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

City Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, March 20, 2006

3:30 P.M. – Closed Session
4:00 P.M. – Special Meeting
5:30 P.M. – Regular Meeting

AGENDA

CLOSED SESSION

Council will Adjourn to Closed Session for the Following Purpose:

1. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

SPECIAL MEETING

Call to Order

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

Metro Cable TV Telecast Announcement

Report from Closed Session

Presentations

2. Recognition of Dick Margarita, Deputy District Attorney, for service as Community Prosecutor for Rancho Cordova
3. Recognition of Council Member Cooley's Birthday

ORAL COMMUNICATIONS

4. **Public Comment**

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

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

CONSENT CALENDAR ITEMS

5. **Subject:** Minutes of City Council Meetings
   a. Special Meeting of November 15-16, 2005.
   b. Special Meeting of November 29, 2005.
   c. Regular Meeting of December 19, 2005.
   d. Special Meeting of February 28, 2006.

   Recommendation: Approve Minutes.

6. **Subject:** Central Sacramento County Groundwater Management Plan Conceptual Governance Structure
   Recommendation: Conceptually approve the proposed governance structure of the Central Sacramento County Groundwater Management Plan.
   Result of Recommended Action: Approval by the City Council will allow staff to move forward with development of a detailed governance structure. It is proposed that a joint powers agreement be formed to create an independent board of directors managing the objectives of the Central Sacramento County Groundwater Management Plan. Fiscal impact to the City would be roughly $10,000 to $15,000 per year to pay the City's share for ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is anticipated to be roughly $300,000 per year.
   Staff Responsible: Cyrus Abhar, Public Works

7. **Subject:** Contract Amendment #1, in the Amount of $103,851.00, to Contract Between Beebe Corporation and the City of Rancho Cordova for the New City Hall Project, Site Work Trade.
   Recommendation: Approve the contract amendment.
   Result of Recommended Action: Approval of the contract amendment will provide saw cutting, removing and repairing of approximately 8,200 sq. ft. of failed asphalt. Also, a slurry seal will be applied over the entire parking area including the newly replaced asphalt sections at the new City Hall location.
   Staff Responsible: Winfred DeLeon, Building Department

ACTION ITEMS

8. **Subject:** Senate Bill (SB) 1776 Redefining the American River Parkway Plan to Include the City of Rancho Cordova.
   Recommendation: Authorize the City Council Subcommittee for the American River Parkway Plan (Mayor McGarvey and Council Member Budge) to attend the March 21, 2006 meeting of the Sacramento County Board of Supervisors and request that the Board postpone taking a position on SB 1776 until Senator Cox has convened a meeting of the three affected jurisdictions (County of Sacramento, City of Sacramento, and City of Rancho Cordova).
   Result of Recommended Action: The action will allow two members of the City Council who have been involved with the American River Parkway Plan to speak on behalf of the City, requesting that the County Board of Supervisors delay taking a position on SB 1776 until all three agencies impacted by the bill can discuss the issues and implications.
   Staff Responsible: Stephanie Snyder, City Manager's Office

9. **Subject:** Citywide Goals & Objectives
   Recommendation: Approve the citywide goals and direct staff to develop action plans for objectives and incorporate objectives in current and future work through the annual budget process.
   Result of Recommended Action: The action will approve 12 citywide goals developed over recent months of collaborative work between Council and staff for the purpose of guiding both existing and new projects with a sense of the City's priorities.
   Staff Responsible: Stephanie Snyder, City Manager's Office

ADJOURN TO REGULAR MEETING

REGULAR MEETING

Call to Order

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

Pledge of Allegiance

Invocation

10. Pastor David McFarland of the New Life Center will give the invocation.

ORAL COMMUNICATIONS

11. **Public Comment**

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encouraged to keep comments to three minutes or less and to state name and community of residence.

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PUBLIC HEARING ITEMS

12. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 10.24, "Parking Regulation," to Add Section 10.24.075, "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways".
Recommendation: Waive first reading and introduce Ordinance No. 12-2006.
Result of Recommended Action: Introducing the Ordinance is the first step to prohibiting the parking of specified vehicles, such as oversized vehicles, large recreational vehicles, semi-trucks and trailers, detached commercial trailers and similar vehicles, on public roads.
Staff Responsible: Cyrus Abhar, Public Works & Tom McMahon, Police Department

13. **Subject:** The Montelena Project is seeking a General Plan/Specific Plan Amendment , a Rezone, a Development Agreement, and a Tentative Tract Map that would create 879 single family homes on approximately 252 acres. The Project also proposes nearly 30 acres of parks and public open space and approximately 55 acres of wetland preserve. The application includes a Special Development Permit to vary building setbacks and minimum lot sizes in the RD-10 Zone.
Recommendation: Adopt Resolution 25-2006 determining the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines and approving the General Plan Amendment; and waive first reading and introduce Ordinance 09-2006, amending the Specific Plan and approving the Rezone of the Montelena project, within the SunRidge Specific Plan, according to the attached exhibits; and waive first reading and introduce Ordinance 10-2006, approving the Development Agreement; and, adopt Resolution 26-2006 approving the Montelena Tentative Subdivision Map, subject to the Conditions of Approval.
Result of Recommended Action: Approval of the project would allow the middle portion of the SunRidge Specific Plan to develop in a manner consistent with the City's Draft General Plan. The project will provide major road connections of Rancho Cordova Parkway (Jaeger Road) and Chrysanthy Blvd., and the project Development Agreement will assure funding for City services.
Staff Responsible: Bill Campbell, Planning

14. **Subject:** 5 Star Liquor-Project No. RC-06-221-Public Convenience and Necessity Hearing
Recommendation: Continue to April 17, 2006 at the request of the applicant.
Result of Recommended Action: Continuation will allow more time for the applicant to consult with legal counsel.
Staff Responsible: Anne Hersch, Planning

REGULAR CALENDAR ITEM

15. **Subject:** Adoption of the Rancho Cordova Redevelopment Project Area
Recommendation: Adopt Agency Resolution No. 29-2006 approving the Preliminary Report on the Rancho Cordova Plan Adoption and authorizing transmittal of the Report to each affected taxing entity, ratifying the Draft Environmental Impact Report (DEIR) for the Rancho Cordova Redevelopment Plan and authorizing transmittal of the DEIR to each affected taxing entity, and approving the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project and referring the Draft Redevelopment Plan to the Planning Commission.
Result of Recommended Action: Adoption of these documents is a major step in the Redevelopment Plan adoption process which will enable the Agency to leverage and reinvest property tax increment generated in the proposed Project Area. Redevelopment will be powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown
Staff Responsible: Curt Haven, Economic Development/Redevelopment

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

UPCOMING MEETINGS	
Tuesday, March 28, 2006	*5:30 p.m. – Work Session –Open Space Performance Standards & Fees and tentatively General Plan*
Monday, April 3, 2006	*4:00 p.m. – Study Session – Transit Plan and tentatively Development Strategies for Folsom Blvd. Specific Plan* *5:30 p.m. – Regular Meeting*
Monday, April 17, 2006	*5:30 p.m. – Regular Meeting*
Tuesday, April 25, 2006	*5:30 p.m. – Work Session – Code Enforcement Program*

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays prior to the Regular City Council Meeting. If you have any technical questions related to the agenda items, please contact the appropriate departments as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF AGENDA POSTING

I, Anna Olea-Moger, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 20, 2006 Special & Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on March 16, 2006 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 16th day of March 2006 at Rancho Cordova, California.

Anna Olea-Moger

Anna Olea-Moger, Assistant City Clerk

CITY COUNCIL MEETING

CSUS Aquatic Center
1901 Hazel Avenue
Gold River, CA 95670

8:00 A.M. to 5:00 P.M. – Tuesday, November 15, 2005
8:00 A.M. to 5:00 P.M. – Wednesday, November 16, 2005

Minutes

STRATEGIC PLANNING RETREAT

Call to Order

The meeting was called to order on November 15 at 8:30 a.m. and on November 16 at 8:30 a.m.

Attending the retreat were Council Members Budge, McGarvey, Sander, Skoglund; Planning Commission Members Smith, Vance, Wentz; Staff Members Gaebler, Abhar, Carney, Hare, Haven, Leitner, Junker, Meyers, McMahon, Snyder, Thomas, Treadwell, Trimberger as well as members of the public.

Oral Communications

1. Public Comment

   None

Strategic Planning Session

2. Strategic Planning Discussion

No action occurred over the two-day study session. (Notes of discussion are attached.)

ADJOURNMENT

The meeting adjourned at 5:00 p.m. both days.

Respectfully submitted,

_____
Lillian E. Hare, City Clerk

AGENDA ITEM #5a

Attachment 1

CITY OF RANCHO CORDOVA
City Council/Planning Commission/Staff Retreat
November 15-16, 2005
Aquatic Center

Retreat Objectives/Outcomes

Enjoy working together in creating the City's future

Continue to build a strong team among Council Members, Planning Commissions, community attendees and City staff by identifying any problem areas and resolving them

Give ourselves an annual progress report

Take the time to delve into several important issues

Determine and prioritize our 2006 goals and objectives

Discuss the norms of the City's policy-making process to enable effective and creative decision-making

Annual Progress Discussion

Things that went well:

From Council Members:

--Hiring of dedicated, professional staff
--(& staff) Overall image is improving within the City—
regional image is lagging
--(& staff) Improved services, greater local control, shedding
County influence/control
--Staff responds individually to Council requests
--Controlling what will happen in next 25 years
--Council representation
--Good citizen participation and interaction
--Building permit process
--Working on traffic calming solutions
--Talented staff
--No major controversies
--Council satisfied citizens (2 candidates/3 incumbents)
--Regional representation on boards
-- Most community members show enthusiasm and pride

--City newsletter informs citizens
--Good public participation at community events
--Parks & Open Space Standards is a "win-win"
--Building inspection program
--Commitment to parks
--Regional approach
--Spirit of cooperation on City Council
--Acquisition of Kilgore Cemetery and investment

From staff:

--Community members excited about city hood
--Energy and enthusiasm of City Council
--Acquired City Hall and cemetery
--Enjoy respect of our city government within the region
--Council support and appreciation of staff—helps with retention and recruitment
--High output and productivity of Council and staff
--Transportation funding—unusually successful grant catch--$12 Million
--General Plan process has been successful
--Raised bar for parks and open space standards
--Greatly increased staff/developer dialogue and problem solving
--Fiscally vibrant despite revenue neutrality
--Team building
--Great knowledge base (local talent)
--Good reputation in region
--Open and inclusive decision-making
--Provide high quality service
--Good communication (Council-staff)
--Great bond rating
--Good financial planning
--Good investments
--Proactive law enforcement
--Successful adoption of Redevelopment Project Area
--New City Hall in two years
--Bought a cemetery to preserve rare, historic site
--Council business records on-line
--Trash collection services in-house for increased service levels; street sweeping
--Contract with Sheriff for law enforcement and shared command model; safes money
--All Department Head positions filled

--Right-hand person to support City Manager and low turnover
--Established healthy General Fund reserves
--Relationship good between City and Parks District
--Developed good transportation plan
--Done a lot
--Started up the boom town; keeping up with building; started upswing
--Financial solvency
--Own police department
--Redevelopment area
--A lot of work getting fees in line

From Planning Commission Members:

--Planning and visioning process
--Diverse Council

From others:

--Traffic control/enforcement
--Trash program
--Planning cherette/process
--Code enforcement
--Abandoned vehicle abatement program
--Public Works—pothole reports
--New City Hall
--Redevelopment for Folsom Boulevard beautification
--Regional representation
--Positive outlook in working with others
--Planning process smoothed out
--Staff insures Council/Planning Commission have opportunity for training
--Process of completing General Plan

Things that did not go so well:

From Council Members:

--Three-quarters of the community doesn't know what City is doing and what we've accomplished.
--Personalized garbage collection
--Police telecommunications
--(& staff) I.T. implementation (web site)

--Few city street signs
--Few local opportunities to "brand" the City
--Change is slow!
--Handling negative citizen reactions
--Need to increase development fees dramatically
--(& staff) Code enforcement is inadequate
--More police visibility and interaction in the community
--Inability to demolish Stagger Inn
--Need more planners
--Need plan for welcoming new residents to community
--Need implementation of community-oriented policing
--Need more 2x2's
--Need community "center;" include museum, theatre, etc., (destination venues)
--Need more services for seniors
--Need more recognition of veterans, i.e., parades, special events, etc.
--Comprehensive code enforcement plan—"big picture "standards"
--Community image issue
--Pacing of development/order of applicants inline
--Follow-up on strategic planning
--Relationship with Sacramento County
--School District boundary issue
--Community-oriented policing
--Need information—"What's coming" status or projects

From staff:

--Need to do a better job of re-butting negative potshots
--Haven't completely raised "bar of citizenship"
Littering
Property care
Pride in neighborhood
Concrete driveways
--Haven't solved
Stagger Inn
School boundaries
--Haven't decided phasing and timing of development
--Observable (noticeable) improvements in existing neighborhoods
--Housing policies
--Have not connected well with other local cultures
--Need more support staff

--Need to plan for more law enforcement
--Still need neighborhood associations
--Still waiting for prioritized objectives so work plans can be done
--I.T. hasn't progressed as fast as it should have
--Need updated web site
--Image problem—need to sell the positive to the community
--Need more robust community outreach program
--Attract more family-oriented entertainment businesses,
i.e., bowling alley, etc.
--Pacing development (?)
--Police communications (911 and non-emergency)
--Development ahead of infrastructure
--Annex Sphere of Influence
--Answering the 911 calls

From Planning Commission Members:

--Management of traffic circulation issues
--Lack of medical emergency services

From others:

--Outreach to Riverside district
--Finalize planning process
--Transportation system not able to keep up with
development
--Fire Department slow to open first station
--Need to share more information with residents/businesses

Themes above of what we heard most of what went well:

--Focus on parks/open space
--Traffic/citizen involvement
--Regional leadership
--Fiscal health and good investments
--Council teamwork
--Planning and visioning
--Better services for residents
--Community image
--Setting a high bar and moving it up
--Professional staff
--City Hall
--Ownership of property
--Local decision-making

--Building permit process
--Visioning process together
--High investment in R&D
--Creation of Redevelopment Agency

Themes above of what we heard most of what did not go so well:

--Communication with citizens
"Don't know what we are doing"
--Lingering image attitudes (more inside out)
--School boundaries
--Have not picked up a lot of gadflies
--Raising the bar of responsibility
--Slowness of implementing plans
--Police/Community
--I.T. issues
--Neighborhoods
-Lack of physical identify
--Lack of noticeable neighborhood improvement
--Bar of citizenship (raising the bar)
--Raising development fees – negative
--Signage--image

Goal Setting/Strategic Planning (The Model)

Council consensus was the Council was comfortable with The Model

Goals Prioritized by Council

1. **Foster a Positive Image of Rancho Cordova**
2. **Improve Transportation & Connectivity**
3. **Ensure the Availability of the Best Public Services in the Region**
4. **Establish a Vibrant Downtown**
5. **Ensure a Safe Community**
6. **Improve the Quality of Housing in Rancho Cordova**
7. **Sustain a Livable Community**
8. **Drive Diverse Economic Opportunities**
9. **Foster Responsible Citizenship**
10. **Practice Sound Fiscal Management**
11. **Establish Logical (City) Boundaries**
12. **Continue to Provide Regional Leadership**

Consensus was to bring the Goals for an update to Council on a quarterly basis

Groups met to decide objectives for each goal

Objectives: SMART:

S: Specific
M: Measurable
A: Aggressive
R: Reachable (realistic)
T: Time phased

How will we know that we have achieved the goal?
When will we be done?
What itch does this goal scratch?
What problems does this goal solve?
List problems

Comments Regarding the Goals

Group A goals (Skoglund, Gaebler, Abhar, Willis)

Improve Transportation & Connectivity: Now Goal #2

Objective: A: 90% of residents and visitors will be able to move with our city road network as fast and as safety as they want and are willing to pay for

Objective: B: 95% (scale plan yearly) of new growth homes can "connect" to all other homes and businesses by walking or biking and transit safely at grade

(Tolerance question for community survey)
Road network
Bike/peds
Transit

Comments from everyone:

Two-fold; draw line between existing and new growth; we have a lot of projects in pipeline; if this is an objective of the Council, we need to know today to include in new development

As far as existing city, reachable in 25 years; maybe a component is put in an over-crossing in two years over Coloma, etc.,

Might say 95% of the new and existing areas say within 10 years have a different percentage

Still need a safe way to get across Sunrise

If this is desire of the Council, because we haven't been requiring this

What is going on in the mean time; some of this talks about implementing plans now; does your new objectives erase what is now

Cyrus: Looked at about 20 major projects that are being worked and high priority; from my perspective I need an understanding of what we can do; secondly we are

talking about a new city being designed; do not want to lose this opportunity

Cyrus: At some point I do need some direction from the Council of the list of the 20 items

Budge: Philosophically disagree with applying this goal to the Riverside District. I have a little concern about new growth area because hopefully we are educated enough at this point to realize pedestrian crossings just do not go over and above because of ADA; pedestrian overpasses are an urban design barrier in most neighborhoods and certainly in the existing Riverside. Would not want to see them on Folsom and Coloma. Focus on making Folsom and Coloma more walkable and friendly; the downside of pedestrian over-crossings is that we are not going to be walkable and bikable; Sunrise okay but not Folsom or Coloma

Cyrus: Going over is perceived to being safer

Sander: Foolish not to implement this in our new growth area; existing neighborhoods giving me trouble.

How do you stop perception of new people getting new over-crossings and existing gets none? Sander: not a perception. Budge: not a negative perception

Sander: Over-crossing over American River from Hagan Park to Ancil Hoffman Park; then Coloma; would rather landscape Coloma and make it more attractive. Need to get across Sunrise, White Rock, Grantland

Objective: C: Re: Connectivity to the region
Vigorously advocate for and be a (voting) player in all agencies and forums that might possibly solve our citizen transportation; mobility problems and needs within the region

RT
SACOG
Ad Hoc connector group
Lobbyist
Cal Trans
County

Comments from everyone:

Jim: Create a city with Smart Growth principles; seems like transportation happens on its own with its own money, etc.; spend tons of money on construction rather than other areas

Linda: We infill the existing area to maximize transportation we already have

Cyrus: We implement Smart Growth principles. When whole region is served by three bridges; SAGOG says the best you can do is go to 14% of transit ridership; it is our responsibility to keep wishing; the reality is it is already here; Sunrise bridge will have next highest use after Bay Bridge. Need to respond to reality

Blueprint happened; SACOG is now re-looking at it

Do we want to be an auto-related culture?

Budge: Would rather focus money on trolley line

Why not build a fly over building road over Sunrise, can come Highway 50 over river

Cyrus: Issue is of funding, politics and community support; how we do it is secondary issue.

Add objectives of Smart Growth and infill

Sander: Do not want to eliminate Riverside from Objective B; treat Riverside differently than the rest.

Ted: Maybe measure what people want with regard to this objective.

McGarvey: Now time to over-cross Sunrise

Budge: Objective B: Turned it over so it read more like 95% of all residents will be able to connect to all other homes and business by walking, biking and transit conveniently, safely; and programs underneath how we do neighborhood over-passes, trolleys, etc., then it would give staff maximum flexibility for the individually case (take out without crossing a major street)

Sander: Douglas and White Rock once each, non-grade crossing; maybe two ways over Sunrise (shopping area and canal)

Cyrus and Paul: Look at how much in CIP; $25 M; work on designs; have land use implications; notify developers

Foster Civic Involvement & Responsible Citizenship: Now Goal #9: Foster Responsible Citizenship

Objective A: Civil involvement will be achieved when all the citizens and businesses that wants to be civically involved, have the opportunities at all public, faith-based and non-profit agencies to be involved

Comments from everyone:

Sander: We are accessible to the public

McGarvey: Civic involvement means city involvement

Objective B: Fostering responsible citizenship will be achieved when:

70% of citizens are registered to vote and 80% of those actually vote.

Our residents no longer dump trash in inappropriate places

When 33% of our businesses positively contribute to our success as a city

When our citizens honor and do not devalue our neighborhood and community

Comments from everyone:

Amended goal would be Foster responsible citizenship

Put code enforcement under responsible citizenship
Setting up a clearing house for citizenship

Provide Regional Leadership: Now Goal #12: Continue to Provide Regional Leadership

Objective A: Be known and admired for our leadership in solving regional problems

Objective B: Aggressively seek and forge partnerships

Objective C: Want a friend, be a friend

Comments from everyone:

This goal will be achieved when we are recognized and admired for solving a regional problem

Curt: Do these goals disappear when we achieve them?

Cyrus: Need a feel are we working on the right stuff, i.e., some 20 items.

Council to vote on top six of the 20 items

Group B goals (Budge, Snyder, Carney, Mitchum, Junker, and Wentz)

Foster a Positive Image of Rancho Cordova: Now Goal #1

Objective: Code Enforcement Section. Develop Code Enforcement Master Plan addressing office location, ordinance upgrades, staffing organization, staff training, and revenue requirements by 3/31/06

Objective: Code enforcement section to develop short and long-term objectives for commercial issues by 3/31/06 (curb appeal)

Objective: Code enforcement section to develop short and long term objectives for residential issues by 3/31/06

Objective: PIO, Economic Development and City Manager to organize an ongoing marketing program highlighting local assets and amenities for both residents and visitors by 6/30/06

Objective: PIO, Economic Development and City Manager to develop and begin implementing a comprehensive branding campaign by 9/30/06

Objective: Support RCPD's efforts to expand community-oriented policing programs and neighborhood safety programs by: ongoing

Objective: Create a system of city-owned signs to mark gateways to advertise local events, provide directions to important civic and community locations by 12/31/06

(Delete existing=focused or incorporated)

Objective: Planning, PIO to implement the Planning Commission's "Orchids & Onions" awards program by 5/31/06 (also under Sustainable/Livable Community)

Objective: Implement a program of plaques identifying historic locations by 1/31/06 (PIO, Bill, Council)

Objective: Support for being a catalyst, broker, facilitator of community-based special events, i.e., Fourth of July, Salmon Festival, Eppie's Great Race, Veteran's Day Parade, etc., by: ongoing

Objective: Establish a Speaker's Bureau using Council, Commissioners, senior staff by 3/31/06 (PIO, CM)

Objective: Create an organization of community volunteers at City Hall by FY 2006/07

Objective: Publish Annual State of Community Report (link to customer survey)

Comments from everyone:

Social services not a role of city government
Education services??
McGarvey: Signs in English

Now Goal #7: Sustain a Livable Community

Definitions:

What is a livable community?
How do we stand the test of time?
Sense of community compassion
Recognizable defined boundaries?

Great place to raise kids
- Schools
- Parks
- Safety
- Employment
- Shopping
- Nature/recreation
- Walkable/bikable
- Live, work, play
- Optimism vs. pessimism

What have we added?
- Diversity/culture
- Diversified employment opportunities
- Great retirement community
- Transportation options
- Role as a regional leader
- New Image
- Branding opportunity

Objective: Complete review of General Plan, design guidelines, park standards, housing element and other policy documents for consistency with "Smart Growth" principles by 2/28/06

Objective: Adopt General Plan with policies and programs for a livable community by 6/30/06

Objective: Separate current Zoning Code into regulatory requirements and form-based performance standards by 12/31/06

Signs in English also

Objective: Adopt updated city standards for park facilities and open space amenities and associated financing mechanisms by 6/30/06

Objective: Planning, PIO to implement the Planning Commission's "Orchids & Onions" awards program by 5/31/06 (also under Image)

Objective: PIO, Economic Development and City Manager to develop and begin implementing a comprehensive branding campaign by 9/30/06 (also under Image)

Objective: Note: Implement all other city goals that contribute to sustaining a livable community

Objective: Implement outreach to all new residents of Rancho Cordova by 12/31/05 (codes/voting/etc.)

CC&R's remind them of city land uses

Objective: Planning and Council to re-examine which land uses should be conditional uses reviewed by City Council prior to approval. Timeframe is by 3/31/06

Objective: Continue to try to acquire a decision-making role in American River Parkway

Objective: Develop a strategy for acquiring a decision-making role in Mather Regional Park

Comments from everyone:

Raise bar on landlords
Raise Class F to Class C
We don't have a rental housing inspection program
Need Council direction to use money for rehab; low income?
Some of this will be in Housing Element

Sander: Have to make some of them go away

A lot of these homes are now being sold

On Folsom Boulevard we can rezone.
Sander: A lot of housing along Folsom and Coloma do not qualify for low-income housing; we could move them; will make our residents very happy.

New Goal: Improve the Quality of Housing in Rancho Cordova: Now Goal #6

Objective: Adopt Housing Element

Objective: Require a Business License to be a landlord of rental properties

Objective: Facilitate condo conversions

Objective: Encourage reinvestment

Objective: Figure how to do an inspection program to make housing more livable

Objective: Rent stabilization ordinance for mobile home parks

Comments from everyone:

Council could do a study to find solutions to the moving around problem as part of the CDBG funding

City certificate of safe occupancy

New Housing Element will include how we can address a lot of these housing issues.

