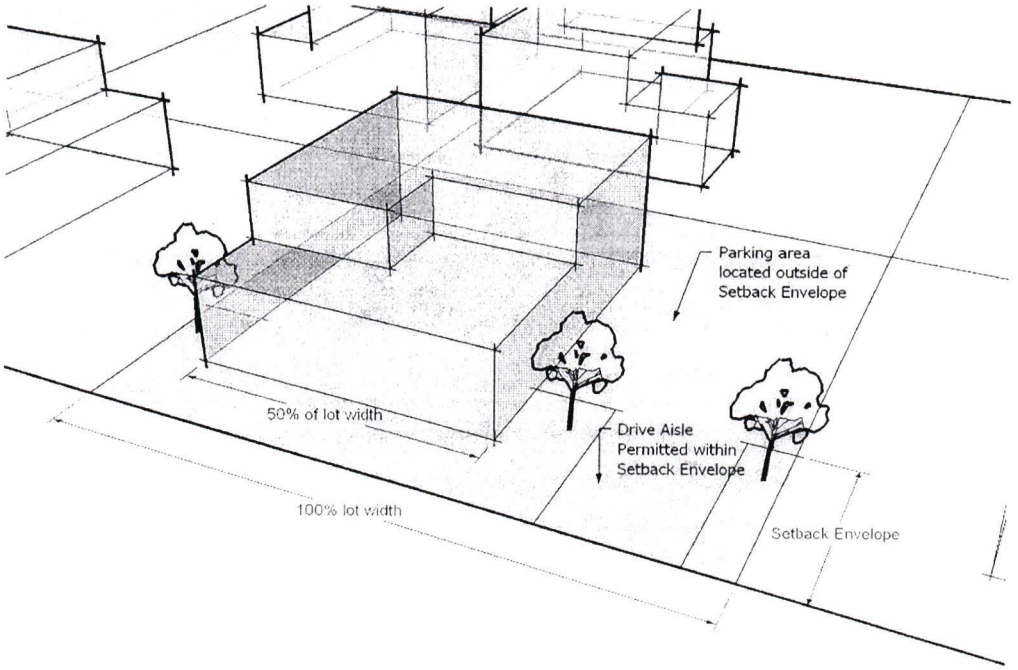
~~Buildings and pedestrian structures/features (i.e. pergolas, plazas) shall be placed and oriented to City streets and internal "main streets." The intent is to create pedestrian friendly streetscapes with street-front activities that are inviting and encourage a rich mix of site activities that contribute to the overall sense of place. To this end, a minimum of~~

~~50 percent of all primary building frontages shall be placed within the setback envelope as described below. Regardless of lot size, the majority of the lot frontage should not contain parking areas that preclude pedestrian circulation. The setback area may include landscaping or other pedestrian amenities as described in this document or the City Zoning Code. The design review authority may grant exemption when the intent is met by unique development features or there are unique site characteristics or patterns that preclude such action.~~

The City seeks to create rich, inviting, pedestrian oriented urban streetscapes as part of its commercial development, especially in a "Main Street" style pattern. To accomplish this, the front and street side building setbacks have been modified, as described in the table below, based on project size. The distance is measured from the back of curb of the ultimate right-of-way width. A minimum of 50 percent of this setback envelope shall be occupied by either a primary building frontage (having the main entrance(s) to the building) or pedestrian feature(s). In no instance shall on-site parking or drive-thru aisles be located within this setback, however on-street parking, subject to review by the Public Works department, may be provided. Drive aisles connecting the parking areas to the public street are allowed in the setback area. The setback area may include landscaping or other pedestrian amenities as described in this document or the City Zoning Code. The design review authority may grant exemption when the intent is met by unique development features or there are unique site characteristics or patterns that preclude such action.

Development Size (acres)	Setback Envelope for Primary Building Frontages (from all streets in feet)
0-15	0 to 30
Greater than 15	0 to 80

The following image is added to page 3:21, Site > Building Placement and Orientation, with the following caption:



Caption: This figure illustrates the design standards describing setback envelope. A minimum of 50 percent of the setback envelope must contain the primary building frontage and/or pedestrian features (see standard on opposite page).

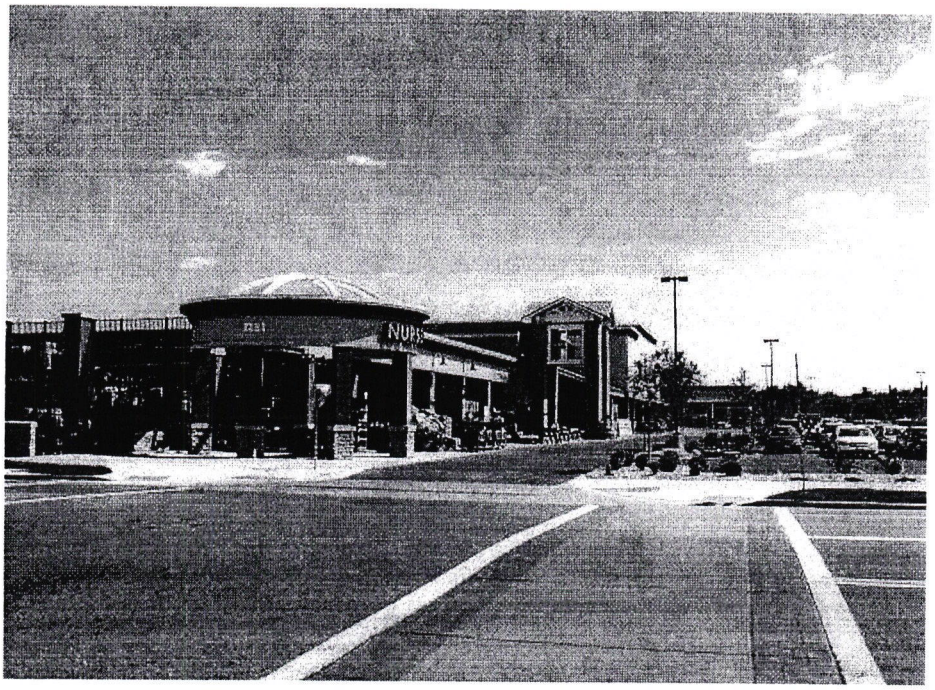
The bullets on page 3:22, Architecture introduction, are modified as follows:

- Massing, Scale, and Form
- Style and Design Details
- ~~Building Materials and Colors~~
- ~~Compatibility~~

The Don't Do This caption on page 3:28, Architecture > Style and Design Details > Commercial Facades is modified to read as follows:

Don't Do This: Commercial development in Rancho Cordova, California. ~~The design of overhangs obscures the view of the store entrances. Storefronts are designed to be visible from across the parking lot, rather than next to the buildings.~~ The design of the overhangs does not place an emphasis on the primary entrances to the building and facilitate easy pedestrian access. There is no architectural focus.

The following images and captions are added to page 3:30, Architecture > Style and Design Details > Commercial Facades:



Caption: A Home Depot in Ft. Collins, Colorado. The entrance to the nursery is treated in a unique way with an accent structure and signage.

Caption: The Kohl's department store in North Natomas, Sacramento, California is an example of a commercial project that has windows along the store front to create an open and inviting atmosphere.

Details of Changes to Chapter 5: Residential

Deleted text is shown with strikeouts; new text is shown with underlines.

The second paragraph on page 5:5, Single Family Attached is modified as follows:

Design guidelines are intended to ensure compatibility of single family attached units with surrounding properties, whether single family, multi-family, mixed use, commercial or other land use. Due to higher densities and standard construction techniques, single family attached units can have a monotonous appearance, functional issues with vehicular access and a lack of open space and other ~~amentities~~ amenities.

The Residential Mixed-Use icon is added to the title on page 5:8.

The subcategories list on page 5:9 are modified as follows:

- Circulation
- Building Placement and Orientation ~~> Streetscape Variety~~
- ~~Building Placement and Orientation > Orientation of Homes on Lots~~
- Public Spaces/Pedestrian Amenities
- Parking
- Garage Placement and Design

Design Guideline 1 on page 5:15, Site > Building Placement and Orientation > Streetscape Variety is modified as follows. There is no change in the applicability of the guideline.

1. Special standards to allow flexibility in the design of higher density single-family residential development include:
   - Duplexes and half-plexes on corner lots are ~~permitted~~ encouraged throughout single-family neighborhoods to diversify the housing stock and increase housing choices in each neighborhood;
   - Reduction in required yard setbacks for medium density residential development.

A new design standard 3 is added to page 5:15, Site > Building Placement and Orientation > Streetscape Variety and is applicable to single-family attached product types.

3. Duplexes and half-plexes on corner lots are permitted throughout single-family neighborhoods on standard corner sized lots.

The following image is added to page 5:17 with the following caption:

Caption: Single-family development in Hercules, California. The look and feel of the homes is varied along the street.

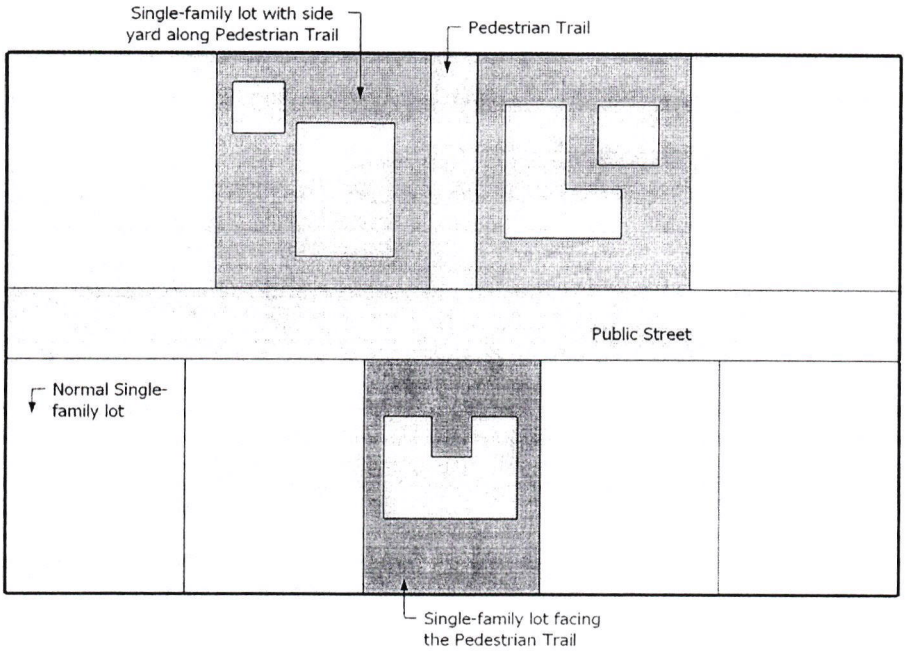
Design guideline number 4 on page 5:19, Site > Building Placement and Orientation > Orientation of Homes on Lots is modified as follows and new guidelines 5 and 6 are added:

(Applicable to: Single Family Detached, Single Family Attached, Multifamily, and Residential Mixed Use projects) 4. ~~Multi-family building should be place along the street or at corners to help enliven the public street and provide "eyes on the street" for safety~~. The City encourages project to be designed in a way that promotes "eyes on the street" for community safety. To that end:
• Single-family attached and detached products should provide one living/family/community living room at the front of the home facing onto the street;
• Multi-family and residential mixed-use products should be placed along the street or at street intersections with views from the units onto the street.

(Applicable to: Single Family Detached, Single Family Attached, Multifamily, and Residential Mixed Use projects) 5. Site homes to face or back onto trails and pedestrian walkway and promote the idea of "eyes on activities." This can be achieved by:
• Facing homes directly onto or backing onto the trail;
• Fencing side yards that abut walkways with simple wrought iron or tubular steal fencing;
• Creating "T" intersections at trailheads where a home or dwelling unit looks directly at the entrance to the trail.

(Applicable to Single Family Detached and Single Family attached projects) 6. Residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard unless screened from view of the public right-of-way by a solid fence not less than four feet in height. Exceptions to fence height standards may be granted by the designated Design Review Approving Authority to ensure proper placement and screening of trash receptacles.

The following image is added to page 19, Site > Building Placement and Orientation > Orientation of Homes on Lots > with the following caption:



Caption: This figure illustrates how homes should front or side onto pedestrian trail heads. As described in the guidelines, homes should face or back onto trails and pedestrian walkways to promote the idea of "eyes on activities."

Design Guideline 4 on page 5:22, Site > Public Space/Pedestrian Amenities is modified as follows:

4. Buildings with ground floor office or ~~residential~~ retail use should provide public spaces with the following amenities:
   a. Weather protection at each building entrance (individual units and buildings).
   b. A plaza or courtyard next to the primary building entrances.

The following image is added to page 5:27, Site > Parking with the following caption:

Caption: At The Crossings in Mountain View, California, parking along the primary access road is accommodated with pop-ins that take the cars out of the roadway to allow for better circulation and reduced right-of-way width. A landscaping strip is placed between the parking area and the sidewalk to protect the pedestrian.

The title on page 5:28 is modified as follows:

Site Design > ~~Style and Design Details >~~ Garage Placement and Design

The following image is added to page 5:43, Architecture > Style and Design Details > Facades with the following caption:

Caption: Residential mixed-use project in Gresham, Oregon. The project includes balconies with decorative railings and trellis work on the top floor.

Details of Changes to Chapter 6: Community Facilities

Deleted text is shown with strikeouts; new text is shown with underlines.

The subcategories list on page 6:6 are modified as follows:

- Circulation
- Public Spaces/Pedestrian Amenities
- Parking
- Landscaping
- ~~Screening/Service Areas~~
- Minimizing Negative Visual Impacts of Community Infrastructure

Details of Changes to Chapter 7: Industrial

Deleted text is shown with strikeouts; new text is shown with underlines.

The purpose paragraph on page 7:1 is modified as follows:

The City of Rancho Cordova recognizes the unique nature of industrial development. Industrial development is distinct from commercial, office, and civic buildings in that there are a limited number of users and visitors. Thus site and building design provisions herein are focused on the visual aesthetic from public rights-of-way and ~~compatible~~ compatibility with surrounding development. Industrial development must balance operational needs with the desire for quality design that is aesthetically pleasing.

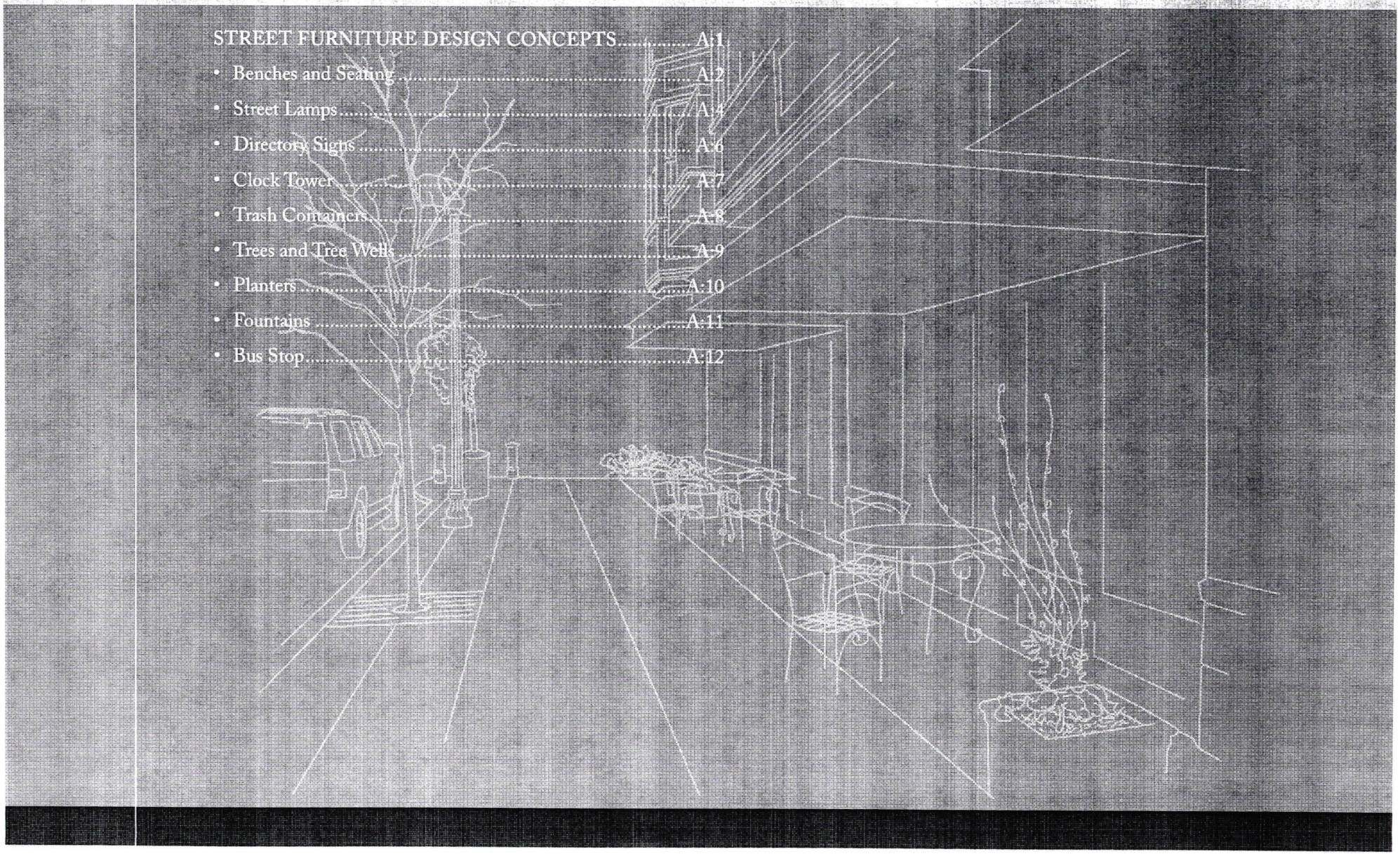
The design standard on page 7:7 is deleted and referenced in the Introduction, Chapter 1.

Details of Content in Appendix III: Street Furniture Design Concepts

See attached document.

Appendix III

Street Furniture Design Concept

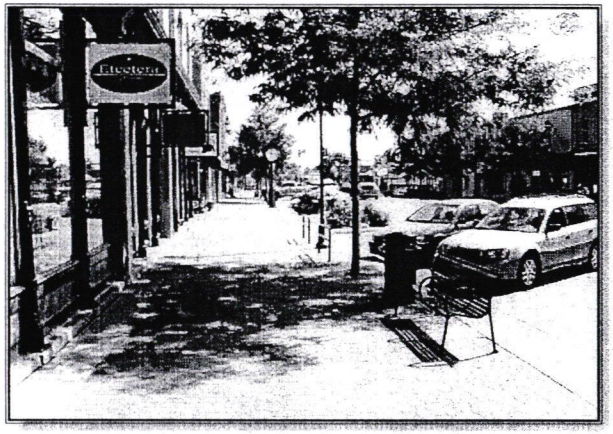


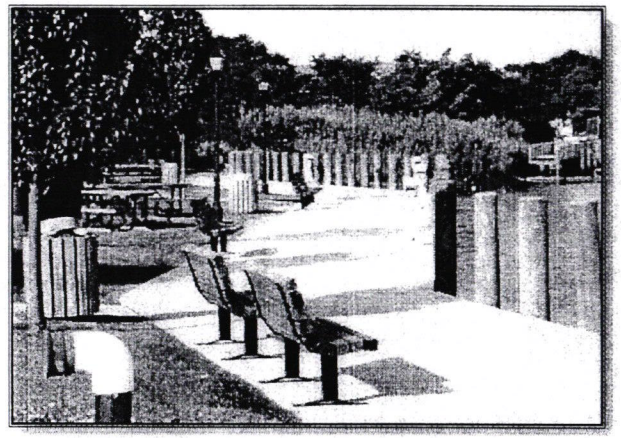
STREET FURNITURE DESIGN CONCEPTS A:1

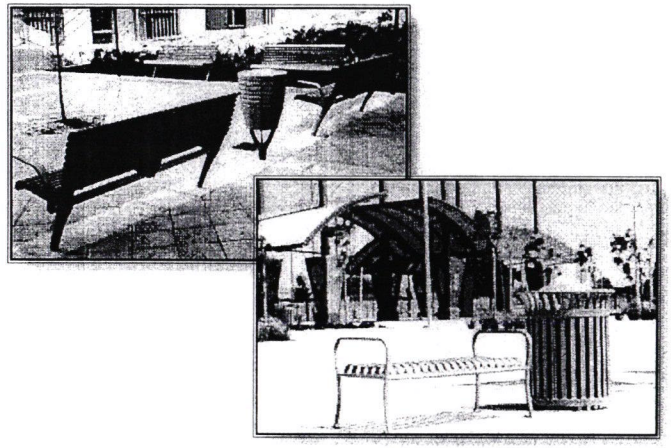
- Benches and Seating A:2
- Street Lamps A:4
- Directory Signs A:6
- Clock Tower A:7
- Trash Containers A:8
- Trees and Tree Wells A:9
- Planters A:10
- Fountains A:11
- Bus Stop A:12

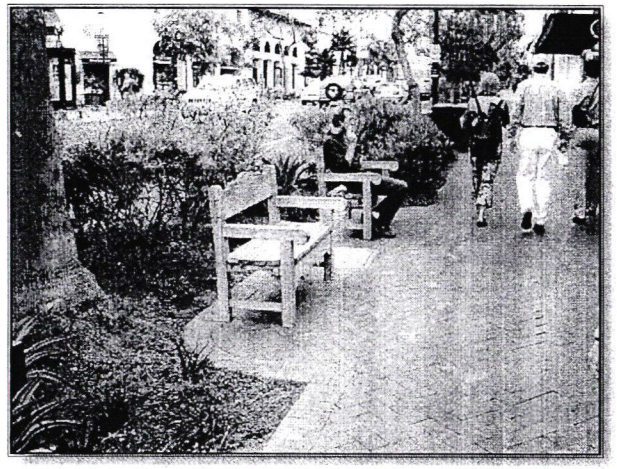
STREET FURNITURE DESIGN CONCEPTS

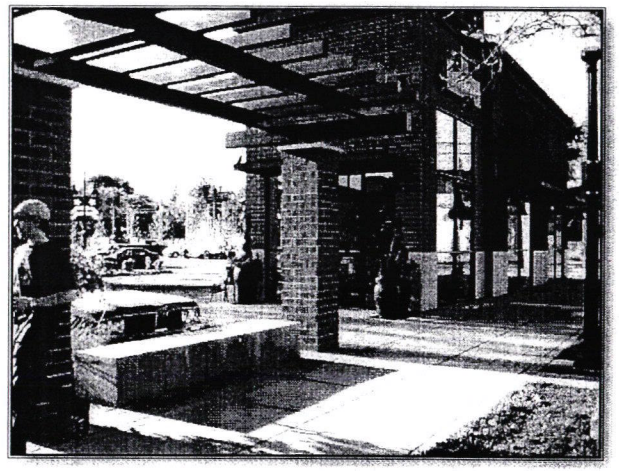
The proper use of street furniture along a corridor or within a village or district can add character and vitality to a community. It can connect individual developments together and create a sense of place. As described on page 2:46, the City encourages the use of street furniture as a way to create identity. This appendix provides example illustrations of street furniture and how it can help add dimension to a project.