Establish Logical (City) Boundaries: Now Goal #11

Objective: City Manager, City Attorney and Finance Director, with Council, to complete agreement with Sacramento County to repair and restructure current revenue neutrality agreement by 12/30/06

Objective: EGUSD objective to happen yesterday

Objective: Complete the annexation of the SOI (finger) through LAFCO by 7/1/07

Objective: Senior staff to identify a strategy of phased expansion of the SOI and ultimate annexation to the logical and feasible limits of the city boundary by 12/31/07

Objective: Senior staff and CRPD to complete a study of the pros and cons of establishing an ultimate city boundary by 12/31/07 (ensuring that the SOI expansion application to LAFCO is the correct interim boundary)

Objective: Apply to increase the existing SOI to a boundary that includes Mayhew Road and drainage canal to the west, Jackson Highway on south and Prairie City Rd/USB to the east by 1.2/2/07

Maintain the current Folsom city limit on north
Need to give staff opportunity service providers, Park District and planning area
(increase planning area to Park District)

Delete existing objective (covered & focused)

Group C topics (Sander, Thomas, Meyers, Leitner, Haven, Hare)

Drive Diverse Economic Opportunities: Now Goal #8

Objective: Complete infrastructure impact fee adoption
Complete CIP/General Plan & Performa

Determine a fiscal analysis to determine ROI on each city projects

Objective: Complete housing survey
Undertake inventory of current jobs
Present options for affordable housing/housing mix
Evaluate & implement Performa recommendations
Plug & measure the (leaks)

Objective: Do all of the above
Adoption of redevelopment plan
Attract 500 jobs per year

Objective: Complete Folsom Boulevard Specific Plan
Complete Folsom Boulevard Beautification Plan
Create a commercial code enforcement program
Implement a BID (Business Improvement District)
Begin an underground utilities project
Evaluate reinvestment fund and prepare fiscal analysis
Infill policy to be adopted
Identify a strategy to bring retail to Riverside Rancho Cordova

Objective: Inventory of industrial uses in the planning area
Measure value of industrial uses

(Define what type of industrial)

Objective: Evaluate the location of office uses in conjunction with tax generation (retail)

Comments from everyone:

Is there an objective to establish a vibrant downtown?

Objective: Evaluate location of office uses in conjunction with tax generation (retail)

Objective: Identify appropriate location for a regional shopping center

New Goal: Establish a Vibrant Downtown: Now Goal #4

Objective: Promote the vitality of the downtown and older retail centers

Be Entrepreneurial: Now Goal #10: Practice Sound Fiscal Management

Objective: Be entrepreneurial

Objective: Ensure accessibility to the latest technology to our residents and businesses (new)

Objective: Require ROI on every private project

Objective: Adopt Economic Development Plan now

Objective: Develop Kilgore property with adjacent property owners

Objective: Explore non-traditional profit-making services

Objective: Approach revenue neutrality in an entrepreneurial way

Objective: Finish cash flow model to provide means to actively invest idle funds

Objective: Adopt Council policy (General Plan) that determines the level of cost of recovery

Objective: Look at other opportunities for recovering costs

Objective: Adopt a Mello Roos Issuance Fee
General Plan policy requiring development agreements & CFD's

Objective: Annual review of contracts to determine cost effectiveness

Objective: Develop/require Mello Roos on all development projects, including infill

Comments from everyone:

Performa will identify costs and revenues

--new develop Kilgore property
--new explore non-traditional
--new finish cash flow model to provide
--new adopt City Council Policy
--new look at other
--new adopt/require a Mello
CFD issuance requirement fee
--new annual review of contracts

Group D topics (McGarvey, McMahon, Timberger, Vance, Dobson)

Ensure the Availability of the Best Public Services in the Region: Now Goal #3

Objective: Implement a Customer Response Management (CRM) system by May 1, 2006

Objective: Conduct public opinion and customer survey by June 30, 2006; then establish measurements to develop improvement goals by August 30, 2006;

Best practices
Benchmarking

Comments from everyone:

Add performance standards

Utilize red tape task force concept

Are we doing a good job and are we doing a good job in relation to our counterparts in the region

Will need critical measurements

What are all the little services that get provided? Do an audit of all development services function and are

doing all of them; all the responsibilities; maybe we need to audit all services

Ultimately could evolve into subdivision review committee

Objective: Develop a customer service committee that provides a "live" city contact to connect citizens to appropriate city services by whenever possible
(to include multi-lingual services)

Objective: Implement a citywide Hansen system for
Planning by:
Permits by:
Web permits by:
Etc.,

Objective: Semi-annually perform a department review of potential technology solutions

Ensure a Safe Community: Now Goal #5

Objective: Complete the RC emergency operations plan by May 1, 2006, i.e., provide for preparation, response and mitigation of natural and man-made disaster events

Outreach to public on E.O.P.

Objective: Work with the City Council and members of the community to continue to develop community-policing principles to be implemented within the City (customer survey, workshops, town hall meetings, etc.)

Comments from everyone:

There are many other communities where the communities are focused on customer surveys about key issues of transportation and police
Riverside is one

How can you focus when you don't know what is focus of community; other cities are taking regions and asking what neighborhood or community policing means

Objective: Sustain outreach activities to continually educate the public related to public safety issues through public forums, prevention programs, meetings (utilize schools, churches, etc.,) partnerships; provide annual report back to City Council and community.

Crime prevention programs

Objective: Develop plan for the expansion of public safety services and activities to new development areas as well as existing areas by:

Objective: Continue to provide education and prevention programs for youth

Objective: Establish parameters with public health, social services entities to address issues related to

Tobacco sales
Alcoholic sales/public intoxication
Homeless/vagrancy

Objective: Continue to provide effective traffic enforcement programs to address public safety issues related to the motoring public

Objective: Establish design standards to prevent public safety problem and issues related to access and traffic

Reviewing design of residential structures

Comments from everyone:

Having desk for police in Fire Station

Could be a part of Best Public Services Joint Use and co-locating

Maybe using volunteers or CSO people

Maybe collocate with posted office hours for police and fire

Identify what principles of community policing principles are

What about transportation, pedestrian safety
How do other cities measure?

Squeaky wheels dominate the landscape, instead of assessing people who are happy

Robust customer survey is critical so we can know where to spend our time geographically

What are Council priorities?
Sander: Traffic enforcement
Chronic benefit of crime issues
Improves traffic flow
More traffic officers is more bang for the buck

Use PIO for this
This is measurable
Vagrancy
Homelessness (safety and image, crime element, drives business away)

Skoglund: Agree with David

Budge: Implementation programs

McGarvey: Okay

Add: Become a regional sports center (Sander) under economic development objective???

Under the one in sustainable livable goal:
Pursue long-term lease regarding Mather Regional Park

Comments at End of Retreat

Successes/Deliverables From Retreat

Themes
- Successes
- What did not go so well

Model approved

Redefined goals; prioritized 11 goals

Great conversation
- Listening
- Feedback

Collation of Feedback from the Retreat

What did you like:

Pam: Thanks for the expertise and the spirit that you brought; it was great work; we just didn't get finished, but if we can do focused next steps we can!

Small groups working on groups of issues with key staff; special session for Council; set priorities for Department Heads; polling Council on the spot for opinions on issues; frank and open interchange of ideas.

Pam, I really like your ability to keep us moving in the right direction; I also appreciate your emphasis on SMART concept; you are a natural and I truly enjoy your facilitation; wonderful to see you again.

Everything! Thank you.

Focused agenda; flexibility in modifying the agenda to address needs of audience; good humor of participants; vigorous, mature discussions/debates; location; view.

Setting the goals; setting the objectives; prioritizing goals.

Much better format than in the past; pre-meeting interview; leaving with specific objectives.

One of the best I have attended; Pam is an excellent facilitator! Enjoyed the rotating work groups; flexibility of adjusting the agenda.

Good ideas; good discussion.

I liked the honest dialogue among staff & Council.

Appears that we have actually accomplished more this time than in previous.

I think the timing worked well because it forced (necessary) discussions be made; we will be able to use what we worked on.

The openness of the process allowed everyone to express their (ideas); enjoyed lunches.

Liked open discussions; glad to see that our goals are getting final touches so that the public can see what the city has in mind; that the city is asking he public for their input.

Leaving with a list of Council goals hat will enable staff to focus on work plans; facility; facilitation process (Pam); flexibility.

Appreciate the meaningful progress on goals and objectives; like that flexibility was granted to stay on these subjects.

Great flow of ideas; good location; good peer networking; good direction to staff from Council; I appreciate my peers, Council.

Great job Pam; I enjoyed your style.

What would you like to see changed:

We completed about 40% of the two-day agenda—I'm wondering what we missed! Food for lunch—yuck; chairs are uncomfortable for two days.

Wordsmithing in a group of 25 is frustrating; maybe we could have asked for topics for objectives with explanation of intent; getting to final language in a large group was hard.

Too much material and too little time to adequately address all objectives; ran over at times.

More time allowed for these retreats; more breaks, but they could be shorter.

The goals should be a little better defined to start with; staff is going to have an idea of what needs to be dealt with; then Council Members can validate or provide more vision or direction.

More realistic agenda at the onset.

I would have liked to see more accomplished.

Should have gotten to priorities; bigger whip.

Need more PC participation; need 100% Council participation; (invite FCUSD?); invite selected community members (it's a public meeting, but draw up some interest with specific invitations.

We did not get to community outreach; too much crammed in to too short of time.

Always, some outdoor time; more hot coffee; protein bars for snacks.

Nothing.

We seem to rehash the old stuff too much; we need to celebrate our successes and more forward.

More exchange between individuals who were working on different issue groups; concerned some items were overlooked; probably should have had some forms to complete objectives; need to spend more time identifying problems/challenges and being sure that they are addressed in the final project.

We needed a plan (a staff plan) to get to the priorities of the Council; staff doesn't know them still. I think we can know on Dec. 5

CITY COUNCIL STUDY SESSION

City Council Chambers
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Tuesday, November 29, 2005
5:30 P.M.

MINUTES

STUDY SESSION

Call to Order

Mayor Cooley called the meeting to order at 5:40 a.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff: Gaebler, Hare, Abhar, Haven, Junker, Lindgren, Sparkman, Rocket

Oral Communications

1. Public Comment

   None.

Study Session Item

2. **Subject:** Transportation Infrastructure Phasing Plan. A Citywide Transportation Impact Fee and Associated Transportation Capital Improvement Program (CIP) have been approved together with the development of a Citywide Transit Master Plan and Pedestrian & Bicycle Master Plan. The next course of action is the implementation of the CIP and establishing priorities for construction of the transportation improvements.
   Recommendation: Discuss staff report and provide general direction to staff; no formal action is required.

   The following speakers addressed the Council on this subject:

   Tim Taron to address the long leadtime for infrastructure projects.
   Ryan Fong to address the timing for infrastructure improvements.
   Russ Davis to address the debt load issue regarding funding infrastructure improvements.

   Discussion only; no action.

AGENDA ITEM #56

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

_____

Lillian E. Hare, City Clerk

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

City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

MINUTES

Monday, December 19, 2005
5:30 P.M. – Regular Meeting

REGULAR MEETING

Call to Order

Mayor Cooley called the meeting to order at 5:53 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, Cooley, Sander, Skoglund, McGarvey
Staff Present: Gaebler, Butler, Hare, Junker, Lindgren, Olea-Moger, Snyder, Sparkman, Treadwell

Pledge of Allegiance

Bill McGarvey and Dylan DiGregorio led the Pledge of Allegiance.

Invocation

1. Reverend Mike Mitchum, Cordova Neighborhood Church, gave the invocation.

Presentations

2. Swearing-in of New Mayor Robert McGarvey
3. Presentation to Outgoing Mayor Ken Cooley
4. Swearing-in of New Vice Mayor David Sander
5. Mayor McGarvey presented a proclamation to Schoolband Director Kevin Sims of Cordova High School band for the grand sweepstake win.
6. Planning Director Paul Junker gave a brief report on the Sacramento Transportation & Air Quality Collaborative. The collaborative report is not finalized. Mayor McGarvey presented a proclamation to Dennis Dunn for his service on the Sacramento Transportation & Air Quality Collaborative Board.

AGENDA ITEM # 5c

ORAL COMMUNICATIONS

7. **Public Comment**

The following individual addressed the Council:

- Bruce Riley said the Cordova Community Food Locker needs food donations for needy families.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander second by Skoglund and unanimously carried by roll call vote, the Consent Calendar was approved with the exception of Item 14.

8. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of November 21, 2005
   b. Special/Regular Meeting of December 5, 2005
   Recommendation: Adopt Minutes.

9. **Subject:** Second Reading of Ordinance No. 33-2005 Adopting a Permanent Citywide Transportation Impact Fee
   Recommendation: Waive second reading and adopt Ordinance No. 33-2005. **(Roll Call Vote)**
   Result of Recommended Action: Ordinance No. 33-2005 requires developers to pay the transportation impact fee adopted by the city on November 7, 2005 for each new residential unit that they construct. These funds will be used to build the new roads and traffic improvements needed for the city.
   Staff Report: Cyrus Abhar, Public Works Department

10. **Subject:** Awarding Contract to Responsive Bidder Royal Glass Company, Inc. in the amount of $251,946.00 for window glass at the New City Hall.
    Recommendation: Award contract to Royal Glass Company, Inc.
    Result of Recommended Action: Award of this contract will allow the installation of window glass at the new city hall building to be completed.
    Staff Report: Winfred DeLeon, Building Department

11. **Subject:** Approval of a Parcel Map at 10301 Mills Station Road, Subdivision No. RC-04-113, Subdivision of Lot 214 of Cordova Town North Unit No. 4, 71 BM 11 and Parcel D of 4 PM 11.
    Recommendation: Approve the parcel map.
    Result of Recommended Action: Approval of this item will result in the recording of the final parcel map.
    Staff Report: Cyrus Abhar, Public Works

12. **Subject:** Resolution Creating a Special Tax Area Zone 3 Within the Rancho Cordova Transit-Related Services Special Tax Area for the Capital Village Subdivision RC-04-123 and an Ordinance Establishing a Special Tax for Transit-Related Services for the Capital Village Subdivision Subject to Voter Confirmation
    Recommendation: Adopt Resolution No. 147-2005 and waive first reading and introduce Ordinance No. 31-2005. **(Roll Call Vote)**

Result of Recommended Action: Resolution No. 147-2005 will establish a Tax Zone 3 in the city for the Capital Village development at Zinfandel and International and set the date for the transit-related services tax election
Staff Report: Cyrus Abhar, Public Works

13. **Subject:** Resolution of Intention to Form Citywide Landscape Maintenance Community Facilities District No. 2005-2
Recommendation: Adopt Resolution No. 154-2005.
Result of Recommended Action: Resolution No. 154-2005 will declare Council's intention to establish the community facilities district, designate the name of the district, state the Council's intention to levy a special tax to pay for landscape maintenance services, and set a public hearing on this matter for February 6, 2006.
Staff Report: Cyrus Abhar, Public Works

14a. **Subject:** Resolutions for Reimbursement Agreement between the City and the Community Redevelopment Agency
Recommendation: Adopt Resolution No. 156-2005 and Agency Resolution No. 157-2005.
Result of Recommended Action: Adoption of these resolutions will formalize the City's $400,000.00 advance loan to the Community Redevelopment Agency as well as establish a mechanism to provide additional funds to the Agency as needed for operating expenses and capital costs.
Staff Report: Bill Thomas, Finance

The following item was pulled for individual consideration:

14. **Subject:** Final Report of the Sacramento Transportation and Air Quality Collaborative
Recommendation: Receive the Sacramento Transportation and Air Quality Collaborative agreements and recommendations and accompanying final report.
Result of Recommended Action: Acceptance of this report's agreements and recommendations indicate specific actions that the Collaborative's participants recommend to its sponsoring agencies and will provide direction for inclusion of these materials within the City's long-range planning efforts.
Staff Report: Paul Junker, Planning

ACTION: By consensus, Council continued Item 14 to January 17, 2006.

CONSENT PUBLIC HEARING ITEMS

Mayor McGarvey opened the consent public hearing. There were no speakers. Mayor McGarvey closed the consent public hearing.

ACTION: Motion by Budge second by Cooley and unanimously carried by roll call vote, Council approved the consent public hearing calendar with the exception of Item 17.

15. **Subject:** Ordinance Amending Ordinance No. 18-2003 Changing the Functions of "Zoning Administrator" to "Planning Director" for Certain Administrative Approvals. The Planning Director Would be Able to Approve Minor Projects With or Without the Hearings, as Provided in the Zoning Code **(Continued from November 21, 2005 and December 5, 2005)**
Recommendation: Continue to January 17, 2006.

Result of Recommended Action: Continuation of this item will allow staff additional time to respond to questions from the Council regarding the amendments to Ordinance No. 18-2003.
Staff Report: Paul Junker, Planning

16. **Subject:** An Urgency Ordinance Extending Urgency Ordinance No. 24-2005 Adopting a Permanent Citywide Fee Transportation Impact Fee.
Recommendation: Adopt Urgency Ordinance No. 35-2005 extending Urgency Ordinance No. 24-2005 for 30 days. **(Roll Call Vote)**
Result of Recommended Action: Adoption of Urgency Ordinance No. 35-2005 will allow the citywide transportation impact fee to be imposed on new development prior to the permanent ordinance taking effect (Ordinance No. 33-2005 - Agenda Item #9 on this City Council agenda).
Staff Report: Cyrus Abhar, Public Works

The following item was pulled for individual consideration:

17. **Subject:** Abandonment of a 60-Foot Irrevocable Offer of Dedication Along Lots 1, 2, and 7 of Book 29 of Parcel Maps Page 28 Located at the Northwest Corner of Douglas Road and Grant Line Road
Recommendation: Adopt Resolution No. 153-2005
Result of Recommended Action: Resolution No. 153-2005 will allow abandonment of this property. The property is not needed by the city for public improvements.
Staff Report: Cyrus Abhar, Public Works

Mayor McGarvey opened the public hearing for Item 17. There were no speakers. Mayor McGarvey closed the public hearing.

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 153-2005.

PUBLIC HEARING ITEMS

18. **Subject:** An Ordinance to Approve a Development Agreement (DA) between the City of Rancho Cordova and the Sunridge Park Limited Partnership for the Sunridge Park Phase II Project, Located South of Douglas and East of Jaeger.
Recommendation: Waive first reading and introduce Ordinance No. 30-2005. **(Roll Call Vote)**
Result of Recommended Action: Ordinance No. 30-2005 authorizes the city to enter into an agreement that will vest the developer's right to build 181 units in exchange for paying the city: $1,500.00 per unit for renovation of existing parks, $450.00 per unit for supplemental police services, and other consideration.
Staff Report: Bill Campbell, Planning & Adam Lindgren, City Attorney

Mayor McGarvey opened the public hearing.

Applicant Bryan Bell of River West Investments supported the revised Sunridge Park Phase II Development Agreement.

David Hatch supported the Sunridge Park Phase II project Development Agreement. He addressed the Council regarding the $1,500.00 fee for renovation, repair, and maintenance of existing parks.

Assistant City Attorney Adam Lindgren addressed the Council regarding the recommended amendments to Sections 6.4.1 and 6.4.4 of the Development Agreement as follows:

6.4.1 New Park Development Obligation. The Project shall be subject to Resolution No. 28-2005, which establishes revised standards for Park and Open Space in the City. The Project shall also be subject to the development impact fees imposed by the City pursuant to Resolution No. 122-2005, which established the City's intent to modify its park improvement impact fee.

6.4.4 Police Tax. The City is in the process of preparing a General Plan Fiscal Analysis, which will include a review of the current shortfall of revenue for police services, and a new proposed amount of the special police tax. The special tax shall be in the amount of the lesser of (1) $450 annually, per single-family residential parcel or residential parcel equivalent, and $0.25 for each square foot of gross parcel area of non-residential use (excluding recreational and agricultural uses), or (2) the amount calculated in the General Plan Fiscal Analysis.

Mayor McGarvey closed the public hearing.

ACTION: Motion by Cooley second by Budge and unanimously carried by roll call vote, Council waived first reading and introduced Ordinance No. 30-2005 with amendments to Sections 6.4.1 and 6.4.4 of the Development Agreement as proposed by the Assistant City Attorney.

19. **Subject:** An Urgency Ordinance Adopting Rancho Cordova Municipal Code Chapter 16.130, Swainson's Hawk Impact Mitigation. This Item Proposes an Urgency Ordinance That Would Immediately Establish Guidelines for Mitigating the Impacts of Urban Development on Swainson's Hawk
Recommendation: Adopt Urgency Ordinance No. 23-2005. **(Roll Call Vote)**
Result of Recommended Action: Urgency Ordinance No. 23-2005 will establish regulations that allow developers to mitigate impacts to Swainson's Hawk through payment of a fee. The fee will be used to purchase suitable habitat for the endangered Swainson Hawk.
Staff Report: Paul Junker, Planning

ACTION: By consensus, the item was tabled.

20. **Subject:** An Ordinance Adopting Rancho Cordova Municipal Code Chapter 16.130, Swainson's Hawk Impact Mitigation. This Initiates the Adoption of a Regular Ordinance that Establishes Guidelines for Mitigating the Impacts of Urban Development on Swainson's Hawk
Recommendation: If Urgency Ordinance is not adopted, waive first reading and introduce Ordinance No. 34-2005. **(Roll Call Vote)**
Result of Recommended Action: Ordinance No. 34-2005 is identical to Urgency Ordinance No. 23-2005. It is recommended for adoption as an option if it is determined that an Urgency Ordinance is not the desired course of action by the Council.
Staff Report: Paul Junker, Planning

ACTION: By consensus, the item was tabled.

21. **Subject:** Ordinance Amending Title I of the Rancho Cordova Zoning Code Regarding Uses that are Illegal under Federal and State Law
Recommendation: Waive first reading and introduce Ordinance No. 29-2005. **(Roll Call Vote)**
Result of Recommended Action: Ordinance No. 29-2005 will clarify that activities which are illegal under Federal and State law may be enforced as violations of the City's Municipal Code.
Staff Report: Steve Meyers, City Attorney

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

ACTION: Motion by Budge second by Skoglund and unanimously carried by roll call vote, Council waived first reading and introduced Ordinance No. 29-2005.

22. **Subject:** An Urgency Ordinance Extending a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries to Become Effective Immediately
Recommendation: Table and do not adopt the Urgency Ordinance. **(Roll Call Vote)**
Result of Recommended Action: The current moratorium on dispensaries will lapse. The moratorium is no longer necessary because Federal court decisions have confirmed that dispensaries are illegal
Staff Report: Steve Meyers, City Attorney

ACTION: Motion by Budge second by Sander and unanimously carried by roll call vote, Council tabled the item.

23. **Subject:** Amending Resolution No. 141-2005 Defining Transit-Related Services for the Rancho Cordova Transit-Related Services Special Tax Area
Recommendation: Adopt Resolution No. 152-2005.
Result of Recommended Action: Resolution No. 152-2005 adds a new paragraph to better define transit-related services.
Staff Report: Cyrus Abhar, Public Works

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

ACTION: Motion by Skoglund second by Cooley and unanimously carried, Council adopted Resolution No. 152-2005.

At this time, Council took a brief recess. The full Council reconvened at 8:17 p.m.

REGULAR CALENDAR ITEMS

24. **Subject:** Downtown Vision Presentation
Recommendation: Consider survey results and case studies; provide policy direction for the Downtown District.
Result of Recommended Action: By providing direction to staff for defining the Rancho Cordova downtown within the City's General Plan, policy language regarding the downtown will receive further review and consideration during the General Plan public hearing process.
Staff Report: Paul Junker/Pam Johns, Planning

ACTION: Council, by consensus, directed staff to compose a listing of criteria for a vibrant and livable downtown and a revised map outlining the downtown area for the January 3, 2006 Study Session.

25. **Subject:** Testing the Draft General Plan Land Use Map Against New Data
Recommendation: Provide direction to Planning staff regarding further preparation of the General Plan and revisions to the Draft General Plan Land Use Map
Result of Recommended Action: By providing direction to staff, the City Council will begin its review of the Draft Land Use Map. It is expected that the Council will take action on the Land Use Map in January 2006.
Staff Report: Paul Junker/Pam Johns, Planning

ACTION: Council, by consensus, directed staff to continue review of the Draft Land Use Map with Council at the January 3, 2006 study session.

26. **Subject:** Council Member Appointments
Recommendation: Confirm the "Summary of Council Member Appointments for 2006".
Result of Recommended Action: Action on this item will identify and confirm the 2006 list of Council Members appointed to serve on various boards and committees.
Staff Report: Lillian Hare, City Clerk's Department

ACTION: By consensus, the Council confirmed the appointments to regional jurisdictions, as presented in the staff report with changes as follows:

- SACOG – McGarvey, Alternate replacing Cooley
- Sacramento County – Sander to replace Cooley on 2 x 2 committee
- Sacramento County and Cities Board on Homelessness (added) – McGarvey
- Sacrament County Library Authority and Elk Grove/Folsom Connector Study Joint Powers Authority added as placeholders to list of possible appointments.
- Cooley noted as Sacramento Valley League Division President and appointee to League Policy Committee on Housing, Community and Economic Development

CORRESPONDENCE

None.

COUNCIL REPORTS

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

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Vice Mayor Sander requested the following items:

- Local preference ordinance that will give 2.5-5% preference to contracts with local businesses

- A proclamation to be presented to Sacramento Metro Fire at the first meeting in new Council Chambers for their assistance in providing a place for the first City Hall

Council Member Cooley requested a report on the daytime curfew ordinance before school lets out for summer vacation.

Council Member Budge requested a report on the refuse contract with BFI Waste Management Services regarding the on-demand call for garbage pick-up vs. regularly scheduled clean-up days.

Mayor McGarvey withdrew his request relative to revising the sign ordinance to require all signs to be in English in addition to any other language.

CITY ATTORNEY'S REPORT

Assistant City Attorney Adam Lindgren said his staff would prepare a listing of legislative developments from the previous year, which will be available next week. This will include AB 1234 relative to required ethics training, updates, and reimbursement policies for decision makers.

CITY MANAGER'S REPORT

27. City Manager's Office Operations

Public Information Officer Erin Treadwell and Senior Management Analyst Stephanie Snyder gave a brief presentation on their responsibilities in the City Manager's Office.

ADJOURNMENT

The meeting adjourned at 11:39 p.m. in memory of Jim Tullis.

_____
Lillian E. Hare, City Clerk

CITY COUNCIL STUDY SESSION

Community Board Room
2729 Prospect Park Drive, Rancho Cordova

MINUTES

Tuesday, February 28, 2006
5:30 P.M.

STUDY SESSION

Call to Order

The meeting was called to order at 5:50 p.m. by Mayor McGarvey.

Roll Call

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

Staff Present: Gaebler, Hare, Lindgren, Abhar, Thomas, Snyder and consultants, John Goss and Sandy Salerno.

Oral Communications

1. Public Comment

   None

Study Session Items

2. **Subject:** Progress Report to Council on Developer Roundtable Discussions Relating to Transportation Capital Improvement Program Implementation Strategy and Financing Plan
   Recommendation: This is an informational item; no action will be taken.

   Cyrus Abhar gave the staff report. He defined the roles of the developers and the City and the agreement.

   Developer Tim Terran said that the developer group will be meeting Friday to consider the City's proposal. He said he agreed with Mr. Abhar's characterization of

AGENDA ITEM # 5L

the progress made on the agreement. He said the trade-off for the City is that it will be able to grow in a reasonable and responsible manner. He said the developer group will be talking about the cost of building fees, which will be staggering, that will result from the agreement. He said it will be important for the City to prioritize and spend the money for improvements where the money will result in the most value. For example, he said, Swainson's habitat is extremely expensive but doesn't do much for existing Rancho Cordova; also vernal pools have little benefit for existing the costs and benefits must be looked at seriously.

There was no action on this item.

3. **Subject:** General Plan Pro Forma Presentation (An analysis of the tentative General Plan and whether the land use plan will adequately support City operations now and in the future.)
Recommendation: Receive and file report.

Bill Thomas gave the staff report. The purpose of the ProForma is to project City revenues and expenses associated with proposed development. These projections will help determine if the draft General Plan will result in financial stability. Revenues and expenses are distributed based on land use, demand for service, direct relationships and indirect relationships, and assigned among the various land use types.

He said that population & related data used in the model was:

2005 population – 55,100
2005 housing units – 21,606
2005 employment – 43,000
2005 commercial/office – 1,741 acres – 13,227,346 sq ft – $200 value/square ft.
2005 industrial – 796 acres – 8,938,831 sq ft – $80 value/square ft.

He said persons per household & values data used were:

Single Family Detached – 2.92 persons/unit - $475,500 net value/unit
Single Family Attached – 2.48 persons/unit - $380,000 net value/unit
Multi Family for sale – 1.73 persons/unit - $261,250 net value/unit
Multi Family rental – 1.96 persons/unit - $142,500 net value/unit

He said sales tax data baseline figure assumptions were:

$350 per sq. ft. for general commercial
$205 per sq. ft. for neighborhood commercial
$88 per capita

He said strategies to strengthen the bottom line are:

Promote additional economic development focused on retail.
Expand revenues: Business License; Utility User Tax; Transient Occupancy Tax
Expand sphere of influence to include the planning area and negotiate a favorable annexation agreement.

Discussion of utility users tax and business license tax to come back to the Council as study session items.

Conclusion: General Plan land uses seem to provide for solvency. The City Attorney was requested to bring back an ordinance revision to the Transient Occupancy Tax to require hotel check-out every 28 days, which will increase the City's Transient Occupancy Tax revenue.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

_____
Lillian Hare, City Clerk

MEMORANDUM

DATE: March 20, 2006

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **CENTRAL SACRAMENTO COUNTY GROUNDWATER MANAGEMENT PLAN GOVERNANCE – CONCEPTUAL APPROVAL**

RECOMMENDATION

It is recommended that Council conceptually approve the proposed governance structure of the Central Sacramento County Groundwater Management Plan.

RESULT OF RECOMMENDED ACTION

Approval by City Council will allow Staff to coordinate with the Central Sacramento County Groundwater Forum for preparation of a detailed governance structure. It is preliminarily proposed that a joint powers agreement be formed to create an independent board of directors to implement the objectives of the Central Sacramento County Groundwater Management Plan. Fiscal impact to the City of Rancho Cordova would be roughly $10,000 per year to pay the City's share of ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is anticipated to be roughly $280,000 per year.

BACKGROUND

Citizens and businesses of the City of Rancho Cordova generally obtain their water from local purveyors that are part of a large and complex system. The City is situated in the Central Sacramento County Basin (Central Basin) which is generally bounded by the Sierra Foothills to the east, American River to the north, Sacramento River to the West, and Cosumnes River to the South. Stakeholders within the Central Basin all affect the quality and availability of water for other stakeholders depending on their actions. In 1993, the Water Forum began discussions among stakeholders throughout Sacramento County including local government, business, agriculture, citizens' groups, environmentalists, and water managers for the purpose of developing an agreement to protect water resources through 2030 and beyond. The agreement developed by this process is known as the Water Forum Agreement (WFA) and was finalized in 2000.

The WFA agreement provides a framework for use of both surface water and groundwater promoting a safe and sustainable resource. Based on the WFA, the Water Forum Successor Effort (Successor Effort) and later the Central Sacramento County

AGENDA ITEM # 6

Groundwater Forum (CSCGF) were established to develop the mechanisms by which different facets of the agreement are enforced. While the Successor effort focuses on overall implementation of the WFA, the CSCGF focuses primarily on developing recommendations for management of groundwater resources in the Central Basin.

The CSCGF was charged with development of the Central Sacramento County Groundwater Management Plan (GMP). The GMP summarizes the existing state of the Central Basin, lists Basin Management Objectives directed towards maintaining the health and vitality of groundwater resources, and lists specific action items (See attachment A – GMP Executive Summary for additional details). One of these action items is development of a governing body consisting of Central Basin stakeholders.

Although the governance structure is still in a conceptual phase, it is preliminarily proposed that a joint powers agreement be formed to create an independent board of directors managing the objectives of the GMP. Signatories to the agreement would consist of the Cities of Rancho Cordova, Elk Grove, Folsom, Sacramento and Sacramento County. The Board of Directors would be made up of the signatories, and signatory appointed nominations from the remaining stakeholders. A draft version of the governance structure listing the stakeholders, voting structure and funding is included as attachment B. It should be noted that the proposed governance structure is conceptual in nature and may be modified based on future negotiations in the CSCGF, in which the City of Rancho Cordova is an active participant.

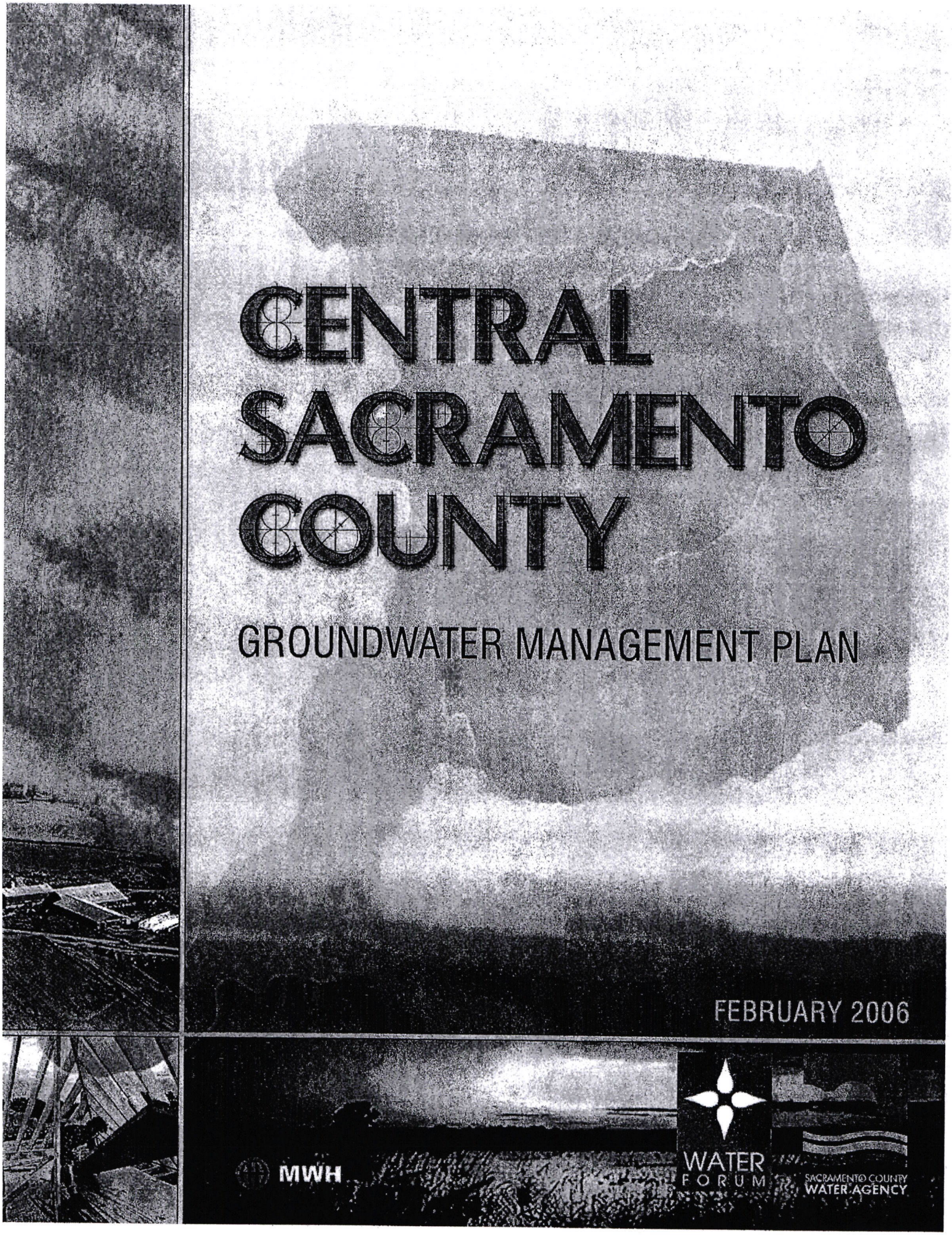
FISCAL IMPACT

Fiscal impact to the City of Rancho Cordova would be roughly $10,000 per year to pay the City's share of ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is anticipated to be roughly $280,000 per year.

Attachments: Attachment A – Groundwater Management Plan Executive Summary
Attachment B – Draft Governance Structure

ATTACHMENT A

GROUNDWATER MANAGEMENT PLAN
EXECUTIVE SUMMARY


CENTRAL SACRAMENTO COUNTY
GROUNDWATER MANAGEMENT PLAN
FEBRUARY 2006
MWH
WATER FORUM
SACRAMENTO COUNTY WATER AGENCY

Members of the Central Sacramento County Groundwater Management Plan Task Force

The following participants are thanked for generously giving their time and effort in the oversight and preparation of the Central Sacramento County Groundwater Management Plan:

Agricultural Interests:

Denny Lewis *(Sacramento County Farm Bureau)*

Ronald Lowry *(Omochumne-Hartnell Water District)*

Larry Rodriguez *(Omochumne-Hartnell Water District)*

Agricultural/Residential Interests:

Stuart Helfand *(Ag/Res Resident)*

Ken Stroth *(Ag/Res Resident)*

Business Interests:

Ken Allred *(Building Industry Association/Chambers of Commerce)*

Environmental/Community Organizations Interests:

Mike Eaton *(The Nature Conservancy)*

Rick Bettis *(League of Woman Voters)*

Local Governments/Public Agencies Interests:

Clarence Korhonen *(City of Elk Grove)*

Jim Sequiera *(City of Elk Grove)*

Edwin Smith *(Southgate Recreation & Park District)*

Mel Johnson *(City of Sacramento)*

Herb Niederberger *(County of Sacramento)*

Ruben Robles *(Sacramento County Regional Sanitation District)*

Albert Stricker *(City of Rancho Cordova)*

Walter Sadler *(City of Folsom)*

Water Purveyor Interests:

Scott Fort *(Golden State Water Company)*

Dan Mizerski *(California-American Water Company)*

Mike Kenny *(Elk Grove Water Service)*

Darrell Eck *(Sacramento County Water Agency)*

California Department of Water Resources:

Mike Floyd

Eric Hong

Water Forum Successor Effort Staff:

Leo Winternitz

Jim McCormack

Eme Iturralde

Project Management Team:

Larry Norton *(Center for Collaborative Policy)*

Jim McCormack *(Water Forum)*

Anthony Saracino *(TNC)*

Darrell Eck *(SCWA)*

Jafar Faghih *(MWH)*

Jonathan Goetz *(MWH)*

Executive Summary



Executive Summary

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Executive Summary

FOREWORD

The Central Sacramento County Groundwater Basin stakeholders, in coordination with the Sacramento County Water Agency and the Water Forum Successor Effort have developed the Central Sacramento County Groundwater Management Plan (CSCGMP). The CSCGMP represents a critical step in establishing a framework for maintaining a sustainable groundwater resource for the various users overlying the basin in Sacramento County between the American and Cosumnes Rivers. It includes specific goals, objectives, and an action plan to provide a "road map" for the governance body as the steps necessary to manage the basin are taken in coordination with the various stakeholders. This Executive Summary is an outreach component of the CSCGMP that brings forth the essence of the CSCGMP in a similar format but in a condensed manner that still allows a basic level of understanding. The reader is encouraged to refer to the larger CSCGMP document if additional detail is needed.



INTRODUCTION

The CSCGMP is the result of over a decade of negotiations and agreements between stakeholders in the region. In 2000, the Water Forum Agreement (WFA) was signed by regional stakeholders, and the Water Forum Successor Effort (Successor Effort) was formed to continue forward in regional water supply planning.

The WFA laid the foundation for the Successor Effort. One of the responsibilities of the Successor Effort was to facilitate negotiations among stakeholders in the Central Sacramento County Groundwater Basin (Central Basin) that would lead to the creation of a groundwater basin governance body. This governance body would be responsible for the protection, health and long-term viability of the underlying groundwater as a sustainable resource for both current and future users. **Figure ES-1** shows the locations of the groundwater basins within Sacramento County.

Under the aegis of the Successor Effort, the Central Sacramento County Groundwater Forum (CSCGF) was formed in February 2002 to provide recommendations on a basin governance body to the Successor Effort. Following concurrence by the Successor Effort, this recommendation would be adopted by the appropriate agencies.

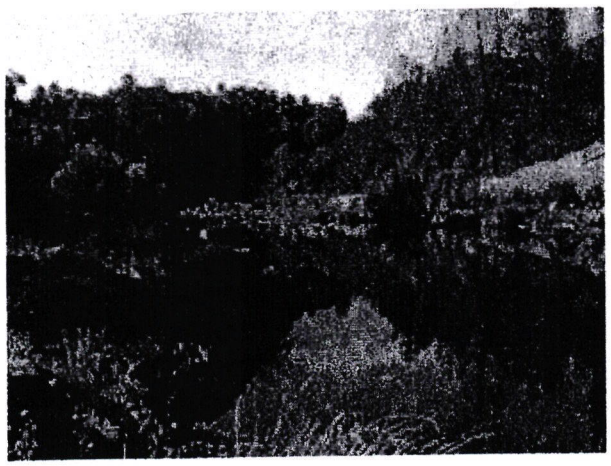
The CSCGF stakeholder interest groups included representatives in the following areas:

- Agricultural
- Agricultural Residential Groundwater Users
- Business Interests
- Environmental/Community Organizations
- Local Government/Public Agencies
- Water Purveyors

The total number of stakeholder representatives was approximately 40 people. These representatives met monthly for approximately three years at which time a decision was made to create an Advisory Committee, composed of CSCGF stakeholders, to develop a groundwater management plan for the Central Basin. The Advisory Committee spent approximately one year in developing the CSCGMP for adoption by the full CSCGF.

PURPOSE OF GMP

A Groundwater Management Plan (GMP) is a planning tool that assists overlying water providers in maintaining a safe, sustainable and high quality groundwater resource within a given groundwater basin. This CSCGMP is intended to be adaptive to changing conditions within the groundwater basin and will be updated and refined over time to reflect progress made in achieving the CSCGMP's objectives.



What is required in a GMP?

The GMP is a tool used to help ensure a long-term reliable water supply for rural domestic, agricultural, urban, business/industrial, environmental, and development uses in the region. The California Water Code (CWC) requires that a GMP contain numerous technical provisions which are briefly summarized as follows:

- An inventory of water supplies and a description of water uses within a given region. This information is summarized in a water balance showing overall water demands and available water supplies.
- Basin Management Objectives (BMOs) that are designed to protect and enhance the groundwater basin.
- Monitoring and management programs that ensure the BMOs are being met.
- Description of stakeholder involvement and public information plan and programs for the groundwater basin.

How does a GMP benefit the basin stakeholders?

The CSCGMP provides information related to planning activities currently taking place in the Central Basin. This information serves the following purposes:

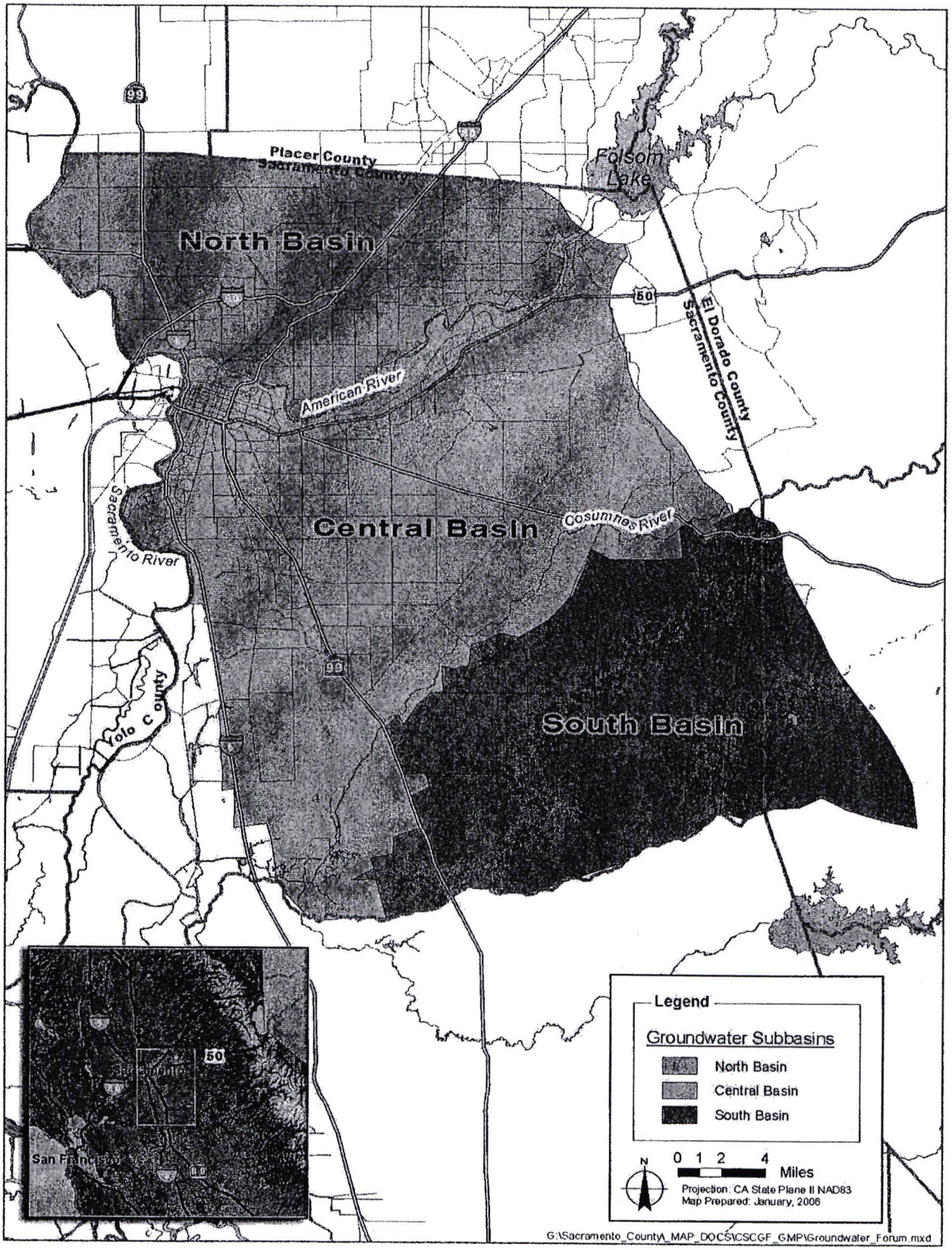
- It provides a management plan for the protection and preservation of groundwater resources.
- It underscores stakeholder interests and objectives.
- It ensures protection of groundwater quantity and quality.
- It assists in monitoring and maintaining groundwater elevations.

WATER RESOURCES SETTING

Physical Setting

Unique to Sacramento County are three major rivers each acting as a major source of recharge for the groundwater basin underlying the county. In some instances, the recharge process creates natural dividing lines along the rivers that can be used to delineate

Figure ES-1. Sacramento County Groundwater Basins



the individual sub-basins (i.e., North, Central, and South Basin as shown in **Figure ES-1**). Groundwater underlying the North Basin is currently managed by the Sacramento Groundwater Authority. Efforts are underway in the South Basin, led by the Southeast Sacramento County Agricultural Water Authority, to develop a groundwater management plan in accordance with the CWC and the provisions of the WFA.

The Central Basin

The Central Basin is made up of a variety of groundwater users (i.e., agriculture, agricultural residential, urban, and environmental). The Central Basin boundary was defined by the Sacramento County groundwater model that was used in the Water Forum process and took into account the hydrogeologic boundaries and the political boundaries of organized water purveyors/districts, cities (where they retail water within their boundaries), and the County of Sacramento.

In October 2004, the Sacramento County Water Agency (SCWA) adopted a GMP for the portion of the Central Basin that is served water through Zone 40 of the SCWA. The Zone 40 GMP was done to measure the effectiveness of the conjunctive use program outlined in the Zone 40 Water Supply Master Plan and for the purpose of seeking state grant funding to help finance large infrastructure projects that would benefit groundwater underlying the Central Basin. At the time of its adoption, the Zone 40 GMP recognized that a Central Basin GMP was necessary to meet the needs and interests of all the stakeholders in the Central Basin.

Groundwater underlying the Central Basin is contained within a shallow aquifer (Modesto Formation) and in a deep aquifer (Mehrten Formation). Groundwater is located from 20 to 100 feet below the ground surface depending on when and where the measurement is taken. The shallow aquifer is typically used for private domestic wells and typically requires no treatment. The deep aquifer is separated from the shallow aquifer by a discontinuous clay layer that serves as a semi-confining layer. The deep aquifer typically requires treatment for iron and manganese, which may cause mineral deposits and affect the taste of water. **Figure ES-2** contains a conceptual diagram of the aquifer.

Intensive use of groundwater over the past 60 years has resulted in a general lowering of groundwater elevations. Over time isolated groundwater depressions have grown and coalesced into a single cone of depression that is centered in the southwestern portion of the Central Basin (see **Figure ES-3** for Sacramento County Groundwater Elevations).

How does the CSCGMP address groundwater contamination problems in the Central Basin?

There are several sources of groundwater contamination within the Central Basin. These sources include: Mather Field, Aerojet, Boeing, the former Sacramento Army Depot, the Union Pacific railyards, and present and former landfills. The known extent of groundwater contamination and landfill sites are shown on **Figure ES-4**. The CSCGMP addresses the concerns well owners have regarding the potential for groundwater contamination threatening their wells.

Supply and Demand

The CSCGMP identifies available water supplies to meet the water demands of users within the basin. Water supplies include surface water, groundwater, recycled water, and remediated groundwater. Water demand is a result of rural, agricultural, private industrial, environmental, and urban activities. Demand reduction is being accomplished through water conservation measures identified in the WFA.

How much water supply does the Central Basin have?