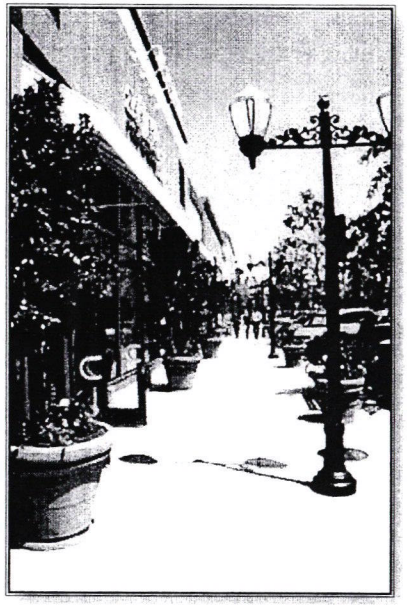


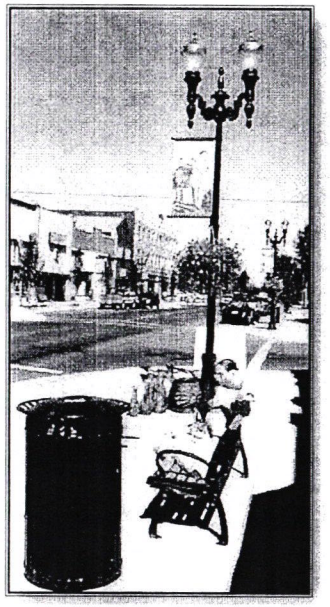




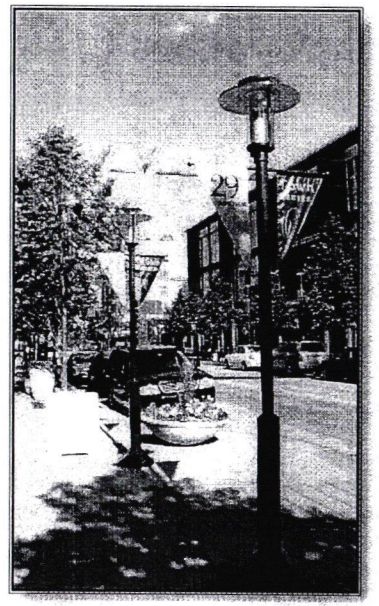


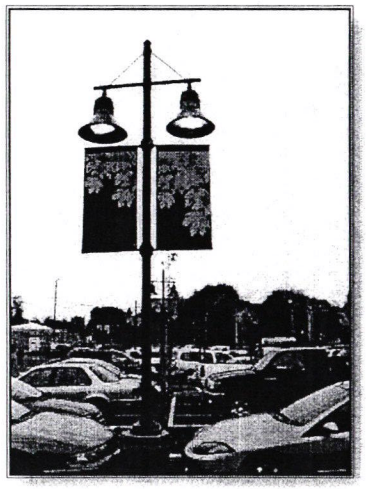


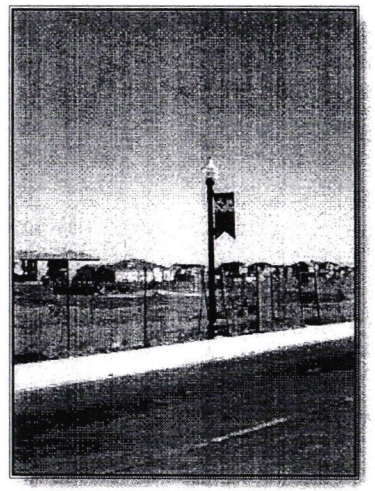


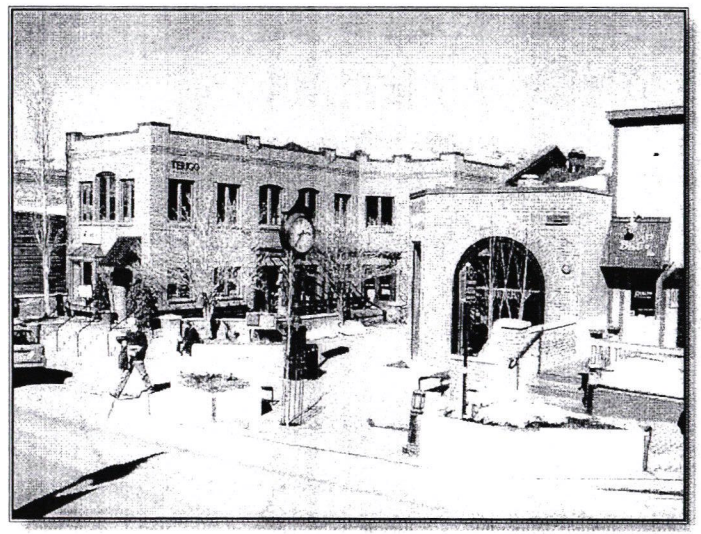


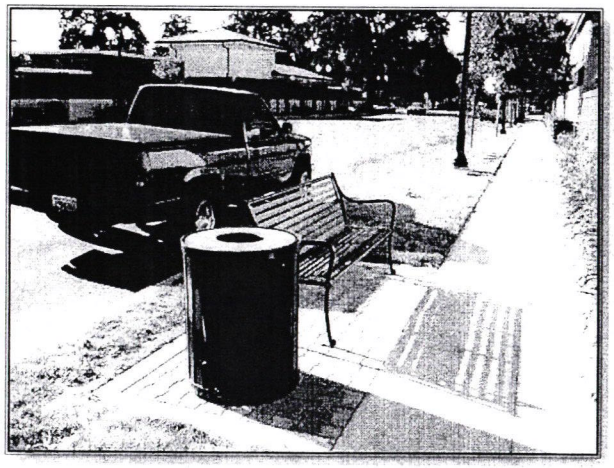
P
PARKING

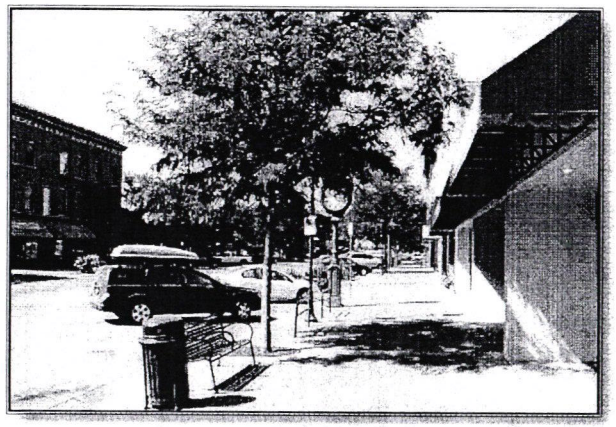


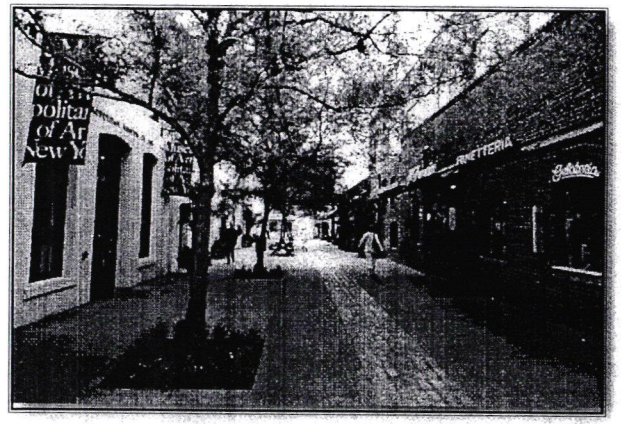


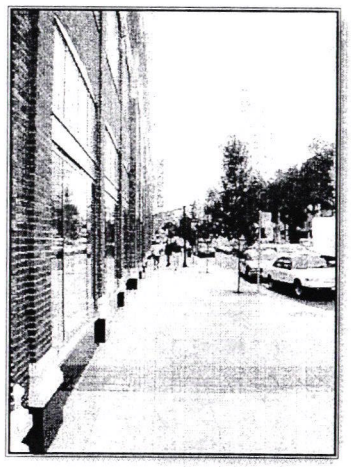


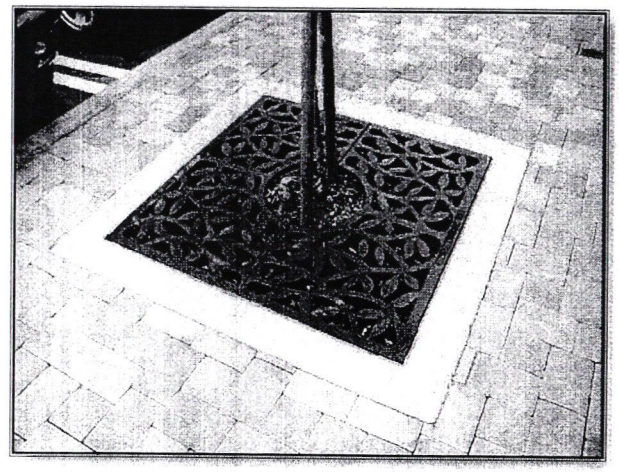


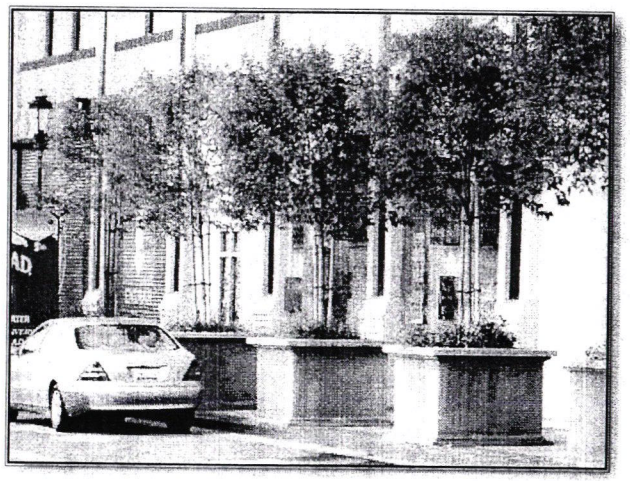


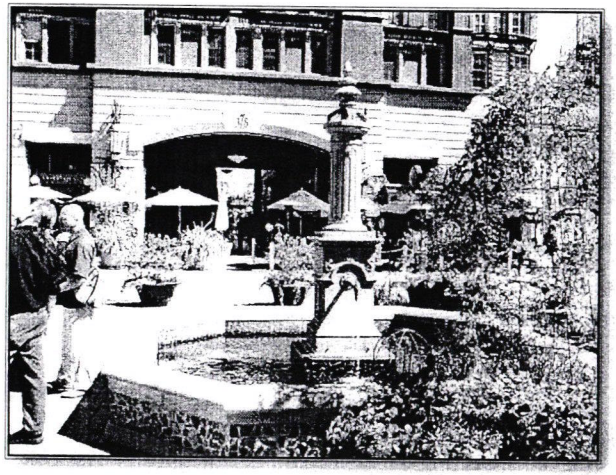


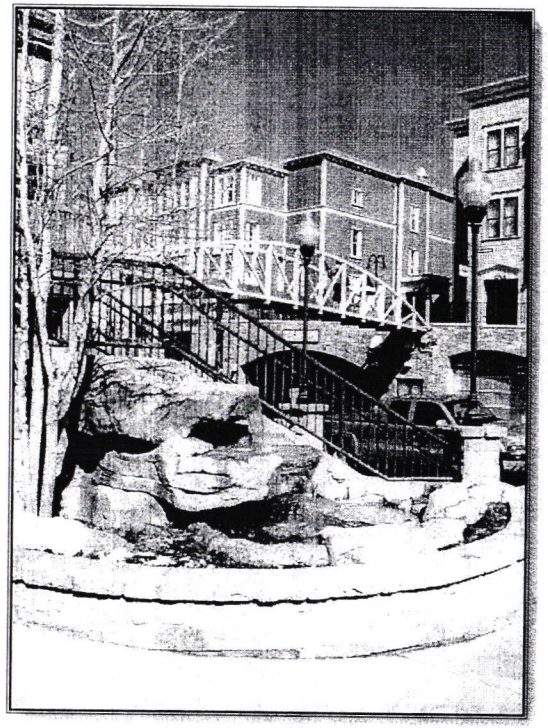


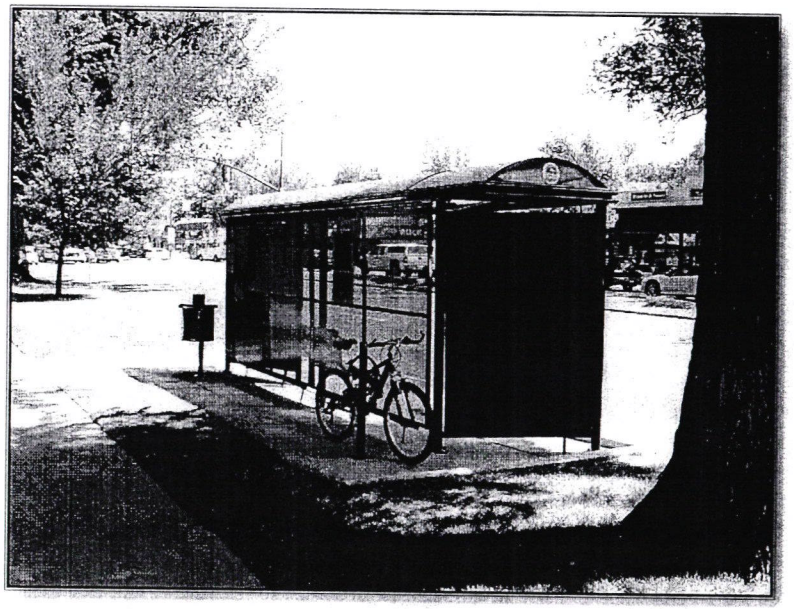












CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE CITY OF RANCHO CORDOVA ZONING CODE TITLE 2, CHAPTER 15 (RESIDENTIAL LAND USE ZONES) AND TITLE 3, CHAPTER 5 (RESIDENTIAL USE DEVELOPMENT STANDARDS) TO ALLOW DESIGN FLEXIBILITY FOR HIGHER DENSITY RESIDENTIAL AND COMMERCIAL PROJECTS

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 Zoning Code to allow design flexibility for the development to high density residential projects, to encourage two-family residential projects on corner lots in single-family neighborhoods, to establish screening requirements of trash receptacles in residential projects, and to modify commercial setbacks to allow "Main Street" development along public rights-of-way.

SECTION 2: Findings

CEQA

Finding: The amendment to the Rancho Cordova Zoning Code for design flexibility is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061.

Evidence: The proposed amendment to amend the residential and commercial development standards for design flexibility does not have the potential to degrade the quality of the environment. The proposed amendments for design flexibility do not negatively impact the environment because its purpose is to enhance the aesthetic quality of the environment. The proposed changes do not change the allowed use of a property governed by the underlying zoning district regulations.

Zoning Amendment

Finding: The proposed zoning amendment is consistent with the General Plan.

Finding: There is little or no probability of substantial detriment to or interference with the future adopted General Plan if the proposed action is ultimately inconsistent with the General Plan.

Evidence: The amendments to the Zoning Code relate to the establishment of design regulations in keeping with the City's Interim General Plan. Specifically, this ordinance is consistent with the Vision Book and Draft Land Use Map Book with regards to site planning and architectural quality.

Finding: The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence: The amendments to the Zoning Code allow greater design flexibility and quality of design for residential and commercial development. [I'm not following the specific connection between the Finding and Evidence here.]

SECTION 3: Action

Section 3 includes the recommended changes to the Zoning Code. The text changes are identified as follows; the language that is added to the Zoning Code is underlined and the language to be removed is in strikethrough.

The City Council hereby amends Section 215.50 of Title 2, Chapter 15, Article 6 as follows:

215-50. Lot Area, Width, and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-5 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~ 2005)

	NET LOT AREA	**LOT WIDTH**	**PUBLIC STREET FRONTAGE**
SINGLE FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	5,200 square feet	52 feet	52 feet
Corner Lots	6,200 square feet	62 feet	62 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet

Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
TWO FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	8,500 square feet	80 feet	80 feet
Corner Lots	~~8,500~~ 6,200 square feet	~~80~~ 62 feet	~~80~~ 62 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	15,000 square feet	100 feet	100 feet
Corner Lots	15,000 square feet	100 feet	100 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	100 feet	100 feet
Corner Lots	1 acre	100 feet	100 feet

The City Council hereby amends Section 215.55 of Title 2, Chapter 15, Article 6.5 as follows:

215-55. Lot Area, Width, and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-7 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~ 2005)

	NET LOT AREA	**LOT WIDTH**	**PUBLIC STREET FRONTAGE**
SINGLE FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	4,000 square feet	40 feet	40 feet
Corner Lots	5,200 square feet	52 feet	52 feet

Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
TWO FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	6,200 square feet	62 feet	62 feet
Corner Lots	8,500 square feet	80 feet	80 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	15,000 square feet	100 feet	100 feet
Corner Lots	15,000 square feet	100 feet	100 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	100 feet	100 feet
Corner Lots	1 acre	100 feet	100 feet

The City Council hereby amends Section 215.60 of Title 2, Chapter 15, Article 7 as follows:

215-60. Lot Area, Width and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-10 zone shall be as set forth below. The public street frontage for lots fronting on the curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~2005)

	NET LOT AREA	LOT WIDTH	PUBLIC STREET FRONTAGE
Where a Public Water Supply and Public Sewerage Facility Are Both in Use			
Single Family			
Interior Lots	~~4,000 square feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]
Corner Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Two Family			
Interior Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Corner Lots	~~7,200 square feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]
Multiple Family			
Interior Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Corner Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
The net lot area, lot width, and public street frontage requirements listed above shall not apply for lots which are proposed to be created for townhouses, rowhouses, or similar ownerships within a larger project. (1) The appropriate lot sizes will be reviewed as part of the Design Review process.			

The City Council hereby amends Section 215.65 of Title 2, Chapter 15, Article 7.5 as follows:

215-65. Lot Area, Width and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-15 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental

with the center point of the street curve. If such arc is further than twenty-five (25) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~2005)

	NET LOT AREA	LOT WIDTH	PUBLIC STREET FRONTAGE
Where a Public Water Supply and Public Sewerage Facility Are Both in Use			
Single Family			
Interior Lots	~~4,000 square feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]
Corner Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Two Family			
Interior Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Corner Lots	~~7,200 square feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]
Multiple Family			
Interior Lots, Used for Residential Purposes	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Interior Lots, Used for Non-Residential Purposes	~~6,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Corner Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots, Used for Residential Purposes	10,000 square feet	52 feet	52 feet
Corner Lots, Used for Residential Purposes	10,000 square feet	62 feet	62 feet
Interior Lots, Used for Non-Residential Purposes	15,000 square feet	52 feet	52 feet

Corner Lots, Used for Non-Residential Purposes	15,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
The net lot area, lot width, and public street frontage requirements listed above shall not apply for lots which are proposed to be created for townhouses, rowhouses, or similar ownerships within a larger project. (1) The appropriate lot sizes will be reviewed as part of the Design Review process.			

The City Council hereby amends Section 305.02 of Title 3, Chapter 5, Article 1 as follows:

305-02. Yards

No building or structure, nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-01 unless the following yards are provided and maintained.

(a) Front Yard. There shall be a front yard of not less than twenty (20) feet, except as provided below:~~.~~

(1) To encourage the design and development of separated sidewalks on local residential streets where separated sidewalks are incorporated, the minimum front yard setback may be reduced by the following distances (measured from the back of walk):

(aa) Six (6) feet for the livable portion of the home. Outdoor entry features may extend an additional five feet into the required front yard setback. However, such feature shall not be located within a designated utility easement.

(bb) Two (2) feet for the garage to ensure a minimum eighteen (18) foot length for parking in the driveway that will not obstruct the sidewalk.

(cc) Other incentives for separated sidewalks may be approved by the Planning and Public Works Directors of the City of Rancho Cordova.

(2) To allow flexibility for the higher density single-family "small lot" development, the minimum building setbacks in the RD-7 may be reduced to eighteen (18) feet in the front yard.

(3) To allow design flexibility for higher density single family "small lot" development, there is no minimum front yard setback in the RD-10 and RD-15 zoning districts. The front setback shall be determined in conjunction with the Design Review process.

(4) The front yard setback requirement for side on garages may be reduced to a minimum of five (5) feet.

(b) Rear Yard.

(1) For lots one hundred twenty-five (125) feet or more in depth, a rear yard of not less than twenty-five (25) feet shall be provided.

(2) For lots less than one hundred twenty-five (125) feet in depth, the rear yard may be reduced to twenty (20) percent of the average depth of the lot. In no event shall the rear yard be less than ten (10) feet for one-story buildings and fifteen (15) feet for two- and three-story buildings.

(3) The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.

~~(4) In no event shall the rear yard be less than ten (10) feet for one-story buildings and fifteen (15) feet for two- and three-story buildings.~~

(4) In the RD-7 zoning district, the minimum rear yard setback may be reduced to ten (10) feet for a one-story structure and fifteen (15) feet for a two-story structure.

(5) To allow design flexibility for the higher density single family "small lot" development, there are no minimum rear building setbacks in the RD-10 and RD-15 zoning districts. The appropriate rear setback shall be determined in conjunction with the Design Review process.

(6) When the garage is placed at the rear of the lot with access from the alley, there is no minimum setback requirement.

(c) Side Yard. There shall be a side yard on each side of all buildings as follows:

(1) For a one-story or two-story structure the side yard shall be not less than five (5) feet.

(2) For a three-story structure the side yard shall be not less than twenty-five (25) feet.

~~(3) Side Yard Setback Reductions To Allow Zero Sideyards. In order to provide greater flexibility in building design, the side yard setback requirements of Section 305-02(c) may be reduced for single family dwellings in the RD-1 through RD-40 Residential Land Use Zones provided the following conditions are met:~~

~~(aa) Total Side Yard Requirement.~~

~~(i) For a one-story or two-story structure, the total side yard shall be not less than ten (10) feet.~~

~~(ii) For a three-story structure, the total side yard shall be not less than fifty (50) feet.~~

~~(bb) Distance Between Buildings. There shall be a distance of not less than:~~

~~(i) Ten (10) feet between one-story and two-story structures.~~

~~(ii) Thirty (30) feet between one-story or two-story and three-story structures.~~

~~(iii) Fifty (50) feet between three-story structures.~~

~~(cc) There shall be a 5-foot unobstructed easement provided adjacent to the structure within the adjacent side yard for maintenance and drainage purposes.~~

~~(dd) No parking will be allowed within the side yard.~~

~~(ee) Windows, doors, or other openings shall not be permitted on the side of a primary structure which is located less than three (3) feet from a side property line provided, however, that atriums or courtyards shall be permitted when the atrium or court is enclosed by three walls of the dwelling unit and the wall adjacent to the side property line is a solid wall at least eight (8) feet high. Said wall shall be constructed of the same material as exterior walls of the unit.~~

(3) To allow design flexibility for higher density single-family "small-lot" development, there is no minimum side yard setback in the RD-10 and RD-15 zoning districts. The appropriate side yard setback shall be determined in conjunction with the Design Review process.

(d) Side Street Yards. On corner lots there shall be a side street yard of not less than twelve and one-half (12-1/2) feet.

The City Council hereby amends Section 305.10 of Title 3, Chapter 5, Article 2 as follows:

305-10. Application

The provisions of this Article shall apply to the following uses:

(a) Apartments ~~houses~~.

~~(b) Boarding houses.~~

~~(c) Fraternity or sorority houses, dormitories.~~

(~~d~~ b) Group ~~care facilities~~ residential care homes, boarding houses, fraternities, dormitories, sororities, convents, and rectories.

~~(e) Child care centers with less than 36 children.~~

~~(f) Child day care facilities with less than 36 children.~~

~~(g) Townhouses.~~

~~(h) Row houses.~~

~~(i) Cluster developments.~~

~~(j) Condominiums and stock cooperatives.~~

(c) Residential mixed use.

(d) Three or more attached units including townhomes, row houses, cluster development, condominiums and stock cooperatives, and senior housing. Cluster development involving detached or two attached units are addressed as single-family dwellings throughout this Title.

(~~k~~ e) Any use found by the Project Planning Commission, pursuant to Section 110-30.5, to be substantially similar to any of the above uses.

The City Council hereby amends Section 305.11 of Title 3, Chapter 5, Article 2 as follows:

305-11. Height Regulations

No building or structure shall have a height greater than three (3) stories or forty (40) feet, whichever is less~~, except as provided in Section 301-22~~.

The City Council hereby amends Section 305.12 of Title 3, Chapter 5, Article 2 as follows:

305-12. Setback for Structures and Parking Areas from Public and Private Streets

The street setback for all structures, carports, parking areas, fences, patios, enclosed storage area, swimming pools, spas and similar project features shall be a minimum of twenty-five (25) feet, measured from the right-of-~~ways,~~ways of public or private streets whichever is greater. ~~Open ornamental fences such as wrought iron are permitted adjacent to the public street right-of-way.~~ The building extension allowances set forth in Section 301-31 and 301-35 are permitted.

The area between the street improvements and street setback line shall be landscaped in compliance with Section 305-17(d)~~. The street setback may be reduced to less than twenty-five (25) feet by application of the following. (Amended 3/24/99)~~ or other applicable standard for specific landscape corridors. Exceptions may be granted through the Design Review process pursuant to adopted guidelines.

~~(a) The street setback may be reduced to not less than twenty (20) feet, provided that the setback for project features along the street frontage averages twenty-five (25) feet. In applying this provision, no portion of a structure or parking area, located at a distance greater than fifty (50) feet, may be counted in the averaging calculations, nor may any "required" yards between buildings or otherwise required setback areas be counted.~~

~~(b) The street setbacks may be further reduced by five (5) feet for corners of buildings or parking areas when the angle formed by extended lines of the building or parking lot intersecting with the street are between 30° and 60°. (Amended 1993)~~

The City Council hereby amends Section 305.12.1 of Title 3, Chapter 5, Article 2 as follows:

305-12.1. Setback from Abutting Single-Family Residential Zones for Two-Story Structures

The interior yard setback for ~~all structures greater than one story, or twenty (20) feet~~ three story multi-family structures (or portions thereof) abutting any single family residential zoning district, shall be one hundred (100) feet, measured from the property line of ~~abutting land that is zoned AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone, or any Special Planning Area with single-family, or two-family, residential as a principle use, unless an exception is obtained from the appropriate authority. (Amended 6/96)~~ the common boundary.

The City Council hereby amends Section 305.12.2 of Title 3, Chapter 5, Article 2 as follows:

305-12.2. Setback from Abutting Single-Family Residential Zones for [Multifamily] Structures less than Two Stories in Height and for Internal Access Drives and Parking Facilities

~~When wooden fences are used the~~ The minimum interior yard setback for ~~all~~ one and two story multifamily structures ~~less than two stories, or twenty (20) feet in height,~~ including garages, ~~parking spaces~~, carports, and accessory structures ~~and internal access drives~~ shall be twenty-five (25) feet, measured from the property line of ~~abutting land that is zoned AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone. A~~ the common boundary between multifamily and single family property. The interior yard setback may be reduced to no less than 20 feet where a six (6) foot high masonry wall with a contiguous ten (10) foot-wide landscaped planter is ~~may be~~ provided. ~~in lieu of the twenty-five (25) foot setback. (Amended 3/24/99)~~

The City Council hereby amends Section 305.13.1 of Title 3, Chapter 5, Article 2 as follows:

305-13.1. Setback for Trash and Recycle Containers and Enclosures

~~All trash and recycle containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no higher than eight (8) feet, with appropriate solid gate. The gate shall not be visible from the public street and shall be constructed with metal posts to withstand heavy use. The enclosure shall be consistent in architecture with the project in which it is located. Enclosures for trash and recycle containers shall be located twenty-five (25) feet from any public street, fifteen (15) feet from the edge of pavement of a private street, and twenty-five (25) feet from any residential zoned property line. Adequate access for refuse pick-up shall be provided. (Amended 1993) (Amended 6/96)~~

Residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard unless screened from view of the public right-of-way by a solid fence not less than four feet in height. All Design Review applications for new single-family and multi-family residential projects shall include the

location and planned screening for storage of required trash receptacles. Exceptions to fence height standards may be granted by the designated Design Review Approving Authority to ensure proper placement and screening of trash receptacles.

The City Council hereby amends Section 305.13.2 of Title 3, Chapter 5, Article 2 as follows:

305-13.2. Setback for Air Conditioning and Mechanical Equipment

All equipment related to the air conditioning of buildings shall be located twenty-five (25) feet from a public street and twenty (20) feet from any property line. Equipment whether on the ground or a roof shall be screened from public view with a solid wood or masonry fence, landscaping, or a combination thereof. Landscaping used for screening shall provide an immediate 30 inch-tall visual screen. ~~(Amended 6/96, 4/17/02)~~

The City Council hereby amends Section 305.13.3 of Title 3, Chapter 5, Article 2 as follows:

305-13.3. Perimeter Fences

A ~~solid wood or~~ masonry fence, with a minimum height of six (6) feet, shall be provided and maintained along the interior property lines of any multiple family project, as regulated by this Article. ~~On that portion of the property located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the regulations of Chapter 12.12 of the Sacramento County Code.~~ Where fencing is proposed along any street frontage, such fencing shall be open view. The height and or design of the fence shall be measured from the highest point on either side of the fence. Fence height may be modified by a condition of approval of a use permit or ~~development plan~~ the Design Review process, where the designated Approving Authority finds that, due to a unique site design or significant difference in elevation between parcels, different screening requirements are necessary or appropriate. ~~Solid wood fences shall be constructed with redwood, cedar or similar premium grade wood. Fence posts shall be of metal or pressure treated Douglas Fir. (Amended 2/88) (Amended 6/96)~~

The City Council hereby amends Section 305.14 of Title 3, Chapter 5, Article 2 as follows:

305-14. Lot Coverage and Open Space Requirements

Buildings, roofed areas, and parking facilities, including drives, shall not cover more than 75% of the site. A minimum open space area of 25 percent of the gross area for multi-family developments shall be required. Required open space may include open space around individual buildings, recreational amenities, pedestrian walkways, and interior landscape areas located outside of the required landscape corridor along street frontage(s). ~~around each building shall be maintained as follows, except that buildings~~

~~may project into the required open space area if an equal compensating area is provided within the same yard area. Computations of area may be based on portions of buildings and their associated stories: (Amended 6/96, 4/17/02)~~

~~(a) One (1) Story Building. Ten (10) feet.~~

~~(b) Two (2) Story Buildings. Fifteen (15) feet.~~

~~(c) Three (3) Story Buildings. Twenty (20) feet.~~

~~(d) Carports open on all sides may be installed above parking spaces that are designed and located in compliance with regulations in effect at the time of carport installation. Freestanding garages and carports that are not open on all sides shall meet standard building setback requirements as set forth herein. For purposes of this section a building face shall be considered open if less than 10% of solid material is installed between the bottom of the primary roof support member and a line located two (2) feet above the parking surface.~~

~~(e) Accessory structures, such as recreational facilities, laundries, patio covers, and storage buildings shall meet standard setback requirements as set forth herein.~~

~~(f) Accessory features for the use and comfort of all tenants such as free standing shading devises and walkway trellises are not subject to the building open space or lot coverage requirements, but must meet all other development requirements.~~

~~(g) Adjacent To Streets. When buildings or structures are adjacent to streets, the open space requirements for this Section will not be in addition to those required in Sections 305-12.~~

~~(h) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building. (Amended 11/90)~~

The City Council hereby amends Section 305.15 of Title 3, Chapter 5, Article 2 as follows:

305-15. Maximum Number of Attached Dwelling Units

There shall not be more than eight (8) dwelling units in each group of attached dwellings when any portion of such building is located within 100 feet of any property zoned for single family residential development. ~~AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone. (Amended 11/90)~~

The City Council hereby amends Section 305.16.5 of Title 3, Chapter 5, Article 2 as follows:

~~**305.16.5. Architectural Standards**~~

~~In addition to any other development standards set forth in this Article, the following architectural standards shall be complied with:~~

~~(a) Roofing. All buildings shall be constructed with pitched roofs. Roofing materials shall consist of a minimum of 20-year dimensional composition asphaltic shingle, tile, concrete or similar material. Recessed areas not visible from the ground are permitted for the purpose of placing mechanical equipment.~~

~~(b) Siding. Buildings shall not be constructed using T-111 or similar low-grade siding material.~~

~~(c) Building Elevations--Unit Identity. For buildings with exterior entrances to the dwelling units, entries shall be covered and/or have individual porches where feasible. Buildings shall be designed to create separate identity of units, including, but not limited to, varied setbacks, window treatments, building materials, and roofs. Continuous fascia gutters shall be provided. (Amended 6/96)~~

The City Council hereby amends Section 305.17 of Title 3, Chapter 5, Article 2 as follows:

305-17. Landscaping

~~(a) Landscaping provided shall be cared for, maintained and appropriate permits shall be acquired as specified in Title III, Chapter 1, Article 6 of this Code.~~

(~~b~~ a) ~~Within the perimeter open space areas adjacent to interior lots,~~ Along all interior property lines there shall be a landscaped area at least ~~five (5)~~ ten (10) feet wide. Within this planter, ~~one screen tree, from an approved list,~~ a minimum of one fast growing evergreen tree for screening shall be planted at least every thirty (30) feet on center, in combination with other plant materials, to provide a dense visual screen.

(~~c~~b) The required setback areas ~~between all parking areas and the~~ along public streets, except for sidewalks and driveways, shall be landscaped from the edge of pavement to the building and/or parking area with live turf, groundcover, shrubs, mounds, and trees such that vehicles located within the parking areas are screened from view as seen from the public street within five (5) years of planting.

(~~d~~c) Tree Shading. The landscaped area between the public street and the structures and/or parking areas shall include shade trees from the ~~County~~ City's Adopted Tree List and be placed so as to cover fifty percent (50%) of the total landscape area with a canopy within fifteen (15) years of planting. Thirty percent (30) of the trees shall be evergreen.

~~(e) Parkways And Sidewalks. Sidewalks, except at street intersections, existing sidewalks and bus turnouts, may meander from a minimum of zero (0) feet to a maximum of twenty (20) feet from the edge of pavement. The parkway area between the public street and the sidewalk shall be landscaped and planted with a street tree at least every fifty (50) feet. The parkway shall be a minimum of eight (8) feet in width for the location of the street trees.~~

The City Council hereby amends Section 305.25 of Title 3, Chapter 5, Article 2 as follows:

305-25. Rehabilitation of Existing Multiple Family Projects

Existing projects that do not meet present Code requirements may be completely restored or rebuilt, subject only to *Design Review* by the Planning Director for the purpose of assuring the following :

(a) The number of units is not increased.

(b) The size of the buildings is not increased.

(c) The general footprint of the existing buildings is maintained.

(d) Existing units may be converted and/or rebuilt to ancillary uses such as recreation buildings and child care centers when the use is restricted to the residents of the project. New structures for such ancillary uses may also be provided as long as the existing required parking and landscaping is not decreased. Any new structures or exterior modifications to existing structures shall comply with the ~~Architectural Standards (Section 305-16.5) to the extent feasible. (Amended 6/96)~~ City's current Design Guidelines for multifamily development.

The City Council hereby amends Section 305.52 of Title 3, Chapter 5, Article 4 as follows:

305-52. Lot Area

(a) Duplexes. See Title II, Chapter 15, Articles 6 through 10.

~~(b) Halfplexes. No building or structure shall be erected on any lot where the lot is to be divided into two sections, each section to be occupied by a halfplex~~

~~dwelling, unless the following area is provided and maintained for each individual halfplex section:~~

~~(1) Fifty (50) percent of the required lot area for a duplex structure in the relevant land use zone.~~

~~(2) Three thousand six hundred (3,600) square feet for corner sections except that in the RD-5 and RD-7 zones a minimum four thousand two hundred (4,200) square feet for corner sections.~~

(b) Halfplexes. See Title II, Chapter 15, Articles 6 through 10.

The City Council hereby amends Section 315.42 of Title 3, Chapter 15, Article 6 as follows:

315-42. Front and Side Street Yards

(a) BP Land Use Zone. There shall be a front yard and side street yard of at least twenty-five (25) feet measured from the edge of public right-of-way or edge of pavement of private street. (Amended 4/17/02)

(b) All Other Commercial Land Use Zones. ~~There shall be a front and side street yard of at least fifty (50) feet between any structure within these zones and the public street right-of-way or edge of pavement of a private street. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter and landscaped areas required in Section 315-45 of this Article and shall be subject to all the provisions of this Section. (Amended 4/17/02)~~ The front and street side setback envelopes have been established based on project size as described in the table below. The distance is measured from property line (ultimate right-of-way). A minimum of 50 percent of this setback envelope shall be occupied by either a primary building frontage (having the main entrance(s) to the building) or pedestrian feature(s). In no instance shall on-site parking or drive-thru aisles be located within this setback; however, on-street parking, subject to review by the Public Works Department, may be provided. Drive aisles connecting the parking areas to the public street are allowed in the setback area. The setback area may include landscaping or other pedestrian amenities, as described in this Ordinance or the City's Adopted Design Guidelines. The designated Approving Authority may grant exemption when the intent is met by unique development features or there are unique site characteristics or patterns that preclude such action.

Development Size (acres)	Setback Envelope for Primary Building Frontages (from all streets in feet)
0-15	0 to 30
Greater than 15	0 to 80

Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

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

Section 6: CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental affects associated with adoption and implementation of the Ordinance would be beneficial in nature.

Section 7: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

Rancho Cordova Design Guidelines

List of modifications from Public Draft II to Final (including Planning Commission Comments)
September 6, 2005

Summary of Amendments

Chapter 1: Introduction

- Standards that reference the City Zoning Code and other adopted standards (i.e. street standards) have been removed from the body of the document and listed as references in the introduction of the document.

Chapter 2: Community Design

- Standards that reference the City Zoning Code and other adopted standards (i.e. street standards) have been removed from the body of this chapter and listed as references in the introduction of the document.
- Updated some imagery to better reflect the intent of the guidelines.
- Made small grammatical changes to targeted portions of the text to increase clarity.
- Added a provision to the Connectivity and Circulation > Pedestrian section addressing urban sidewalks.
- Added provisions to the Connectivity and Circulation > Open Space and Trails section addressing pedestrian walkway and trail size, accents at entrances, landscaping, and lighting.
- Added a provision to the Landscaping section addressing shade and planter size.
- Added a provision to the Lighting section addressing interaction between landscaping and light fixtures.
- Added a provision to the Art in Public Places section addressing the use of buildings as "public art."

Chapter 3: Commercial and Commercial Mixed Use

- Updated some imagery to better reflect the intent of the guidelines.
- Modified the content of the Design Standard under Building Placement and Orientation to better reflect the intent and goal of creating "Main Street" developments.

Chapter 4: Office and Office Mixed Use

- *No changes proposed at this time*

Chapter 5: Residential

- Standards that reference the City Zoning Code and other adopted standards (i.e. street standards) have been removed from the body of this chapter and listed as references in the introduction of the document.
- Updated some imagery to better reflect the intent of the guidelines.
- Modified guidelines and standards in the Building Placement and Orientation > Streetscape Variety section to better address duplexes on corner lots.

- Modified and added guidelines in the Building Placement and Orientation > Orientation of Homes on Lots section to better address "eyes on activities" and "eyes on the street."
- Added provisions addressing storage of trash and recycle bins to the Site Design > Building Placement and Orientation > Orientation of Homes on Lots section.

Chapter 6: Community Facilities

- Minor clarification to the introduction to Site Design

Chapter 7: Industrial

- Standards that reference the City Zoning Code and other adopted standards (i.e. street standards) have been removed from the body of this chapter and listed as references in the introduction of the document.
- Made small grammatical changes to targeted portions of the text to increase clarity.

Appendix I: Glossary

- *No changes proposed at this time*

Appendix II: Checklist for Project Review

- Checklists have been drafted for development types that will be used to ensure project compliance with the Guidelines. They will be included in the appendix of the document and available as handouts at the public counter and on the City website. (See Attachment 4)

Appendix III: Street Furniture Design Concepts

- A new appendix has been added that describes and illustrates design concepts for street furniture.

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > SENSE OF PLACE AND COMMUNITY IDENITY (2:4)					
OBJECTIVE: The design of the site should contribute to an overall sense of place that the user can relate to and remember.					
DESIGN GUIDELINES					
1. Design a formal structure for the site through building placement and orientation (sense of order, wayfinding)					
2. Use proportions in mass and detail to form the spaces between buildings.					
3. Use design features to establish project identity (i.e. architectural features, site furniture, landscape, signs, art)					
4. Build transparency from the right-of-way to the buildings and open areas of the site (three provisions listed for implementation).					
5. Project signage should not dominate the streetscape (two provisions listed for implementation depending on project type).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION (2:8)					
OBJECTIVE: Develop pedestrian oriented communities that are connected by a vast, efficient, community-oriented circulation and transit system. Smart growth principles of a street network with a wide variety of street widths, rather than a few large or very large streets that neglect or ignore the pedestrian.					
DESIGN GUIDELINES					
1. Provide a hierarchy of streets consistent with the City's Circulation Plan.					
2. New development based on a grid or modified grid system.					
3. The use of cul-de-sacs is highly discouraged.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
4. Major roadways spaced at approximately one-mile increments and secondary roads at approximately one-half-mile increments.					
5. Preferred block length is less than 600 feet; 600-800 feet is acceptable; more than 800 is unacceptable. Mid-block crossings are encouraged where blocks are more than 800 feet long.					
6. Trails and pedestrian corridors are integrated into the development.					
7. Dedicated bike paths are included.					
8. Traffic calming devices are included as needed (five provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > VEHICULAR (2:12)					
OBJECTIVE: Develop an on-site vehicular circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and minimizes conflicts with pedestrians and bicycles.					
DESIGN STANDARDS					
1. New driveways should be sited away from or immediately opposite street intersections and the number of driveways shall be minimized, consistent with the direction of the Public Works Director, for purposes of traffic safety.					
DESIGN GUIDELINES					
1. The circulation system avoids conflicts between vehicular, bicycle, and pedestrian traffic. Development is based on the street grid Main Street concept (depending on scale and type of project).					
2. Parking areas are designed to buffer opposing modes to create a safe environment (three provisions listed for implementation).					
3. Service and loading functions are integrated into the site's circulation pattern to minimize conflicts.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
4. Redundant circulation has been minimized.					
5. Circulation routes focus on primary points of ingress and egress.					
6. Circulation systems are simplified and consolidated (four provisions listed for implementation).					
7. A traditional street grid or modified street grid is used (four provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > PEDESTRIAN (2:16)					
OBJECTIVE: Reduce and eliminate barriers and visual impairments to pedestrian movement, making the pedestrian a priority in the design of projects.					
DESIGN STANDARDS					
1. Sidewalks meet the requirements of the Pedestrian Design Guidelines.					
2. All walkways internal to the project are a minimum of 6 feet wide.					
3. Walkways are properly illuminated.					
DESIGN GUIDELINES					
1. Traffic calming features are used to improve pedestrian crossings.					
2. Sidewalks are strategically located between long rows of parking in larger parking areas for safe and direct pedestrian circulation.					
3. Site is designed with as few conflicts with vehicles as possible (six provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
4. Pedestrian access points are emphasized through site design features (four provisions listed for implementation)					
5. Project includes continuous sidewalks (five provisions listed for implementation).					
6. Natural, easy to use connections are made between residential neighborhoods and neighborhood/village centers.					
7. Pedestrian amenities are provided that increase safety and comfort (five provisions listed for implementation).					
8. Urban sidewalks are developed at widths of at least 10 to 12 feet and include street trees with grills between the roadway and the buildings to help define the street edge.					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > BICYCLE (2:20)					
OBJECTIVE: Provide on-site amenities that promote bicycle travel into and around the site and connect the site in a clear and well-defined manner to the City's bicycle and trail system.					
DESIGN GUIDELINES					
1. Bicycle routes are incorporated into the design of communities.					
2. The project connects to the Citywide bikeway system.					
3. Provide a continuous system of bike paths throughout the project (three provisions listed for implementation).					
4. Bicycle racks are located in proximity to entrances and do not obstruct the pedestrian right-of-way.					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > TRANSIT (2:22)					
OBJECTIVE: Provide on-site facilities to accommodate transit riders and provide clear and well-defined on-site access to transit services.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Design transit projects for convenience (five provisions listed for implementation).					
2. Include amenities at transit stops (three provisions listed for implementation).					
3. Transit stops are designed to create project identity and contribute to Citywide or area-wide identity (four provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > BETWEEN USES (2:26)					
OBJECTIVE: Promote connections between uses that are inviting and useable by pedestrians, vehicles, bicycles, and transit users.					
DESIGN GUIDELINES					
1. Connections are made between parks/open spaces and neighboring residential and non-residential uses.					
2. Development minimizes the use of walls or other barriers that limit the connection between uses.					
3. Create meaningful public spaces and buildings that form a dialogue between uses and promote interactions.					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > OPEN SPACE AND TRAILS (2:28)					
OBJECTIVE: Establish a system of contiguous open space and trails throughout the City connecting to the American River Parkway and other regional trail systems.					
DESIGN GUIDELINES					
1. Project connects to the City's trail and open space system.					
2. Parks and open spaces have been coordinated with the parks district.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
3. Parks and trails are accessible to emergency personnel.					
4. Neighboring development is able to view the parks/open space site while still maintaining the overall natural elements, viewsheds, and feel of the facility.					
5. Pedestrian walkways and trails are a minimum of 12 feet wide					
6. Pedestrian walkways and trails are open to the public.					
7. Entrances to trails are clearly marked and identifiable.					
8. Landscaping along pathways and trails is designed to discourage loitering and minimize opportunities for suspects to "lie in wait" for potential victims. Landscaping is made up of native plantings.					
9. Lighting is maintained at sufficient levels to make trails and abutting landscaping safe at night.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (2:30)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN GUIDELINES					
1. Major activity centers are located along major corridors and near transit centers.					
2. The unarticulated rear of the building does not face a street frontage.					
3. Corner buildings relate to the intersection and are inviting to pedestrians (four provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (2:34)					
OBJECTIVE: Provide safe, comfortable places (public realm) where people can stop, sit, rest, meet, and visit with each other and enjoy their surroundings.					
DESIGN STANDARDS					
1. Every commercial, office, public/quasi-public, and mixed-use development shall be designed with at least one public gathering place.					
DESIGN GUIDELINES					
1. Every project shall be designed with one or more outdoor gathering places (five provisions listed for implementation).					
2. Pedestrian areas include a variety of sun and shading options.					
3. Parking lot shading is provided in compliance with the City parking standards and is sufficient to accommodate the projected growth of the shade trees.					
4. Outdoor spaces and plazas are visible from adjoining buildings.					
SITE DESIGN > PARKS AND OPEN SPACES (2:38)					
OBJECTIVE: Provide connected parks and open spaces with a strong sense of place and desirability throughout all new development within the community.					
DESIGN STANDARDS					
1. Provide parks at a rate of at least 7 acres per 1000 persons.					
2. At a minimum, ten percent of all new residential development is set aside as open space that is accessible.					
DESIGN GUIDELINES					
1. Parks are developed to the requirements of the City and Parks District.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
2. The benefit of community open space is maximized when located in proximity to home, centers, and other development.					
3. Parks and open spaces have been programmed with a variety of activities (four provisions listed for implementation).					
SITE DESIGN > LANDSCAPING (2:40)					
OBJECTIVE: Provide landscaping that accents and complements the built form, establish project identity, and helps establish the development as a vibrant, inviting place for pedestrian users.					
DESIGN STANDARDS					
1. All landscaping shall be irrigated and maintained in good condition. The design and placement of irrigation systems should minimize the potential spray-over onto paths, driveways, and other hardscapes.					
2. Landscaped areas, including trees and other plantings, as well as paving and walls, shall be regularly maintained.					
DESIGN GUIDELINES					
1. Landscaping is designed to reduce the overall scale and mass of development and soften the appearance of individual buildings within the development.					
2. Landscaping is designed to anchor buildings to the surrounding environment.					
3. Site and street trees are broad branching with a mature canopy spread of 40 feet while still allowing visibility of development.					
4. Openings in landscaping are provided for security and visability.					
5. A well colored, varied, complementing pallet of native plantings is used.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > STREETSCAPE (2:44)					
OBJECTIVE: Develop attractive, pedestrian-oriented streets and integrate the built environment with the City's circulation system.					
DESIGN GUIDELINES					
1. Major streets are designed with a consistent landscaping theme.					
2. Landscaping medians are used on wider, busier streets to create visual interest. Medians are wide enough to support trees with wide canopies.					
3. Planting strips between the curb and sidewalk are wide enough to support shade trees (5 foot inside dimension).					
4. Street furniture and accessories are incorporated as appropriate and contribute to the project or district character/identity.					
5. Street lighting meets both the needs of the pedestrians and vehicles.					
6. Curb extension bulbouts and mid-block crossings are used for improved pedestrian visability.					
7. Crosswalks are clearly delineated and identifiable to motorist and pedestrians.					
8. As appropriate, utilities are undergrounded or screened to minimize appearance for public rights-of-way.					
9. Utility boxes are screened from public view.					
10. Soundwalls are only used where no other design feature is feasible to reduce roadway noise. Where used, soundwalls are well designed.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > PARKING (2:48)					
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians and avoid over-parking the site. Design parking areas as an integral part of the project and visually screen parking from surrounding public streets and neighborhoods.					
DESIGN GUIDELINES					
1. Parking areas do not divide developments or hinder mobility.					
2. Building placement/orientation and parking design maximizes pedestrian circulation (three provisions listed for implementation).					
3. Surface parking areas are divided into smaller units and include pedestrian connections between parking areas and buildings (five provisions listed for implementation).					
4. On-street parking is encouraged as a way to meet project parking demand.					
5. Parking located adjacent to residential shall be designated to minimize negative impacts (two provisions listed for implementation).					
6. Alternatives of traditional surface parking lots are encouraged (six provisions listed for implementation).					
7. Where parking structures are included, the City encourages ground floor retail and/or dense landscaping along the street.					
SITE DESIGN > SCREENING AND SERVICE AREAS (2:52)					
OBJECTIVE: Screen on-site activities that detract from the overall visual appearance of the site or otherwise create undesirable noise.					
DESIGN GUIDELINES					
1. Loading, storage, and trash collection areas are located away from pedestrian areas and primary vehicular circulation routes and are not visible from abutting streets.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
2. Screening devices for service functions are incorporated into the overall design of the project and ensure containment of visual and acoustic impacts.					
3. Rooftop equipment is entirely screened from public view.					
SITE DESIGN > SAFESCAPE (2:56)					
OBJECTIVE: Create safe, inviting, pedestrian places that incorporate crime prevention design elements and emphasize linkages and surveillance between the buildings and the street.					
DESIGN GUIDELINES					
1. Pedestrians have a sense of ownership over the public realm portions of the site.					
2. Directional/directory maps are included on-site as appropriate.					
3. Pedestrian amenities are included along the streetscape.					
4. Development is designed with eyes on the plazas and open spaces. Access is provided to all public sides of the buildings and includes adequate lighting and security surveillance.					
5. The depth of architectural projections has been minimized.					
6. Project is designed so that users can take advantage of outdoor spaces.					
7. The use of blank walls (or portions thereof) is limited.					
8. Building corners are rounded or otherwise opened to the public.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
9. Night lighting illuminates passageways and building entrances.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > URBAN RUNOFF (2:58)					
OBJECTIVE: Contain urban run-off and limit its impacts on the natural and built environment.					
DESIGN GUIDELINES					
1. Impervious surface has been minimized.					
2. Paving in pedestrian areas has been slightly sloped into landscaped areas.					
3. Run-off from parking and other vehicular areas of the site are filtered or otherwise purified to prevent contamination of the natural environment.					
4. Irrigation of landscaping does not spillover onto hardscape.					
5. Detention basins and drainage channels are designed as integral components of the development.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > SOLAR ACCESS, ENERGY EFFICIENCY, AND GREEN BUILDINGS (2:60)					
OBJECTIVE: Promote development that conserves energy and minimizes impacts on natural resources.					
DESIGN GUIDELINES					
1. Orient the design of the site to take advantage of solar access.					
2. Plazas and other pedestrian hardscape are shaded with trees and other pedestrian shading devices.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
3. Building windows are treated or otherwise designed to increase energy efficiency while still maintaining the architectural integrity of the building and quality of design.					
4. The project includes solar arrays. If not, it at least has been designed to allow for their addition at a later date.					
5. The project uses green roofs that help to reduce heat islands.					
6. LEED, LEEP, or other standard has been used to review this project.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > NATURAL FEATURES OF THE ENVIRONMENT (2:62)					
OBJECTIVE: Preserve and protect the natural features of the environment.					
DESIGN GUIDELINES					
1. Significant natural features are included in the project.					
2. The project includes features that reflect the history of the City.					
SITE DESIGN > ART IN PUBLIC PLACES (2:64)					
OBJECTIVE: Provide meaningful public art that contributes to the overall character of the site and enhances the quality of life in Rancho Cordova.					
DESIGN GUIDELINES					
1. Art or other aesthetic improvements are designed into the project.					
2. Artwork is adequately lit.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
3. Artwork is a permanent part of the development.					
4. Buildings are designed a public art through their articulation, architectural style/features, and lighting.					
SITE DESIGN > LIGHTING (2:66)					
OBJECTIVE: Lighting shall contribute to site safety and security and complement the built form while not detracting from the overall quality of the site or surrounding uses and activities.					
DESIGN STANDARDS					
1. In order to minimize light trespass on residential properties directly abutting a multi-family site, illumination measured at the nearest residential property line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.					
2. The maximum height for all freestanding light fixtures on private property is 18 feet from finish grade.					
3. Prohibited lighting is not used as part of the project.					
DESIGN GUIDELINES					
1. Exterior lighting is an integral part of the building and landscaping.					
2. Lighting in parking areas is consistent in scale and style with the rest of the project.					
3. Light pollution is minimized.					
4. The location of lighting responds to the anticipated use and does not exceed the amount of illumination required by users (three provisions listed for implementation).					
5. Building lighting is directed onto appropriate areas of the site.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
6. Light fixtures are separated from trees by a minimum distance of 20 feet.					
SITE DESIGN > SIGNS (2:70)					
OBJECTIVE: Promote the use of Uniform Sign Programs for Centers with multiple uses and/or buildings to ensure design compatibility of all project signage.					
DESIGN STANDARDS					
1. Integrated developments are required to prepare and maintain a Uniform Sign Program to ensure sign compatibility within the project.					
DESIGN GUIDELINES					
1. Unique project identification signs are used to establish or otherwise reinforce the identity of the project.					
2. Signs are simple and easy to read.					
3. On-site directional or directory signs are provided as appropriate.					
ARCHITECTURE > MASSING, SCALE, AND FORM (2:74)					
OBJECTIVE: Design buildings at a human scale to ensure a desirable pedestrian environment with variety and visual richness that enhances the public realm and the pedestrian experience.					
DESIGN STANDARDS					
1. Blank, windowless walls are not used along public streets.					
DESIGN GUIDELINES					
1. Larger building volumes are broken up into smaller components.					
2. Changes in vertical mass are used in architecturally appropriate ways to reduce the appearance of height and bulk (four provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
3. Large buildings tier or taper to reduce their scale along the edges of the site.					
4. New and existing buildings transition smoothly.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (2:78)					
OBJECTIVE: Development shall have an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character of Rancho Cordova. The architectural style should be timeless and the style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Project is designed with quality, timeless architecture of a definite architectural style on all sides of the building.					
2. The form, design, and materials of the roof are architecturally consistent with the overall site design.					
3. Multi-story buildings are designed with a base, middle, and cap.					
4. Storefronts promote a sense of entry into the structure (five provisions listed for implementation).					
5. Main building entries are accented (six provisions listed for implementation).					
6. If used, security grills are concealed from public view.					
7. All sides of the building are addressed with architectural elements.					
8. Roofing adds character and style to the project.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
ARCHITECTURE > BUILDING MATERIALS AND COLORS (2:82)					
OBJECTIVE: Use color and materials that add visual interest and appeal, and are compatible with the desired community character.					
DESIGN GUIDELINES					
1. Exterior finishes are appropriate to the building and style of the project.					
2. The project uses quality materials (six provisions listed for implementation).					
3. Changes in material should occur at interior corners or at a change in horizontal plane.					
4. Colors are used in meaningful ways.					
5. Roof materials convey a sense of quality and durability.					
ARCHITECTURE > COMPATIBILITY (2:86)					
OBJECTIVE: Promote compatibility of architectural forms between neighboring developments. Preserve the historically important heritage of the City while promoting redevelopment along the City's distressed corridors.					
DESIGN GUIDELINES					
1. New development and redevelopment is compatible with neighboring projects.					
2. Established, desirable streetscapes are continued by the project.					
3. Pad buildings are compatible with and reflect the planned architectural style or theme of the center.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
4. The project contributes to the overall City image.					
5. Architectural elements of the project relate back to the City history and the natural environment as appropriate.					
6. Design themes relate to the history of the City.					
7. Additions to buildings do not deform or adversely affect the composition of the façade or are out of scale with the existing building.					
CHECKLIST EVALUATION					
Total (154 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (3:10)					
OBJECTIVE: Develop an on-site circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and minimizes conflicts with pedestrians and bicycles. Provide on-site facilities to accommodate pedestrian, bicyclists, and transit riders.					
DESIGN STANDARDS					
Pedestrian connections are provided between buildings and adjoining commercial and residential developments. The project is connected to the sidewalk.					
DESIGN GUIDELINES					
1. Large commercial developments are designed with a "Main Street" style. (three provisions listed for implementation).					
2. Auto dependent uses are designed to reduce conflicts with pedestrians (three provisions listed for implementation).					
3. Commercial centers are linked to the surroundings with pedestrian connections as appropriate.					
4. For TODs, the transit stop is an integrated component of the development.					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (3:14)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards the pedestrian user as a key component of the development.					
DESIGN STANDARDS					
A minimum of one public plaza or similar gathering place is provided.					
DESIGN GUIDELINES					
1. Large sites feature public spaces that are meaningful.					
2. Uses such as restaurants front onto plazas and take advantage of outdoor spaces.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
3. Outdoor areas are landscaped (with both soft- and hardscape) and include street furniture.					
4. Street corners are developed as active portions of the site with building entrances, public plazas, or small parks.					
5. Different materials and colors are used to offset the paving and to provide visual interest.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (3:18)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN STANDARDS					
Buildings are setback appropriate distances from the public right-of-way and the setback envelope does not include parking. Landscaping is provided as appropriate.					
DESIGN GUIDELINES					
1. Commercial buildings on sites over 15 acres are designed to create "Main Street" environments.					
2. Projects are designed as vibrant mixed-use centers that attract and captivate the pedestrian user (five provisions listed for implementation).					
3. Loading and delivery service areas are located in appropriate locations and adequately screened.					
4. Corner and mid-block pad buildings are oriented towards the street and public sidewalk (two provisions listed for implementation).					
ARCHITECTURE > MASSING, SCALE, AND FORM (3:24)					
OBJECTIVE: Commercial and mixed-use structures should be designed to a human scale, help create vibrant activity areas, and should complement adjoining properties.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Multi-level buildings are designed with architecture that is visually interesting (four provisions listed for implementation).					
2. Large retailers are integrated into multi-tenant developments, rather than being freestanding buildings (four provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (3:26)					
OBJECTIVE: Commercial development shall be designed with an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character for Rancho Cordova. The architectural style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Design all sides of the building with consistent architecture and façade elements (three provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS > COMMERCIAL FACADES (3:28)					
OBJECTIVE: Commercial facades should appear open, inviting and engaging to the passerby.					
DESIGN GUIDELINES					
1. Storefronts promote a sense of entry into the structure as well as a sense of shelter (three provisions listed for implementation).					
2. Entries are clearly visible from the street and provide visual interest (three provisions listed for implementation).					
3. Windows are used to create an open and inviting atmosphere (six provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (19 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (4:4)					
OBJECTIVE: Develop an on-site circulation system that ties office development into the community transportation network and promotes all forms of transportation, including vehicles, bicycles, pedestrians, and transit.					
DESIGN GUIDELINES					
1. Where possible, place the primary entrance of office buildings at the building setback with an entry from the public sidewalk.					
2. Provide pedestrian amenities that increase safety and comfort (total of six provisions listed for implementation).					
3. Bicycle parking/storage shall be located in visible areas, proximate to entries, and integrated into project design.					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (4:8)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards employees and visitors to the site.					
DESIGN GUIDELINES					
1. Link office buildings together with plazas, greens, or gardens for employees to gather. Design public spaces for site identity and sense of place.					
2. Landscape outdoor areas with visually stimulating soft- and hardscape that helps to identify the site.					
3. Define and enhance street corners and edges through building placement, public spaces, and relationship to street.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (4:10)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN GUIDELINES					
1. Place buildings to accommodate the pedestrian user, relate to street, and connect to adjoining properties (orientation and design features of entrance, design of spaces between buildings).					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > PARKING (4:12)					
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians.					
DESIGN GUIDELINES					
1. Parking lots shall be designed to facilitate safe and efficient pedestrian movement between parking and buildings. Parking should not be the predominant aesthetic facing public street intersections (four provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (4:16)					
OBJECTIVE: Use an architectural style or theme that establishes a clear, interesting project identity for office parks with multiple buildings as well as individual office structures. The architectural style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Design all sides of the building with consistent architectural and façade elements (specific roofline and façade improvement techniques listed).					
2. Design entries to be clearly visible from the street and provide visual interest (design provisions listed for primary/secondary entrances and enhancements).					
CHECKLIST EVALUATION					
Total (10 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
3.Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETSCAPE VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN STANDARDS					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. No two identical floor plans and elevations are placed on adjacent lots.					
3. Duplexes and half-plexes on corner lots are permitted throughout single-family neighborhoods on standard corner sized lots.					
DESIGN GUIDELINES					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. Master Home Plans include the required minimum number of floor plans and elevations (three provisions listed for implementation).					
3. Structures are designed to create variation along the street.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant and active neighborhoods.					
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					
2. Rear alleys are used in higher-density development to access garages.					
4. Projects are designed in a way that promotes "eyes on the street" for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of "eyes on activities" (three provisions listed for implementation).					
6. Trash receptacles are not be stored within a required front or street side yard unless screened from public view.					
SITE DESIGN > PARKING (5:24)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
1. Common driveways or alley-loaded access is used within the project.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:28)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that the garage is subordinate to the main home/living area in single-family residential neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Variety in garage placement is achieved so that only one in three of the master home plans have a garage door that extends beyond the primary living area of the home (two provisions for implementation listed).					
2. The appearance of three or more garage spaces facing the street is avoided or otherwise minimized (five provisions listed for implementation).					
3. Garage door widths facing the street do not exceed 50 percent of the width of the home. For lots less than 50 feet wide the maximum garage door width is 60 percent.					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > MASSING, SCALE, AND FORM (5:34)					
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.					
DESIGN GUIDELINES					
4. Substantial variety is achieved in Master Home Plan. Streetscape monotony and "sameness" is minimized through implementation of the specific provisions as applicable.					
5. Design of individual homes provides interest and balance of bulk and mass (five provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:38)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:40)					
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (22 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
2. Shared driveways are utilized as appropriate.					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETSCAPE VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN STANDARDS					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. No two identical floor plans and elevations are placed on adjacent lots.					
3. Duplexes and half-plexes on corner lots are permitted throughout single-family neighborhoods.					
DESIGN GUIDELINES					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant, and active neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					
2. Rear alleys are used in higher-density development to access garages.					
3. Buildings are designed with structural and special variety along the front façade and staggered roof planes.					
4. Projects are designed in a way that promotes "eyes on the street" for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of "eyes on activities" (three provisions listed for implementation).					
6. Trash receptacles are not be stored within a required front or street side yard unless screened from public view.					
SITE DESIGN > PARKING (5:24)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
1. Common driveways or alley-loaded access is used within the project.					
2. Short and direct access is provided from parking areas to the dwelling unit.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:28)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that that garage is subordinate to the main home/living area in single-family residential neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
3. Garage door widths facing the street do not exceed 50 percent of the width of the home. For lots less than 50 feet wide the maximum garage door width is 60 percent.					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > MASSING, SCALE, AND FORM (5:34)					
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.					
DESIGN GUIDELINES					
1. The structural massing of larger buildings is broken down into smaller components that typify individual dwelling units or homes (four provisions listed for implementation).					
2. Multi-unit structures transition in scale when adjacent to one- and two-story single family detached homes.					
3. Attached products look like separate units through the use of architectural detailing.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:38)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:40)					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (24 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
1. Project is easy to navigate through the design of the internal circulation system and the use of wayfinding designs.					
2. Shared driveways are utilized as appropriate.					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
5. Project is integrated into the public street and sidewalk system (three provisions listed for implementation).					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETSCAPE VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN GUIDELINES					
4. Projects with two or more buildings are designed with different setbacks or façade variations.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant, and active neighborhoods.					
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
3. Buildings are designed with structural and special variety along the front façade and staggered roof planes.					
4. Projects are designed in a way that promotes "eyes on the street" for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of "eyes on activities" (three provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACE/PEDESTRIAN AMENITIES (5:20)					
OBJECTIVE: Create aesthetically pleasing and vibrant places to gather within residential projects and provide common open space areas and amenities for the use and enjoyment of residents within residential projects.					
DESIGN STANDARDS					
All buildings, roofed areas, and parking facilities, including drives, shall not cover more than 75 percent of the site. A minimum 25 percent shall be designated as common open space.					
DESIGN GUIDELINES					
1. Open spaces are accessible from all units.					
2. Open spaces are incorporated into the site plan as a primary design feature. They are centrally located and positioned within the viewshed of the nearest units.					
3. Amenities are provided for residents (eight provisions listed for implementation).					
4. Buildings with ground floor office or retail use include public spaces with amenities (two provisions listed for implementation).					
5. Project amenities are close to the street frontage and street corners, animating the local street system. Amenities are not in remote, hard to see locations.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project n - = +	Description/Comments
SITE DESIGN > PARKING (5:24)		
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.		
DESIGN GUIDELINES		
1. Common driveways or alley-loaded access is used within the project.		
2. Short and direct access is provided from parking areas to the dwelling unit.		
3. Multi-family projects with more than 50 units provide a common vehicle wash area. Where provided, the vehicle wash areas are paved, bermed, and graded in order to drain properly.		
4. Residential units are buffered from the parking lot with specific screening or landscaping buffer.		
5. A combination of on-street and off-street parking is utilized.		
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:28)		
OBJECTIVE: Create residential development where a variety of garage placements ensures that that garage is subordinate to the main home/living area in single-family residential neighborhoods.		
DESIGN GUIDELINES		
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.		
ARCHITECTURE > MASSING, SCALE, AND FORM (5:34)		
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.		