Water supplies have been quantified in some detail in the CSCGMP. Availability and reliability of surface water is dependent on the particular contract or water right and the hydrologic year type (e.g., wet or dry years). **Figure ES-5** summarizes surface water supplies available to each of the surface water purveyors and

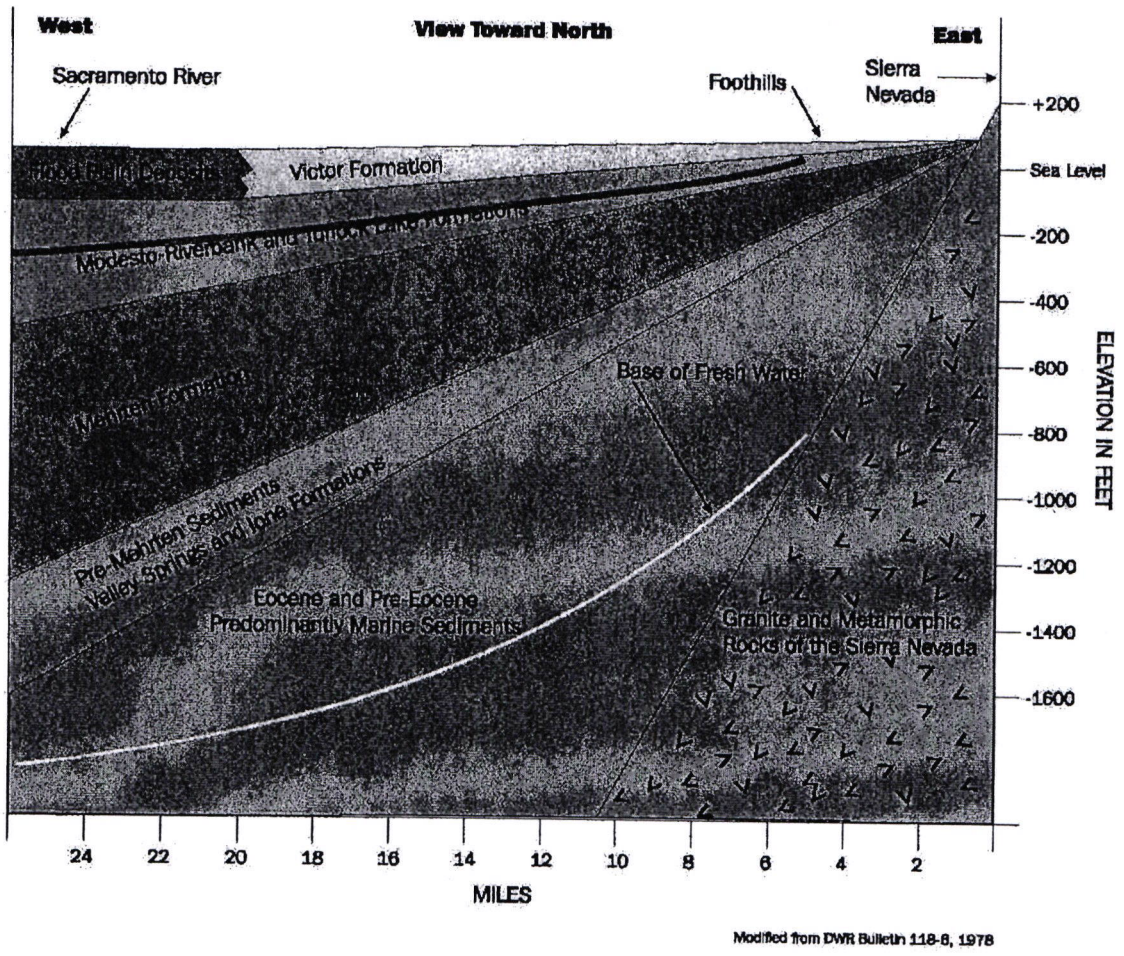
identifies the river source from which they originate. Based on existing and projected contract and water right entitlements, the total surface water supply available to the Central Basin is approximately 350,000 AF/year.

In addition to surface water supplies, the Water Forum determined the estimated long term average annual sustainable yield of groundwater from the Central Basin to be 273,000 acre-feet per year (AF/year). Currently, groundwater extractions are estimated to be 250,000 AF/year.

Recycled water use in the Central Basin is planned for up to 4,400 AF/year by 2030. The Sacramento Regional County Sanitation District is currently developing a Recycled Water Master Plan that will evaluate the feasibility of increased recycled water use in the County.

Water that is extracted for purposes of groundwater contamination clean-up activities is included in the overall sustainable yield of the Central Basin aquifer. In-basin use of remediated groundwater is an objective of the CSCGMP. This issue is addressed more fully in the Groundwater Contamination Monitoring and Collaboration Program summarized in the Plan Implementation section.

Figure ES-2. Hydrogeologic Cross Section



Modified from DWR Bulletin 118-6, 1978

Figure ES-3. Spring 2004 Sacramento County Groundwater Elevation Contour Map

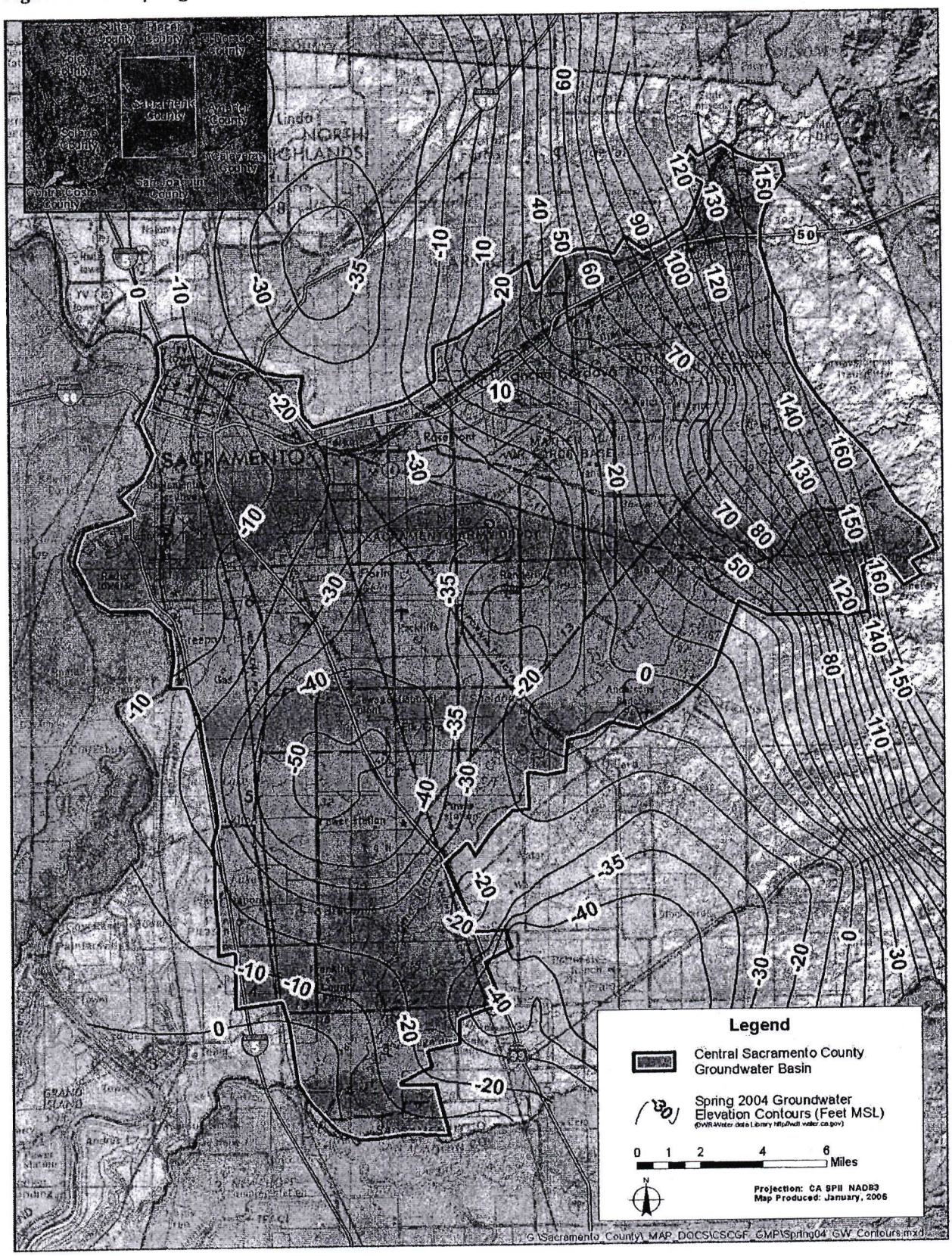
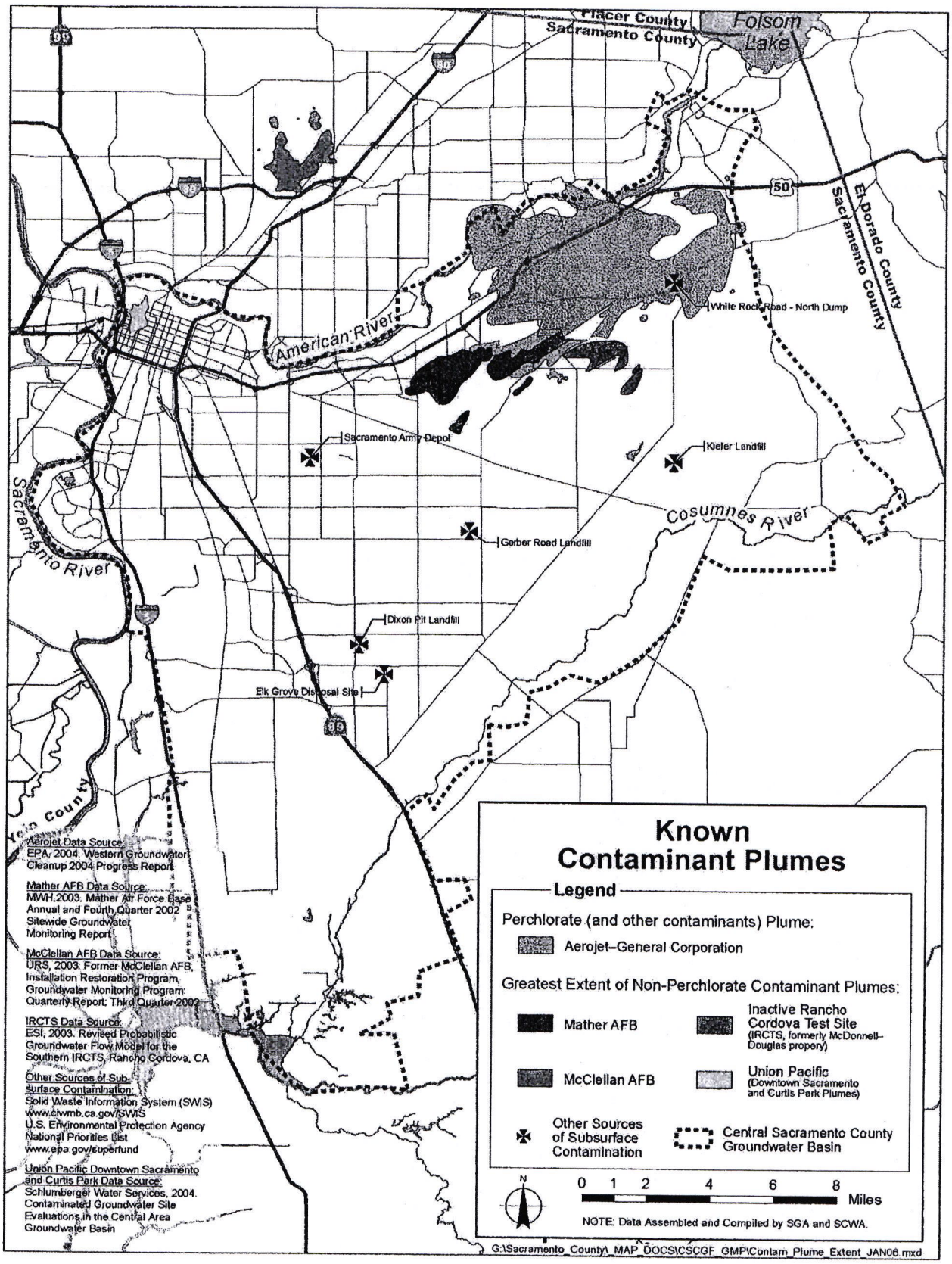


Figure ES-4. Known Extent of Contamination



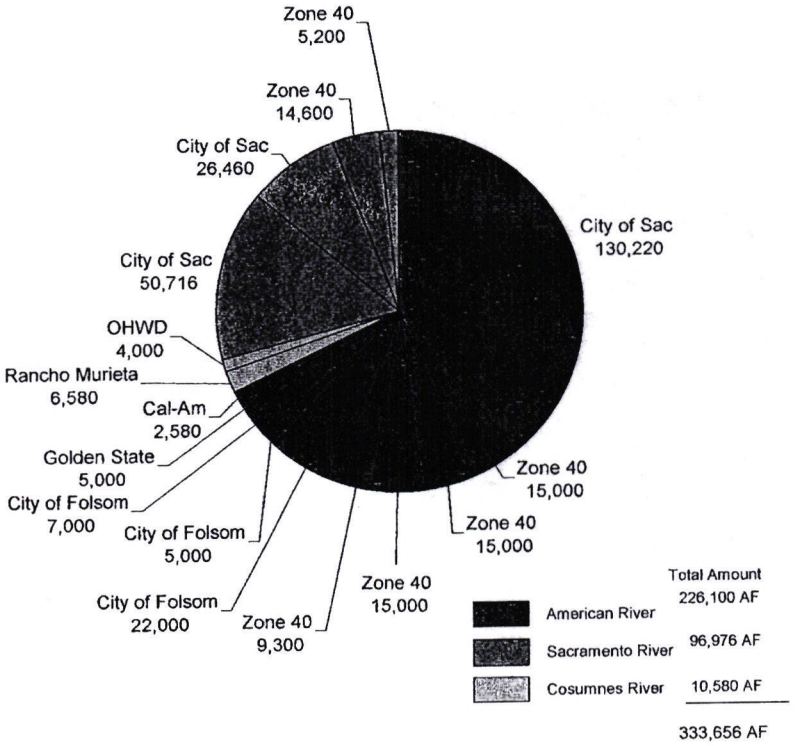
How are water demands calculated?

Water demands are determined using various methods based on identified uses of water. For instance, agricultural demands can vary significantly based on crop type. For agricultural-residential water users, demands are based on indoor usage, the amount of landscaped area around the home, and the amount of irrigated pasture for parcels that maintain livestock or other farm animals. Urban water demands are typically based on land use and zoning. Private industry and park district water demands are specific to the type of activity taking place at each site. Existing and future average annual water supply and demand is summarized in **Figure ES-6a and ES-6b** below. The graphs indicate that supplies meet demands and fluctuate depending on dry and wet hydrologic conditions, reflecting the conjunctive use of groundwater and surface water over the Central Basin by the various water purveyors and urban demand reductions during dry years. (In **Figure ES-6b**, conditions in 2030 demonstrate more clearly the results of existing and planned conjunctive use programs in full effect at that time). These demands also reflect the implementation of Best Management Practices (BMPs) for water conservation that are described in the WFA.

MANAGEMENT PLAN ELEMENTS

A goal of the CSCGMP is to ensure a viable groundwater resource for beneficial uses including water for purveyors, agricultural, agricultural residential, industrial, and municipal supplies that support the WFA's coequal objectives of providing a reliable and safe water supply and preserving the fishery, wildlife, recreational, and aesthetic values of the lower American River. In addition, the CSCGMP recognizes the need to maintain and enhance flows in the Cosumnes River because of its ecological significance.

Figure ES-5. Summary of Surface Water Rights and Contracts



Basin Management Objectives

Basin Management Objectives (BMOs) are used to help achieve groundwater basin goals. Five BMOs provide the foundation for the CSCGMP:

1) Maintain a long-term average groundwater extraction rate of 273,000 AF/year.
2) Establish specific minimum groundwater elevations within all areas of the basin consistent with the Water Forum "Solution."
3) Protect against any potential inelastic land surface subsidence.
4) Protect against any adverse impacts to surface water flows.
5) Develop specific water quality objectives for several constituents of concern.

Each of these objectives is fully described in **Section 3** of the CSCGMP.

Program Component Action Items

The Program Components listed below provide specific action items that will be implemented to help achieve the Basin Management Objectives.



Stakeholder involvement - several means of achieving broad stakeholder participation in the management of the Central Basin will be used, including: 1) involving the public, 2) involving other agencies within and adjacent to the Central Basin, 3) using advisory committees, 4) developing relationships with state and federal agencies, and 5) pursuing a variety of partnership opportunities.

Monitoring program - a good monitoring program is capable of assessing the current status of the basin and predicting responses in the basin as a result of future management actions. The CSCGMP includes actions related to monitoring of groundwater elevations, groundwater quality, the potential for land surface subsidence resulting from groundwater extraction, and developing a better understanding of the relationship between surface water and groundwater along the American, Cosumnes, and Sacramento Rivers.

Groundwater quality protection - groundwater quality protection is critical to ensuring a sustainable groundwater resource. Groundwater quality protection includes: 1) the prevention of contamination from entering the groundwater basin, and 2) the remediation of existing contamination.

Groundwater sustainability - the CSCGMP seeks to maintain or increase the amount of groundwater stored in the basin over the long-term. The WFA's groundwater management element provides a framework by which the groundwater resource in the Sacramento County-wide basin can be protected and used in a sustainable manner.

Planning integration - it is important to integrate water management planning on a regional scale (i.e., the development of an Integrated Regional Water Management Plan). The WFA provides a regional conjunctive use framework with commitments from individual purveyors concerning groundwater and surface water operations, including limitations on surface water diversions from the lower American River during dry years.

Figure ES-6a. 2005 Annual Average Water Balance

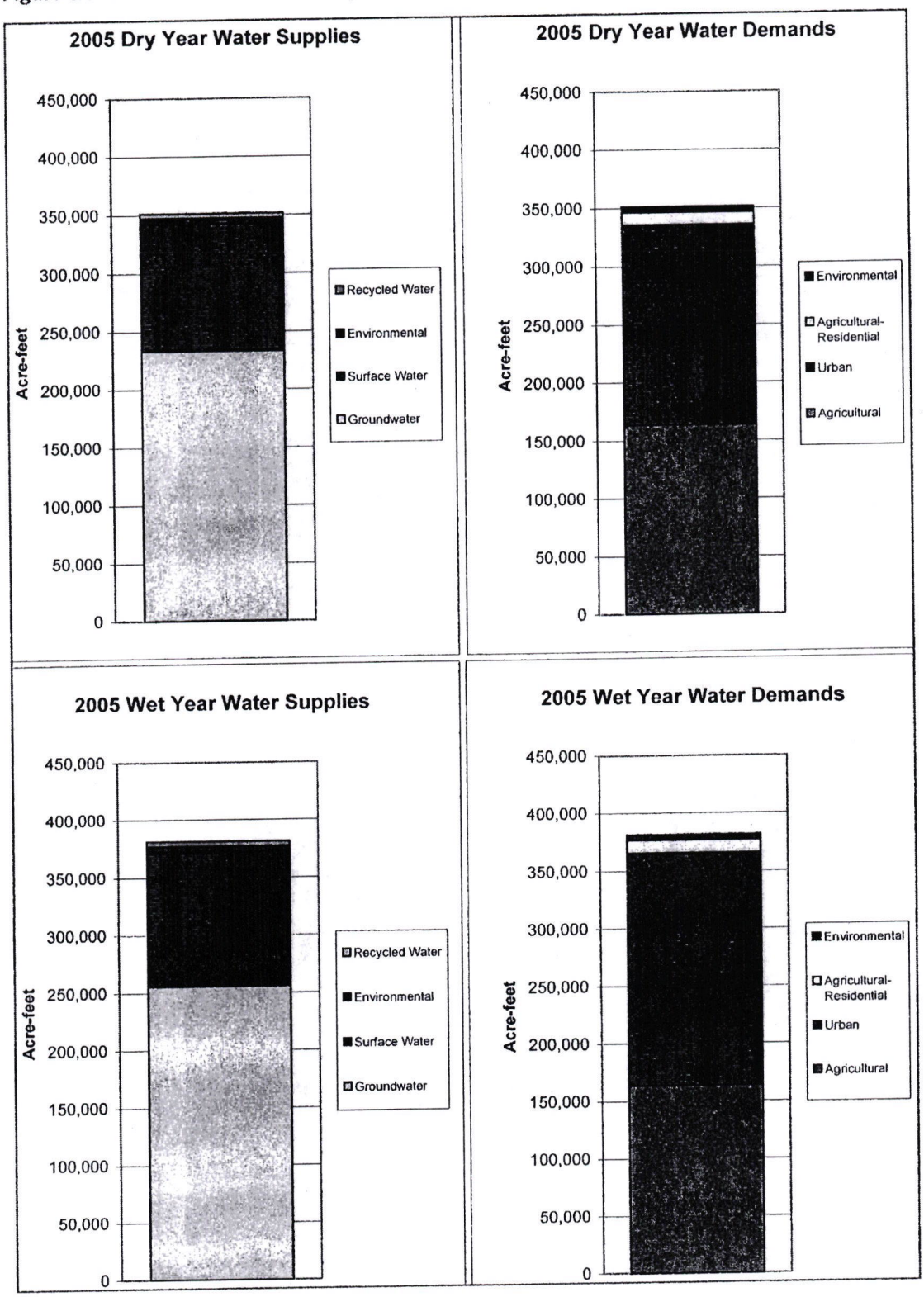
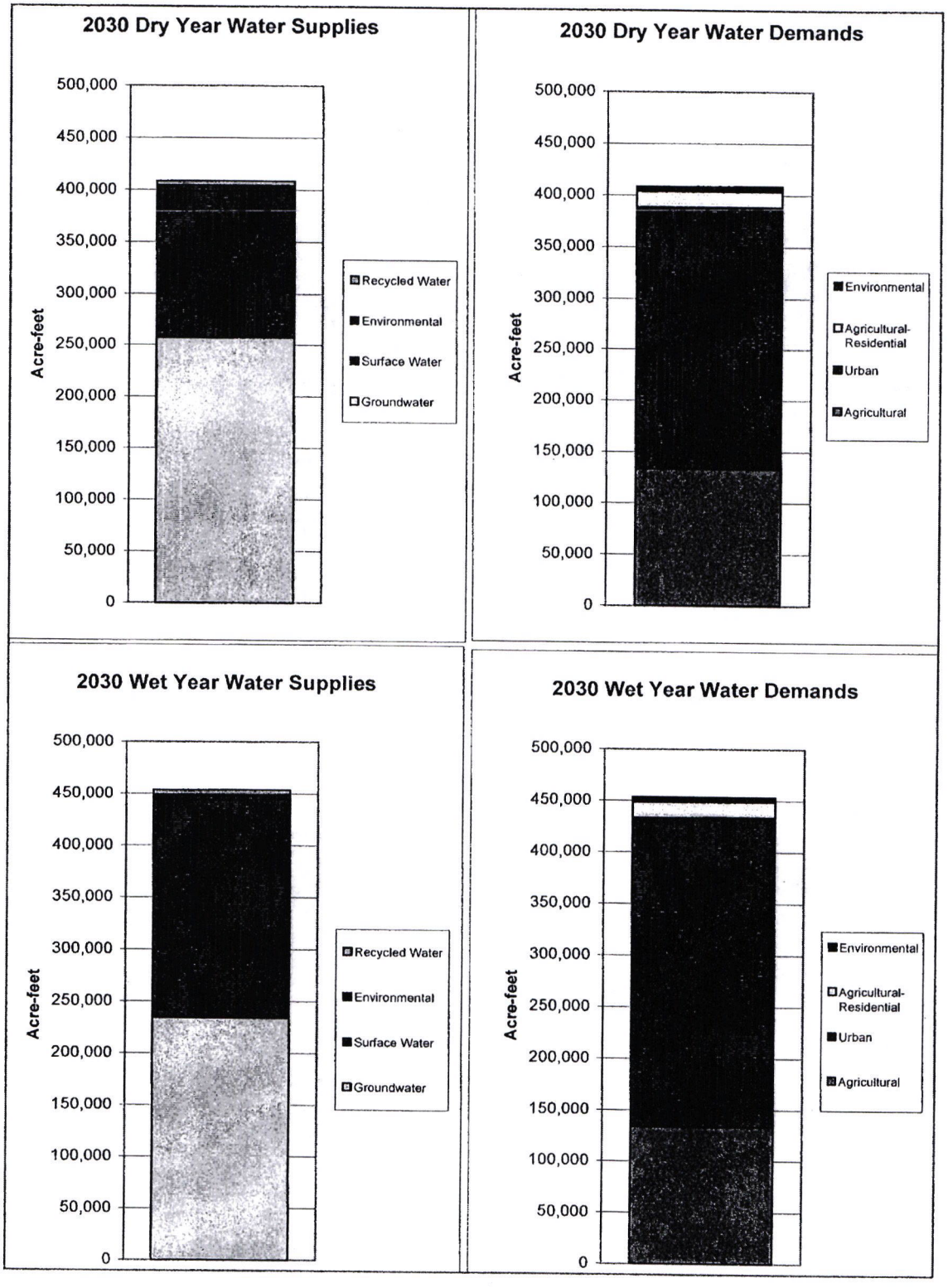


Figure ES-6b. 2030 Annual Average Water Balance



PLAN IMPLEMENTATION

An important element of a GMP is the establishment of trigger points and remedies necessary to fully implement the BMOs. Many of the remedies set forth in this GMP involve coordination with other local, state, and federal agencies. This coordination will begin upon adoption of the CSCGMP by the governance body.