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. The structural massing of larger buildings is broken down into smaller components that typify individual dwelling units or homes (four provisions listed for implementation).					
2. Multi-unit structures transition in scale when adjacent to one- and two-story single family detached homes.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:38)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
4. Upper units have balconies or decks of adequate size.					
5. End units have articulation, such as windows and doors facing onto sidewalks.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES (5:44)					
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.					
DESIGN GUIDELINES					
1. Residential entries are separated from the street by transition areas (two provisions listed for implementation).					
2. Primary entrances into residential buildings or individual units include weather protection extending a minimum of four feet from the façade.					
3. Entries are designed with character (five provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (33 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project n - = +	Description/Comments
SITE DESIGN > CIRCULATION (5:10)		
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.		
DESIGN GUIDELINES		
1. Project is easy to navigate through the design of the internal circulation system and the use of wayfinding designs.		
2. Shared driveways are utilized as appropriate.		
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.		
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.		
5. Project is integrated into the public street and sidewalk system (three provisions listed for implementation).		
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETSCAPE VARIETY (5:14)		
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.		
DESIGN GUIDELINES		
4. Projects with two or more buildings are designed with different setbacks or façade variations.		
5. Buildings include retail and/or service uses.		
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)		
OBJECTIVE: Design and construct residential units that create safe, pleasant and active neighborhoods.		

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
4. Projects are designed in a way that promotes "eyes on the street" for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of "eyes on activities" (three provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACES/PEDESTRIAN AMENITIES (5:20)					
OBJECTIVE: Create aesthetically pleasing and vibrant places to gather within residential projects and provide common open space areas and amenities for the use and enjoyment of residents within residential projects.					
DESIGN GUIDELINES					
1. Open spaces are accessible from all units.					
2. Open spaces are incorporated into the site plan as a primary design feature. They are centrally located and positioned within the viewshed of the nearest units.					
3. Amenities are provided for residents (eight provisions listed for implementation).					
4. Buildings with ground floor office or retail use include public spaces with amenities (two provisions listed for implementation).					
5. Project amenities are close to the street frontage and street corners, animating the local street system. Amenities are not in remote, hard to see locations.					
SITE DESIGN > PARKING (5:24)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
3. Multi-family projects with more than 50 units shall provide a common vehicle wash area. Where provided, the vehicle wash areas shall be paved, bermed, and graded in order to drain properly.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
4. Residential units are buffered from the parking lot with specific screening or landscaping buffer.					
5. A combination of on-street and off-street parking is utilized.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:28)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that the garage is subordinate to the main home/living area in single-family residential neighborhoods.					
DESIGN GUIDELINES					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:38)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:40)					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project n - = +	Description/Comments
DESIGN GUIDELINES		
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).		
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).		
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).		
4. Upper units have balconies or decks of adequate size.		
5. End units have articulation, such as windows and doors facing onto sidewalks.		
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES (5:44)		
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.		
DESIGN GUIDELINES		
1. Residential entries are separated from the street by transition areas (two provisions listed for implementation).		
2. Primary entrances into residential buildings or individual units include weather protection extending a minimum of four feet from the façade.		
3. Entries are designed with character (five provisions listed for implementation).		
CHECKLIST EVALUATION		
Total (28 Guidelines)		

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR COMMUNTIY FACILITY PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (6:8)					
OBJECTIVE: Develop a circulation system that provide full public access to community facilities by providing a safe and functional vehicular environment and, most importantly, providing a safe environment for those walking, using bicycles, and transit.					
DESIGN GUIDELINES					
1. Create safe and comfortable environments for pedestrians and bicyclists (five provisions listed for implementation).					
2. Project is designed to increase convenience of transit users (four provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACES/PEDESTRIAN AMENITIES (6:12)					
OBJECTIVE: Create safe, pleasant, and active streets and public spaces that are scaled to the type of community facility.					
DESIGN GUIDELINES					
1. Create safe, attractive, functional gathering places (three provisions listed for implementation).					
SITE DESIGN > PARKING (6:14)					
OBJECTIVE: Design parking areas to respect the pedestrian user, particularly where large commercial or passenger vehicles need to be accommodated.					
DESIGN GUIDELINES					
1. Design parking lots that avoid large expanses, place parking to the side or behind buildings, include safe, comfortable routes, and include landscaping.					
2. Provide parking areas for large vehicles (two provisions listed for implementation).					
SITE DESIGN > LANDSCAPING (6:16)					
OBJECTIVE: Use landscaping to enhance character and visual quality of community facilities.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR COMMUNTIY FACILITY PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Site design minimizes impervious surfaces (five provisions listed for implementation).					
2. Landscaping is used to enhance the pedestrian experience (three provisions listed for implementation).					
SITE DESIGN > MINIMIZING NEGATIVE VISUAL IMPACTS OF COMMUNITY INFRASTRUCTURE (6:18)					
OBJECTIVE: Integrate design of community facility infrastructure into adjacent neighborhoods and screen equipment from view.					
DESIGN GUIDELINES					
1. Screen infrastructure with landscaping, decorative walls, or other methods (three provisions listed for implementation).					
2. House facilities in buildings that blend with the surroundings.					
3. Minimize the visual impact of cellular equipment and other tower systems (three provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES					
OBJECTIVE: Entryways should be clearly visible and recognizable from the street and appear open and inviting to the pedestrian.					
DESIGN GUIDELINES					
1. Articulate individual and common entryways (five provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (11 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (7:6)					
OBJECTIVE: Develop a circulation system that provides for the ease of circulation and safety for both motorists and pedestrians/bicyclists.					
DESIGN GUIDELINES					
1. Primary entry drives are enhanced with landscaping, monument signs, decorative paving, etc. to emphasize site access locations and draw attention to project ingress/egress and create site identity.					
2. Site access promotes safety, efficiency, and convenience and avoid conflicts between pedestrians, vehicles, and delivery trucks.					
3. Loading areas are located in the rear of the building.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (7:8)					
OBJECTIVE: Site design that incorporates significant existing natural features and takes into consideration adjacent uses and structures.					
DESIGN GUIDELINES					
1. Buildings have a strong relationship to the street including functional public entrances.					
2. The visual impact of a large sea of parking and industrial equipment from public rights-of-way is minimized.					
3. Industrial and warehouse development is screened and buffered from adjacent residential uses.					
4. Loading docks and bays are not located or oriented toward the primary street frontage.					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (7:10)					
OBJECTIVE: Provide open areas and public amenities where employees can take advantage of recreational uses. Such improvements should be appropriate for the intended users.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Include one or more public space/pedestrian area scaled according to the size and demands of the project.					
SITE DESIGN > LANDSCAPING (7:12)					
OBJECTIVE: Provide for attractive and functional landscape for purposes of screening, buffering, and softening of various site elements.					
DESIGN GUIDELINES					
1. Landscaping scale and design is compatible with and appropriate for the project.					
2. Special landscaping is provided at focal points and project entries.					
3. Vines and screen walls are used on large expansive building facades.					
4. Landscaping (in conjunction with appropriate decorative walls and setbacks) are used to buffer industrial uses from less intensive uses.					
5. New landscaping/landscape corridors are consistent with existing landscaping/landscaping corridors.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (7:16)					
OBJECTIVE: Ensure that buildings with expansive facades incorporate design elements and details that relate to the scale of the human form and enhance the character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Include architectural features along large buildings that are visible from a public street or adjacent residential property.					
2. Wireless facilities, if included on-site, are designed into the architecture/façade of the building.					

RANCHO CORDOVA DESIGN GUIDELINES CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
CHECKLIST EVALUATION					
Total (15 Guidelines)					

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **Review and Update of Progress on Open Space Performance Standards**

RECOMMENDATIONS

Consider staff's presentation and provide comments and direction as appropriate.

BACKGROUND

Staff has worked with the firm MIG to develop Open Space Performance Standards over the past several months. A draft document titled *Trails, Greenways and Gathering Places* has been produced and distributed to the BIA for review. Attached are copies of the draft document that was circulated to the BIA.

Due to the timing of the August 31, 2005 City staff/BIA meeting, staff is unable to provide a summary of the BIA's comments within this report. Within the presentation to the Council on September 6, 2005 staff will review the progress to date on this effort, the *Trails, Greenways and Gathering Places* handbook, and comments received from the BIA members.

It is anticipated that the next steps for approval of the *Trails, Greenway and Gathering Places* handbook (Open Space Performance Standards) will be determined within the discussion on September 6, 2005. The process for finalizing this set of design standards will be informed by the BIA responses and by the direction received from the City Council.

Attachment

AGENDA ITEM # 18

RANCHO CORDOVA OPEN SPACE STANDARDS

trails, greenways and gathering places

DRAFT

PREPARED BY

MIG

Moore Iacofano Goltsman, Inc.

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DRAFT

RANCHO CORDOVA OPEN SPACE STANDARDS

FOR

TRAILS, GREENWAYS, AND GATHERING PLACES

PREPARED BY

M.I.G., INC.

AUGUST, 2005

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Greenways

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1. INTRODUCTION

The newest city in California, Rancho Cordova is committed to developing a world-class system of great open spaces that create a vibrant community and establishes a unique City identity. The City has taken another important step in meeting this goal by developing open space standards for trails, green infrastructure, greenways and neighborhood outdoor gathering places.

Focus and Approach of this Document

All open space land within Rancho Cordova has a purpose, such as preservation of natural areas, provision of recreation amenities, trails for pedestrian and bicycle use, or outdoor places for neighborhood residents to gather and children to play. The word open space has variety meanings for people. Some define it as "empty land", others as "parks." For the purposes of this document, open space is divided into three general categories:

1. **Natural areas and mitigation lands:** This is property set aside for preservation as a natural habitat or a similar purpose. Examples include a wetland area or protected wildlife habitat. Performance standards provided in this document will not apply directly to this type of open space but the location of natural areas will have an effect on the placement and design of certain open space elements.

2. **Parks and recreation:** The City requires dedication of land for parks. The performance standards provided in this section address how parks should tie into the overall open space system, but do not address the specific design of parks. Parks are addressed separately.

3. **Trails, greenways and neighborhood outdoors gathering places:** The performance standards contained in this document apply to specific open space elements that provide open space connections and to small-scale neighborhood gathering places. These open space elements are defined as follows:

   A. **Regional Trails:** These facilities represent the backbone of open space connections throughout the community. New developments will be required to extend or connect to the regional trail system. The goal is to allow a person to travel safely from one side of the community to the other without leaving the City's open space network.

   B. **Green Infrastructure:** This open space element recognizes that development sites will have natural features that should be incorporated into the site design, such as riparian areas, significant trees, wetlands, habitat areas, etc. This document focuses on smaller natural features and unique natural characteristics of sites and is not intended to regulate larger natural areas that are covered by a variety of other regulations.

   C. **Greenways:** These are smaller scale linear corridors with pathways within or between developments. These facilities are

similar to regional trials because they are generally linear in nature and connect different site locations. Greenways should ultimately terminate at a regional trail or a park.

D. Neighborhood Outdoor Gathering Places: The purpose of these facilities is to ensure that open space facilities are dispersed throughout neighborhoods within close proximity of all residential units. These facilities should provide opportunities for passive or small-scale active recreation (e.g., a play structure).

Planning Process

During May 2005, the Rancho Cordova Planning Department began the planning process to develop the "Open Space Standards for Trails, Greenways and Neighborhood Outdoor Gathering Places". The process, while led by the Planning Department, is designed to facilitate consensus around a shared vision for various open spaces identified in this document.

An 'Open Space Performance Standards Framework' workshop in May, involved members of the City Council and Planning Commission, City Staff from various departments (including Planning and Cordova Parks and Recreation District). The workshop members explored potential open spaces connectors and gathering places in new and infill development that would create a unique public realm for the City. This workshop helped identify the key open spaces that have been illustrated in this document and key performance standard criteria that are important for the successful creation of these open spaces.

This continuing planning process will involve meeting with developers and City Council to further develop and refine the standards for trails, greenways and outdoor gathering places.

Document Overview

This document is organized into the following chapters:

Chapter 1: Introduction- explains the project's background and planning purpose, provides an overview of the open spaces that are being primarily focused and outlines the organization of the document.

Chapter 2: Vision and Values- synthesizes the vision and values that form the basis for this document, presents the benefits of open space and identifies the two overall requirements of performance standards

Chapter 3: Site Design Guidelines- details the general guidelines for creating an enriching and well-connected open space framework and the preferred pattern of open space in new developments.

Chapter 4: Open Space Standards and Guidelines- details the vision/intent, performance standards, activities, uses and basic design guidelines for each of the 4 open spaces: regional trails, green infrastructure, greenways and neighborhood outdoor gathering places.

2. VISION AND VALUES

To ensure residents of Rancho Cordova receive the benefits of a comprehensive, integrated open space system, the city is developing policies and standards based on its vision for open space, parks and trails. The vision is a critical component of Rancho Cordova's first Interim General Plan. The City's aim is to enhance the community's use of trails, greenways and neighborhood gathering places and to improve how those areas complement or supplement the City's park system and natural areas. The City has adopted an interim policy document called the "Vision Book" and an Interim General Plan, which adopt policy statements related to open space and parks. These documents make it clear that the City values:

- A high quality system of parks and trails that establishes a positive identity for the community.
- An integrated approach to development that links different land uses and different parts of the community through a system of trails.
- Protecting natural resources and educating the public.

The City Council recognizes that maintaining open space and parks will become even more crucial to the health of the community as the City grows. Implementing the vision for open space will ensure a long-term high quality of life for Rancho Cordova residents.

Policies

Rancho Cordova's Interim General Plan includes open space goals and policies aimed at ensuring:

- A world-class system of open space that serves the needs of all residents.
- Protection of significant natural open space areas, including vernal pools, wetlands and other significant habitat and wildlife.
- Parks and open space that help promote a City identity and healthy lifestyles and help make Ranch Cordova a regional destination for recreational uses.
- Preservation of the city's oaks and other heritage trees.
- Contiguous, connected open space systems throughout the city, including connections to surrounding communities and regional open space systems.
- Public access and trails in open space areas and trails that link to parks.
- Trails and open space of all kinds (both active and passive) as an integral part of the city's newly developing areas.
- New development pays its full share of the cost to build and maintain open space and parks.
- Continued recognition of the importance of the American River Parkway as a regional open space amenity and one of the city's most important natural assets, which must be protected.
- Expanded use of the American River Parkway and the Folsom South Canal as trail linkages.

- Protection of the City's water quality and supply.
- Nature centers that help educate the public about the City's natural resources.

Performance Standards

The City's open space system will grow over time and the performance standards will help to guide this growth. The performance standards in this document apply to usable open space areas: regional trails, greenways, green infrastructure and neighborhood outdoors gathering places. (Natural areas and parks and recreation are critical components of the comprehensive open space system and will be covered in another document). These areas will be judged on the quality of spaces created and how well the facilities help tie disparate open space elements, natural areas, parks and other land uses together. Ultimately, the system must perform for individual people in their daily lives. Creating usable performance standards will ensure that the open space system meets the City's goals and actually provides the expected benefits.

To develop the performance standards, we must first understand what we are building the system to do. The system must fulfill two sets of requirements: behavioral and ecological.

Behavioral requirements are based on human, cultural, social and biological needs such as:

1. Physical comfort and safety
2. Community, connections and identity
3. Stimulation and discovery
4. Fun and joy
5. Beauty and spiritual restoration/meaning

These needs can only be satisfied in open space settings specifically designed to support them. A good setting is based on the activities people engage in; it is physical as well as social and cultural. Therefore, part one

Benefits of Open Space

Residents of Rancho Cordova have consistently indicated that they value the benefits that a comprehensive, integrated open space framework provides.

1. **Builds livable communities.** A connection to nature can restore the spirit by creating a sense of place and positive image that increases people's pride in their community. Connected communities help people understand their neighbors, their history and their environment.
2. **Promotes personal health and human development.** A healthy lifestyle can add up to two years to life expectancy. Play and sports help develop healthy children, with better social and motor skills, intellectual capacity, creativity and other life skills.
3. **Preserves natural resources.** Green spaces and vegetation improve air quality and water quality, help prevent flooding, protect the watershed and habitat, and increase biodiversity. They also provide a context for environmental education.
4. **Reduces health care and social services costs.** A healthy lifestyle leads to reduced medical and mental healthcare costs through lower diabetes, heart, cancer, depression, anti social behavior, smoking and substance abuse rates.
5. **Reduces infrastructure costs.** Tree cover reduces energy costs because of cooler air, lowers storm water system costs because runoff percolates into the ground, and leads to air quality that more readily meets federal requirements because trees filter out carbon monoxide, ozone and other pollutants.
6. **Reduces police and justice costs.** When youths have activities and places to gather where they can be part of a connected community, crime rates go down.
7. **Provides significant economic generators.** Usable open space and recreation areas are relocation magnets; they attract and maintain residents, businesses and tourists. Employees who have access to usable open space near their workplace increase their productivity and decrease absenteeism, staff turnover and on-the-job accidents.

of the performance standards is based on the activities or behaviors that the setting is expected to support.

Ecological requirements are part two of the performance standards. These settings are habitat-related and based on a simple ecological principle: everything living on earth is part of an ecosystem. This is true for the human habitat, as well as for plant and animal habitats. All habitats are "designed" or manipulated by the species that inhabit them to support life. There are six ecological requirements that determine the health of the ecosystem or the health of settings in which we live:

1. Diversity - variation in the habitat and species that allow adaptive potential
2. Complexity - richness of stimulation that promotes development of the organism
3. Connectivity - safe pathways/corridors for mobility to find resources
4. Range - ability to move through the habitat to acquire resources
5. Adaptability - ability for species to adapt to variation in environmental conditions
6. Sustenance - availability of resources

These two sets of requirements—behavioral and ecological needs—are the basis of the performance standards. Basing an open space system on these types of criteria will produce a clear set of design standards for planners, designers and developers and meet the goals of a connected and integrated system of parks and open space. And because the system is based on the local ecology, it will provide the community with a unique sense of place that will positively influence the image of Rancho Cordova as a high quality place to live, work and play.

3. OPEN SPACE FRAMEWORK-SITE DESIGN GUIDELINES

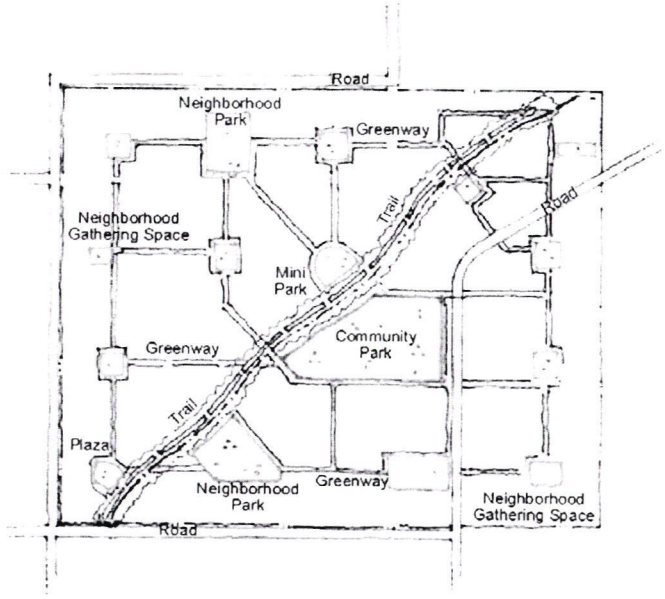
The purpose of the site design guidelines is to establish a guide for developers and designers in the creation of new and infill developments towards project design that reflects the vision and values of the City. The guidelines are divided into two sections: General Guidelines and Preferred "Pattern" of New Developments.

A. General Guidelines:

1. **Variety:** Provide a wide variety of usable open spaces that include "destination open spaces" (such as community parks, neighborhood parks, pocket parks and commercial plazas) and open space connectors (such as greenways, trails, etc).

2. **Location:** Every residential unit in a planned new development should be within 1/4-mile (or 5 minute or less) walking distance of a City Park or neighborhood gathering place.

3. **Accessibility and connectivity:** Access to parks, open space areas, different land use types and community amenities (schools, playgrounds, community buildings, transit stops, etc) should be enhanced with a network of open space connectors. The purpose is to enhance the desirability of using alternative methods of transportation (walking, bicycling). These connectors should connect residential units, parks commercial areas, schools and other areas to provide a comprehensive open space network.



4. **Relationship to city parks:** The size, location and design of city parks are not regulated by this document. The location and configuration of regional trails, greenways and neighborhood gathering place, as provided in this document, should complement existing and proposed city parks.

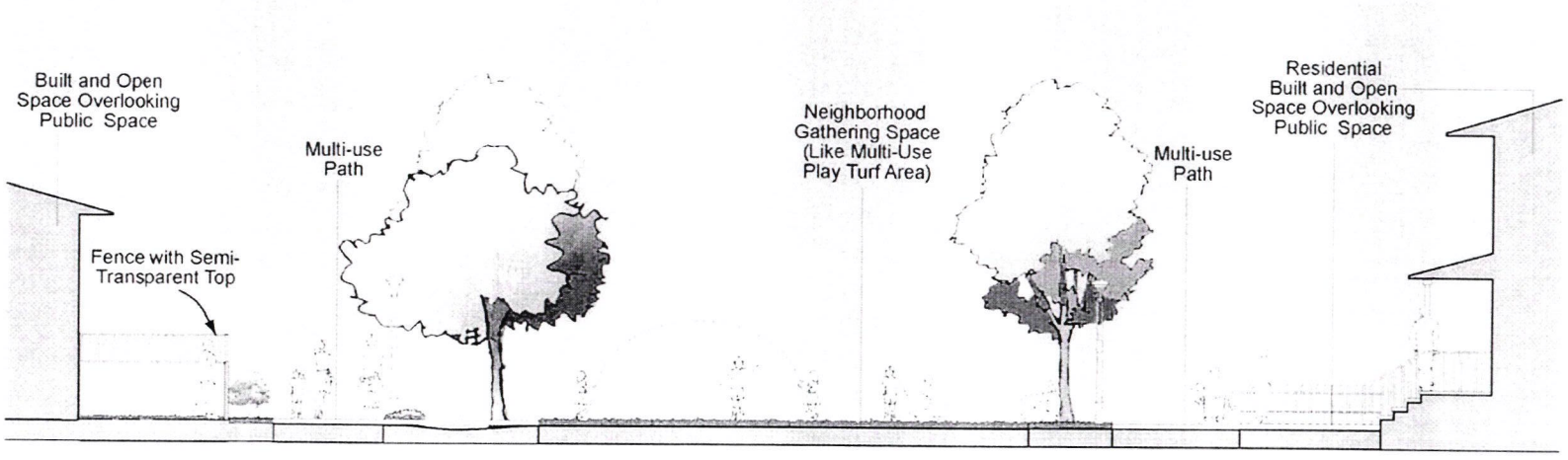
5. **Block size:** Provide walkable and bikeable neighborhoods by limiting the size of residential blocks and creating a network of multi-use non-vehicular pathways in the new development. Intersperse blocks longer than 400 feet into smaller blocks no wider than 300 feet with pedestrian friendly greenways, alleys, etc.

6. **Multi-use of utility corridors:** Use major utility corridors (e.g. storm water drainage, underground and overhead utilities, etc.) to also provide usable open spaces consistent with their utilitarian function.

7. **Sustainability:** Maintain and respect all natural features of the site, including the natural drainage of the land and natural preserves.

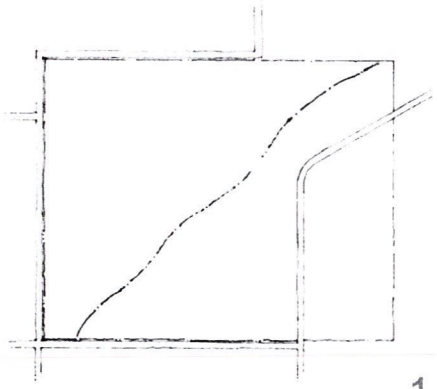
8. **Safety:** Enhance safety of the connectors by minimizing the number of at-grade crossings interrupting them. Minimize at-grade crossings of arterial roads interrupting major pedestrian friendly pathways connecting to parks and schools. Arrange h

buildings to provide for visibility and surveillance opportunities. Locate and design buildings to allow open space areas to be viewed from inside residential and other buildings. This allows open space areas to be watched over by neighborhood residents and discourages anti-social and illegal activities.



Preferred 'Pattern' of Open Space in New Developments

1. Identify existing natural features on development sites, preserve significant features and create new natural features to enhance projects. Maintain or connect all regional trail routes running through the site. Connect the open space network on individual developments to the citywide network.



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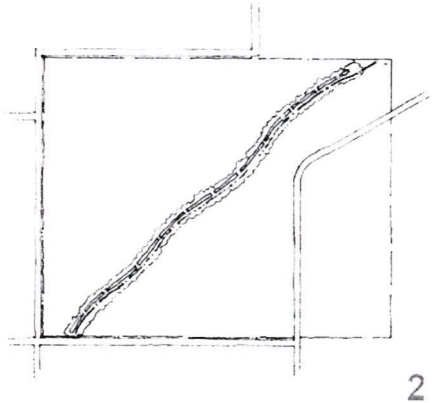
2. Design at least one major non-vehicular, multi-use pedestrian and bike corridor running through the site. The pedestrian spine may be designed along a natural feature such a natural or storm water drainage corridor located along the natural drainage slope of the land or along a man-made trail or greenway. Landscape the pedestrian corridor to provide summer shade and create a sense of identity and cohesion to the entire development.



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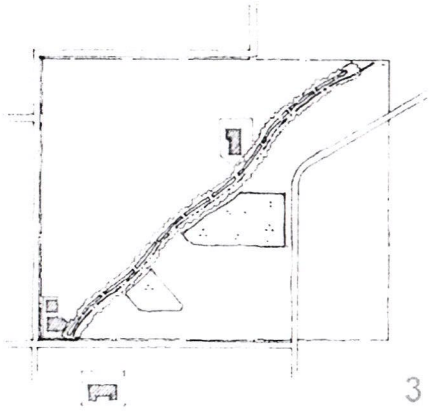
3. Locate major built amenities like neighborhood commercial areas, schools and community parks along the regional trail or greenway system. Trail system may also connect residential areas to employment or commercial areas where appropriate.



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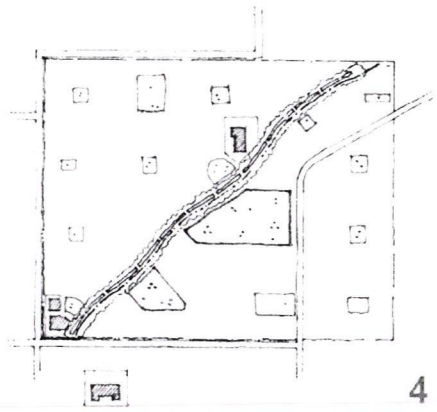
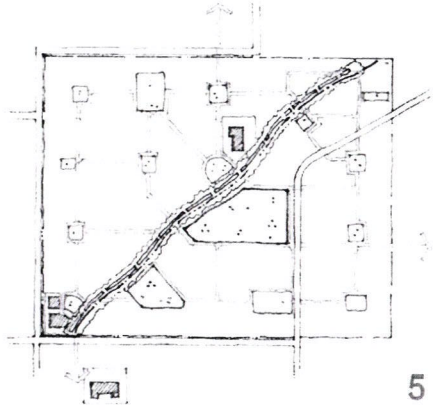
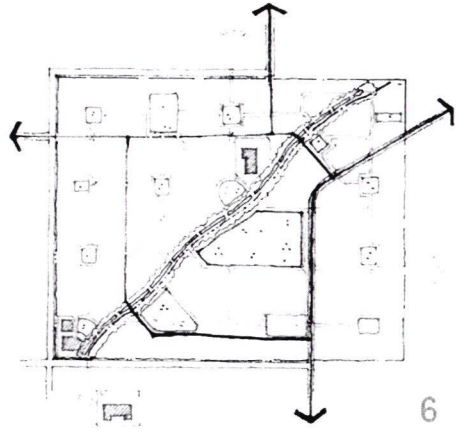
4. Locate parks such that all individual residential units are within 1/4-mile walking distance of a city park or neighborhood gathering place.



5. Create a network of pedestrian and bike connectors such as trails and greenways to connect all the built and open space amenities. All residential units and commercial areas should be within 1/8-mile walking distance of a connector.



6. Organize street network, neighborhood blocks and lots, in combination with open space elements to maximize the positive benefits of sun and wind.



4. INDIVIDUAL OPEN SPACE STANDARDS & GUIDELINES

The preliminary performance standards for the open spaces reflect the "Vision and Values" provided in this document and the vision for open space established by the City's Interim General Plan. The standards respect human needs and the ability to walk; bike and use open space to create healthy, safe and enriching neighborhoods and city life.

The guidelines focus on clearly identifying the spatial distribution and frequency of regional trails, greenways and neighborhood gathering place by creating measurable standards for the open spaces. The open space elements defined in this section are intended to complement and supplement the City's system of parks and natural areas.

Based on review of existing data, various development proposals and input received from City Staff and elected officials, the following four key types of open spaces were identified as primary open space elements:

1. Regional Trails
2. Green Infrastructure
3. Greenways
4. Neighborhood Outdoor Gathering Places

Performance standards and design guidelines are provided as follows:

A. REGIONAL TRAILS

Overall Vision/Intent

Regional Trails are intended to provide major trail corridors with few interruptions. They span the entire City and connect major open space amenities and locations (e.g., American River, preserved open spaces, city parks, commercial centers, other cities, etc.). They provide non-vehicular, multi-use environments for people to walk, hike, jog, bike, roller blade and in some locations ride horses, while also creating opportunities for people to relax and picnic. While not all uses identified below will be accommodated on every Regional Trail, the emphasis of these facilities is to serve a variety of user groups in a manner that limits conflicts. Regional Trails shall:

- Provide continuous trails that provide for recreation use and commuting use (for bicycles and pedestrian). While the preferred alignment for Regional Trails is along the perimeter of parks and nature preserves, some portions of Regional Trails may be sited adjacent to streets and/or regional facilities such as the Folsom South Canal and utility corridors.

- Interface with natural features and lands set aside as preserves to the extent feasible. These trails should be designed to provide vistas and offer a sense of broad and open land whenever possible. In order to further reinforce the relationship of Regional Trails to broader parkland and wildlife habitat, these corridors should vary in width and follow natural topography.

- Create comfortable, inviting and safe settings. Shade trees should be planted generously along Regional Trails and amenities such as benches and occasional drinking fountains should be incorporated along the corridor. Signage, lighting and other features should be incorporated into the design.

- Trails should be visible and easily accessible from adjacent land uses for security and to create activity.

- Provide frequent connections to Regional Trails, either through activity nodes/neighborhood gathering areas along the Regional Trail, or through connecting Neighborhood Greenbelts. Connections should include staging areas.

Performance Standards

A. Regional Trails shall be located along the major natural areas, preserves and natural drainages of the City. The trails should provide access and connectivity but should avoid disturbance of habitat areas.

B. Design trails as a system such that they are the primary non-vehicular circulation corridors connecting major amenities (as identified as in the General Plan, Specific Plan, etc) such as American River, Community Parks, etc.

Activities/Uses

A. Walking, hiking, running
B. Biking, rollerblading
C. Horse riding
D. Picnicking
E. Viewing
F. Resting, sitting, reading
G. Explorative/interpretive learning
H. Staging (parking for bicycles, cars and horses)

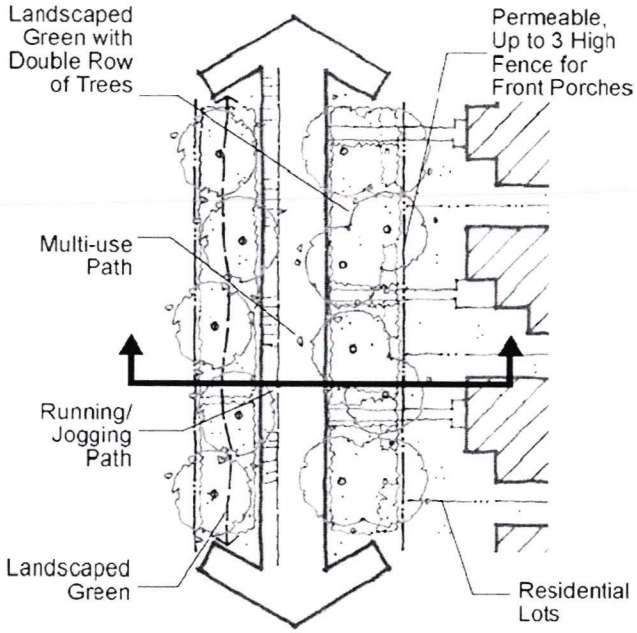
Elements

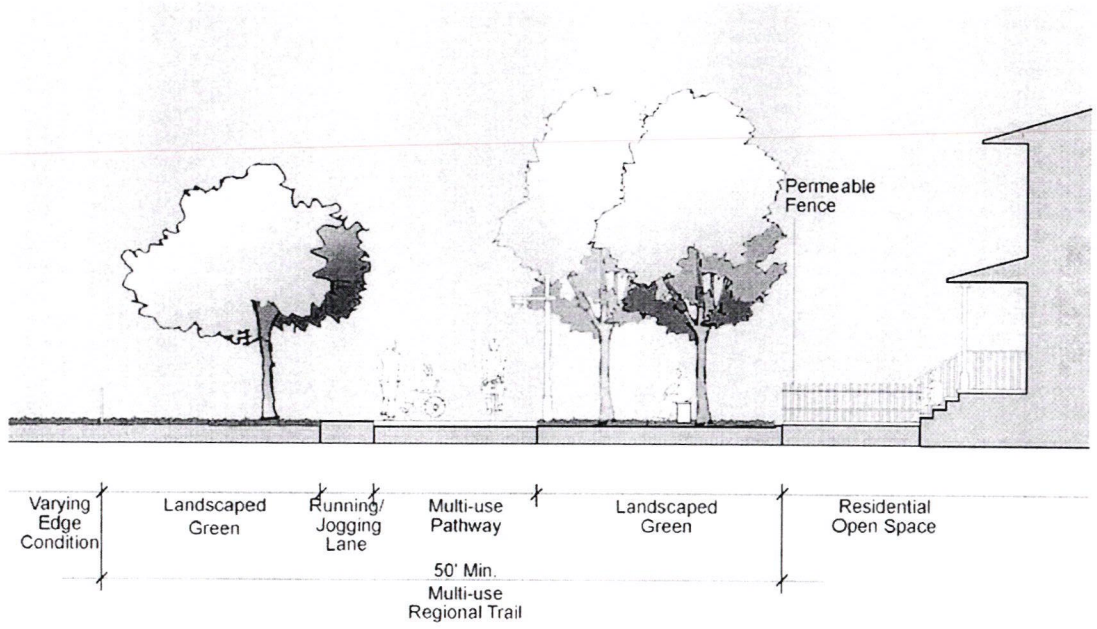
- Paved pedestrian paths
- Multi-use trails
- Benches, tables, barbecues, trash receptacles
- Planting & irrigation
- Lighting
- Signage, orientation kiosks
- Trailheads
- Drainage swales
- Restrooms, drinking fountains
- Shade
- Other (art, water features, etc)

Basic Design Guidelines

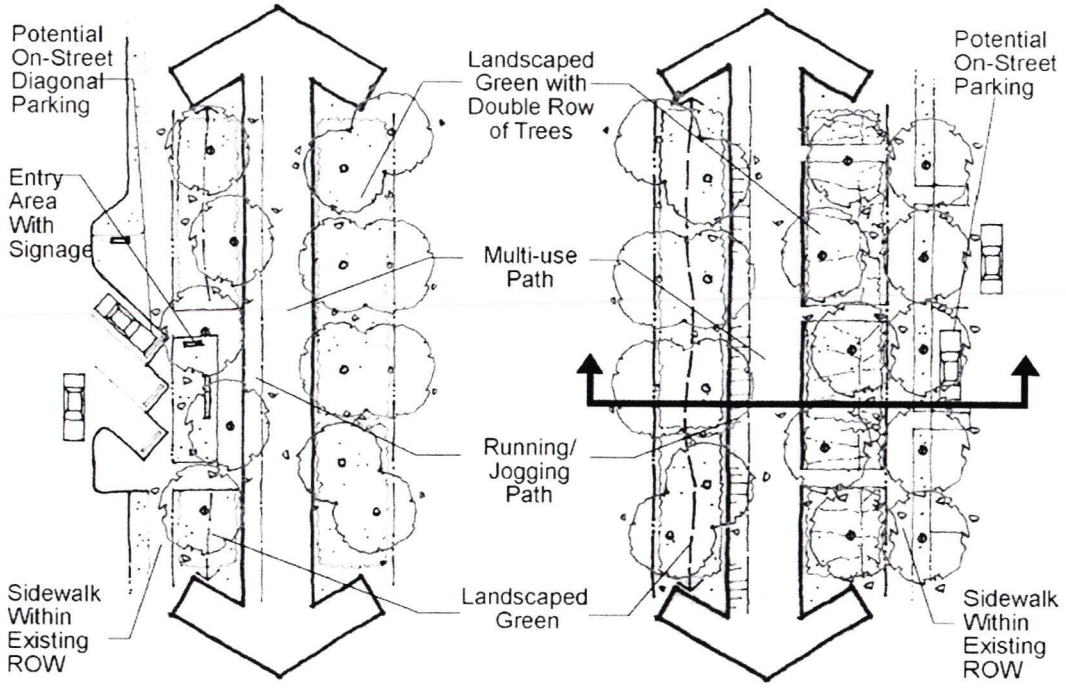
1. Provide an average minimum width of 50' wide trails corridor.
2. Create unencumbered multi-use pathways for movement of pedestrians, recreational bicycles, people in wheel chairs, etc and a pathway for runners and joggers. Provide shade for the trail with deciduous trees, generally on both sides of the pathway.
3. Allow at least majority of surface area to be non-paved. Provide a wide 'green' buffer consisting of trees, shrubs, groundcover, etc between the multi-use pathway and edge of trail. This buffer may accommodate a horse trail where required.
4. Consider use of bio-swales if appropriate.
5. Maintain safety and security of the trail by providing adequate lighting and allowing visual and physical connection between the trail and adjacent built and open space uses.
6. Celebrate key entrances to trails and trailheads with appropriate signage, parking, restrooms, etc.
7. Provide nodes along trails every ½ mile. All nodes should have a seating area and drinking fountain. Key nodes should have other amenities including restrooms, bike racks, picnic tables and trailheads.
8. Provide separation from adjacent roadway using green buffer, change in grade and/or mounds.

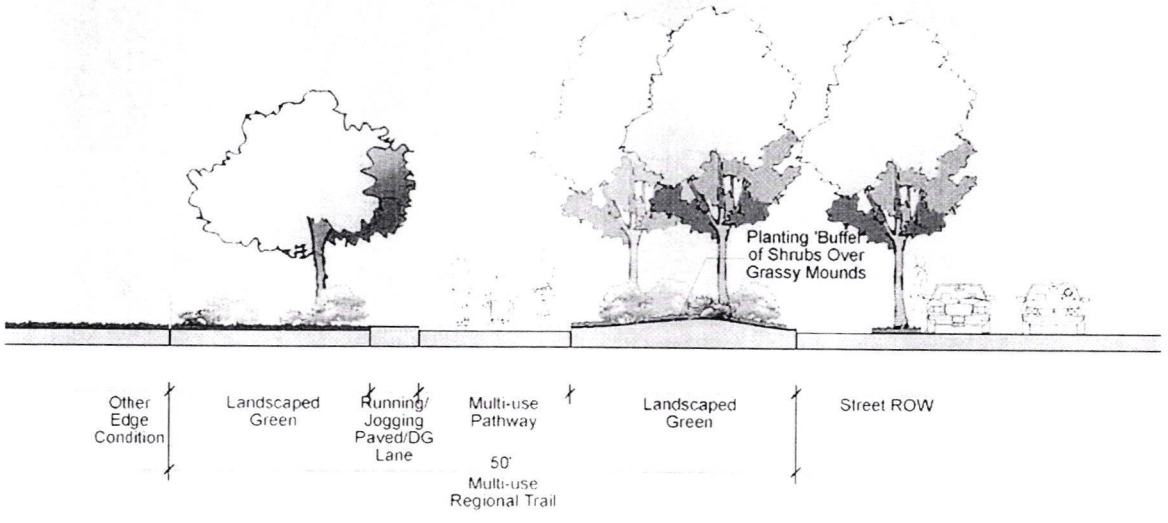
A. Trails along residential units



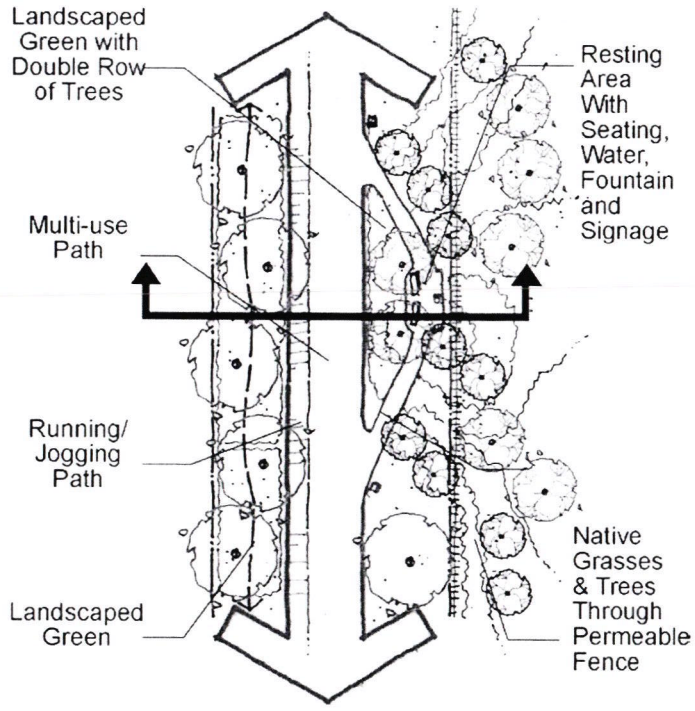


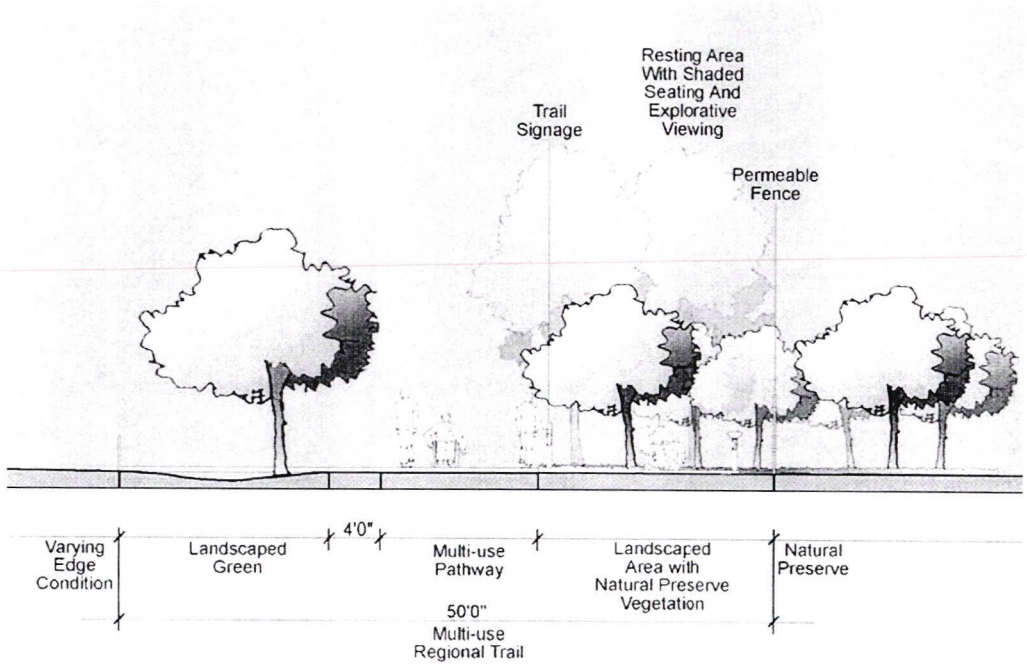
B. Trails along collector or arterial roads





C. Trails along natural preserves





Operations and Management

1. While it is the responsibility of the City to manage and maintain the regional trails, encourage adjacent homeowner/commercial business associations to be involved in maintaining the trail.

2. Program the trails with annual walking, running, and biking races that would increase both the use, importance and visibility of the trails, which are both a city-wide, and regional open space amenity.

B. GREEN INFRASTRUCTURE

Overall Vision/Intent

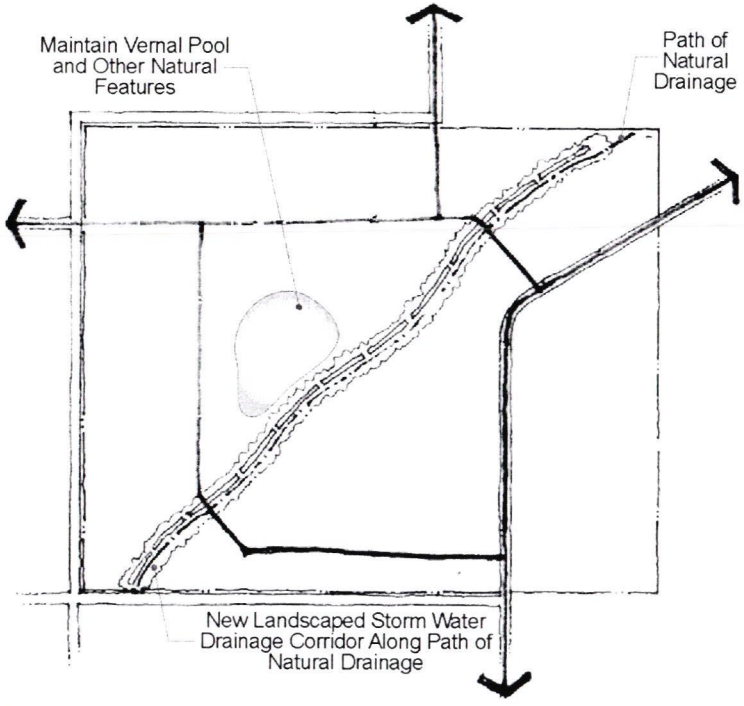
Green Infrastructure is multi-use open space along drainage corridors, detention and retention basins, over regional underground utility corridors and under major overhead utility corridors. It provides places to hike, bike and walk, while also creating some opportunities for people to pause and explore and appreciate both aesthetically pleasing and eco-friendly sustainable environments. Green infrastructure shall:

- Ensure that infrastructure and utilities within project sites are integrated into site design in an asthetically pleasing manner (e.g., chain-link fences without landscaping should be avoided).
- Utilize required infrastructure facilities for multiple purposes (e.g., a power line corridor as a linear trail). The area under, over and adjacent to facilities should be considered for open space use.
- Create comfortable, inviting and safe settings.

Performance Standards

A. While it is the responsibility of the City to manage and maintain the regional trails, encourage adjacent homeowner/commercial business associations to be involved in maintaining the trail.

B. All Green Infrastructure shall be "self locating" and along the natural utilitarian corridors identified in hydrological studies, General Plan, State's GIS documents, Department of Fish & Game (Blue Line Streams), etc



C. New, created storm water drainage corridors should follow the natural drainage slope of the land. Avoid drainage corridors at the edge of new developments along arterial roads.

D. Existing natural features, such as vernal pools, woodlands, hillsides and other natural site features shall be maintained in the new developments. Where possible, new trails and other connectors shall be designed along them while maintaining their natural habitat.

Activities/Uses

A. Walking, hiking, running
B. Biking, rollerblading
C. Viewing
D. Explorative/interpretive learning

Elements

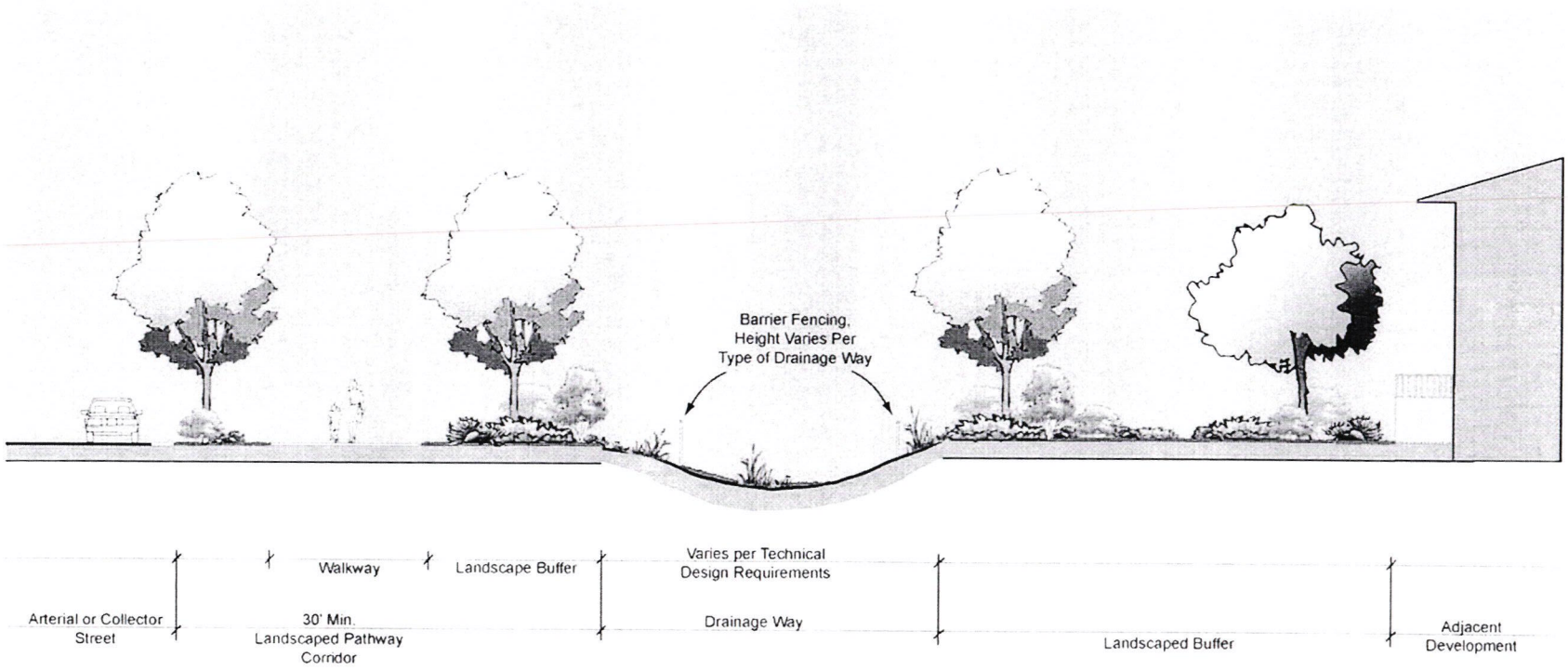
- Open drainage way
- Bio-swales
- Detention Ponds
- Paved pedestrian paths
- Multi-use trails
- Planting of the 125' right of way & irrigation
- Lighting
- Fencing
- Signage
- Parking
- Other (art, water features, etc)
- Utility maintenance right-of-way

Basic Design Goals

The following are general guidelines for green infrastructure open spaces; specific guidelines are based on storm drainage requirements:

1. Provide a minimum 30' wide "green" corridor along or within utility infrastructure areas.
2. Create unencumbered pathways within drainage corridors for movement of pedestrians, people who use wheel chairs and bicyclists. Provide shade trees along the entire length of the pathway and generally on both sides of the pathway.
3. Provide "green" buffer consisting of trees, shrubs, perennials and groundcover between the multi-use pathway and edges of the "green" corridor.
4. Maintain safety and security of the trail by providing adequate lighting and allowing visual and physical connection between the trail and adjacent built and open space uses.
5. Ensure that all retention and drainage basins are designed by an experienced and qualified multi-disciplinary team of biologists, hydrologists, storm water engineers and landscape architects to ensure that the requirements for wildlife, plant life, hydrology and human interaction are effectively incorporated.