BMO Trigger Point Activities

Trigger Point activities involve monitoring and assessing trends in the basin to determine the adequacy of the monitoring network for meeting the goals and objectives of the CSCGMP. These assessments will be made as new monitoring data become available for review by the basin governance body and results documented in an annual State of the Basin report. As mentioned in the introduction, this GMP is adaptive and relies on monitoring data, evaluation of remedies based on monitoring data and input from basin stakeholders. It requires that the basin be managed in a manner that makes the most practical sense in light of on-going collection and analysis of data.

Protection of Privately Owned Wells

The CSCGMP includes two programs that were negotiated by the stakeholders in the Central Sacramento County Groundwater Forum: the Well Protection Program and the Groundwater Contamination Monitoring and Collaboration Program.

How is an existing private well protected?

The Well Protection Program grew out of discussions that took place in the CSCGF and stems from the need to protect domestic and agricultural irrigation wells. Protection of existing privately owned wells is of fundamental importance to the stakeholders of the CSCGF. As part of this program, a trust fund will be put in place to cover costs of deepening or replacing any existing well that provides water for agricultural or domestic use that may be impacted by future development. The trust fund revenue will be generated from a fee assessed on every new building permit and permit to drill a new well. In 2005, the fee is estimated to be less than $100 per equivalent dwelling unit (e.g. single family home) within the basin.

How is the private well owner kept notified of groundwater contamination clean-up efforts?

The Groundwater Contamination Monitoring and Collaboration Program is focused on maintaining a clear line of communication between the designated Responsible Parties for groundwater contamination clean-up activities and private well owners. The program encourages the use of remediated groundwater in urbanized areas to keep the groundwater in the basin. This program also envisions the Regional Water Quality Control Board requiring designated Responsible Parties to survey private wells within 2,000 feet of any identified contamination plume. Assistance will also come from the Sacramento County Environmental Management Department (EMD). EMD is encouraged to exercise the strictest vigilance to ensure that all permitting



requirements are enforced and that, if requirements are not met, EMD will undertake whatever rigorous enforcement actions are effective.

Basin Governance Body

The governance body is responsible for implementing the actions contained within this CSCGMP. The governance body will initiate the trust fund of the Well Protection Program, take over its administration, and provide annual reporting on the program. In addition, it will pursue any grant opportunities available to the Central Basin and participate in the Integrated Regional Water Management Plan that is currently underway. This is a regional planning document that is a prerequisite if a region is to pursue Proposition 50 implementation grant monies. Lastly, the governance body will collect, evaluate, and report on all of the data and management activities that have been taken in the Central Basin once a year in a State-of-the-Basin Report.

Plan Implementation Costs

First year program startup costs are estimated at $280,000. This is essentially 1.2 full-time people working throughout the year on setting up monitoring programs, taking measurements, compiling data, and reporting data. Future program costs will be evaluated on an annual basis by the basin governance body.

ATTACHMENT B

DRAFT GOVERNANCE STRUCTURE

CENTRAL SACRAMENTO COUNTY GROUNDWATER BASIN

Trial Balloon No. 6: Governance and Funding
Draft of February 22, 2006

Format: Joint Powers Agreement.

Signatories: Cities of Elk Grove, Folsom, Sacramento, Rancho Cordova and Sacramento County (the only entities which have the legal authority to manage the groundwater basin).

Governing Body: Board of Directors with authority to manage the basin in conformity with the provisions of the WFA and the Central Basin GMP as negotiated by the CSCGF GMP Task Force.

Directors: Represent Central Basin stakeholders. All directors appointed by signatories to the JPA. All serve at the pleasure of the appointing agency. Stakeholders may nominate candidates but signatories retain absolute discretion to appoint any individual who meets the criteria for each director position as set forth in the JPA.

- **Agriculture.** Nominated by the Farm Bureau. Appointed by Sacramento County.
- **Agricultural/residential.** Nominated by the Vineyard CPAC in consultation with adjacent CPACs in the Central Basin. Appointed by Sacramento County.
- **Business.** A representative of industrial self-supplied groundwater users. Nominated jointly by the Sacramento Metropolitan Chamber of Commerce and the Building Industry Association in consultation with business organizations that are signatories to the Water Forum Agreement. Appointed by Sacramento County.
- **Cal-Am Water Company.** Nominated by Cal-AM. Appointed by the City of Sacramento.
- **City of Folsom.** Nominated and appointed by the City of Folsom.
- **City of Elk Grove.** Nominated and appointed by the City of Elk Grove.
- **City of Rancho Cordova.** Nominated and appointed by the City of Rancho Cordova.
- **City of Sacramento.** Nominated and appointed by the City of Sacramento.
- **Conservation land owners.** Nominated by non-profit conservation land owners (entities owning 1000 acres of more) in consultation with environmental and community organizations which are signatories to the Water Forum Agreement. Appointed by Sacramento County.

Draft-For Groundwater Forum Discussion Purposes Only. Does not signify agreement among Groundwater Forum participants and/or their constituents.

Draft-For Groundwater Forum
Discussion Purposes Only.
Does not signify agreement among
Groundwater Forum participants
and/or their constituents.

- **Elk Grove Water Service.** A member of the Board of Directors of the Florin Resource Conservation District. Nominated by the FRCD Board. Appointed by the City of Elk Grove.
- **Golden State Water Company**. Nominated by the Golden State Water Company. Appointed by the City of Rancho Cordova.
- **Omochumne-Hartnell Water District.** A member of the Board of Directors of the Omochumne-Hartnell Water District. Nominated by the OHWD Board. Appointed by Sacramento County.
- **Public agencies.** Nominated by Southgate Recreation and Park District in consultation with other public agencies which are self-supplied groundwater users (school districts, community service districts, etc.). Appointed by Sacramento County.
- **Rancho Murieta Community Services District.** Nominated by the RMCSD. Appointed by Sacramento County.
- **Sacramento County / Sacramento County Water Agency.** Nominated and appointed by the Sacramento County Board of Supervisors.
- **Sacramento Regional County Sanitation District.** Nominated by SRCSD. Appointed by Sacramento County.

Voting: Each director has one vote. Any action related to implementation of the GMP requires a simple majority. Approval of the annual budget and any expenditure requires a simple majority and the majority must include all JPA signatories. Approval of any increase in annual contributions (see below) requires a majority 11 of 16 directors and the majority must include all JPA signatories.

Administrating Entity: To be determined (e.g., SCWA).

Estimated annual Budget: To be determined but now estimated at $278,000 / year.

Funding: Annual budget to be funded by a combination of:

- Annual contribution by JPA signatories (to be negotiated)
- Annual contribution by surface water purveyors (similar to SGA, set at $6,000 / year.)
- Annual contribution by purveyors pumping groundwater based on amount of pumping @ $2.07 / AF, excluding the first 5000 acre feet
- Annual contribution by agriculture computed at 25% of estimated pumping (paid out of Zone 13 funds @ $2.07 per acre foot)
- Annual contribution by ag/res computed at 25% of estimated pumping (paid out of Zone 13 funds @ $2.07 per acre foot).

Draft-For Groundwater Forum
Discussion Purposes Only.
Does not signify agreement among
Groundwater Forum participants
and/or their constituents.

MEMORANDUM

DATE: March 20, 2006

TO: Mayor and Council Members

FROM: Winfred DeLeon, Assistant Building Official

SUBJECT: **AMENDMENT #1 BETWEEN THE BEEBE CORPORATION AND THE CITY OF RANCHO CORDOVA FOR THE NEW CITY HALL PROJECT, SITE WORK TRADE**

RECOMMENDATION

It is recommended that the subject contract amendment be awarded to **The Beebe Corporation** in the amount of $103,851. With this amendment, the current contract is in the amount of $505,315. Contract Amendment #1 between the City of Rancho Cordova and The Beebe Corporation is provided in **Attachment A**.

RESULT OF RECOMMENDED ACTION

Award of this contract amendment will provide saw cutting, removing and repairing of approximately 8,200 SF of failed asphalt. Also, a slurry seal will be applied over the entire parking area including the newly replaced asphalt sections. This work is to be installed at the new city hall facility.

BACKGROUND

The work to be done on this contract consists, in general, of furnishing all labor, materials, tools and equipment necessary to furnish and install complete the repairing of failed asphalt in various locations of the parking area and providing a slurry seal to add not only years of extended maintenance, but also a look of consistency to the asphalt.

Attachment A: Agreement between The Beebe Corporation and the City

AGENDA ITEM # 7

ATTACHMENT A

Amendment #1 between
The Beebe Corporation and the City of Rancho Cordova

Contract No. 105-2005
Amendment No. 105-2005-1

FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE BEEBE CORPORATION

This First Amendment ("Amendment") to the Construction Services Agreement between the City of Rancho Cordova ("City") and The Beebe Corporation ("Contractor") is made by and between the City and Contractor as of February 22, 2006. City and Contractor are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Construction Services Agreement ("CSA") dated December 27, 2006, for the purpose of providing construction services for the City's Tenant Build Out of a new City Hall in Rancho Cordova, California (the "Project"); and

WHEREAS, the parties agree that changes to the Scope of Work and Payment provided for in the CSA (as those terms are defined in the CSA) are necessary in order to repair asphalt and seal parking area.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 4 of the CSA, "Payment", is amended to read " Five Hundred Five Thousand Three Hundred Fifteen Dollars ($505,315)." All other terms and conditions in Section 4 shall remain in full force and effect.

2. The documents titled "Amended – Compensation Schedule", attached hereto as Exhibit B, shall be added to Exhibit B of the CSA.

3. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

4. The signatures of the parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute this as one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

Ted Gaebler, City Manager

Attest:

Lillian Hare, City Clerk

Approved as to form:

Adam U. Lindgren
Assistant City Attorney

The Beebe Corporation

Signature

LOREN BEEBE, PRES
Printed Name, Title

EXHIBIT B
AMENDED – COMPENSATION SCHEDULE

Description of Services	Total Cost
ADDED CONSTRUCTION SERVICES Saw cut and remove 8,200 square feet of failed asphalt, replace with 6" thick asphalt lift. Place slurry over entire existing parking area including newly replace asphalt sections. Option 2 as priced by Beebe Corporation on 1/29/06. (Ref 20-0227)	103,851
TOTAL ADDED COST FOR SERVICES PROVIDED	**$103,851**

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY) 12/28/05

PRODUCER
John O. Bronson Co.
916-974-7800

3636 American River Dr #200
Sacramento CA 95864

INSURED
The Beebe Corp.
12161-A Folsom Blvd.
Rancho Cordova CA 95742

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATIC ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A: Landmark American Insurance
COMPANY B: Golden Eagle Ins Co
COMPANY C:
COMPANY D:

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	LHA128279	6/20/05	6/20/06	GENERAL AGGREGATE	$ 2000000
	[X] COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG	$ 2000000
	[ ] CLAIMS MADE [X] OCCUR				PERSONAL & ADV INJURY	$ 1000000
	[ ] OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	$ 1000000
					FIRE DAMAGE (Any one fire)	$ 50000
					MED EXP (Any one person)	$ 5000
B	AUTOMOBILE LIABILITY	BA8029533	4/27/05	4/27/06	COMBINED SINGLE LIMIT	$ 1000000
	[X] ANY AUTO				BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS				BODILY INJURY (Per accident)	$
	[ ] SCHEDULED AUTOS				PROPERTY DAMAGE	$
	[ ] HIRED AUTOS					
	[ ] NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	$
	[ ] ANY AUTO				OTHER THAN AUTO ONLY:	
					EACH ACCIDENT	$
					AGGREGATE	$
	EXCESS LIABILITY				EACH OCCURRENCE	$
	[ ] UMBRELLA FORM				AGGREGATE	$
	[ ] OTHER THAN UMBRELLA FORM					$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: [ ] INCL [ ] EXCL				EL EACH ACCIDENT	$
					EL DISEASE - POLICY LIMIT	$
	OTHER				EL DISEASE - EA EMPLOYEE	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

RE: CITY OF RANCHO CORDOVA CITY HALL. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED WITH PRIMARY WORDING AND WAIVER OF SUBROGATION PER FORMS RSG15001 0903 AND CG2503 1185 ATTACHED
10 DAYS NOTICE FOR NONPAYMENT OF PREMIUM

CERTIFICATE HOLDER

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR.
RANCHO CORDOVA, CA 95670

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAI 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO ORLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Saul F Bistrowski

© ACORD CORPORATION 1988

NAMED INSURED: The Beebe Corp.
POLICY NUMBER: LHA128279

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT - AGGREGATE LIMITS OF INSURANCE (PER PROJECT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

The General Aggregate Limit under LIMITS OF INSURANCE (Section III) applies separately to each of your "projects" away from premises owned by or rented to you.

LANDMARK AMERICAN INSURANCE COMPANY

This Endorsement Changes The Policy. Please Read It Carefully.

ADDITIONAL INSURED
BLANKET - PRIMARY

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person or Organization:

Any person or organization to whom or to which you are obligated by virtue of a written contract or by the issuance or existence of a permit, to provide insurance such as is afforded by this policy.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization shown in the SCHEDULE, but only with respect to liability arising out of "your work" for that insured by or for you.

If you are required by a written contract to provide primary insurance, this policy shall be primary as respects your negligence and **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance** does not apply, but only with respect to coverage provided by this policy.

This endorsement effective 06/20/2005
forms part of Policy Number LHA128279
issued to THE BEEBE CORP.
by Landmark American Insurance Company

Endorsement No.: 01

Includes copyrighted material of Insurance Services Office, Inc. 1984
with its permission

NK

POLICYHOLDER COPY

STATE COMPENSATION INSURANCE FUND

P.O. BOX 420807, SAN FRANCISCO,CA 94142-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

ISSUE DATE: 12-28-2005

GROUP:
POLICY NUMBER: 1687407-2005
CERTIFICATE ID: 52
CERTIFICATE EXPIRES: 04-01-2006
04-01-2005/04-01-2006

CITY OF RANCHO CORDOVA NK
2729 PROPECT PARK DRIVE
RANCHO CORDOVA CA 95670

This is to certify that we have issued a valid Workers' Compensation Insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 30 days advance written notice to the employer.

We will also give you 30 days advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policy listed herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate of insurance may be issued or to which it may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions, of such policy.

AUTHORIZED REPRESENTATIVE

Dianne C. Oki
PRESIDENT

EMPLOYER'S LIABILITY LIMIT INCLUDING DEFENSE COSTS: $1,000,000 PER OCCURRENCE.

ENDORSEMENT #1600 - LOREN BEEBE P - EXCLUDED.

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 04-01-2004 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

THE BEEBE CORP NK
12161A FOLSOM BLVD
RANCHO CORDOVA CA 95742

(REV.2-05)

[RK0,CN]
PRINTED : 12-28-2005

PAYMENT BOND - PUBLIC WORK
SECTIONS 3247 - 3252, CIVIL CODE
(CALIFORNIA)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Bond No. 104598806
PREMIUM: INCLUDED IN
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the **CITY OF RANCHO CORDOVA** has awarded to **THE BEEBE CORPORATION 12161 FOLSOM BLVD. RANCHO CORDOVA, CA 95742**, as Contractor, a contract for the work described as follows:

RANCHO CORDOVA CITY HALL PROJECT
BID PACKAGE NUMBER 8

AND WHEREAS, Said Contractor is required to furnish a bond in connection with said contract, to secure the payment of claims of laborers, mechanics, material men, and other persons as provided by law.

NOW, THEREFORE, We the undersigned Contractor and Surety are held and firmly bound unto the **CITY OF RANCHO CORDOVA** in the amount required by law, the sum of **FOUR HUNDRED ONE THOUSAND FOUR HUNDRED SIXTY-FOUR AND NO/100- DOLLARS ($401,464.00)** for which payment well and truly to be made we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if said Contractors shall fail to pay (1) Any of the persons named in Civil Code Section 3181, (2) amounts due under the Unemployment Insurance Code for work or labor performed in connection with said contract by any such claimant, or (3) any amounts required to be deducted, withheld and paid over to the Employment Development Department from wages of the employees of Contractor and his sub-contractors with respect to such work and labor, pursuant to Section 13020 of the Unemployment Insurance Code, then the Surety or Sureties herein will pay for the same in an aggregate amount not exceeding the sum specified in this bond, and also in case suit is brought upon the bond, a reasonable attorney's fee, to be fixed by the court, otherwise the above obligation shall be void.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 3181 so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

This bond is executed and filed to comply with the provisions of the act of Legislature of the State of California as designated in Civil Code, Sections 3247 - 3252 inclusive, and all amendments thereto.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this **29TH** day of **December, 2005.**

The Beebe Corporation

By _____

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

By _____
Joseph H. Weber, Attorney-In-Fact

S-2061-B (07-97)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of **CALIFORNIA**

County of **SACRAMENTO**

On December 29 **, 2005** before me, **Patricia Ross, Notary Public**----------

personally appeared **Joseph H. Weber, Attorney-In-Fact**----------

personally known to me -OR- **X**

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that be his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Patricia Ross

Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S) ☐ LIMITED
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
TRAVELERS CASUALTY AND SURETY COMPANY
FARMINGTON CASUALTY COMPANY
Hartford, Connecticut 06183-9062

POWER OF ATTORNEY AND CERTIFICATE OF AUTHORITY OF ATTORNEY(S)-IN-FACT

KNOW ALL PERSONS BY THESE PRESENTS, THAT TRAVELERS CASUALTY AND SURETY COMPANY C AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPAN corporations duly organized under the laws of the State of Connecticut, and having their principal offices in the City of Hartford, County of Hartford, State of Connecticut, (hereinafter the "Companies") hath made, constituted and appointed, and do by the presents make, constitute and appoint: **Carol Dunn, Paul F. Bystrowski, Randall L. Jorgensen, Joseph H. Weber, Mary E McLaughlin, John E. Murphy, David K. Murphy, J. Wolohan, of Sacramento, California**, their true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge, at any place within the United States, the following instrument(s): by his/her sole signature and act, any and all bonds, recognizances, contracts of indemnity, and oth writings obligatory in the nature of a bond, recognizance, or conditional undertaking and any and all consents incident thereto and to bind the Companies, thereby as fully and to the same extent as if the same were signed by the duly authorized officers of the Companies, and all the acts of said Attorney(s)-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Standing Resolutions of said Companies, which Resolutions are now in full force and effect:

VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, an Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory i the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any suc appointee and revoke the power given him or her.

VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice Presider may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation i in writing and a copy thereof is filed in the office of the Secretary.

VOTED: That any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditiona undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, an Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority o by one or more Company officers pursuant to a written delegation of authority.

This Power of Attorney and Certificate of Authority is signed and sealed by facsimile (mechanical or printed) under and by authority of the following Standing Resolution voted by the Boards of Directors of TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, which Resolution is now in full force and effect:

VOTED: That the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

ST PAUL TRAVELERS

IMPORTANT DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

On November 26, 2002, President Bush signed into law the Terrorism Risk Insurance Act of 2002 (the "Act"). The Act establishes a short-term program under which the Federal Government will share in the payment of covered losses caused by certain acts of international terrorism. We are providing you with this notice to inform you of the key features of the Act, and to let you know what effect, if any, the Act will have on your premium.

Under the Act, insurers are required to provide coverage for certain losses caused by international acts of terrorism as defined in the Act. The Act further provides that the Federal Government will pay a share of such losses. Specifically, the Federal Government will pay 90% of the amount of covered losses caused by certain acts of terrorism which is in excess of an insurer's statutorily established deductible for that year. The Act also caps the amount of terrorism-related losses for which the Federal Government or an insurer can be responsible at $100,000,000,000.00, provided that the insurer has met its deductible.

Please note that passage of the Act does not result in any change in coverage under the attached policy or bond (or the policy or bond being quoted). Please also note that no separate additional premium charge has been made for the terrorism coverage required by the Act. The premium charge that is allocable to such coverage is inseparable from and imbedded in your overall premium, and is no more than one percent of your premium.

PERFORMANCE BOND

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Bond No. **104598806**
PREMIUM: **$5,620.00**

KNOW ALL MEN BY THESE PRESENTS:

That **THE BEEBE CORPORATION 12161 FOLSOM BLVD. RANCHO CORDOVA, CA 95742**
(Here insert full name and address or legal title of Contractor)
as Principal, hereinafter called Contractor, and, **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, 10680 WHITE ROCK ROAD, RANCHO CORDOVA, CA 95670** of Hartford, Connecticut, a corporation duly organized under the laws of the State of Connecticut, as Surety, hereinafter called Surety, are held firmly bound unto the

CITY OF RANCHO CORDOVA
3121 GOLD CANAL DRIVE
RANCHO CORDOVA, CALIFORNIA 95670

(Here insert full name and address or legal title of Owner)
as Obligee, hereafter called Owner, in the amount of **FOUR HUNDRED ONE THOUSAND FOUR HUNDRED SIXTY-FOUR AND NO/100**---Dollars **($401,464.00)**, for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement dated, _____, 20__ entered into a contract with Owner for

RANCHO CORDOVA CITY HALL PROJECT, BID PACKAGE NUMBER 8

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Signed and sealed this **29TH** day of **December, 2005.**

(Witness)

The Beebe Corporation
(Principal) (Seal)

By: _____
(Title)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

_____
(Witness)

By: _____
Joseph H. Weber, Attorney-In-Fact

Printed in cooperation with the American Institute of Architects (AIA) by Travelers Casualty and Surety Company of America. The language in this document conforms exactly to the language used in AIA Document A311, February 1970 edition.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of **CALIFORNIA**

County of **SACRAMENTO**

On December 29 **, 2005** before me, **Patricia Ross, Notary Public**----------

personally appeared **Joseph H. Weber, Attorney-In-Fact**----------

personally known to me -OR- **X** proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that be his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

BMP1 PATRICIA ROSS COMM. #1553515 Notary Public-California SACRAMENTO COUNTY My Comm. Exp. Feb. 18, 2009 BMP1

WITNESS my hand and official seal.

Patricia Ross

Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S) ☐ LIMITED
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
TRAVELERS CASUALTY AND SURETY COMPANY
FARMINGTON CASUALTY COMPANY
Hartford, Connecticut 06183-9062

POWER OF ATTORNEY AND CERTIFICATE OF AUTHORITY OF ATTORNEY(S)-IN-FACT

KNOW ALL PERSONS BY THESE PRESENTS, THAT TRAVELERS CASUALTY AND SURETY COMPANY O AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPAN corporations duly organized under the laws of the State of Connecticut, and having their principal offices in the City of Hartford, County of Hartford, State of Connecticut, (hereinafter the "Companies") hath made, constituted and appointed, and do by thes presents make, constitute and appoint: **Carol Dunn, Paul F. Bystrowski, Randall L. Jorgensen, Joseph H. Weber, Mary E McLaughlin, John E. Murphy, David K. Murphy, J. Wolohan, of Sacramento, California**, their true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge, at any place within the United States, the following instrument(s): by his/her sole signature and act, any and all bonds, recognizances, contracts of indemnity, and othe writings obligatory in the nature of a bond, recognizance, or conditional undertaking and any and all consents incident thereto and to bind the Companies, thereby as fully and to the same extent as if the same were signed by the duly authorized officers of the Companies, and all the acts of said Attorney(s)-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Standing Resolutions of said Companies, which Resolutions are now in full force and effect:

VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, an Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory i the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any suc appointee and revoke the power given him or her.

VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice Presider may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation i in writing and a copy thereof is filed in the office of the Secretary.

VOTED: That any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditiona undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, an Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority o by one or more Company officers pursuant to a written delegation of authority.

This Power of Attorney and Certificate of Authority is signed and sealed by facsimile (mechanical or printed) under and by authority of the following Standing Resolution voted by the Boards of Directors of TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, which Resolution is now in full force and effect:

VOTED: That the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

ST PAUL TRAVELERS

IMPORTANT DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

On November 26, 2002, President Bush signed into law the Terrorism Risk Insurance Act of 2002 (the "Act"). The Act establishes a short-term program under which the Federal Government will share in the payment of covered losses caused by certain acts of international terrorism. We are providing you with this notice to inform you of the key features of the Act, and to let you know what effect, if any, the Act will have on your premium.

Under the Act, insurers are required to provide coverage for certain losses caused by international acts of terrorism as defined in the Act. The Act further provides that the Federal Government will pay a share of such losses. Specifically, the Federal Government will pay 90% of the amount of covered losses caused by certain acts of terrorism which is in excess of an insurer's statutorily established deductible for that year. The Act also caps the amount of terrorism-related losses for which the Federal Government or an insurer can be responsible at $100,000,000,000.00, provided that the insurer has met its deductible.

Please note that passage of the Act does not result in any change in coverage under the attached policy or bond (or the policy or bond being quoted). Please also note that no separate additional premium charge has been made for the terrorism coverage required by the Act. The premium charge that is allocable to such coverage is inseparable from and imbedded in your overall premium, and is no more than one percent of your premium.