A. "Green" drainage corridors located in built areas

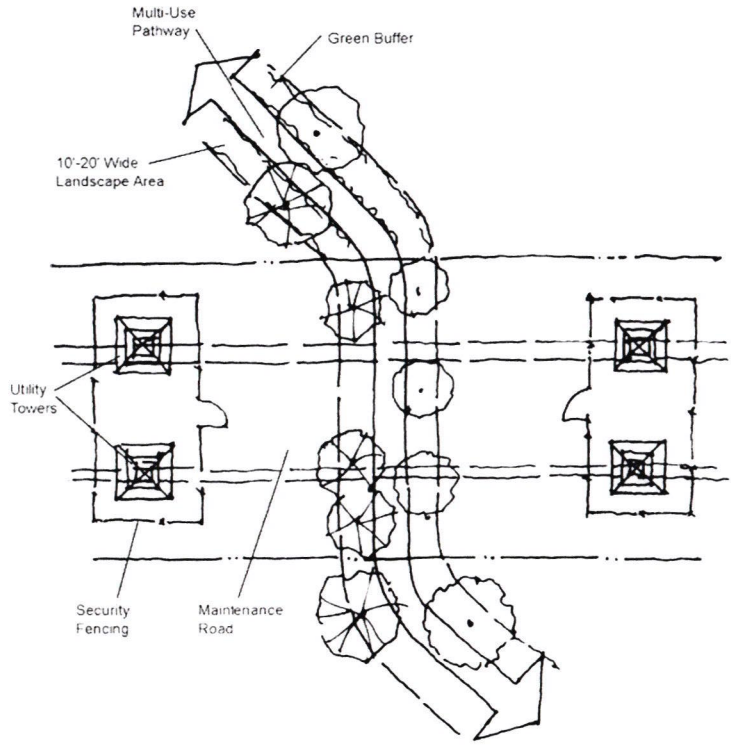


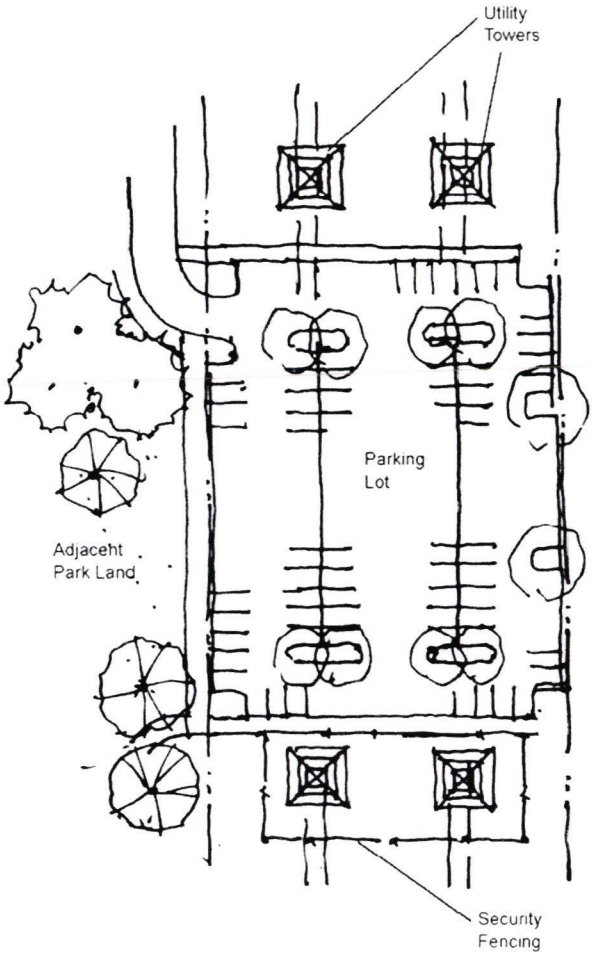
B. "Green" corridors under major overhead utility lines

a. Limit open space features to those that require minimal and short duration human interaction. Acceptable features include maintenance areas, parking lots, short pathways and passive activity areas such as detention ponds.

b. Do not locate parks or nodes either in their entirety or their majority under major overhead utility lines.

c. Provide low-growing trees and plants that will not interfere with the utility lines, but at the same time provide visual and physical buffer from the utility tower and security fencing.





Performance Standards

1. While it is the responsibility of the City to manage and maintain the regional trails, encourage adjacent homeowner/commercial business associations to be involved in maintaining the trail.
2. Use maintenance practices that effectively support the corridors as habitat for local wildlife.
3. Provide interpretive opportunities throughout the corridors in order to provide the community with a greater understanding of the natural systems, flood management, and technological infrastructure that supports their daily lives.

C. GREENWAYS

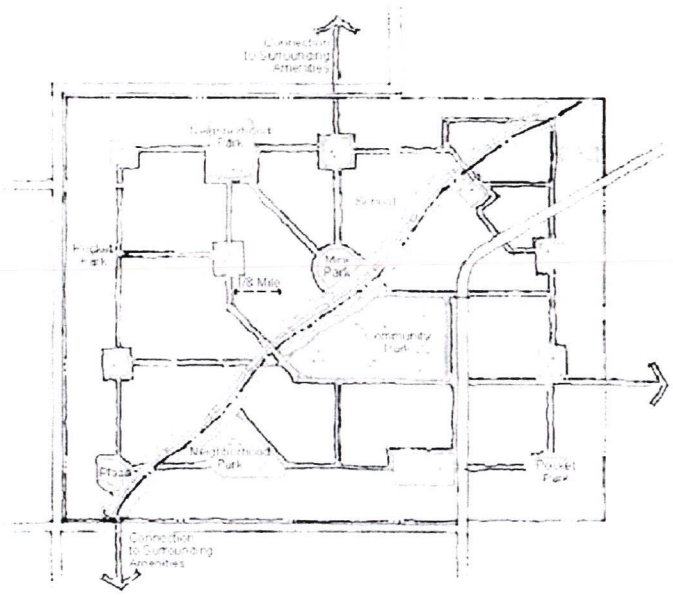
Overall Vision/Intent

Neighborhood Greenways are linear systems that connect residences to the regional trail and park system and to community serving facilities such as schools, parks and village greens. They provide non-vehicular, pedestrian-friendly environments for people to walk, bike or otherwise travel without a vehicle from one place to another, as well as places to pause, sit and relax. A neighborhood greenway shall:

- Provide continuous connection to a regional trail, park or other destination to tie into the overall community open space system. A person should be able to walk out their front door and easily find a greenway within close proximity.

- Create comfortable, inviting and safe settings. Trees and landscaping should be planted generously to provide shade and create a pleasant environment. Amenities such as benches, lighting, signage and other elements should be provided and incorporated as a uniform design them.

- Trails should be visible and easily accessible from the front doors, windows and porches of adjacent buildings for security and to create activity.



Performance Standards

A. Design greenways as a system such that they connect to each other and community amenities like schools and parks within the development. Greenways should also aim to connect each development to the connectors and nearby community amenities of a surrounding development.

B. Location of a greenway should be determined by the need to have access to a greenway within 1/8-mile walking distance of all residential units and commercial areas.

Activities/Uses

A. Walking, strolling, running;
B. Biking, rollerblading;
C. Sitting, reading
D. Reading, writing;
E. Ball tossing and kicking, Frisbee
F. Other (Community Garden, etc)

Greenway Elements

G. Paved pedestrian paths
H. Multi-modal trails;
I. Lawn & grassy mounds, benches, seating;
J. Large paved areas, lawns
K. Planting & irrigation
L. Lighting
M. Fencing, bollards
N. Drainage swales
O. Other (art, water features, on the ground games, patterns, etc)

Basic Design Guidelines:

1. Provide a minimum width of 30' wide greenway in all scenarios. Recommend increasing the width to 55' approximately when located near a community facility or when used as more than a circulation corridor.

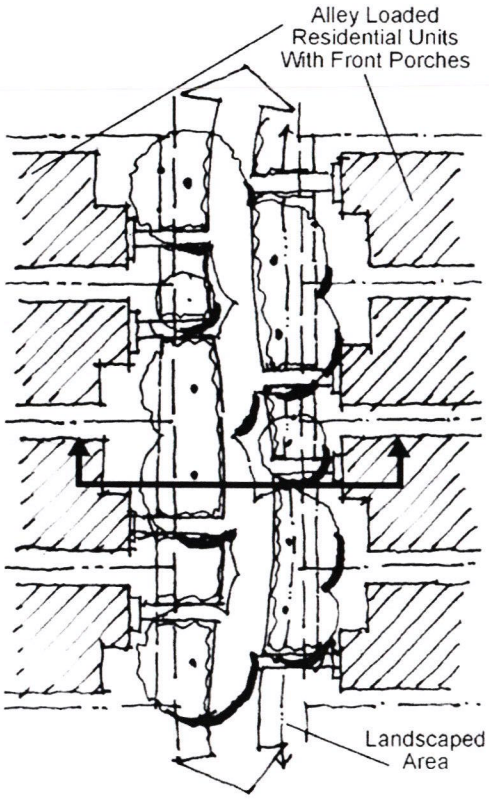
2. Create unencumbered multi-use pathways for movement of pedestrians, bicyclists, etc. Provide shade for pathways with trees, generally on both sides of the pathway.

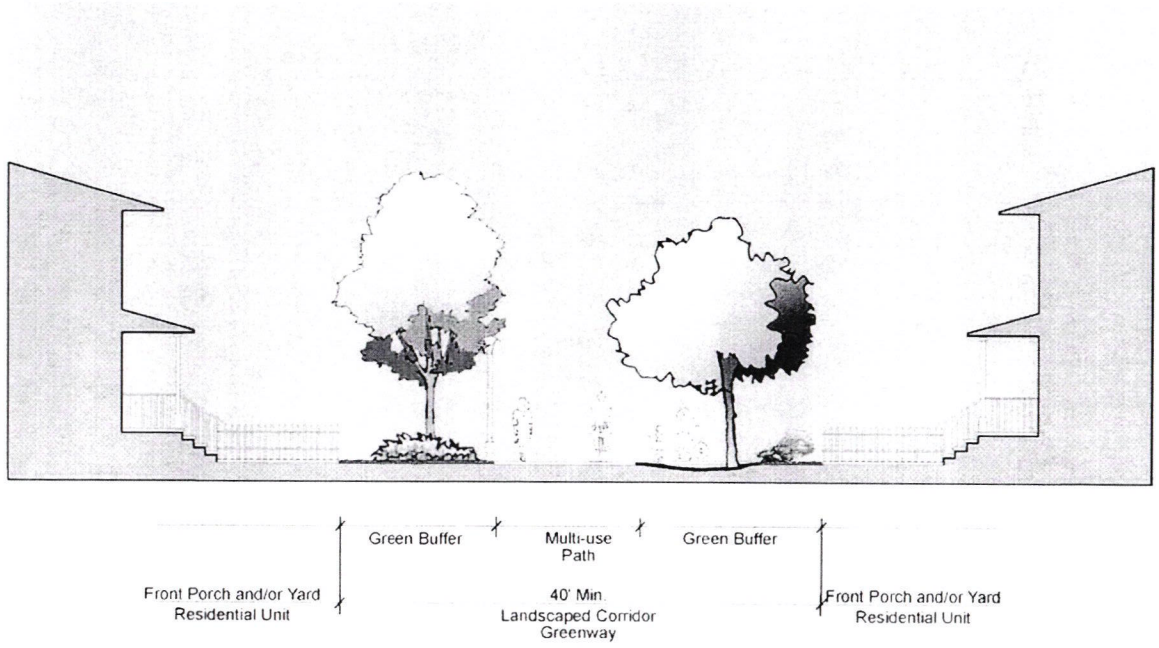
3. Allow majority of surface area to be non-paved. Provide a minimum 'green' buffer consisting of trees, shrubs, groundcover, etc between the multi-use pathway and other edge of greenway.

4. Maintain safety and security of the greenway by providing adequate lighting and allowing visual and physical connection between the greenway and adjacent built and open space uses.

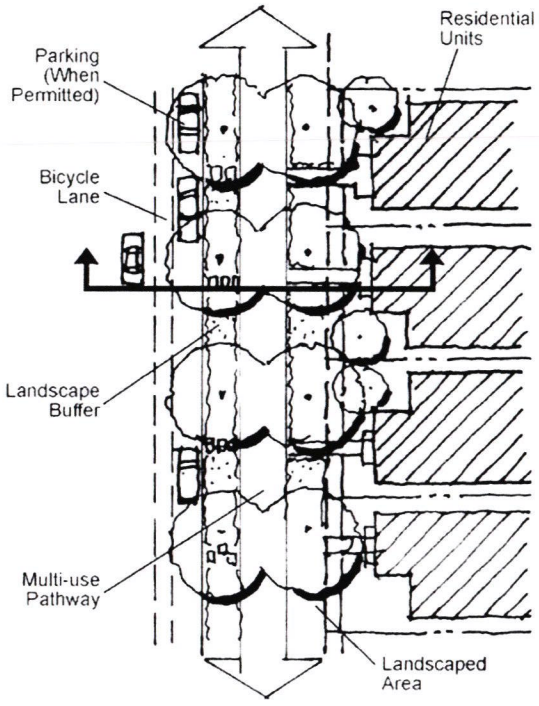
5. Where side yards face greenway, provide fencing that is semi-transparent to allow visual access.

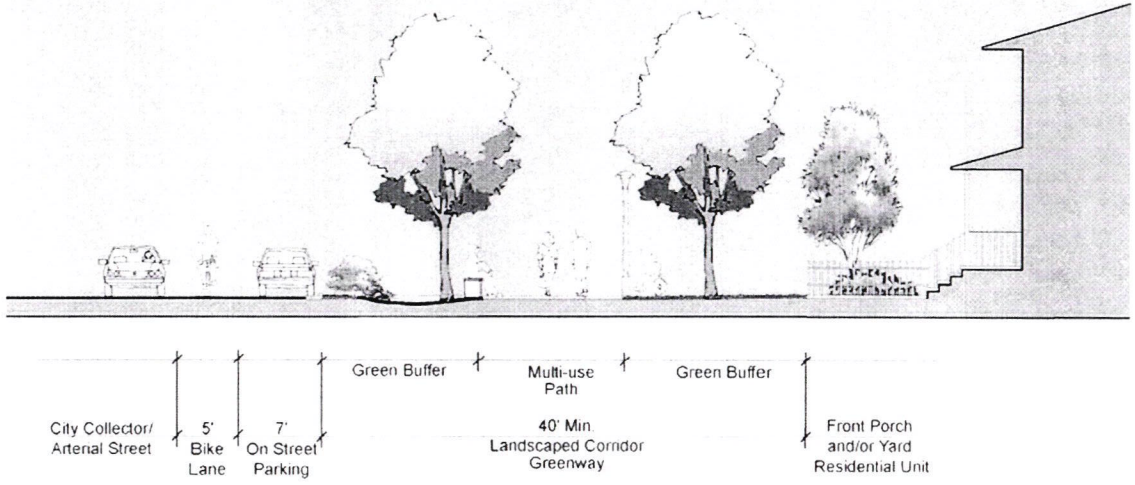
A. Greenway between front porches of residential units





B. Greenway between residential front yards and street





Operations and Management

A. Encourage creation of homeowner associations to regularly manage and maintain the greenway.

B. Depending on the location of the greenway, program the open space with other creative uses such as community gardens, art, etc.

C. Encourage celebrations of street and block level 'parties' and other festivities to take place at the pocket parks.

NEIGHBORHOOD OUTDOORS GATHERING PLACES

Overall Vision/Intent

Neighborhood Outdoor Gathering Places are intimate neighborhood scale spaces approximately ¼-acre to ½-acre in size and outside the traditional city's park system. Bounded by public and private built spaces and streets, they provide a place for relaxation and play areas for children. The intent of these spaces is to:

- Provide environments which facilitate community life by providing a small park-like space close to residential units. These small spaces are intended to supplement the city parks system.
- Allow programming for multiple activities like playing, relaxing, running, etc.
- Help provide a unique sense of place of individual neighborhoods.
- Provide comfortable spaces through the use of trees, landscaping and hardscape elements.
- Spaces should be visible and easily accessible from the front doors, windows and porches of adjacent buildings and from adjacent streets for security and to create activity.

Performance Standards

A. Locate neighborhood outdoor gathering places in new developments to ensure that these small open spaces along with other parks and open spaces (Community Parks, Neighborhood Parks, Mini-Parks, Commercial Plazas, etc) are within 1/4-mile walking distance for all new residential units.

B. The size of neighborhood gathering places in individual developments should reflect the character of housing (i.e. a larger or more complex gathering place may be more appropriate where there is a higher ratio of people or homes per acre).

Activities/Uses

A. Playing
B. Resting and relaxing
C. Sitting, reading
D. Meeting, gathering
E. Picnicking
F. Gardening
G. Exploring

Elements

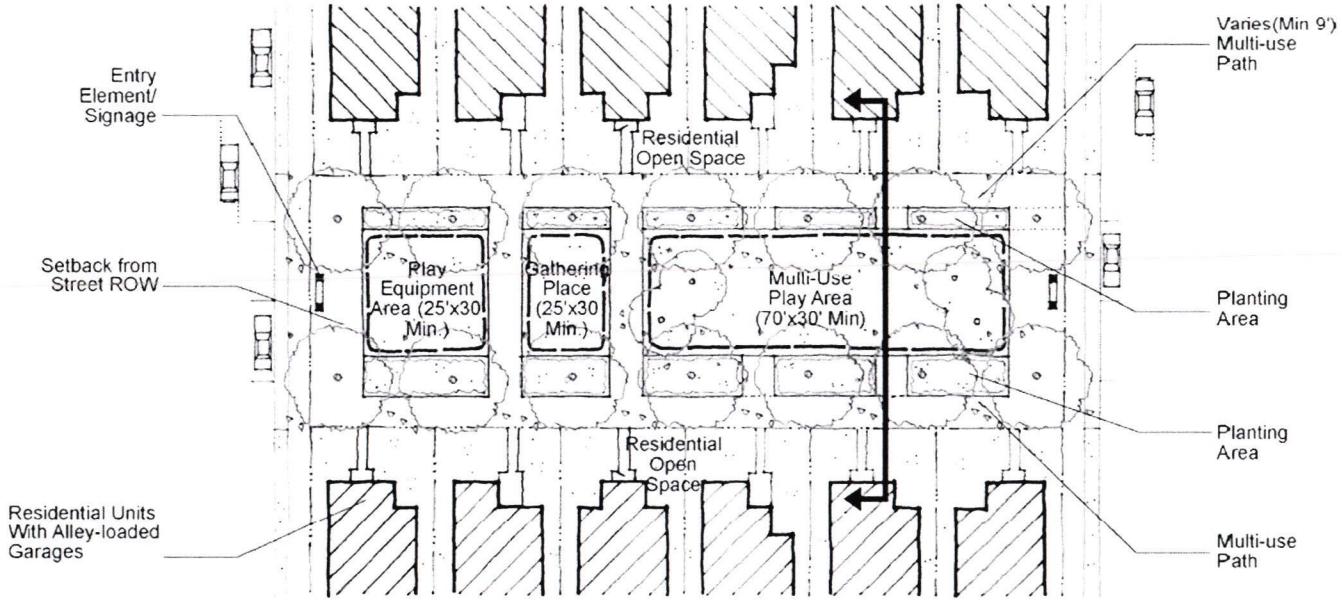
- Lawn & grassy mounds
- Paved pedestrian paths
- Benches, seating
- Bicycle parking
- Barbecues, drinking fountains
- Planting & irrigation
- Lighting

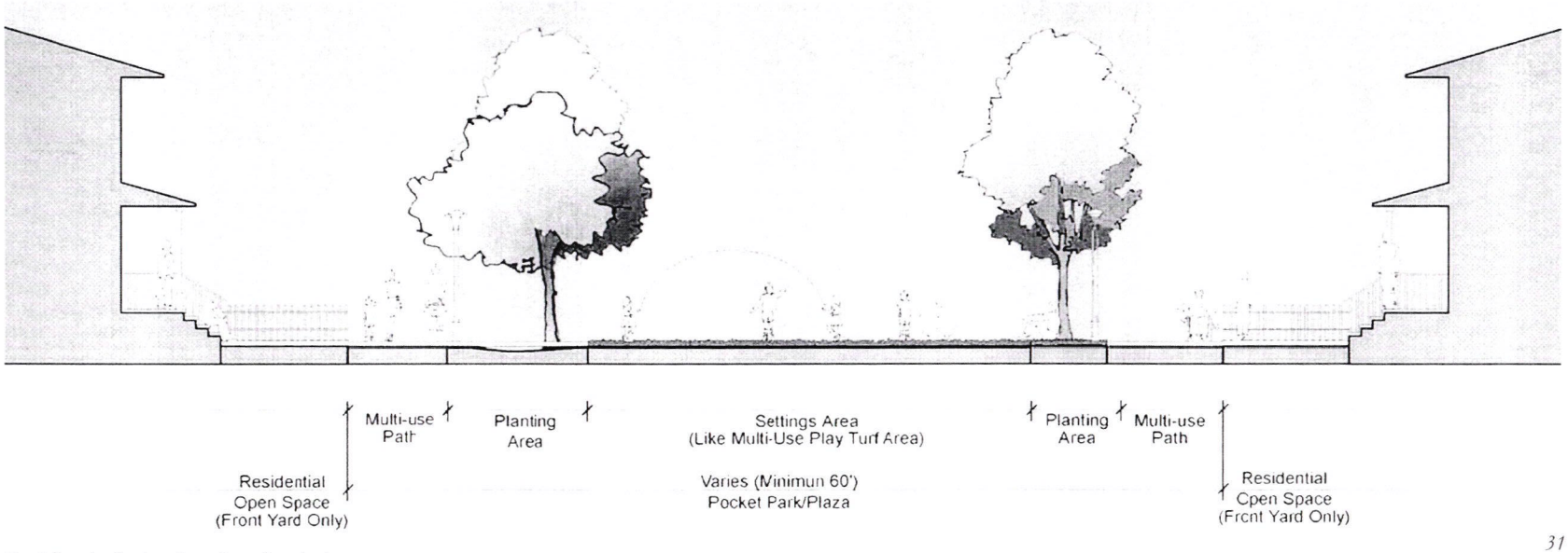
- Natural drainage
- Play features of different types e.g. playhouses, swings, etc.
- Shade
- Signage
- Other (art, water features, on the ground games, patterns, etc)

Basic Design Guidelines:

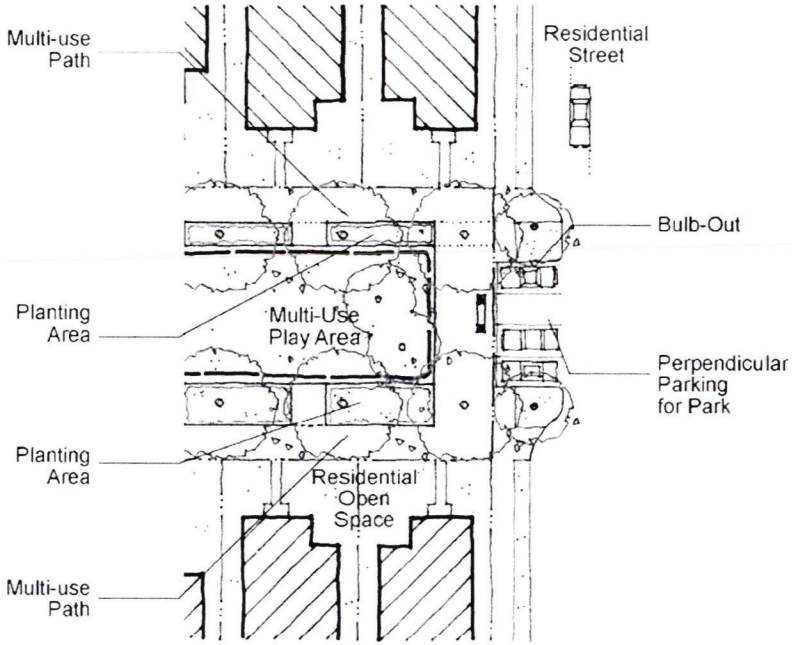
1. Provide a minimum of three 'settings' that include children's play equipment area (for children 3 to 5 years old), a gathering place for parents and children to meet, picnic, etc and a multi-use play area, preferably turf, but also could include paved areas, grassy mounds, water features, etc. Other settings that could be designed in the pocket park include sand play area with water and themed garden.
2. Encourage a minimum width of 60' for the gathering place to provide multi-use paths, natural drainage corridors and landscaped planting strips along the setting area.
3. Provide multi-use paths that create unencumbered movement of pedestrians, bicyclists, etc.
4. Provide landscaped area between the 'settings' area and the multi-use path on at least one side of the pocket park.
5. Provide a setback for the 'settings' area from the edge of the street ROW to provide adequate space for landscaped buffer from street.
6. Encourage a sense of arrival for the park at its key entry locations through signage, cluster of trees, etc. Provide each park with a unique sense of identity by creative use of materials, planting and certain elements such as art, water features, etc
7. Create shade to the multi-use paths and other parts of the park by providing deciduous trees.
8. Create sense of enclosure for the park through the use of trees, elements such as vertical entry features and the mass of adjacent building elements fronting the park.
9. Maintain safety and security of the park by providing adequate lighting and allowing visual and physical connection between the greenway and adjacent built and open space uses.
10. Where private residential open spaces face the pocket park, provide fencing that is semi-transparent to allow visual access.
11. Discourage backyards of public and private developments from facing the park.
12. Provide on-street parking along at least one side of the park. Explore diagonal parking along the edge of the park.

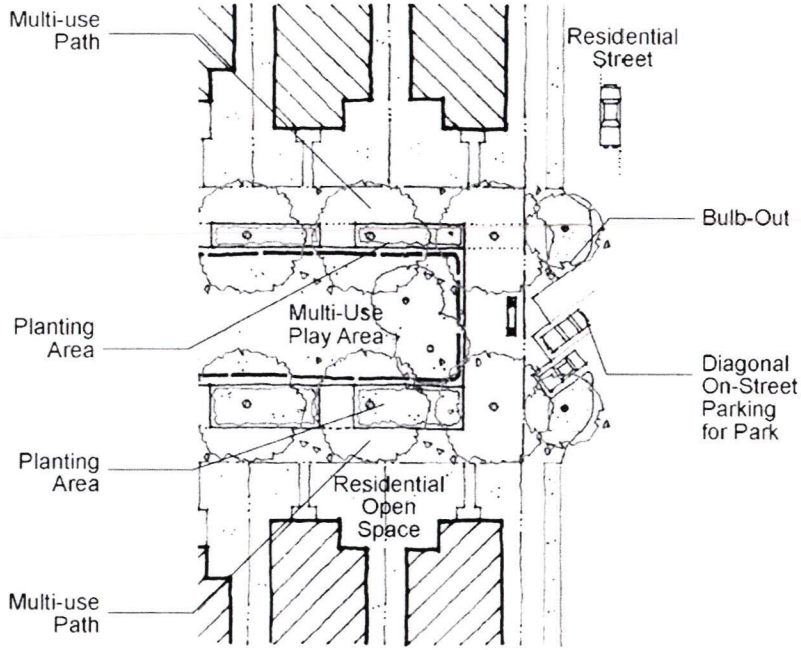
A. Outdoor Gathering Places between open spaces of alley loaded residential units

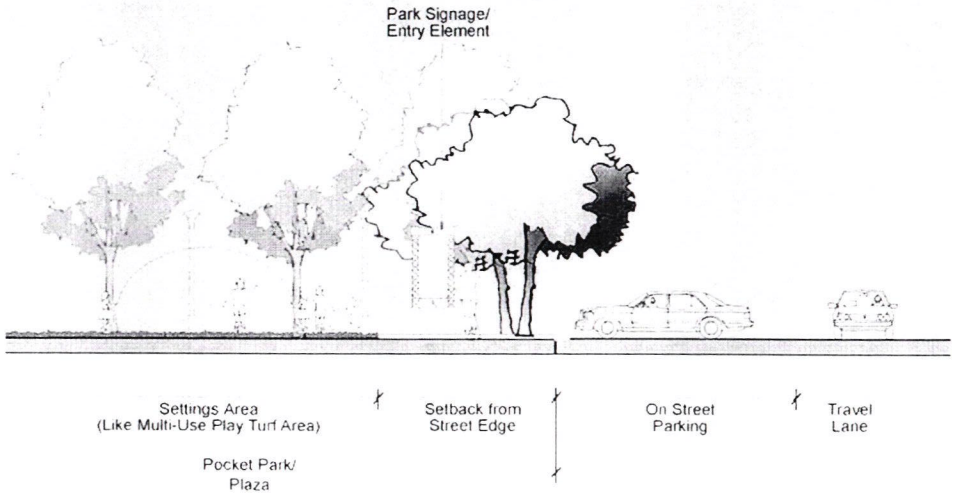




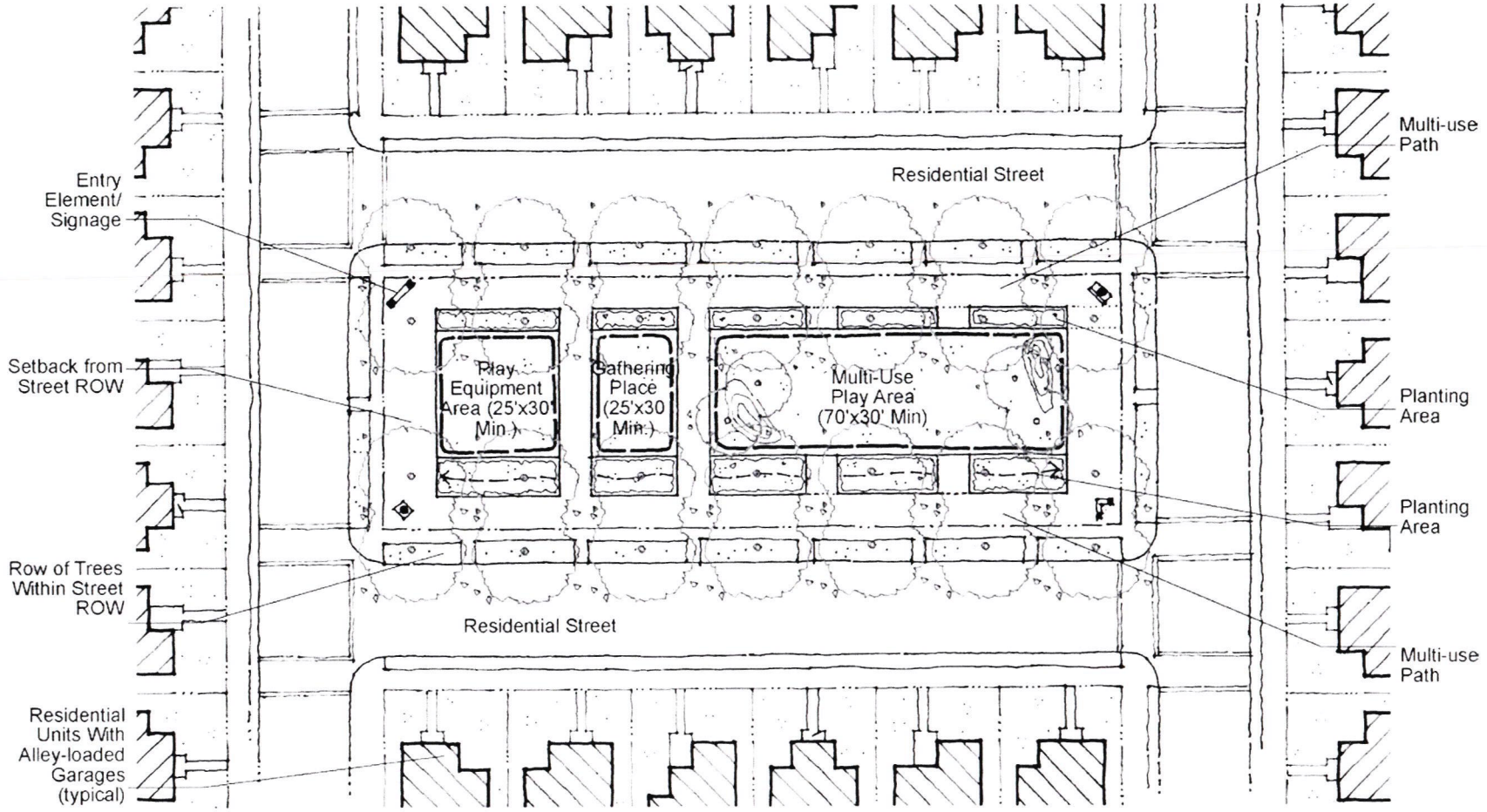
B. Outdoor Gathering Place along a neighborhood street:







C. Outdoor Gathering Place bounded by neighborhood roads on all sides:



Operations and Management

A. Encourage creation of homeowner associations to regularly manage and maintain the pocket park.

B. Depending on the location of the greenway, program the open space with other creative uses such as community gardens, art, etc.

C. Encourage celebrations of street and block level 'parties' and other festivities to take place at the pocket parks.

Staff Report

Date: September 6, 2005

To: Honorable City Council

From: Adam U. Lindgren, Asst. City Attorney

Subject: Ordinance Adding Chapter 10.70, "Street Racing," to the Rancho Cordova Municipal Code

BACKGROUND

Illegal street racing and reckless driving exhibitions on public streets and in parking facilities is a growing problem for communities throughout the state. Communities such as Sacramento, Oakland, Los Angeles, Fresno, and San Diego have all experienced problems with such activity. Racers accelerate to high speeds without regard to oncoming traffic, pedestrians, or vehicles parked or moving nearby. These activities have resulted in the deaths of numerous racers, spectators, and innocent bystanders throughout the state.

In addition to threatening the health and safety of the public, street racing interferes with pedestrian and vehicular traffic, and interferes with the right of private business owners and residents to enjoy the use of their property. Besides the actual racing and reckless driving, street racers engage in behavior such as screeching their tires, revving their engines, and playing loud music, which creates a situation where residents and business owners can feel threatened and intimidated.

Communities also frequently find a spectator element in conjunction with drag racing activity. Illegal race activities can attract hundreds of spectators and communities have found that spectators:

- Foster an environment that encourages an increase in street races and reckless driving exhibitions;
- Block streets and sidewalks to traffic;
- Form racetrack areas and place bets on races; and
- Engage in unruly and criminal behavior such as fighting, littering, drinking in public, public urination, trespassing and vandalism.

To combat these problems, communities throughout the state have sought solutions to deter illegal race activities. At the state level, Vehicle Code sections 23109 and 23103 make it illegal to engage in street racing and reckless driving activities, respectively. However, these laws do not prohibit spectators from watching these activities or address the problems caused by spectators at these events. As a result,

AGENDA ITEM # 19

communities such as Oakland and Sacramento have also adopted laws aimed at spectators.

The attached ordinance, which is modeled after the one adopted by the city of Sacramento, will make it illegal for any person to be a spectator at a street racing or reckless driving exhibition on a public street or parking facility or at the location of the preparations for these activities.

REQUESTED MOTION

"I move that the City Council introduce the ordinance adding Chapter 10.70, "Street Racing," to the Rancho Cordova Municipal Code, waive its full reading, and continue it to the Council meeting of September 19 for adoption."

ATTACHMENTS

1. Ordinance No. 17-2005

CITY OF RANCHO CORDOVA

ORDINANCE NO. 17-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 10.70, "STREET RACING"

WHEREAS, the City Council finds that street racing and reckless driving exhibitions are increasingly becoming a problem for communities in the state of California; and

WHEREAS, the City Council finds that street races and reckless driving exhibitions are gatherings, processions or assemblages where persons in vehicles engage in reckless stunts and maneuvers on city streets and other public places, often in the presence of spectators; and

WHEREAS, the City Council finds that street races and reckless driving exhibitions can cause chaos and confusion in neighborhoods by interfering with pedestrian and vehicular traffic and by creating a situation where residents and members of the public feel threatened and intimidated; and

WHEREAS, the City Council finds that the operators of vehicles involved in street races and reckless driving exhibitions can disturb the tranquility of residents and threaten their safety by screeching their tires, revving their engines, playing loud music, engaging in reckless stunts and maneuvers, and causing damage or injury to other vehicles, private and public property, and people; and

WHEREAS, the City Council finds that based upon the experiences of other jurisdictions, including the cities of Oakland and Sacramento, large numbers of spectators often gather to watch street races and reckless driving exhibitions; that the presence of spectators fosters an environment that can encourage an increase in street races and reckless driving exhibitions; and that spectators who gather to watch street races and reckless driving exhibitions often block streets and sidewalks to traffic, form racetrack areas, place bets on races and engage in unruly and criminal behavior including fighting, littering, drinking in public, public urination, trespassing and vandalism; and

WHEREAS, the City Council finds that these activities can be injurious to the health and offensive to the senses, can interfere with the peace and quiet of residents and with the right of business owners to enjoy their property, and, as such, constitute a public nuisance; and

WHEREAS, the City Council finds that, although California Vehicle Code sections 23109 and 23103 prohibit street races and reckless driving, these sections do not prohibit spectators from watching these activities or address the problems caused by spectators at these events; and

WHEREAS, the City Council declares that this Chapter is added to reduce crime and the concomitant threats to public health and safety and private property rights by prohibiting spectators at street races and reckless driving exhibitions. It is not added to regulate activities already regulated by the California Vehicle Code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 10.70, "Street Racing," is hereby added to the Rancho Cordova Municipal Code to read as follows:

"**CHAPTER 10.70**

10.70.010	Definitions.
10.70.020	Violation.
10.70.030	Relevant Circumstances to Prove a Violation.
10.70.040	Non-Applicability.
10.70.050	Penalty for Violation.

10.70.010 Definitions.

For purposes of this Chapter, the following definitions shall apply:

A. "Street race" means any motor vehicle speed contest or motor vehicle exhibition of speed defined or described in the California Vehicle Code section 23109.

B. "Reckless driving exhibition" means any exhibition of reckless driving described in California Vehicle Code section 23103.

C. "Spectator" means a person who is present at a street race or reckless driving exhibition, or the site of the preparations for either of these activities, for the purpose of viewing, observing, watching or witnessing either of these activities without regard to the means by which the person arrived.

D. "Present" means a person is within 200 feet of the site of a street race or reckless driving exhibition, or within 200 feet of the site of the preparations for either of these activities.

E. "Preparations" for any street race or reckless driving exhibition include, but are not limited to, any of the following acts done for the purpose of the street race or reckless driving exhibition:

1. one or more motor vehicles or persons have arrived at a predetermined location;

2. one or more persons have gathered on, or adjacent to, a public street or highway, or gathered in an offstreet parking facility;

2. one or more persons have impeded the free public use of a public street or highway or offstreet parking facility by acts, words or physical barriers;

3. one or more vehicles have lined up with engines running;

4. one or more drivers is revving his or her engine or spinning his or her tires; or

5. a person is acting as a race starter.

10.70.020 Violation.

A. It shall be unlawful for any person to be a spectator at a street race or reckless driving exhibition conducted on a public street or highway or offstreet parking facility.

B. It shall be unlawful for any person to be a spectator at the location of preparations for a street race or reckless driving exhibition conducted on a public street or highway or offstreet parking facility.

C. Nothing in this section prohibits law enforcement officers or their agents who are acting in the course of their official duties from being spectators at a street race or reckless driving exhibition or spectators at the location of preparations for either of these activities.

10.70.030 Relevant Circumstances to Prove a Violation.

To prove a violation of this Chapter, admissible evidence may include, but is not limited to, any of the following:

A. the time of day;

B. the nature and description of the scene;

C. the number of people gathered at the scene;

D. the location of the person charged in relation to any person or group present at the scene;

E. the number and description of motor vehicles at the scene;

F. whether vehicles gathered at the scene are engaged in vehicular stunts and maneuvers;

G. whether the individual charged has previously participated in or aided and abetted in a street race.

10.70.040 Non-Applicability.

This ordinance does not prohibit members of law enforcement, the medical profession or any other legitimate service provider form being present at a street race or a reckless driving exhibition while in the course of their official duties.

10.70.050 Penalty for Violation.

A violation of this Chapter shall constitute a misdemeanor. The penalty for a first violation is a $500 fine or imprisonment not to exceed six months, or both. The penalty for each additional violation within one year is a $1000 fine or imprisonment not to exceed six months, or both.

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Staff Report

Date: September 6, 2005

To: Honorable City Council

From: Adam U. Lindgren, Asst. City Attorney

Subject: Ordinance Amending Rancho Cordova Municipal Code Chapter 9.28, "Curfew"

BACKGROUND

The purpose of daytime curfew laws is to reduce juvenile crime by limiting the times of day when minors subject to compulsory education laws can be in public places. Over 70 cities in California, including Los Angeles, San Jose, Concord, Stockton, and Folsom, have adopted laws that make it unlawful for school kids to be unsupervised in a public place. Daytime curfew laws have been held to be a valid exercise of a city's police power. See Harrahill v. City of Monrovia, 104 Cal. App. 4th 761 (2002).

The basic rationale for these laws is that kids should, with certain exceptions, be in school during school hours and thus under the supervision of adults. When absent from school without excuse, kids are no longer under adult supervision and thus are at greater risk of being harmed and causing harm to others. The police chief of Monrovia, which was the first city in the state to adopt such an ordinance, reported that three years after implementing the daytime curfew program there had been a 29% reduction in overall crime during school hours; that residential burglary was down 32%, bicycle theft was down 94%, and that vehicle burglary was down 59%,

In addition to crime reduction, such ordinances can also have a positive effect on school attendance and graduation rates. The city of Monrovia reported that it experienced a 57% decline in the high school dropout rate and a 2% increase in school attendance during the first 15 months of that city's program.

The attached ordinance amends the City's current curfew ordinance, which applies to nighttime hours only, by adding a daytime curfew as well as provisions for cost recovery of excess costs incurred by the police department for time spent while supervising a minor that has been detained.

REQUESTED MOTION

"I move that the City Council introduce the ordinance amending Chapter 9.28, "Curfew," of the Rancho Cordova Municipal Code, waive its full reading, and continue it to the Council meeting of September 19 for adoption."

AGENDA ITEM # 20

ATTACHMENTS

1. Ordinance No. 18-2005

CITY OF RANCHO CORDOVA

ORDINANCE NO. 18-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 9.28, "CURFEW"

WHEREAS, the City Council finds that juveniles should, with certain exceptions, be in school during school hours and thus under adult supervision; and

WHEREAS, the City Council finds that juveniles who are absent from school without excuse are often out in public without adult supervision and thus at greater risk of being harmed and causing harm to others in violation of state and local laws; and

WHEREAS, the City Council finds that one approach adopted by numerous cities throughout the state of California to reduce juvenile crime is the enactment of a daytime curfew ordinance making it unlawful for juveniles to be in public places without adult supervision during school hours.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 9.28, "Curfew," of the Rancho Cordova Municipal Code is hereby amended to read as follows:

"**CHAPTER 9.28**

9.28.010	Nighttime Curfew.
9.28.020	Daytime Curfew.
9.28.030	Parent Responsibility.
9.28.040	Penalty for Violation.
9.28.050	Cost Recovery.

9.28.010 Nighttime Curfew.

It is unlawful for any minor under the age of eighteen years to loiter, idle, wander, stroll, aimlessly drive or ride about, or play in or upon the public streets, highways, roads, alleys, park, playgrounds, or other public grounds, public places and public buildings, places of amusement and eating places, vacant lots or any unsupervised place between the hours of ten p.m. and daylight immediately following; provided, however, that the provisions of this section do not apply:

(A) When the minor is accompanied by his or her parents, guardian or other adult person having the care and custody of the minor;

(B) When the minor is upon an emergency errand directed by his or her parent or guardian or other adult person having the care and custody of the minor;

(C) When the minor is returning directly home from a public meeting, or a place of public entertainment, such as a movie, play, sporting event or school activity; or

(D) When the presence of such minor in said place or places is connected with or required with respect to a business, trade, profession or occupation in which the minor is lawfully engaged.

Each violation of the provisions of this section shall constitute a separate offense.

9.28.020 Daytime Curfew.

It is unlawful for any minor under the age of 18 years, who is subject to compulsory education or to compulsory continuation education to be in or upon any public street, highway, road, alley, park, playground, or other public ground, public place, public building, place of amusement, eating establishment or vacant lot during the hours of 8:30 a.m. to 1:30 p.m. on days when said minor's school is in session. This section does not apply:

(A) When the minor is accompanied by his or her parent, guardian, or other adult person having the care or custody of the minor; or

(B) When the minor is on an emergency errand directed by his or her parent or guardian or other adult person having care or custody of the minor; or

(C) When the minor is going or coming directly to or from his or her place of gainful employment or to or from a medical appointment; or

(D) To any minor who has permission to leave school campus for lunch or school-related activity and has in his or her possession a valid, school issued, off-campus permit; or

(E) When the minor is exempt by law from compulsory education or compulsory continuation education; or

(F) When the minor is authorized to be absent from his or her school pursuant to the provisions of Cal. Education Code § 48205, or any other applicable state or federal law.

Each violation of the provisions of this section shall constitute a separate offense.

9.28.030 Parent Responsibility.

It is unlawful for the parent, guardian or other adult person having the care and custody of a minor under the age of eighteen years, to permit or allow such minor to loiter, idle, wander, stroll, aimlessly drive or ride about or play in or upon the public streets, highways, roads, alleys, parks, playgrounds, or other public grounds, public places and public buildings, places of amusement and eating places, vacant lots, or any other unsupervised place between the hours of ten p.m. and daylight immediately following or between the hours of 8:30 a.m. and 1:30 p.m. on days when said minor's school is in

session, contrary to the provisions of Section 9.28.010 and 9.28.020. Each violation of the provisions of this section shall constitute a separate offense.

9.28.040 Penalty for Violation.

Each violation of this Chapter shall constitute an infraction and shall be punishable by a fine not to exceed $500 in accordance with Government Code Section 36900(b) or successor statute.

§ 9.28.050 Cost Recovery.

(A) *Determination by court.* In addition to the other penalties imposed by this chapter, if a court determines that a minor under 18 years of age is subject to civil or criminal liability based on violation of this chapter, it may provide that the parent(s) or legal guardian(s) of the minor shall be jointly and severally liable for the cost of providing law enforcement personnel to supervise the minor during his or her detention, over and above the cost of services normally provided by the city's law enforcement agency.

(B) *Determination by Chief of Police.* When the chief of police or designee thereof determines that the city's law enforcement agency incurred costs over and above the cost of services normally provided by the agency in providing law enforcement personnel to supervise a minor during his or her detention for violation of this chapter, and when it has been determined by a court that the minor was civilly or criminally liable for such misconduct, the parent(s) or legal guardian(s) of the minor may be assessed, and billed for, such additional costs.

(C) *Appeal.* Any person receiving a bill for police services pursuant to this chapter may, within 15 days after the billing date, file a written request appealing the imposition of said charges. Any billing sent pursuant to this section shall inform the billed party of the right to appeal said billing. Any appeal regarding such billing shall be heard by the City Manager, or his or her designee, as the Hearing Officer. Within ten days after the hearing, the Hearing Officer shall give written notice of the decision to the appellant. Upon the filing of a request for an appeal, payment of the bill for the police services shall be suspended until notice of the decision of the Hearing Officer. If the appeal is denied in part or in full, all amounts due to the city shall be paid within 30 days after notice of the decision of the Hearing Officer.

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Agenda Item #18

Material received during the Council Meeting of September 6, 2005.

MEMORANDUM

DATE: September 6, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **Review of BIA Presentation/Discussion on Open Space Performance Standards**

RECOMMENDATIONS

Consider staff's presentation and provide comments and direction as appropriate.

BIA MEETING DISCUSSION/COMMENTS

On August 31, 2005, City staff and the MIG team met with members of the BIA to discuss the draft *Trails, Greenways and Gathering Places* document (Open Space Performance Standards. Detailed notes of the meeting are provided below. Generally, the document was received well by the BIA membership, although analysis of the cost for improving and maintaining the open space system is a key unknown at this time and such costs could be a major concern of the BIA. Specific comments noted during the BIA discussion have been consolidated under the general topics listed below.

Ardie Zahadani of the BIA also submitted written comments to the City over this past weekend and his comment letter is attached for the Council's review. Following the discussion notes are responses raised in Mr. Zahadani's letter of September 4, 2005.

BIA DISCUSION NOTES

1. **On-street greenbelt vs. Separated Greenway**
   - Question as to whether on-street walkways are more desirable than off-street greenways and to what extent the City expects greenways to be separated from roads

   Response
   - Staff's position has consistently been that a substantial portion of the open space system should be provided in separated greenways. However, enhanced street frontages with adjacent development properly configured can provide a very desirable walking environment and such features will be an important component in the open space system.

2. **Flexibility**
   - Limit strict and rigid requirements to key performance standards (e.g. greenways shall provide connection to schools and other key community facilities)
   - Generally allow flexibility in design so long as overall vision is met
   - Avoid hard numbers (e.g. open space widths, block lengths, etc.)

- Hard dimension on the size of pocket parks/nodes should be avoided if possible to allow effective use of 'left-over' odd spaces (such as in Orenco Station).

Response

- While flexibility may be desirable for project applicants, at some point it becomes difficult for both applicants and the City to know exactly what is required of a project. Staff has provided significant flexibility by replacing the 10 percent open space requirement with an approach that relies on describing the form and function of the open space system. While some additional flexibility can be incorporated, the open space performance standards must provide adequate direction to determine whether a project complies with the City's vision.

3. **Block length/Walking Distance**

- Proposed block size are too small and 300' cut-through requirement is excessive
- Block lengths could vary by housing/project type and be based on the need to make connections
- "Cut-throughs" may not be needed even on longer blocks if they do not provide a logical and useful shortcut

Response

Block length is a key factor in providing a walkable neighborhood. MIG and the City have proposed mid-block pedestrian paths where blocks are long. The current language will be adjusted to reflect that mid-block paths are most important when they lead to a destination (school, park, etc.). Additionally, staff must further consider what constitutes an appropriate block length. Portland is considered a very walkable city with its 300 foot blocks. Rancho Cordova's Draft Design Guidelines note block lengths of 400 feet as desirable and that blocks should not exceed 600 feet. In past applications staff has noted proposed blocks exceeding 1,100 feet in length. In brief, this standard will be given further consideration and may require adjustment.

4. **Eyes on the Open Space**

- Homes backing up to open space may work if it has visibility in other ways
- Police department requirements may conflict with standard in some cases
- It's possible to have mini-parks with backyards adjacent on two or possibly three sides if it has 'eyes' on it from adjacent street.
- Requiring open fencing compromises privacy in adjacent yards and may not be desirable for the affected homeowner.

Response

- Staff will work with the Parks District, Police Department and the Fire District to consider how public safety can be ensured in open space areas. The concept of open fencing adjacent to open space areas has been applied in Rancho Cordova projects and has a variety of benefits for the community. While some homeowners would prefer the privacy of a solid fence, there are also many homeowners that prefer the open visual space afforded by open fencing and adjacent open space. The concept of visual access to open space areas is a key factor in maintaining a sense of security in open space areas.

5. **Infill**

- What about infill? Excessive requirements may kill infill potential

Response
The open space standards will have limited application within infill projects. If the project is large (Capital Village has been considered infill), then open space features would be expected. If an existing or proposed trail or greenway passes by an infill project, then the infill project would be required to continue that trail or greenway regardless of the project size.

6. **Improvement and O/M Costs**
   - O& M costs may be too high with layouts depicted
   - The cost needs to be analyzed against the benefits and the cost needs to be within reasonable affordable range to the home buyers.

Response
- Comments were received that it is not clear how much land would be required to meet the open space obligation as proposed. This is a result of changing from a set percentage to a more performance standard approach. Staff encouraged the BIA members to test their projects against the standards and determine the land requirement. Regarding improvement and maintenance costs, City staff will work with the Parks District to estimate likely costs on a per acre basis.

7. **Regional Connections**
   - An overall master plan of regional connections is needed
   - Need know early in project development where to accommodate regional trails
   - General Plan document is not specific enough in the overall City wide trails system location. How do we achieve this?

Response
The General Plan identifies the anticipated regional trail alignments. These features typically follow the boundaries of habitat preserves and utility corridors. Prior to adoption, the General Plan will reevaluate regional trails and a refined set of regional trail alignments will be identified. For trails at a scale of less than regional, the project applicants and City staff must apply the open space performance standards to determine appropriate locations.

8. Pg. 34 - Change the illustration that shows neighborhood gathering space (mini-park) surrounded by streets. Change to an example that shows street on three sides.

Response
Staff agrees that this graphic must be corrected as described.

9. Pg. 28 - The dimensions of the corridor in the Illustration and the text does not match. Consider range for the dimensions. There are examples of greenway corridor in front of residences less than 30'.

Response
The widths of corridors are still under review. It is possible that the quality of a corridor can be maintained in a narrower width if the improvements of the trail corridor are enhanced. The amenities shown on page 28 represent a high quality level of improvement that might allow a narrower corridor width.

COMMENTS NOTED IN BIA LETTER

- Overall Policy- As discussed earlier, flexibility in the implementation of this program is critical. We suggest the establishment of "goals" instead of strict mandates, thus enabling applicants to work with the city to craft plans which are creative and adaptable to the unique settings of some land plans.

  Response
  As noted above, staff supports flexibility and has provided a variety of open space option from which the developer may select. Ultimately, the open space performance standards must allow both developers and staff a degree of certainty is determining whether a project complies. As flexibility is increased and standards are made vague, this certainty is reduced. (see also Comment above)

- Page 10- (Block Size): There is discussion about the maximum length of blocks and the requirements of pedestrian connections. In past experiences, these settings have often become nuisance areas where debris can collect and where illicit activity can occur. It is our hope that the city can work with law enforcement experts to analyze safety issues as well.

  Response
  See comment 3 above.

- Page 12- (Open Space Network): The requirement for ALL residential units and commercial space to be within 1/8th mile from open space is first discussed here. Again, the costs of such configurations in terms of land requires, cost to develop, and cost to maintain are very significant. We suggest that this requirement be a goal that follows flexibility.

  Response
  Staff requests that the development community test the 1/8 mile standard on their pending plans. This standards is not fixed and finalized, however, staff does support some type of measurable standard for the location of greenway and trail amenities.

- Page 16- (Trails Along Residential Units): This exhibit shows residential units fronting onto an open space trail area within a minimum width of 50'. Presumably there would be houses fronting onto the other side of the trail, which would mean that alleys would be required.

  Response
  This exhibit depicts a Regional Trail connection, the largest trail amenity in Rancho Cordova. These facilities are major corridors and require not only an adequate travel surface, but also enough corridor width to create an open and inviting environment. The 50 foot width may be discussed further and the possibility of lesser widths may be allowed in the open space performance standards. However, the 50 width is considered a good general rule for the Regional Trail corridor.

- Page 23- ("Green" Corridors under Utility Lines): This section talks about security fences around utility towers, but this is likely determined by the holder of the

overhead utility easement. Additionally, this section seems to preclude open space trails from running along an overhead power line corridor-forcing them to only cross them. This seems contrary to the initial implications on page 20.

Response: Staff agrees that language regarding power line corridors must be revised. While it is likely that power line corridors will contain trails, staff anticipates some limitation on uses under power lines will be included in the open space performance standards.

- Page 26- (Basic Design for Greenways): This section suggests that fencing between sideyards and greenways be semi transparent to allow visual access. The adjacent home lose nearly all of the backyard privacy from such requirement and therefore being immediately adjacent to such a greenway is generally a negative for a homeowner. It may also provide significant additional liability to anyone who wants to have a swimming pool adjacent to such a greenway.

  Open fencing is key to providing a sense of security in open space areas. It is assumed fencing would still be six feet high and could have solid fencing at the base. This would provide adequate security to the homeowner. Additionally, some homeowners prefer the open fencing that offers views into open space areas.

- Page 27- (Greenway Design): In this exhibit, you depict the greenway as running between the front yards of two rows of houses. This will require alley loading for these houses and also require parking somewhere for guests and visitors.

  This observation is correct in that each set of homes would be alley loaded and provisions for guest parking would be required. This exhibit depicts a neighborhood greenway configuration that is only one of numerous options.

- Page 34- (Pocket Parks): This exhibit shows a pocket park. However, it does not appear to be connected by greenways to the open space network, which would seem to be against your rules for locating and connecting them.

  Response: The graphic on page 34 must be corrected in that the park is surrounded on four sides by roads, a situation that would not be desirable. The context will also be revised to identify the trail/greenway that connects this site with other park and open space amenities.

Attachment: BIA Comment Letter, September 4, 2005

Building Industry Association of Superior California

"Building Toward A Better Future"

September 4, 2005

Mr. Paul Junker, Planning Director, *via facsimile*
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Re: Open Space Performance Standards

Dear Mr. Junker:

Thank you for presenting the Building Industry Association's (BIA) Parks/Open Space Subcommittee with the newly proposed "Open Space Performance Standards" for the City of Rancho Cordova. We appreciate the opportunity you have provided our group to comment on this significant policy.