MEMORANDUM

DATE: March 20, 2006

TO: Mayor and Council Members

FROM: Stephanie Snyder, City Manager's Office

SUBJECT: Senate Bill (SB) 1776, Redefining the American River Parkway Plan to Include the City of Rancho Cordova

RECOMMENDATION

Authorize the City Council subcommittee for the American River Parkway Plan (Mayor McGarvey and Council Member Budge) to attend the March 21, 2006 meeting of the Sacramento County Board of Supervisors and request that the Board postpone taking a position on SB1776 until Senator Cox has convened a meeting of the three affected jurisdictions (County of Sacramento, City of Sacramento and City of Rancho Cordova).

RESULT OF RECOMMENDED ACTION

The recommended action will allow two members of the City Council who have been involved with the American River Parkway Plan to speak on behalf of the City, requesting that the County Board of Supervisors delay taking a position on SB1776 until all three agencies impacted by the bill can discuss the issues and implications.

BACKGROUND

At the present time, the City of Sacramento and the County of Sacramento are the only agencies whose adopted management plans comprise the American River Parkway Plan, although the City participates because of the regional issues and the City Council has designated a subcommittee of Mayor McGarvey and Council Member Budge.

On February 24, 2006, Senator Cox introduced a bill to the California State Legislature that would redefine the American River Parkway Plan to include updated, revised management plans for the lower American River that are also adopted by resolution of the City of Rancho Cordova. Senator Cox's office introduced the legislation as a "placeholder" until the three affected jurisdictions could meet to discuss the implications.

AGENDA ITEM # 8

The City has learned that the County expects a report on SB1776 as part of a legislative agenda at the Board of Supervisors' meeting on March 21, 2006. The recommended action in this report will allow the Council's appointed subcommittee to appear before the Board of Supervisors and request any position be postponed until Senator Cox's office coordinates a meeting of the City of Sacramento, the City of Rancho Cordova and the County with regard to the intent, issues and implications of this legislation.

Attachment:

Attachment A—Senate Bill 1776 Introduced by Senator Cox on February 24, 2006

MEMORANDUM

DATE: March 20, 2006

TO: Mayor and Council Members

FROM: Stephanie Snyder, City Manager's Office

SUBJECT: **CITYWIDE GOALS & OBJECTIVES**

RECOMMENDATION

Approve the Citywide Goals, and direct staff to develop action plans for objectives and incorporate objectives into current and future work through the annual budget process.

RESULT OF RECOMMENDED ACTION

The recommended action will approve 12 Citywide goals developed over recent months of collaborative work between Council and staff for the purpose of guiding both existing and new projects with a sense of the City's priorities.

BACKGROUND

On November 15 and 16, 2005, the City Council met with senior staff, Planning Commissioners and various community stakeholders in a strategic planning discussion about the priorities that are desired to guide City services and activities. The two day planning session resulted in a preliminary set of Citywide Goals and Objectives that was brought back for Council discussion at a study session on December 5, 2005.

At the conclusion of the study session, staff agreed to:

- Complete the "test" for determining appropriate goals, by defining the "itch that is scratched" for each of the 12 recommended goals
- Incorporate Council feedback from the review of the goals and objectives, including substantive comments as well as assignment of department-level responsibility and a completion timeframe
- Work with the Vice Mayor to bring back recommended goals for Council approval in February 2006 (subsequently delayed with the Vice Mayor's concurrence) and any further Council direction for incorporating objectives and subsequently developing staff action plans.

AGENDA ITEM #9

The attachments to this report reflect the follow-up to the December 5th study session, and the Citywide Goals are presented for discussion and adoption. Once approved, these Goals will be cross-referenced in departmental goals for the upcoming Fiscal Year 2006-07 Budget, and staff will begin developing action plans consistent with the objectives.

Attachments:

Attachment A—The Tests for Developing Goals & Objectives
Attachement B—Goals & Objectives

Attachment A-- The Tests for Developing Goals & Objectives

Goal #1—Foster a Positive Image

1. *What itch does this goal scratch? What problems does it solve?*
    a. Addresses lingering issues of Rancho Cordova's former image: a place to work but not live; the back door and back room of Sacramento County; and high crime and little involvement in civic matters.
    b. Tactile confirmation that city hood was the right choice and is working to benefit residents.

2. *How will we know when we have achieved our goal?*
    a. Complimentary language is used by residents and the public to describe Rancho Cordova.
    b. Increase in housing prices in established neighborhoods.
    c. School test scores are up.
    d. Decrease in perception of crime within the city and the region.
    e. We are looked at as the example of how to reshape a community.
    f. More active involvement by the public in civic activities.
    g. Decrease in number of code enforcement issues.

Goal #2—Improve Transportation & Connectivity

1. *What itch does this goal scratch? What problems does it solve?*
    a. Rancho Cordova has inherited an overburdened transportation system that is not adequate to serve current of future circulation demands.
    b. Increases in regional traffic congestion and environmental impacts related to automobile traffic are impacting the quality of life in Rancho Cordova.

2. *How will we know when we have achieved this goal?*
    a. Construction begins on two major City transportation projects to address traffic congestion in our existing roadway system.
    b. An increase in non-vehicular transportation (transit, bicycle and walking) can be measured within Rancho Cordova.
    c. Construction begins on two projects of regional significance that involve multiple agencies of local jurisdictions.

Goal #3—Assure the Availability of the Best Public Services in the Region

1. *What itch does this goal scratch? What problems does it solve?*
    a. We are in the people business. Everything we do needs to generate positive reactions about our customer service.

2. *How will we know when we have achieved this goal?*
    a. The upcoming customer service survey will give us insights and directions for course corrections.

Attachment A-- The Tests for Developing Goals & Objectives

Goal #4—Establish a Vibrant Downtown

1. *What itch does this goal scratch? What problems does it solve?*
    a. While Rancho Cordova has developed as a suburban community with a strong employment base, there is no identifiable center that unites the community.
    b. Rancho Cordova is committed to growing as a city, not a suburb, and a strong city form requires a clear center to the community which is generally thought of as a downtown.

2. *How will we know when we have achieved this goal?*
    a. Two development projects are under construction in the downtown that include downtown features such as vertically mixed uses, structured parking or mid-rise construction (four stories or taller).
    b. Construction begins on significant redevelopment of the Olson/Zinfandel properties (projects involving structural changes, not façade improvements).
    c. The community has a central green available in the downtown that will accommodate community events with more than 1,000 participants.

Goal #5—Ensure a Safe Community

1. *What itch does this goal scratch? What problems does it solve?*
    a. Planning for emergency and disaster readiness is an important part of government's responsibility to the community.
    b. Successful delivery of comprehensive public safety services requires the community to play a role such as providing venues for public safety education through schools, park districts, faith-based organizations, etc.

2. *How will we know when we have achieved this goal?*
    a. The community will eagerly participate in the customer service survey and share valuable feedback about public safety issues to be used in future planning.
    b. Citizens tell us that they feel safe living, working and playing in Rancho Cordova.

Goal # 6—Improve the Quality of Housing in Rancho Cordova

1. *What itch does this goal scratch? What problems does it solve?*
    a. The need to upgrade run-down rental homes and apartment complexes that are a blight on the physical, social and economic vitality of the city.
    b. The citizens' long felt need to improve the image by actually improving the quality and choices of housing, specifically home ownership for the people who currently live and work in the city.

2. *How will we know when we have achieved this goal?*
    a. City representatives (Council, appointees, staff, etc.) receive feedback from citizens in the city and region that the full range of quality housing choices is available in the city.
    b. The city conducts annual or semi-annual surveys of opinions and quality of life indicators and can test positive changes over time.
    c. Residents have actual higher quality housing to buy and rent in the city.

d. The residents stop complaining about the poor image of housing in Rancho Cordova.
e. There are fewer transient families and students in our school system.

Goal #7—Sustain a Livable Community

1. *What itch does this goal scratch? What problems does it solve?*
   a. Rancho Cordova has suffered from a perception of decline and a general sense both internally and externally that the community is not a desirable place to live.
   b. Rancho Cordova has suffered from changing economic and employment conditions that have reduced the livability of some neighborhoods due to decline of housing and apartments.
   c. Unless active efforts are made by the City, the existing community could stagnate or slip further into decline as the new portions of the community grow and flourish.

2. *How will we know when we have achieved our goal?*
   a. Significant redevelopment begins to occur along Folsom Boulevard.
   b. Construction commences on major park improvement/renovation projects within the existing portion of Rancho Cordova.
   c. The City receives awards from state or national organizations recognizing the quality of development within the City.
   d. Community surveys demonstrate a clear perception that conditions within Rancho Cordova are improving and that the community is "on the right track" to recovery and long-term success.

Goal #8—Drive Diverse Economic Opportunities

1. *What itch does this goal scratch? What problems does it solve?*
   a. We want to be a financially healthy city that creates economic opportunity for everyone.
   b. We need to invest in infrastructure that will attract new upscale commercial and entertainment venues.
   c. We need good data that will help decision makers determine if a project is economically viable.
   d. We want to be a destination for a regional sports and entertainment center.

2. *How will we know when we have achieved our goal?*
   a. When we have economic parity and the majority of the community can "Live the American Dream."
   b. When citizens can buy what they need in Rancho Cordova and do not have to go elsewhere.
   c. When the timeline to process a project is reduced so that businesses thrive and opportunities do not slip by because they are no longer desirable or economically feasible.
   d. When the Kings move to Rancho Cordova!!

Attachment A-- The Tests for Developing Goals & Objectives

Goal #9—Foster Responsible Citizenship

1. *What itch does this goal scratch? What problems does it solve?*
    a. Citizens (because of their diverse cultural backgrounds and economic status) engage in behaviors that degrade our community.
    b. Businesses do business here but don't return anything to the community.

2. *How will we know when we have achieved our goal?*
    a. Code enforcement complaints and issues are reduced because residents are maintaining their property and neighborhoods in good condition.
    b. Complimentary language is used by the residents and the public to describe Rancho Cordova.
    c. Interaction with neighborhood groups educates residents about their civic responsibilities.
    d. There is a 10% increase in the residents registered to vote.
    e. Businesses support our business license program and maintain property and buildings in good repair.
    f. Businesses sponsor more community activities and events.
    g. Businesses are eager to be involved in the community.
    h. The majority of applicants have community involvement on their resumes/applications.

Goal #10—Practice Sound Fiscal Management

1. *What itch does this goal scratch? What problems does it solve?*
    a. Ensures that the City will have the funds necessary for the programs and services the citizens of the community need.
    b. Allows for continuity of government.

2. *How will we know when we have achieved our goal?*
    a. The budget will be balanced.
    b. There will be no adverse findings in the financial audits.
    c. We will be able to maintain a reasonable general fund reserve.

Goal #11—Establish Logical (City) Boundaries

1. *What itch does this goal scratch? What problems does it solve?*
    a. There are areas that are commonly viewed as being within the city boundaries, such as Sunrise, but they have shared jurisdictions and the City has no authority for improvement or services outside the current boundary.
    b. Our citizens and businesses are often confused about whom to go to for help or answers.

2. *How will we know when we have achieved our goal?*
    a. City boundaries are clear to the average citizen.
    b. Consistent city services.

Attachment A-- The Tests for Developing Goals & Objectives

Goal #12—Continue to Provide Regional Leadership

1. *What itch does this goal scratch? What problems does it solve?*
    a. We desire to be a regional player because we share transportation, air quality, housing, water and other issues with our neighboring cities.

2. *How will we know when we have achieved our goal?*
    a. Regional services are of the highest quality, but delivery of services is transparent to our citizens.

CITY OF RANCHO CORDOVA
GOALS & OBJECTIVES
Forged by
City Council, Planning Commission &
Staff on November 15 & 16, 2005 and
City Council Study Session on December 5, 2005

GOAL	*Who* ...	... will do *what*... (The Objectives)	... by *when*?
1. FOSTER A POSITIVE IMAGE OF RANCHO CORDOVA (*Leads*: **Snyder**, McMahon & Treadwell, Haven)	City Manager/PIO	**Conduct public opinion survey to gauge residents feelings on services and identify community needs**	5/31/06
	[Code Enforcement -- Department TBD]	**Develop Code Enforcement Master Plan addressing office location, ordinance upgrades, staffing organization, staff training, and revenue requirements**	9/30/06
	[Code Enforcement]	*Staff Action*: Code enforcement section to develop short and long-term objectives for commercial issues (curb appeal)	9/30/06
	[Code Enforcement]	*Staff Action*: Code enforcement section to develop short and long-term objectives for residential issues	9/30/06
	City Manager/PIO, Economic Development	**Create a Communications Outreach Plan for the City which includes: an ongoing marketing program highlighting local assets and amenities for both residents and visitors**	9/30/06
	City Manager/PIO	*Staff Action:* Establish a Speaker's Bureau using Council, Commissioners, senior staff	7/30/06
	City Manager/PIO	*Staff Action:* Be a sponsor, broker, catalyst and facilitator for	Ongoing

use all city communications to promote etc.

		community-based events that enhance the City's image and promotes its goals (Fourth of July, Salmon Festival, Eppie's Great Race, Veteran's Day Parade, etc)	
	City Manager/PIO	*Staff Action:* Launch a new, service oriented web site which will serve as an electronic gateway to our community	7/30/06
	City Manager/PIO, Economic Development	*Staff Action:* Publish Annual State of Community Report (link to customer survey)	6/30/06
add comm. council	City Manager/PIO, Department Heads	**Develop and begin implementing a comprehensive branding campaign**	6/30/06
	PIO	*Staff Action:* Campaign will include slogan, redesign of newsletter and web site, creation of art for advertising and displays, standards for visual elements associated with the City. It will be the emotional component to the communication plan	9/30/06
	PIO	*Staff Action*: Create signage and markers that identify historic locations, special events, location of civic activities that fit within the visual context of the brand	12/31/06
	PIO	**Create City sponsored recognition programs which encourage image improvement activities.**	5/31/06
	PIO, Planning	*Staff Action:* Implement the Planning Commission's "Orchids & Onions" awards program (also under Livable Community)	5/31/06
	PIO, [Code Enforcement]	**Create a Code Enforcement Education Program**	
		Staff Action: Increase awareness about city standards related to proper care and upkeep of property through the mobile City Hall event information, newspaper articles and the City newsletter (Also under Responsible Citizenship)	Ongoing

GOAL	*Who ...*	*... will do what ...* (The Objectives)	*... by when?*
2. IMPROVE TRANSPORTATION & CONNECTIVITY		**Adopt comprehensive plans for ensuring mobility within Rancho Cordova, so that our residents and visitors will be able to move within our city road network safely and conveniently.**	
(*Leads*: **Abhar**, Junker)	Public Works, Planning	*Staff Action:* Complete and adopt the General Plan Circulation Element	12/31/06
	Public Works, Planning	*Staff Action:* Complete and adopt a Pedestrian and Bicycle Master Plan	12/31/06
	Public Works, Planning	*Staff Action:* Complete and adopt a Transit Master Plan	12/31/06
	Public Works, Planning	**Retrofit the existing community to connect all homes to other homes and businesses by walking or <u>biking</u> and <u>transit.</u>** The road network, the bike and pedestrian pathways and the transit system to provide safe at-grade crossings or grade separated crossings at major roads and intersections for pedestrians and bicyclists.	Ongoing
	Public Works, Planning	*Staff Action:* Implement the ADA Transition Plan Phase I	6/30/06
	Public Works, Planning	*Staff Action:* Begin construction of Phase I improvements for the Folsom Boulevard Beautification projects.	9/30/06
	Public Works, Planning	*Staff Action:* Pedestrian and Bicycle Master Plan	12/31/06
	Public Works, Planning	**Require all new development area homes to connect to all other homes and businesses by walking or <u>biking</u> and <u>transit.</u>** The road network, the bike and pedestrian pathways and the transit system to provide safe at-grade crossings or grade separated crossings at major roads and intersections for pedestrians and bicyclists.	Ongoing, with each new project approval

	Public Works, Planning	**Vigorously advocate for and be a (voting) player in all agencies and forums that might possibly solve our citizen transportation, mobility problems and needs within the region, e.g:** RT SACOG EG/RC/EH Connector Road Lobbyist County Caltrans	Ongoing
	Public Works	**Develop a comprehensive infrastructure improvement phasing and implementation strategy that addresses timing, responsible party and funding mechanisms for the City's transportation system.**	12/31/06
	Public Works	*Staff Action:* Develop a transportation funding program that includes a fee and credit reimbursement program, includes state and federal funding, and resolves anticipated funding shortfalls.	6/30/06
	Public Works	*Staff Action:* Conduct a City/development community roundtable dialogue to resolve issues related to the timing, delivery and funding of road projects.	6/30/06
	Public Works	*Staff Action:* Establish criteria for acceptable traffic levels of service that address both short term and long term traffic congestion related to meeting the demands generated by new growth.	6/30/06
	Public Works	*Staff Action:* Develop a five year transportation improvement plan.	6/30/06

GOAL	*Who* ...	... will do *what*... (The Objectives)	... by *when*?
3. ENSURE THE AVAILABILITY OF THE BEST PUBLIC SERVICES IN THE REGION (*Leads*: **Trimberger**, Snyder & Abhar)		**Establish a system for tracking and following through on servicing customer requests and complaints**	
	City Clerk	*Staff Action:* Implement a Customer Response Management (CRM) system for Council referrals & public requests for follow-up	3/31/06
		Staff Action: Implement a citywide automated system for:	
	Public Works	Public Works asset management & service requests	6/30/06
	Building	Building, including web-based permits	9/30/06
	[Code Enforcement]	Code enforcement	6/30/06
	Planning	Planning	12/31//06
	Finance	Licensing	12/31/06
	City Manager, Department Heads	*Staff Action:* Create a customer-friendly environment by providing timely, face-to-face city contact to connect citizens to appropriate city services, including multi-lingual services, whenever feasible and practical	Ongoing
	City Manager, Department Heads	*Staff Action:* Continually evaluate potential technology solutions and other necessary tools for improving services	Ongoing
		Gather data on customer needs and continually monitor and measure progress	
	City Manager/PIO	*Staff Action:* Conduct public opinion and customer survey	8/31/06
	City Manager, Department Heads	*Staff Action:* Establish measurements to develop improvement goals (using best practices research and benchmarking)	1/31/07

		Ensure accessibility to the latest technology to our residents and businesses (new)	
	Finance, Department Heads	*Staff Action:* Develop a Information Technology Strategic Plan with input from community stakeholders and experts	11/30/06
	City Manager/PIO, Department Heads	*Staff Action*: Explore ways to improve the City's website to provide service in new ways.	12/31/06

GOAL	*Who...*	... will do *what...* (The Objectives)	... by *when?*
4. ESTABLISH A VIBRANT DOWNTOWN (*Leads*: **Haven**, Junker)	Planning, Economic Development	**Determine the location and boundary of the Rancho Cordova Downtown**	Completed
	Planning, Economic Development	*Staff Action*: Complete the Downtown visioning process.	Completed
	Planning, Economic Development	*Staff Action*: Adopt boundaries for the Downtown within the General Plan	Completed
	Planning, Economic Development	*Staff Action*: Clarify the general role of the Downtown that is unique from other areas of the City.	Completed
	Economic Development & all departments	**Create an economically diverse and financially successful downtown**	Ongoing
	Public Works, Planning	*Staff Action:* Ensure that City circulation improvement and transit programs are structured to promote a vibrant Downtown	3/31/06
	Economic Development	*Staff Action:* Adopt a Redevelopment Project Area	8/31/06
	Public Works, Economic Development	*Staff Action:* Use Redevelopment to upgrade streetscape and infrastructure	Ongoing
	Economic Development	*Staff Action:* Work with the Chamber of Commerce to create a Business Improvement District	Ongoing
	Economic Development, Planning	*Staff Action:* Promote mixed use and residential projects to bring people living within the Downtown	Ongoing
	Planning, support from all departments	**Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan**	12/31/07
	Planning, Economic Development	*Staff Action:* Identify appropriate uses, including specific uses that will only be allowed within the Downtown	9/30/06

	Economic Development, Public Works, Finance, Planning	*Staff Action:* Identify specific incentives that the City has available to attract desirable businesses to the Downtown area	12/31/06
	Planning, Public Works	*Staff Action:* Complete development standards, design provisions, and streetscape plans for the Downtown that clearly illustrate the City's vision for the Downtown	5/31/07
	Public Works	*Staff Action:* Complete an assessment of infrastructure deficiencies in the Downtown area and along Folsom Boulevard.	5/31/07
	Economic Development	*Staff Action:* Identify specific factors to measure the Downtown's economic diversity and financial	7/31/06
	Economic Development, Planning	*Staff Action:* Prepare a Downtown Marketing Plan that target potential new businesses, including restaurants, upscale retail and entertainment venues	9/30/07

GOAL	*Who* ...	... will do *what*... (The Objectives)	... by *when*?
5. ENSURE A SAFE COMMUNITY (*Leads*: **McMahon**, Abhar)	Police	**Complete the Rancho Cordova Emergency Response Plan in an effort to prepare the community for any natural or man-made disaster event**	8/31/06
	Police, Fire	*Staff Action:* RCPD and Sacramento Metro Fire Department to coordinate emergency response training for key city personnel	2/28/06
	Police, Fire	*Staff Action:* RCPD and Sacramento Metro Fire to facilitate table top and field operational scenario exercises to insure readiness of city staff to manage disaster events.	3/31//06
	Department Heads	*Staff Action:* City staff to develop comprehensive action plans for their specific work groups associated with their anticipated assignments in a disaster response.	6/30/06
	Department Heads, Facility Manager	*Staff Action:* City Staff to develop an Emergency Operations Center and train for the eventual activation of the center	6/30/06
	Police, Fire	*Staff Action:* RCPD and Sacramento Metro Fire to facilitate public workshops and/or town hall meetings to present emergency operations plan for public review and input.	8/31/06
	Police	**Collaborate with the City Council and members of the community to continue to develop community-policing principles to be implemented within the city**	6/30/06
	PIO	*Staff Action*: Implement customer survey to measure citizen concern over public safety issues and to prioritize public safety operations	3/31/06
	Police, Fire	*Staff Action*: Conduct public forums/ town hall meetings with results of Customer Service Survey and to allow input	6/30/06

Parkway Fire / law issues Neighborhood Watch	Police, Fire	**Sustain outreach activities to continually educate the public related to public safety issues** *Staff Action:* Conduct periodic Town Hall meetings to discuss public safety issues and to include the public in the decision making process.	Ongoing
	Police, Fire	*Staff Action:* Collaborate with schools, the park district, the faith based community and other public entities to continue to offer public safety education classes, including personal safety, fire safety, traffic/bicycle safety, etc. (Police School Resource Officer, POP, traffic, fire prevention)	Ongoing
	Police, Fire	*Staff Action:* Collaborate with the public to continue to offer crime prevention and fire safety programs to both residents and the business community (Police School Resource Officer, POP, traffic, fire prevention)	Ongoing
clean city is a healthy city	Police, Fire, City Manager, Finance, Planning	**Develop services delivery plan for the expansion of public safety services and activities to new development areas as well as existing areas** *Staff Action:* Work with city staff to develop staffing and facility plans to ensure adequate public safety services are provided to the newly developed areas of the city.	3/31/06
	Police, Fire, City Manager, Finance, Planning	*Staff Action*: Provide service to the community at service centers wherever possible, including the Rancho Cordova Neighborhood Center.	1/31/06

		Provide effective traffic enforcement programs to address public safety issues related to the motoring public	
	Police	*Staff Action:* Continue to collaborate with the California Office of Traffic Safety to provide traffic safety programs, such as Avoid the Twelve, Click it or Ticket, On Street Racing programs, etc.	Ongoing
	Police, Public Works	*Staff Action*: Collaborate with schools and other public entities to address traffic related issues (Traffic, POP)	Ongoing
	Police, Public Works	*Staff Action*: Fully implement Commercial Traffic Enforcement Program	1/31/06
		Establish design standards to prevent public safety problems and issues related to criminal activity, access and traffic	
	Police, Planning	*Staff Action:* **U**tilize CPTED (crime prevention through environmental design) concepts in the building permit process	Ongoing
	Police, Fire, Planning	*Staff Action:* Develop procedures to routinely review building design plans for potential public safety hazards, including accessibility for public safety vehicles, fire hazards and crime prevention.	3/31/07
	Police, Public Works	*Staff Action*: Review development plans to ensure the safety of the motoring and pedestrian public.	Ongoing
	Police, Finance	**Relocate police services to the Kilgore Building**	6/30/07

GOAL	*Who…*	… will do *what…* (The Objectives)	… by *when?*
6. IMPROVE THE QUALITY OF HOUSING IN RANCHO CORDOVA (*Leads*: Haven, **Carney** & Trimberger)	Economic Development/ Redevelopment, Planning	**Understand the conditions and need for improvement of the current housing stock and the need for housing choices for all who (work and) want to live in the city** *Staff Action:* Complete the housing needs assessment	4/30/06
		Ensure a full range of housing choices, types and opportunities for home ownership, rental housing, senior and special needs housing	
	Economic Development/ Redevelopment, Planning	*Staff Action*: Coordinate and broker development of housing choices with housing developers, planners and community representatives	Ongoing
	Economic Development/ Redevelopment, Planning	*Staff Action*: Encourage reinvestment in development of quality housing opportunities in established neighborhoods of the City	Ongoing
	Economic Development/ Redevelopment, Planning	*Staff Action:* Support the provision of quality affordable housing opportunities for low and very low income working families, seniors and persons with disabilities	Ongoing
	Economic Development/ Redevelopment, Planning	*Staff Action*: Support the provision of affordable housing in mobile home parks	Ongoing
	Building, Economic Development, Planning	*Staff Action*: Support energy efficiency in new and existing homes to enhance home affordability	Ongoing
	Building, Economic Development, Planning	*Staff Action*: Adopt a condo conversion ordinance to facilitate conversion of rentals to homeownership	12/31/06