Generally, we appreciate that the city no longer proposes a percentage-based requirement. However, as acknowledged by your consulting staff, the proposed standards are untested. And since no other planned community has applied these principles, it is difficult to gauge the level of financial participation that will be necessary from the city's future residents. As you are aware, we must understand the effects of our actions in relation to housing affordability and regional competitiveness.

Therefore, we believe that it is important to analyze what the costs of some of your proposed configurations will be in terms of land required, cost to develop and cost to maintain. The first two items go to the increase in the cost of buying a home, while the last factor goes to the increase in the cost of owning a home. As you know, cost estimates with detailed assumptions can give the business community some certainty in the planning and development process.

To help understand the potential costs, it may be helpful to create a typical plan to assess the financial implications of this proposal. We are prepared to help coordinate this effort with you.

In addition, since your proposed Open Space Performance Standards are very closely related to the Cordova Park and Recreation District's Park development and standards

plan, we respectfully propose that you combine the review and decision-making process for these two tasks. In many instances, these two efforts will overlap. And, in the case of Operations and Maintenance costs, we must take account of both obligations for future Rancho Cordova residents.

As requested, the following are direct comments that the BIA would like to bring to your attention.

- Overall Policy – As discussed earlier, flexibility in the implementation of this program is critical. We suggest the establishment of "goals" instead of strict mandates, thus enabling applicants to work with the city to craft plans which are creative and adaptable to the unique settings of some land plans.

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As we discussed in our meeting, you have proposed a very intensive open space plan where very little of the space is low maintenance. And, as you're aware, an unmaintained

park or trail system will be of little or no value to the city's existing or future residents. For this reason, we ask that further analysis be conducted on these costs.

If you have any questions or suggestions, please contact me at (916) 677-5717.

Respectfully,

Ardie Zahedani
Legislative Advocate

cc: Members of the Rancho Cordova City Council
Mr. Ted Gaebler, City Manager
Mr. Russ Davis, BIA Area Council Chairman
Mr. Dennis Rogers, BIA Senior VP

Taecker Urban Design & Planning

Matthew Taecker, Principal

MEMORANDUM

To: Paul Junker, City of Rancho Cordova
From: Matt Taecker
Date: July 20, 2005
Re: Comments on Revised RC Guidelines
cc: Rancho Cordova City Council Members, General Plan Advisory Members, The Waegell Family

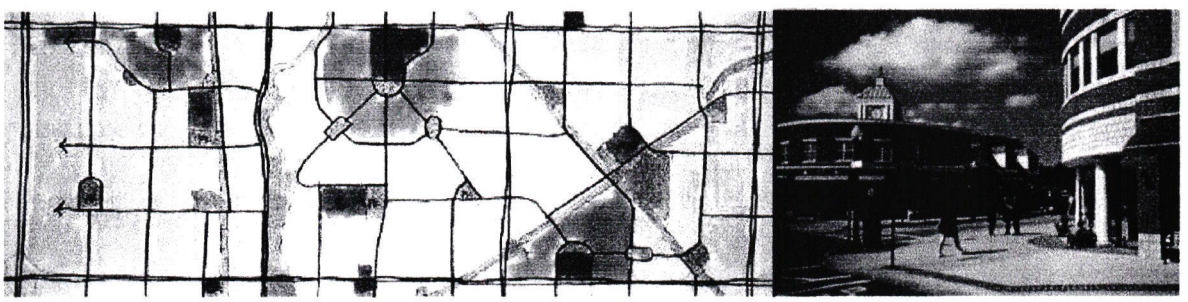
Paul,

On the whole, you've got a great set of guidelines: a great vision, well-written, well-organized, and nicely illustrated. Consequently, my comments are limited to Guideline requirements that appear to be at cross-purposes with your intentions of creating compact walkable neighborhoods. Some provisions are ill advised and should be struck (e.g. 4-lane roads every half mile). Other provisions provide too much flexibility around ingredients that are critical to making streets inviting and safe (e.g. placing buildings and their entries near streets). Because the document is so long, I must admit that I may have missed "the sentence" that addresses a concern, but embedding critical language is problematic, and I feel that it's better to be explicit up front and throughout. This will help avoid future confusion, and establish firm expectations within a development community that is rather conventional and will exploit loopholes where they exist.

Best regards, Matt

Street Connectivity. It's great that the Guidelines emphasize street connectivity and traffic distribution as a critical ingredient, but the notion that this will be achieved with "a system of four-lane secondary roads approximately a half mile apart" (p. 2-9) is antithetical to the principle goals of slowing traffic and encouraging street-facing architecture. Not only will half-mile spacing concentrate traffic to a point where street-facing homes will be discouraged, but 4-lane roads have considerably higher speeds and pedestrian crossing distances. (Medians do not mitigate this, as they increase motorist's perceptions that they can go fast without risk.)

A network of 2-lane roads at a spacing of roughly ¼ mile is much preferred, as it distributes traffic so that no streets have so much traffic that developers can't face homes toward them (with the exception of entry segments near arterials). Fehr & Peers, Kimley-Horn, Walter Kulash, and other respect transportation planners have validated this assertion. Cut-through traffic can be discouraged by off setting intersections, using parks to interrupt straight connections, and slowing traffic through aggressive traffic calming. (Diagram by Matt Taecker for Merced's New Growth Strategy, c. 1991; photo of 2-lane "main street" at Mashapee Commons MA.)



Taecker Urban Design & Planning LLC . 1044 Sierra Street . Berkeley, California 94707 . V 415-271-9751 . F510-525-3661 matt@TaeckerUDP.com

Streets, Pedestrians and Cars. Logical extensions of the assertion that car and pedestrian conflicts should be "minimized" (p. 2-12) are:

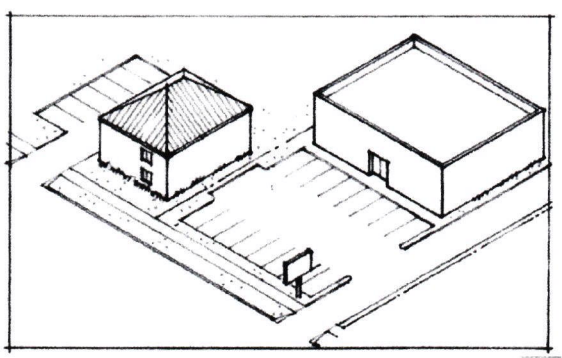
- that crosswalks should be less frequent,
- that pedestrian paths should be moved midblock (ala Irvine), and
- that grade-separation of pedestrians and cars should be a preferred alternative.

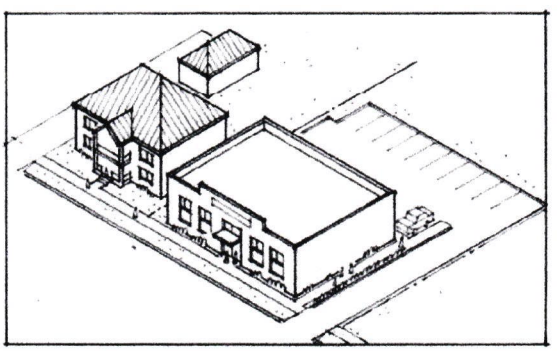
These features not only rob streets of pedestrian activity, but they often add to the distance between local destinations.

It is also important to note that mixing pedestrians and cars can often be a desirable thing. Jaywalking is a mark of success along "main streets," where pedestrians feel comfortable enough to "take over." (Would your City expect fencing at the curb to discourage crossing at mid-block?) On-street parking is another instance where conflicts are not minimized, but the effect is to slow traffic, add a layer of protection on the sidewalk, and support street-facing retail. In residential areas, 2-lane streets with on street parking have been found to be safer than 4-lane streets because cars must slow and the rate of serious injury has been proven to be much less (as researched by Fehr & Peers and Peter Swift). One way to fix this is by restating provision for minimizing conflicts in a positive way, such as "emphasizing environments that are safe for pedestrians, bicyclists and cars."

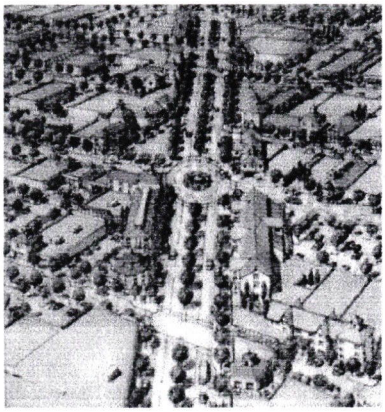
Street-Facing Architecture. Bringing buildings, entrances, and windows close to the street is critical to making walkable neighborhoods, yet Guideline language is vague in places – which will certainly be exploited. Statements that "(b)uildings should be designed to physically frame the street" (p. 2-5) and that "(r)esidential and non-residential buildings should be sited and oriented close to the street" (p. 2-30) does not (will not?) preclude developers from slipping in an aisle of parking between street. Nor does it require that entrances actually face the street (and of course I understand the need for exceptions with large box retailers and office campuses). Furthermore, allowing an "illusion" of a building front in lieu of a real front (p. 2-32) is not consistent with provisions in Chapter 3 and may be exploited with locked doors and back-of-house windows that cannot offer informal surveillance of the street.

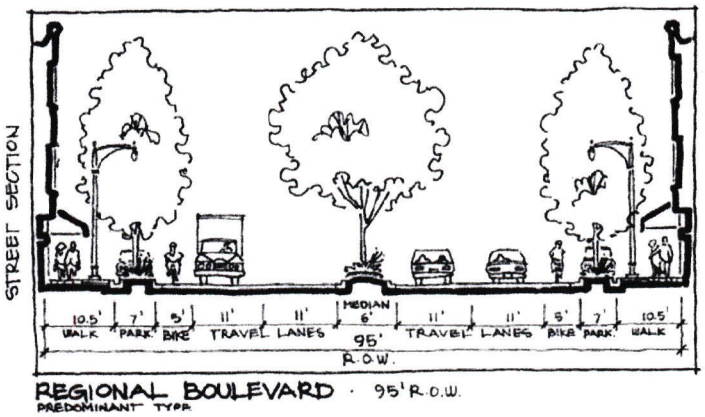
Other phrases are turned in a way that may give wiggle room, such as avoiding (but not prohibiting): "expansive" parking between buildings and street, and "excessive" front setbacks (p. 2-33). There need to be explicit standards in Chapter 2, or at least a statement that explicit standards exist on other pages. In addition, the setbacks on page 3-20 are excessive. Throughout the document the pedestrian-supportive effect of small front setbacks should be required. Specifically, retail fronts should be 0-5' from sidewalk, and office & urban housing fronts should be 5-15' from sidewalk (with exceptions granted for industrial areas, and where projects meet the street-facing requirement and also have a system of off-street courtyards with paths). There should also be provisions that require buildings to line streets adequately, such as requiring that building fronts comprise at least 75% of streets-blocks in mixed-use/retail centers, and 50% of street blocks in residential and office areas. (Diagrams by Matt Taecker, appearing in Codifying New Urbanism: How to Reform Municipal Land Development Regulations, Congress for the New Urbanism, & the American Planning Association, May 2004.)





Sidewalks and Street Trees. As a rule, street trees – placed between sidewalk and curb -- should protect pedestrians from the street and the sun. Sidewalks at curb SHOULD NOT be permitted, except where tree grates are used at the curb. (See page 2-18.) Of all neighborhood components, the City can control the design of streets most effectively -- it's worth getting it right. (Images by Calthorpe Associates from Metro Streets: A Handbook for the Design of Regional Routes, Metro(politan Gov't) of Portland OR, c. 1995.)





Landscaping at the Street (p. 2-41). In urban areas, landscaping should not be required between building and street. On the contrary, most buildings should be "built-to" the sidewalk. This is illustrated throughout the document. Landscaping is especially out of place at corners in urban neighborhoods, where entrances and architectural punctuation (not landscaping) should be encouraged.

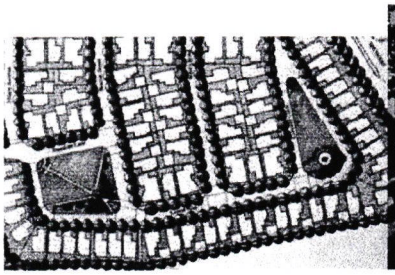
Landscaped Medians (p. 2-45). Landscaped medians are not desirable on 2-lane roads because:

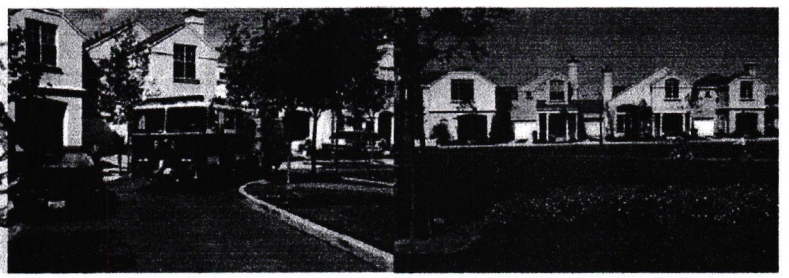
- travel lanes need to be increased on 2-lane roads (for minimum an uninterrupted emergency vehicle dimensions of at least 18 feet); and
- two-way "friction" slows vehicles and dramatically reduces the rate of serious injuries (observe Laguna West's "radial streets" for evidence of how medians fail in this regard).

On 4-lane roads the benefits of a pedestrian refuge make medians a sensible -- but not the only -- option.

Eyes-on-the-Street. The lot diagram in the lower left corner on page 5-9 places no active living spaces facing the street. The practice of putting windows on garages that are turned sideways should not be allowed for more than 50% of the lots along any block's frontage, as it can deaden the street (see also page 5-30).

Parking for Parks and Community Facilities (p. 6-15). Provisions for reducing parking areas in commercial areas should also be employed with community facilities. Most notably, on-street parking should be credited for helping to meet demand. Since demand occurs only occasionally, the capacity of on-street parking within a 2-3 block distance of a park or community facility should be considered. (See photo below.) If regional malls can consider parking within 600' of the door, why can't community facilities. The potential for shared parking with other adjacent uses should also be considered. Parking for an office park or school is likely to be a perfect resource for a nearby sports park. By considering shared parking and on-street parking, limited public lands and resources can be used to their fullest potential.





Additional Amendments to Draft Design Guidelines in response to comments from Matt Taecker (dated July 20, 2005):

Street Connectivity (p.2-9)

Regarding the system of four-lane secondary roads at approximately a half mile apart – this is consistent with the Draft Circulation Plan. We are not limited to a single type of secondary roadways and could add to this a desire for additional two-lane connectors at approximately one-quarter mile spacing. May want to consider adding

> Description: Amend the fourth sentence to read "The system of four-lane secondary roads spaced approximately one-half mile apart (and two-lane connector roads spaced approximately one-quarter mile apart in urban areas) will provide more route options for drivers and reduce the number and frequency of major roadways."
>
> 4. Add the sentence "The City also encourages local street networks to incorporate a system of two-lane connectors at approximately one-quarter mile spacing for improved connectivity and livable connector roadway design." at the end of the guideline.

Streets, Pedestrians and Cars (p.2-12)

Regarding concerns about the interpretation of "minimizing conflicts between cars and pedestrians" will lead to an environment that is not pedestrian friendly, the recommendation to restate in a positive way can be incorporated as follows:

Design Objective on page 2-12 – restate as "Develop an on-site vehicular circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and ~~minimizes conflicts with pedestrians and bicycles~~creates environments that are safe for pedestrians, bicycles, and cars.".

Street-Facing Architecture (p.2-32)

Design objectives and descriptions encourage the placement and orientation of buildings to the street. While these provisions are not specifically required, there are other related provisions to restrict parking between the buildings and the street and to address the orientation of buildings in a pedestrian manner. Matt is requesting that the City consider a mandatory setback requirement for retail fronts of 0 to 5 feet. Staff recommended 0 to 30 feet for commercial sites up to 15 acres in size and o to 80 feet for commercial sites greater than 30 acres in size. Matt is also recommending that office and urban housing fronts be required to be located between 5 and 15 feet from the sidewalk. Staff is recommending no minimum from yard setback for RD-10 and up. If the Council would like to direct these amendments, we would need to change both the Design Guidelines and the proposed Zoning Code Amendments.

Sidewalks and Street Trees (p.2-18)

Matt is recommending that sidewalks along the street not be permitted. In other words, that all sidewalks would need to be separated from the street by a planter strip or tree wells. Separated sidewalks are required along connector and major roadways, but not

on all local residential streets. This can be further evaluated when the City considers the Pedestrian Master Plan and Street Standards.

Landscaping at the Street (p.2 – 41)

The guideline provisions requiring landscaping along the buildings does not mandate that the landscape be provided in a landscape planter area. Rather, landscape can be provided in planters, intermittent planter, and/or bulb outs.

Parking for Parks and Community Facilities (p. 6-15)

Nothing in the Design Guidelines precludes the design of on-street parking. Language could be added to encourage or require it in conjunction with Community Facilities if directed by the City Counc

ADAM

Building Industry Association
of Superior California, Inc.
1536 Eureka Road
Roseville, CA 95661-3055
Phone: (916) 677-5717 Fax: (916) 677-5734

RECEIVED
SEP 06 2005
BY:

Fax

To:	City of Rancho Cordova	From:	Ardie Zahedani
Fax:	916/853-1691	Pages:	4 (inc. cover)
Phone:		Date:	September 5, 2005
Re:	Letter – for delivery	CC:	

Please forward the attached letter to:

- All members of the Rancho Cordova City Council;
- Mr. Ted Gaebler, City Manager; and
- Mr. Paul Junker, Planning Director.

If you have any questions or suggestions, please call me on my mobile phone at 916/416-3815.

Thank you.

Website: www.biasup.org email: ardie@biasup.org

Building Industry Association of Superior California

"Building Toward A Better Future"

September 4, 2005

Mr. Paul Junker, Planning Director, *via facsimile*
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

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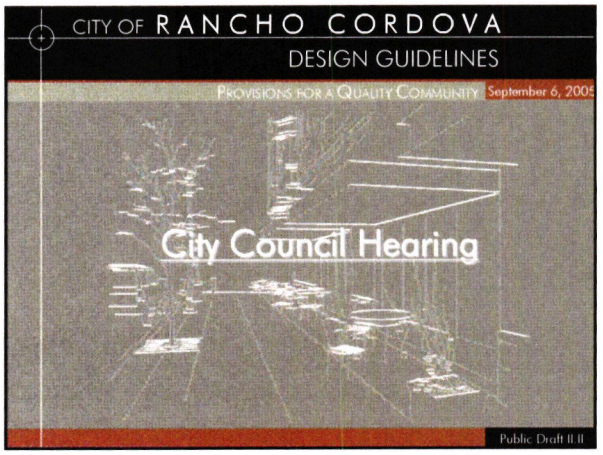
Respectfully,

Ardie Zahedani
Legislative Advocate

cc: Members of the Rancho Cordova City Council
Mr. Ted Gaebler, City Manager
Mr. Russ Davis, BIA Area Council Chairman
Mr. Dennis Rogers, BIA Senior VP



Tonight's Agenda

- The process to date
- Modifications to the July draft
- Draft Checklists
- Draft Zoning Code amendments
- Recommendation

The Process to Date

- March 1 – Joint City Council/Planning Commission Study Session
- April 27 – Public Workshop
- May 10 – BIA Meeting
- July 13 – City Council Study Session
- August 11 – Planning Commission Hearing

Document Organization

1. Introduction
2. Community Design
3. Commercial and Commercial Mixed Use
4. Office and Office Mixed Use
5. Residential
6. Community Facilities
7. Industrial

Applicability

Planning Entitlement	APPLICABLE DESIGN GUIDELINE SECTION					
	Community Design	Commercial	Office	Residential	Community Facilities	Industrial
Specific Plan/PUD	X	*	*	*	*	*
Subdivision	X					
DESIGN REVIEW						
SP Master Permit Plan	X			X		
Multi-Family	X			X		
Residential Infill Lot	X			X		
Commercial/mixed use	X	X				
Town Center mixed use	X	X				
Office/mixed use	X		X			
Public/quasi-public	X				X	
Industrial (light/heavy)	X					X

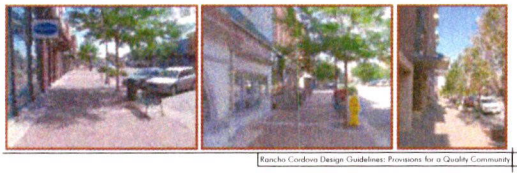
Summary of Changes

- Some Design Standards moved to Chapter 1
- Minor grammatical changes
- New provisions and imagery:
  - Chapter 2: Community Design
  - Chapter 3: Commercial
  - Chapter 5: Residential
- Minor amendments to other chapters

Pedestrian Circulation

2. Community Design
2:16

- City encourages the use of "urban sidewalks" along intense development. Minimum width between 10 and 12 . Include street trees with grills to define the street edge.



Open Space and Trails

2. Community Design
2:28

- Minimum width: 12
- No gates
- Clearly identifiable entrances
- Landscaping that discourages loitering
- Lighting that makes the trail safe at night

Lighting

2. Community Design
2:68

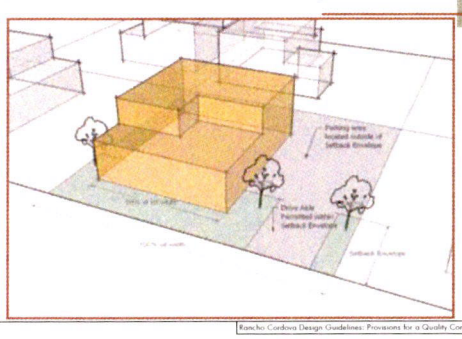
- Light fixtures taller than six feet are separated a minimum of 20 feet from trees with canopies between 20 and 30 feet wide to provide efficient lighting without requiring extra pruning of the tree.

Commercial Setbacks

3. Commercial
3:20

- Revised text to better describe the development of a "Main Street" commercial environment.
- Better description of "setback envelope" and how this provision can be met.
- Covers areas where parking is and is not permitted.

Commercial Setbacks, cont.



Commercial Facades

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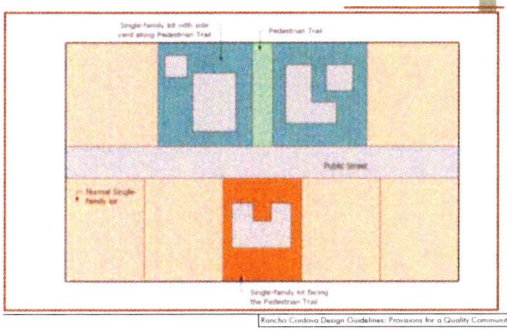
Orientation of Homes

5. Residential
5:18

- Promote "eyes on the street" and "eyes on activities" through:
  - Interior design of the home to place "living areas" near the front on at least one floor plan
  - Place multi-family buildings near the street
  - Site homes to face onto trails

Orientation of Homes, cont.



Orientation of Homes

5. Residential
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- Location and screening of trash receptacles

Draft Checklists

- All project types (Chapter 2)
- Commercial and Commercial Mixed Use Projects (Chapter 3)
- Office and Office Mixed Use Projects (Chapter 4)
- Residential (Chapter 5):
  - Single-Family Detached Residential Projects
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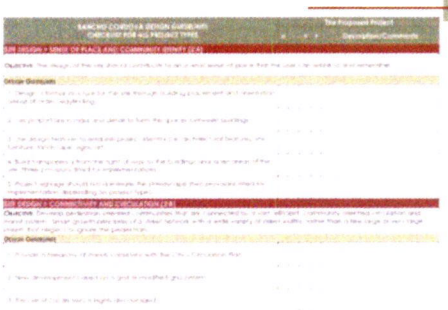
- Community Facility Projects (Chapter 6)
- Industrial Projects (Chapter 7)

Checklists Design



Appendix III – Street Furniture

- Example illustrations of street furniture
- Intent is to spur unique design solutions that lead to a sense of place and connect development together through "common language."
- Covers:
  - Benches and seating
  - Street lamps
  - Directory signs
  - Clock towers
  - Trash containers
  - Trees and Tree wells
  - Planters
  - Fountains
  - Bus stops

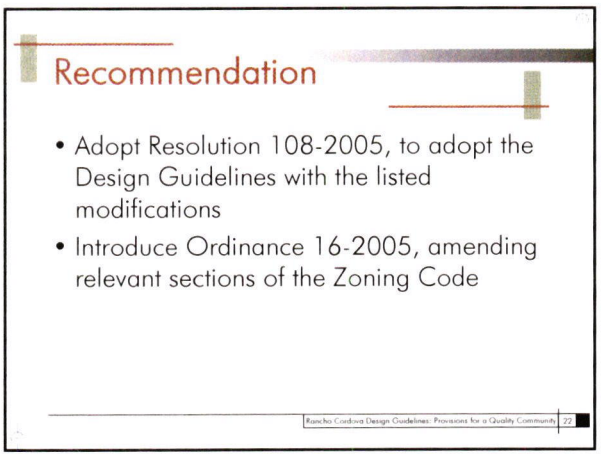
Example Images

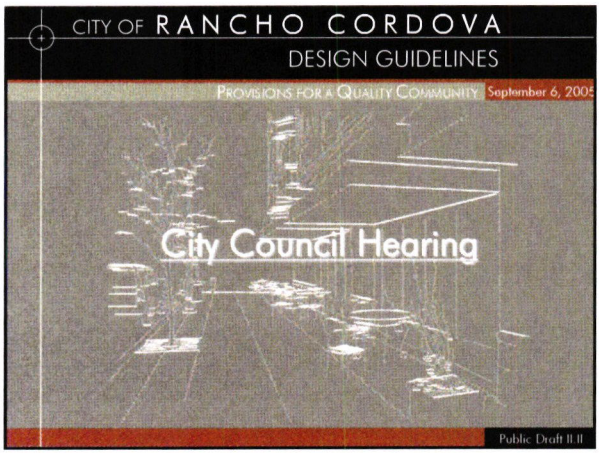
Zoning Code Amendments

- Modifications to Title 2 and 3 of the existing Zoning Code
- Amendments intended to ensure consistency with Design Guidelines provisions
- Additional modifications will be addressed as part of the subsequent comprehensive update of the Zoning Code

Zoning Code Amendments

- Lot area, width, and public frontage for RD-5, RD-7, RD-10, RD-15 zones
- Residential setbacks, yard measurements, and other miscellaneous requirements
- Lot coverage and open space and landscaping requirements for residential
- Front yard setbacks for commercial


Recommendation
• Adopt Resolution 108-2005, to adopt the Design Guidelines with the listed modifications
• Introduce Ordinance 16-2005, amending relevant sections of the Zoning Code
Rancho Cordova Design Guidelines: Provisions for a Quality Community 22



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[illegible]	X					
DESIGN REVIEW						
[illegible]	X			X		
[illegible]	X			X		
[illegible]	X			X		
[illegible]	X	X				
[illegible]	X	X				
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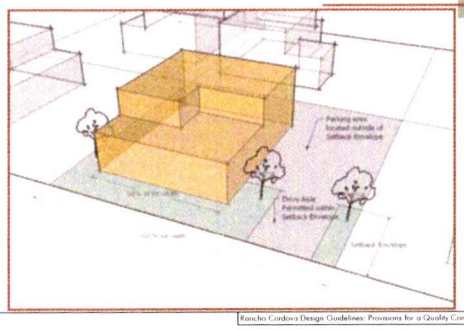

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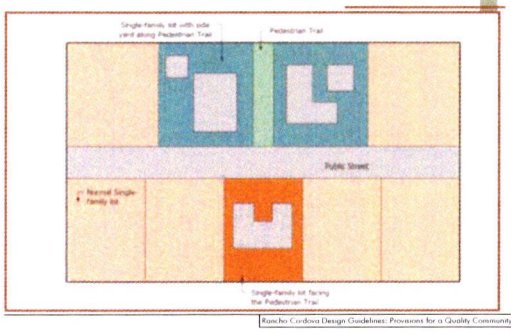

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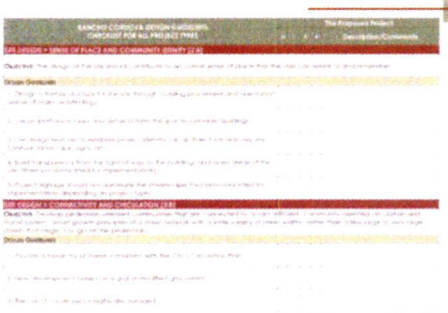

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