		Develop a comprehensive program to provide financial incentives to the private and non-profit developers to build the housing needed in the city	
	Economic Development, [CDBG Team]	*Staff Action*: Implement the Community Development Block Grant (CDBG), including development of the federally required Comprehensive Plan.	5/31/06
	Economic Development/Redevelopment	*Staff Action*: Implement and enhance the Low Income Housing Trust Fund program	6/30/06
	Economic Development/ Redevelopment	*Staff Action*: Develop a Housing Trust Fund for reinvestment in the established neighborhoods	1/31/07
	[CDBG Team]	*Staff Action*: Secure revenue for funding a robust housing rehabilitation loan and emergency repair program	5/31/06
	Economic Development	*Staff Action*: Implement the Redevelopment Low and Moderate Income Housing funded programs, (20% Set-Aside funding as required by state law)	1/31/07
	Economic Development	*Staff Action*: Secure and manage all available private and public sources of revenue to provide gap financing for housing development	Ongoing

		Improve the housing quality standards of rental housing in the City	
	Economic Development, Planning, Building	*Staff Action*: Develop partnerships with rental housing industry associations, tenant advocacy groups and neighborhood associations to assist with rental property owners and tenants' education and effective property management practices.	11/30/06
	Building, Planning, [Code Enforcement]	*Staff Action*: Create a robust rental housing inspection program, including inspections to bring all rental housing up to an acceptable minimum standard.	6/30/06
	Building, [Code Enforcement]	*Staff Action*: Coordinate Code Enforcement efforts with programs to upgrade housing and neighborhoods.	5/31/06
	Finance	*Staff Action*: Enforce the Business Licensing of rental housing property owners.	7/31/06
		Encourage reinvestment in homeownership	
	Planning, Economic Development	*Staff Action*: Promote infill ownership housing development in the established communities	Ongoing
	Planning, Economic Development	*Staff Action*: Collaborate with non-profit affordable housing developers such as Habitat for Humanity and others to provide home ownership for low and very low income working families	Ongoing
	Building, Planning	*Staff Action:* Develop partnerships with local building suppliers for energy efficiency upgrades	Ongoing
	All departments	*Staff Action*: Facilitate partnerships with local community service groups, schools, faith and other organizations to develop and implement community improvement programs.	Ongoing

		i.e. Christmas in July, neighborhood cleanups, house painting programs, "best-block award program", etc.	
	Building, Finance	*Staff Action*: Consider a "Permit Fee Holiday" to provide free building permits for simple home improvements. Coordinate with local suppliers, designers, lenders, and contractors	5/31/06
		Adopt the City's first Housing Policy Plan	
	Planning	*Staff Action:* Adopt the state required Housing Element that contains plans, policies and programs directed at improving the quality of housing in the City	6/30/06
	Planning	*Staff Action:* Implement the pertinent Housing Element policies by updating the City zoning ordinances	3/31/07
	Economic Development, Planning	*Staff Action:* Develop and implement the housing programs, such as first-time homeowners, housing rehabilitation, housing trust fund, senior housing, and transitional and homeless project and programs	3/31/07

GOAL	*Who ...*	*... will do what ...* (The Objectives)	*... by when?*
7. SUSTAIN A LIVABLE COMMUNITY (*Leads*: **Junker**, Lindgren)		**Adopt City policies and standards that both allow and promote the enhancement of Rancho Cordova**	
	Planning, Public Works	*Staff Action:* Complete review of General Plan, design guidelines, park standards, housing element and other policy documents for consistency with "Smart Growth" principles	3/31/06
	Planning	*Staff Action*: Reexamine which land uses should be conditional uses reviewed by City Council prior to approval	5/30/06
	Planning, CRPD	*Staff Action*: Adopt updated city standards for park facilities and open space amenities and associated financing mechanisms	9/30/066/30/06
	Planning	*Staff Action:* Adopt General Plan with policies and programs for a livable community	12/31/06
	Planning	*Staff Action*: Separate current Zoning Code into regulatory requirements and form-based performance standards	
		Promote the enhancement of Rancho Cordova's existing neighborhoods and commercial districts	
	Planning & CRPD	*Staff Action:* Develop a strategy for acquiring a decision-making role in Mather Regional Park	5/30/06
	Planning & CRPD	*Staff Action:* Actively participate within the American River Parkway Update to enhance the value of the Parkway for Rancho Cordova residents and protect	6/30/06
	City Manager/PIO, Economic Development	*Staff Action:* Develop and begin implementing a comprehensive branding campaign (also under Image)	9/30/06

	Planning, Building, Public Works, PIO	*Staff Action*: Compete for awards and recognition for innovative City Building	Ongoing
	Planning, Public Works	*Staff Action:* Implement all other city goals that contribute to sustaining a livable community	Ongoing
	Planning, Public Works	*Staff Action:* Pursue opportunities to put Rancho Cordova in a leadership role for sustainable planning and development solutions in the region and State (e.g., solar community, green buildings).	Ongoing
		Engage members of the community in the enhancement of Rancho Cordova	
	Planning, PIO	*Staff Action*: Implement the Planning Commission's "Orchids & Onions" awards program (also under Image)	5/31/06
	Planning, Economic Development, PIO	*Staff Action:* Implement outreach to all new residents of Rancho Cordova (Codes, voting, CC&R's remind them of city land uses, etc.)	12/31/06
	Economic Development, PIO	*Staff Action:* Host quarterly civic events for participation, education, celebration of City activities (e.g., Believe in the Boulevard Open House, Neighborhood Cleanup)	Ongoing
	Economic Development, PIO	*Staff Action*: Host networking events for organizations within the City to share ideas and conduct business.	Ongoing

GOAL	*Who...*	...will do *what...* (The Objectives)	...by *when?*
8. DRIVE DIVERSE ECONOMIC OPPORTUNITIES (*Leads*: **Haven, Thomas**)		**Upgrade the visual and economic quality of existing businesses on Folsom Blvd.**	
	Planning, Economic Development	*Staff Action:* Complete Folsom Blvd Specific Plan	7/31/06
	Public Works	*Staff Action:* Complete Folsom Blvd Streetscape Master Plan	
	Planning, Economic Development	*Staff Action:* Create a Commercial Code Enforcement Plan	6/30/06
	Planning, Economic Development	*Staff Action:* Complete the Redevelopment Project Plan	7/31/06
	Public Works	*Staff Action:* Begin an underground utilities project	8/31/06
	Planning, Economic Development	*Staff Action:* Assess infill and redevelopment opportunities within one quarter mile of the light rail line	Ongoing
	Planning, Economic Development	*Staff Action:* Adopt an infill policy	Ongoing
	Economic Development	*Staff Action:* Facilitate creation of a Business Improvement District	5/31/06
			Ongoing
		Attract high quality retail and commercial to Rancho Cordova	
	Economic Development Economic Development Economic Development Economic Development Economic Development	*Staff Action:* Identify a strategy to bring quality retail to the Riverside District *Staff Action:* Market and promote the opportunities of the Riverside District	Ongoing Ongoing

add re: w/ RCCoC partnership

	Economic Development Economic Development	*Staff Action:* Implement the Buxton Community ID Retail study	6/30/06
		Staff Action: Upgrade the business attraction program and team	5/31/06
		Staff Action: Create a Community Data Book to attract site selectors	5/31/06
		Staff Action: Create an Economic Development page on the City's Web Site	12/31/06
		Staff Action: Plug and measure retail leakage	Ongoing
	Economic DevelopmentEconomic Development Economic Development	**Determine what types of industry and businesses are located in the Rancho Cordova Planning Area and learn their needs.**	
		Staff Action: Complete survey of industry and businesses	11/30/06
		Staff Action: Support current business retention program	Ongoing
		Staff Action: Work with Chamber to develop programs of support	Ongoing

		Provide the infrastructure and support to successfully attract new industry.	
	Finance	*Staff Action:* Create a fiscal analysis to determine ROI on each project	6/30/06
	Economic Development	*Staff Action*: Measure the value of industrial uses	5/31/06
	Finance	*Staff Action*: Adopt infrastructure assessment fees	6/30/06
	Finance	*Staff Action*: Continue to participate in the General Plan process	Ongoing
		Become a Regional Sports Center & Recreation	
	Economic Development, Planning, CRPD	*Staff Action:* Collaborate with the CRPD to insure that there are sufficient numbers of fields that can attract amateur sports events.	8/31/06
	Economic Development Economic Development	*Staff Action:* Discover the opportunities that already exist with the local youth amateur sports groups (Sacramento Sports complex on Folsom Blvd.)	5/31/06
	Finance, Economic Development	*Staff Action:* Develop a strategy with the Chamber's Visitor and Tourist Bureau to attract more sporting activities, i.e. softball, soccer and volleyball tournaments.	6/30/06
	Economic Development	*Staff Action:* Develop a strategy to investigate the economic return and investment by the City to create a sports arena	9/30/06
	Economic Development, City Manager	*Staff Action:* Become the leader in developing Mather Regional Park	Ongoing
	Economic Development	*Staff Action:* Become a player in the region by participating in the Sacramento Sports Commission	5/31/06

		Staff Action: Determine strengths and opportunities for river-oriented sports	6/30/06

GOAL	*Who ...*	*... will do what...* (The Objectives)	*... by when?*
9. FOSTER RESPONSIBLE CITIZENSHIP (*Leads*: Hare, Treadwell)	City Clerk	**Create an organization of community volunteers at City Hall.**	12/31/06
	City Clerk	*Staff Action:* Identify potential volunteer groups -- high school students, senior citizens, local college students, local businesses	6/30/06
	City Clerk	*Staff Action:* Determine an entrepreneurial way to pay the salary of a full-time volunteer coordinator, i.e. the Police Dept's volunteer S.T.A.R. Program: Use passport services revenue for half-time volunteer in FY06/07 budget	6/30/06
	City Clerk, PIO, Economic Development	**Foster the creation of neighborhood advisory committees.** List the assn's	12/31/06
	City Clerk, PIO, Economic Development	*Staff Action:* Determine at least 4 logical neighborhood advisory committee areas.	12/31/06
	City Clerk, PIO, Economic Development	*Staff Action:* Identify and empower leaders in these areas.	12/31/06
	City Clerk, PIO & Economic Development	**Create a City services outreach program.** *Staff Action*: Implement a mobile City Hall to visit at least 3 community events	12/31/06
	PIO, [Code Enforcement]	**Create a Code Enforcement Education Program** *Staff Action*: Increase awareness about city standards related to proper care and upkeep of property through the mobile City Hall event information, newspaper articles and the City newsletter (Also under Positive Image)	Ongoing

GOAL	*Who* ...	... will do *what*... (The Objectives)	... by *when*?
10. PRACTICE SOUND FISCAL MANAGEMENT (*Leads*: **Thomas, Hare**)	Department Heads	**Be entrepreneurial.**	
	City Clerk, Department Heads	*Staff Action*: Explore non-traditional profit-making services • Become a US Passport Acceptance site and take passport photos	3/31/06
	Department Heads	*Staff Action:* Select two current City procedures for process re-engineering	3/31/06
		• Complete process re-engineering	12/31/06
	Finance, Department Heads	**Require ROI (for the City) on every private project** *Staff Action:* Develop the tools/model to determine ROI	11/30/06
	Economic Development, Department Heads	**Adopt Economic Development Plan**	12/31/06
	Economic Development	*Staff Action:* Determine the next steps for adoption	12/31/06
	Economic Development, Department Heads	*Staff Action:* Develop implementation strategies	12/31/06
	Finance, Planning, Economic Development	**Develop Kilgore property with adjacent property owners**	12/31/07
	City Manager, Finance, Department Heads	**Approach revenue neutrality in an entrepreneurial way** *Staff Action*: Determine new approaches and strategies that result in a re-opening of negotiations	9/30/06

	City Manager, Department Heads	**Adopt Council policy (General Plan) that insures "full cost recovery"**	4/30/06
	Department Heads	**Look at other opportunities for recovering costs.**	Ongoing
	Finance, Planning	*Staff Action*: Adopt a Mello Roos Issuance Fee • Develop/require Mello Roos on all development projects, including infill	12/31/06
	Finance, Planning	*Staff Action*: Adopt a General Plan policy requiring development agreements & CFD's	6/30/06
	Finance	*Staff Action*: Conduct annual review of contracts to determine cost effectiveness	Ongoing during annual budget process
	Finance	**Finish cash flow model to provide means to actively invest idle funds**	4/30/06

GOAL	*Who ...*	*... will do what...* (The Objectives)	*... by when?*
11. ESTABLISH LOGICAL (CITY) BOUNDARIES (*Leads*: Gaebler, Meyers/Lindgren, **Carney** & **Snyder**)	Planning	**Complete the annexation of the SOI (finger) through LAFCO**	9/30/06
	Council, City Manager	**Actively work to resolve the issue of school district boundaries in order to have Rancho Cordova students attend schools identified as city schools**	6/30/07
	Department heads	**Identify, develop and implement a strategy of phased development of new SOI's and ultimate annexation to the logical and feasible limits of the city boundary**	3/31/07
	Department Heads	*Staff Action*: Complete a study of the pros and cons of establishing an ultimate city boundary	10/31/06
	Planning	*Staff Action:* Apply to increase the existing SOI to a boundary that includes Mayhew Road and drainage canal to the west, Jackson Highway on south, Prairie City Rd/USB to the east, and maintain the current Folsom city limit on north.	12/31/07
	City Manager, City Attorney, Finance	**Complete agreement with Sacramento County to repair and restructure current revenue neutrality agreement**	6/30/06

GOAL	*Who* ...	... will do *what*... (The Objectives)	... by *when*?
12. CONTINUE TO PROVIDE REGIONAL LEADERSHIP (*Leads*: **Gaebler**, Trimberger & Haven)		**Be known and admired for our Leadership in solving regional problems**	
	Council, Department Heads	*Staff Action:* Participate in all regional commissions and committees.	Ongoing
	Council, Department Heads	*Staff Action:* Develop strategic relationships with local governments and agencies.	Ongoing
	Council, Department Heads	*Staff Action:* Continue to strive for "win-win" relationships like we do now with Sacramento County	Ongoing
	Council, Department Heads	*Staff Action:* Think and act strategically on long-term regional issues.	Ongoing
	Everyone	*Staff Action:* Be an example of innovative government	Ongoing
	PIO, Department Heads	*Staff Action:* Publicize and share our accomplishments in innovative government	Ongoing

MEMORANDUM

DATE: March 20, 2006

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Tom McMahon, Chief of Police

SUBJECT: CITY OF RANCHO CORDOVA ON STREET TRUCK PARKING

RECOMMENDATION

Adopt an ordinance prohibiting the parking of specified vehicles, such as oversized vehicles, large recreational vehicles, semi-trucks and trailers, detached commercial trailers and similar vehicles, on public roads.

RESULT OF RECOMMENDED ACTION

The City of Rancho Cordova will amend the City of Rancho Cordova Municipal Code by creating §10.24.075, entitled "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways"

BACKGROUND

Staff is periodically contacted by residents concerned that specified vehicles, such as semi-truck rigs, or detached trailers are causing a detrimental impact to their neighborhoods by parking for extended periods in the public right-of-way.

The City's Municipal Code does not currently address this issue. Staff therefore surveyed other California cities to identify possible approaches to equitably regulating when and how specified or oversized vehicles can be parked. The survey identified the nine cities listed below in Table 1.

AGENDA ITEM # 12

Table 1 – Survey of Large Vehicle Parking Standards										
	Chico	Folsom	Mill Valley	Modesto	Monterey	Salinas	San Jose	St. Helena	Temecula	Average
Vehicle height >.										6.6'
Vehicle width >.										7.2'
Vehicle length >.									20'	23.8'
Vehicle weight (pounds) >.										9.3K
Carrying capacity.										
Protection of visibility.										
Duration of parking.										
Based on time of day.										
Based on location.										
Includes exemptions.										

Seven of the nine cities prohibited parking specified vehicles in the public right-of-way on a citywide basis according to their height, width, length, and/or weight. The average for each of these criteria is listed above in Table 1. Two of the cities confined the prohibition to a specific area, either by defined truck routes (Monterey) or by "No Large Vehicle Parking Zones" (San Jose). Several of the surveyed cities placed additional regulations on oversized vehicles, such as defining the vehicle carrying capacity, preserving visibility at intersections, or limiting the duration, time of day, or location of the parking. The majority of the cities included exemptions for oversized vehicles if they are engaged in any of the following activities:

- Loading or unloading of persons or property;
- Providing a service to an adjoining property;
- Performing emergency repairs due to a mechanical breakdown;
- Parking as allowed by a permit issued by the city; or
- Engaging in public emergency duties.

The draft ordinance is provided in Attachment A.

The primary objectives of the draft ordinance are as follows:

1. Prohibits the parking of specified vehicles in the public right-of-way.

2. Establishes penalties for the parking of specified vehicles as a misdemeanor, with a punishment of a fine not to exceed $300 or by imprisonment for not more than three months.

3. Defines a specified vehicle to include any vehicle that meets any of the following criteria:

    a. Vehicle or load height exceeds 7 feet; or
    b. Vehicle or load width exceeds 7.5 feet; or
    c. Vehicle or load length exceeds 20 feet; or
    d. Vehicle weight rating exceeds 10,000 pounds; or
    e. Any non-motorized vehicle regardless of size or weight when detached from a motor vehicle capable of towing it.

4. Provides exemptions for the following:

    a. Parking for loading or unloading of persons or property;
    b. Parking for the performance of the immediate service to a property in the immediate proximity;
    c. Parking to allow the operator a respite in the immediate area for not more than 30 minutes;
    d. Parking due to a mechanical breakdown for no more than 2 hours;
    e. Parking as allowed by a permit issued by the City;
    f. Parking of emergency vehicles or public utility vehicles while the driver is engaged in the necessary performance of their duties;
    g. Parking of motor homes, trailer coaches, recreational trailers, truck campers, camping trailers, or boat trailers designed for personal use for less than 72 hours in a residential district.

The intent of the proposed ordinance is to safeguard the public health, safety, and welfare of the citizens of Rancho Cordova by regulating the parking of specified vehicles. As a practical matter, the proposed ordinance will require commercial truckers to seek truck stops which are designed to accommodate their vehicles for long term parking. No such facilities are currently located within Rancho Cordova. This ordinance may prompt some commercial truckers to continue this activity in adjoining municipalities or in the unincorporated portion of Sacramento County. If the Council chooses to adopt the proposed ordinance, staff will immediately forward it to the Planning and Police Departments of nearby jurisdictions after the first reading to assist them in addressing this issue.

ENVIRONMENTAL ANALYSIS

CEQA applies only to projects which have the potential for causing a significant effect on the environment. Regulation of specified vehicles has no possibility of having a significant effect on the environment and is therefore not subject to CEQA.

FISCAL IMPACT

There may be a nominal expense incurred by the City's Police Department issuing citations pursuant to the proposed ordinance, but may be offset by the penalty fines received from citations.

Attachment A – Proposed Ordinance Prohibiting the Parking of Commercial and Recreational Vehicles on Public Roadways

Matt
Disadvantage - Advantage
① education - newsletters? websites?
② wind reporting?

Tom Wentz
Tax lines?

signage - warning notices

Attachment A

waive 1st reading

CITY OF RANCHO CORDOVA

ORDINANCE NO. 12-2006

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 10.24, "PARKING REGULATION," TO ADD SECTION 10.24.075, "PROHIBITION OF PARKING COMMERCIAL AND RECREATIONAL VEHICLES ON PUBLIC ROADWAYS"

RECITALS

WHEREAS, the City Council finds that a hazard exists within the City in connection with the on-street parking on public rights-of-way of large recreational vehicles and commercial trailers and semi-trailer rigs; and

WHEREAS, there have been instances where the owners or operators of commercial trailers, commercial semi-trailers and trailer rigs have detached the commercial trailers or semi-trailers from the truck tractor thereof, and have left the same stored upon public streets; and

WHEREAS, storage of large recreational vehicles and attached and detached trailers and semi-trailers on public streets is detrimental to the public health, safety and welfare inasmuch as the same are a hazard to traffic and other persons lawfully using the streets, and that such storage is not the parking or standing of a vehicle as contemplated by this Code; and

WHEREAS, the storage of detached trailers or semi-trailers on public streets is not an authorized public use of the streets, and should be restricted; and

WHEREAS, the City Council finds that there is a need to prohibit the parking and storage of certain commercial and recreational vehicles on certain streets within the City of Rancho Cordova; and

WHEREAS, the City Council finds that California Vehicle Code Section 22507 authorizes the adoption of local regulations prohibiting the parking and storage of vehicles on city streets; and

WHEREAS, the City Council finds that the adoption of this Ordinance will not result in any reasonably foreseeable physical change in the environment and thus adoption of this Ordinance does not constitute a "project" for purpose of the California Environmental Quality Act.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

SECTION 1. Rancho Cordova Municipal Code Chapter 10.24, "Parking Regulation," is hereby amended by adding Section 10.24.075, "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways," to read as follows:

"10.24.075 Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways.

a. No person who owns or has custody or control of any commercial or recreational vehicle shall park or store such vehicle on any public street, highway or right of way within the City limits of City of Rancho Cordova that is not within a designated heavy industrial zone (M-2 classification), or other areas specifically posted to permit parking or unless otherwise authorized by subsections 10.24.070 (h) or 10.24.070(i).

b. "Commercial or recreational vehicle" includes, but is not limited, to all motorized and non-motorized tractors, trailers, semi-trailers, vans, trucks, open bed or flat bed pickups, mobile equipment, machinery, motor homes, campers, or other vehicles which meet one or more of the following criteria:

1. Vehicle or load height exceeds 7 feet; or
2. Vehicle or load width exceeds 7.5 feet, as measured from the widest portion of the vehicle or load, but not including mirrors; or
3. Vehicle or load length exceeds 20 feet (in combination with any attached trailers); or
4. Manufacturer's gross vehicle weight rating exceeds 10,000 pounds; or
5. Any non-motorized vehicle regardless of its height, width, length or weight when it has been detached from a motor vehicle that is capable of towing such vehicle.

c. This section shall not prohibit the parking of commercial and recreational vehicles if they are at the time engaged in any of the following activities.

1. Loading or unloading of persons and/or property; or
2. Parked in connection with or in the aid of the immediate performance of a service to or on a property in the immediate proximity in which such vehicle is parked; or
3. Parked or left standing to allow the operator respite in the immediate proximity in which such vehicle is parked for a period of not to exceed 30 minutes; or
4. Parked or left standing as a result of a mechanical breakdown so as to allow for the performance of emergency repairs on the vehicle, or while waiting for a tow operator for a period not to exceed two hours; or

5. Parked or left standing as allowed by a permit issued by the City pursuant to established procedures; or
6. Emergency vehicles of any political subdivision of the State of California or of a public utility, while the driver of any such vehicle is engaged in the necessary performance of public emergency duties; or
7. Parking of motor homes, trailer coaches, recreational trailers, truck campers, camping trailers, or boat trailers designed for personal use for less than 72 hours in a residential district.

d. The traffic engineer shall place appropriate signs on all streets, roads or highways, as the traffic engineer may determine will best serve to give notice of this section, indicating the affected residential and commercial streets, roads or highways where commercial vehicle parking is prohibited.

e. Any person violating any of the provisions of this Section is guilty of an infraction and upon conviction thereof shall be punished by (1) a fine not exceeding one hundred dollars ($100) for a first violation; (2) a fine not exceeding two hundred dollars ($200) for a second violation within one year; (3) a fine not exceeding five hundred dollars ($500) for each additional violation within one year.

SECTION 2. Severability

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

SECTION 3. Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____

MAYOR

ATTEST:

_____

CITY CLERK

MEMORANDUM

DATE: March 20, 2006

TO: City Council Members

FROM: William Campbell, Principal Planner

SUBJECT: MONTELENA GPA/SRSP AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMITS AND A DEVELOPMENT AGREEMENT

OWNER:	REPRESENTATIVE:
CP Sunridge LLC Jay Pawlek, Pulte Homes Corp. 4196 Douglas Blvd., Suite 100 Granite Bay, CA 95746	Wood Rodgers, Inc. Donna Pasquantonio/Sean Moss 3301 C Street, Building 100-B Sacramento, CA 95816

PROJECT: The Montelena project consists of a General Plan/Specific Plan Amendment to change the original Specific Plan Land Use Map, a Rezone to change the zoning consistent with the GPA/SRSP Amendment, and a Tentative Tract Map, which will create 879 single family residential units on approximately 252 acres, in three different zone categories, RD-5, 7 and 10. Over 20 acres are provided for dedicated parks, with an additional 9.5 acres in landscape corridors and trails. Approximately 55 acres are committed to a wetland preserve to protect an endangered plant species that is unique to this area. The application includes a Special Development Permit to vary building setbacks and minimum lot sizes in the RD-10 Zone. A Development Agreement will accompany the project that provides for economic viability of public services to the new development.

FILE: RC-04-132

LOCATION: The project is bordered by Douglas Road to the north and Jaeger Road to the east. The project is within the SunRidge Specific Plan area.

APN: 067-0030-012, 013, 014, 015, 017, 018

PLANNER: William Campbell, Principal Planner

STAFF RECOMMENDATION

The Planning Commission has forwarded a recommendation to the City Council to approve the General Plan/Specific Amendment, the Rezone for the property, the Tentative Subdivision Map for the Montelena project subject to the draft Conditions of Approval/MMRP and the Special Development Permit, and the draft Development Agreement.

AGENDA ITEM # 13

BACKGROUND

This project has been in the planning stages for several years and had been in process with the County, prior to the City's incorporation. In the early stages of the planning process, the six individual property owners were consulting with an agent to process the whole project area on their behalf. Subsequent to City incorporation, the property was acquired by a single entity and the project was renamed Montelena. This project did not move forward, due to the lateness of receiving water allocation from SCWA. Additionally, the developers had been working in advance to secure a positive response from the Army Corp. regarding the configuration of the wetland preserve, which would ultimately have a significant impact on the land plan. The early findings indicated approximately 50 acres, in the middle of this project, were required to be preserved to protect an endangered plant species and associated vernal pools. The environmental document addresses this issue in greater detail and the staff report will discuss the impacts associated with the preserve in the land plan.

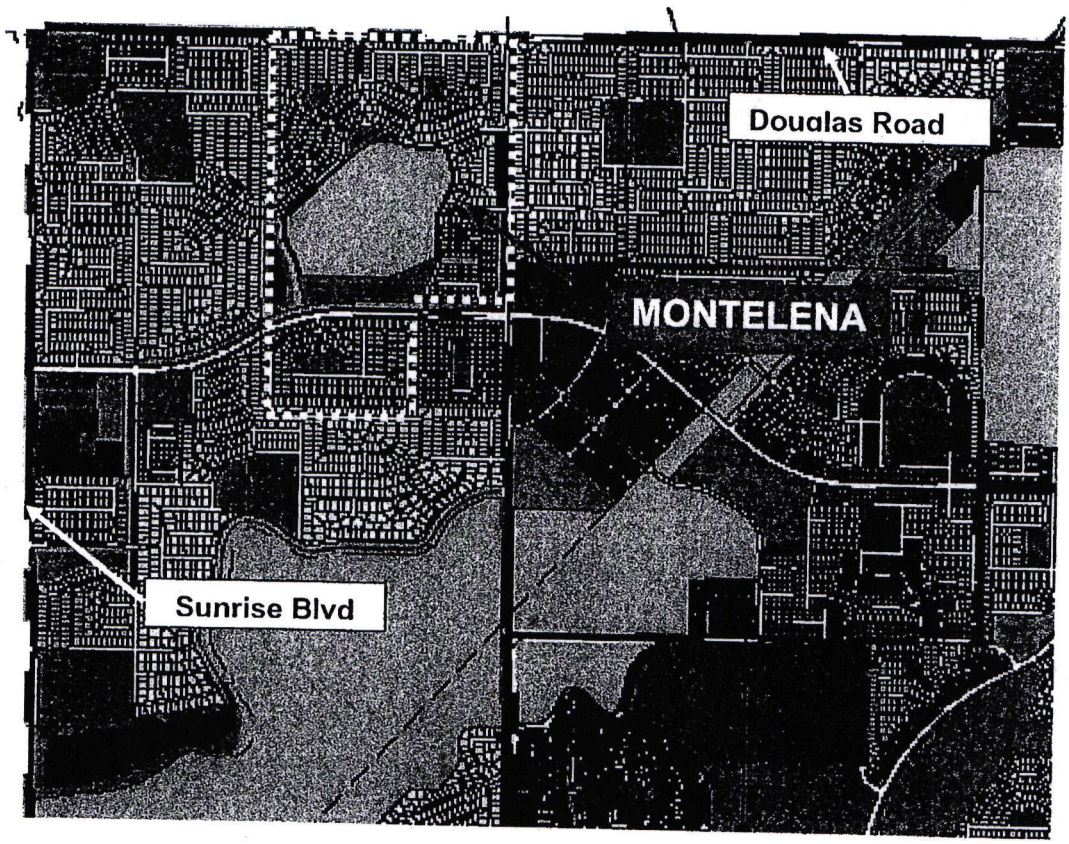


Figure 1 Project Area Location

The following table provides the current use, General Plan/Community Plan designation and zoning:

	Existing Land Use	General Plan and Community Plan Designations	Zoning (SRSP)
Subject Property	Dry Pasture	Low Density Residential	RD-4, RD-5, RD-7, RD-10 and RD- 20
North	Security Park and future Rio Del Oro Specific Plan	Low Density Residential and Extensive Industrial	Aeroject SPA and M-1
East	Initial Grading for Sunridge Park	Sunridge Park and Lot J Subdivisions	SRSP
South	Dry Pasture	Proposed Preserve Project	AG-80
West	Single Family Homes	Anatolia I and II Subdivisions	SRSP

At the time the County adopted the Sunridge Specific Plan, the General Plan (Sunrise Douglas Community Plan) was adopted with the same land use designations as the Specific Plan. Figures 2, 3, and 4 below illustrate the comparison of the existing designation and proposed changes for the General Plan Amendment (figure 2), the Specific Plan Amendment (figure 3) and the changes in the zoning configuration and classifications (figure 4) that would allow the project to be consistent with the remaining portions of the SRSP.

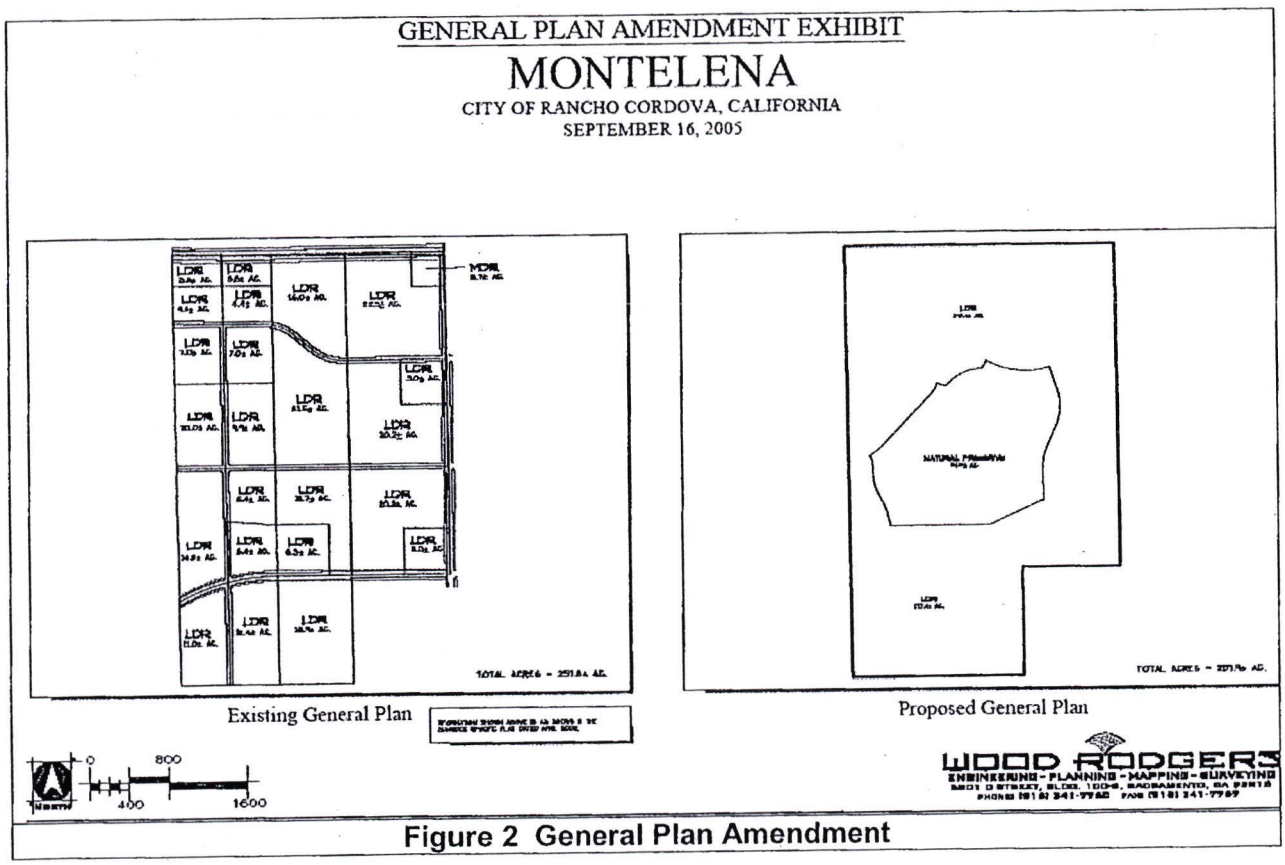
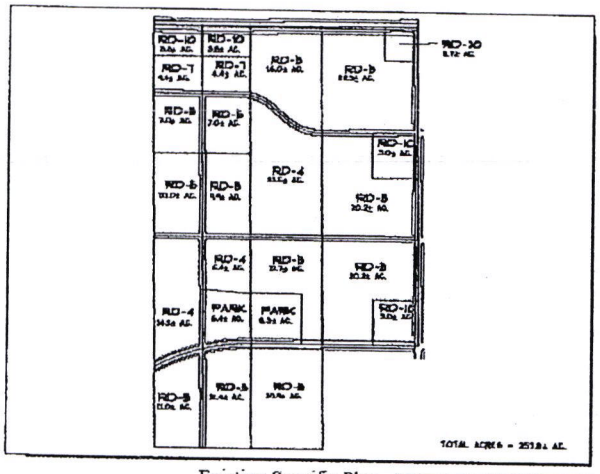


Figure 2 General Plan Amendment

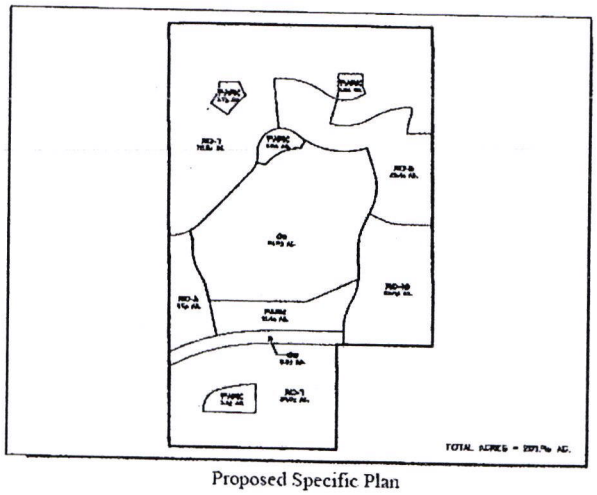
SPECIFIC PLAN AMENDMENT EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 22, 2005
(REVISED SEPTEMBER 12, 2005)



Existing Specific Plan



Proposed Specific Plan

0 800 400 1600

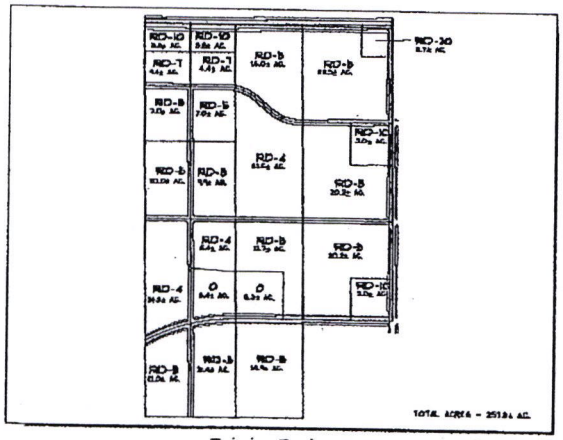
WOOD RODGERS
ENGINEERING - PLANNING - MAPPING - SURVEYING

Figure 3 Specific Plan Designations Amendment

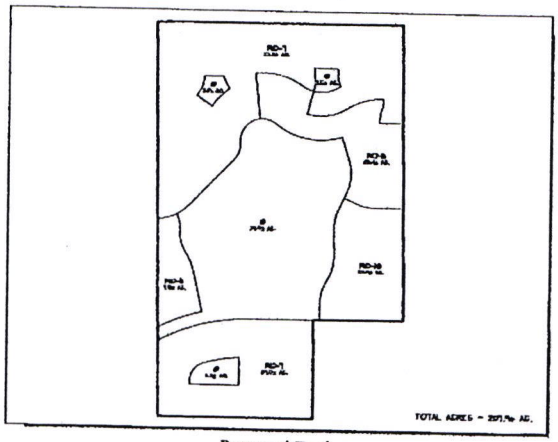
REZONE EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 22, 2005
(REVISED AUGUST 29, 2005)



Existing Zoning



Proposed Zoning

0 800 400 1600

WOOD RODGERS
ENGINEERING - PLANNING - MAPPING - SURVEYING

Figure 4 – Montelena Rezone

ANALYSIS

General Plan Consistency- The following discussion addresses the General Plan Consistency findings required, as part of the project approval for the General Plan/Specific Plan Amendment portion of the project.

Findings	Supporting Evidence
1. Consistency with adopted Interim General Plan Documents	This project is consistent with the intent of Sunridge Specific Plan, which has been included within the Interim General Plan for internal consistency. This project has incorporated an open space connection to the adjoining properties in order to provide a reasonable non-vehicular connection to a planned commercial center. The density of the project remains low, but the configuration and type of housing product in the project is smaller in size and more compact (see figure 3).
2. Fiscal Analysis of Project	The developer and City have agreed to a Development Agreement that will provide additional revenues for police protection, park improvement fees, existing park renovation fees and future street maintenance district. The Development Agreement and the existing Community Facilities District applied to the Specific Plan will offset the costs associated with extending public services to the new development (see attachment 3).
3. Project provides necessary facilities to ensure orderly development.	This project will be served by all urban services and will complete the neighborhood pattern of residential development according to the SRSP. The project is an infill project, since the projects adjoining the property on the east and west have received approval of a tentative map. Development of the Montelena property includes construction of utility and circulation connections to the community-wide system.
4. The project will adequately deliver road and circulation improvements.	This project is providing the appropriate street system to serve the proposed lots and is making the adequate pedestrian connections to adjoining land uses, given terrain differences and proximity to existing developments and barriers. In addition, the Montelena project is a participant with other adjacent development interests in the construction of significant on and off-site infrastructure as is required by the Sunridge Specific Plan and the City's adopted CIP.
5. The applicant demonstrates that the project will be consistent with the planned circulation improvements under consideration by the City.	This project is in effect an infill project. The circulation system anticipated by the Sunridge Specific Plan, as well as that anticipated with the approval of adjacent development proposals, will be facilitated by the approval of the Montelena project. The proponents of the Montelena project are participants in the design of the necessary circulation system, and will be participants in its construction. This circulation system is consistent with the system anticipated with the approval of the Sunridge Specific Plan. In addition, recent evolution of City policy has resulted in the redesign of the Tentative Map to include pedestrian circulation in dedicated open space corridors to targeted features as identified by City staff, including planned commercial facilities, parks, schools and regional open space features.
6. The plan will provide 7 acres of park per 1000 residents.	Five on-site parks are included within the proposed tentative map totaling approximately 20.2 acres. A requirement of 7 acres per 1,000 population results in a park requirement of 18.1 acres. The proposed park space exceeds the minimum requirement by approximately 2.1 acres.
7. The plan will provide a target 10% accessible open space.	The total amount of dedicated open space is approximately 15.02 acres, which consists of landscape corridors, paths, bicycle trails, detention basins and pedestrian paseos. In addition, the 54.5 acre wetland preserve provides an additional amount of non-dedicated open space (non-accessible) to complement the project. Residential units have been oriented to face the wetland area,

	rather than placing the rear yards of those units adjacent to the wetland. The dedicated open space meets and exceeds the open space requirement of 10% of the buildable area, not counting any portion of the wetland preserve.
8. The plan will provide sufficient funding for park improvements and on-going operation and maintenance of parks, open space and other public facilities and project related improvements	The project Development Agreement stipulates the requirements for park dedication and improvement obligations by the applicant to construct the parks. A maintenance requirement is provided in the DA to ensure the parks are financially supported.
9. The project either contributes to a vibrant Downtown District or, at a minimum, will not undermine the development of a Downtown District.	This finding does not directly apply to this project. The designated Downtown District is not within the SRSP. Development of the Montelena project would not impact or undermine the development of the future downtown area.
10. "Reality Check" / Fairness provision.	The Montelena project has been redesigned several times in response to evolving design expectations of the City. The most recent design effort was focused on the parks and open space requirements. Significant effort has been expended to achieve a design that meets the City's expectations, and this effort resulted in a balanced development sensitive to the protected environment and providing the internal and external connections to its surroundings. Appropriate pedestrian links and open space connections are provided to each of the points that City staff identified as important. Fairness is served by acknowledging these efforts, recognizing the "infill" characteristics of the project and approving the project as presently proposed.

Rezone of the Specific Plan

The applicant and staff discussed modifying the original plan when the wetland preserve was clearly delineated and the impact of the lost land would significantly reduce the unit allocation. The original unit allocation for the SRSP for Montelena was 1,179 dwelling units and the finance plan had anticipated this number in factoring the total costs of the needed improvements to support the SRSP. The proposed plan is requesting 879 units. Table 1 demonstrates the land use changes between the original map and the new map zonings.

TABLE 1
Zoning Change from Original Map to New Map

Zoning	Original Map Acres: Units	New Map Acres : Units	Change in Dwelling Units
RD-4	42.2 acres : 158 units	0	-158du
RD-5	128.9 acres : 853 units	22.1 acres : 95 units	-758du
RD-7	8.9 acres : 54 units	105 acres : 632 units	+578du
RD-10	10 acres : 74 units	17.1 acres : 152 units	+78du
RD-20	2.8 acres : 40 units	0	-40du
Park/Detention Basins	8.2 acres	29.8 acres	+21.6 acres
Other Space Areas	13.9 acres	19.42 acres	+5.52 acres
Wetland Preserve	0	54.5 acres	+54.5 acres

The RD-7 Zoning classification increased the most to compensate for the loss of the RD-4 and the large majority of the RD-5 Zoning. The smaller lot size shift is still consistent with the Low Density Designation, as described in the Specific Plan. The original SRSP did not anticipate the loss of the 54 acres to wetlands protection, and the overall street design did not anticipate the wetlands being located in the middle of the site, which in turn compromised the grid-like street pattern. The new plan attempts to restore the lost unit count, in order to help fund the needed infrastructure and not unduly impact the other projects in the SRSP. The cumulative reductions caused by the wetland preserve, park space and detention basins total 71.5 acres of the project site. Those projects impacted by large wetland preservations have had to increase the overall density to account for the lost units. This practice has recently been reviewed and approved by the City for the North Douglas, Sunridge East and Crestleigh Lot J projects. Additionally, recent Development Agreements have had a positive effect on reducing the financial short fall caused by the new development.

Subdivision Design

The original design submitted for Montelena would have been consistent with the SRSP; however, the delineation of the wetland preservation had a significant effect on the original plan. In addition, the Parks District had raised issues regarding the configuration and the quantity of the parks in this portion of the Specific Plan, and its ability to support neighborhood recreational programs. The developer and staff worked to develop a new configuration for the project, which caused the land plan to change significantly from the original plan. During this time period, several other projects were impacted by delineations of wetlands that reduced the total number of projected units in the SRSP area. It was reasonable to modify the zone classifications in Montelena, in order to regain the lost units and create housing product that would blend with the very irregular shape of the project. Montelena proposes zone categories in the RD-5, 7 and 10 that supports the objectives of the Specific Plan and the City's General Plan policies.

The RD-10 zoning was relocated from the northeast corner, doubled in land area, and placed on the southeast corner of the site that was best suited for the higher density due to close proximity of the Town Center proposed by the Preserve project. The relocated RD-10 was also supported by the change in the park location and moving the higher density residential closer to the major park amenity in the plan. The new housing product line enabled the project to introduce alley loaded units that would capitalize on the frontage to the park and the wetland preserve; additional project benefit was gained by providing this product closest to the largest open space amenity in the area.

The applicant has requested the approval of a Special Development Permit for the RD-10 homes in the southeast parcel of the project. The Planning Commission has reviewed similar requests from other developers that have proposed similar designs and lot configurations for this type of unit. Attached to this report is an exhibit indicating the proposed setbacks and the deviation from the base zoning provisions for minimum lot size. A private driveway will serve as the alley access to the units and a shared common paseo will front the units, which extend through the development as protected walkways to the street system.

Within all the village areas are green belt pedestrian paseos, which connect the six neighborhoods to the parks or trails. The open space exhibit indicates the system of trial links providing internal and the external connections to the major trail corridors along Chrysanthy Blvd and Jaeger Road. All the paseos and green belts link to the major neighborhood park, north of Chrysanthy Blvd and the 30 foot trail corridor that circumscribes the wetlands preserve. These trails and expanded walkways will serve the area residences children with the required safe path

of travel to the elementary school in Anatolia I. The Open Space exhibit in the illustrative package demonstrates these connections to and from the schools and parks and the adjoining projects.

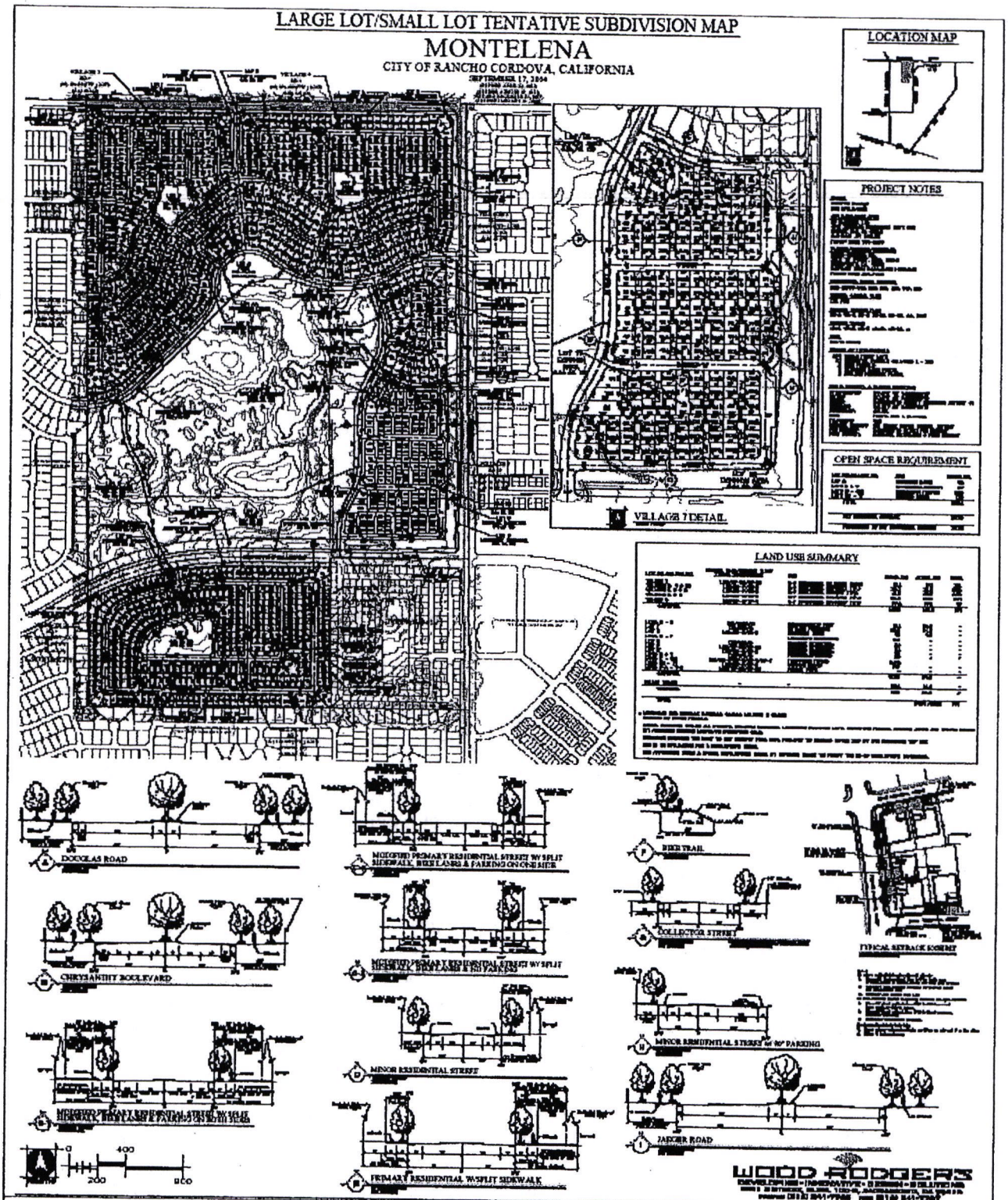


Figure 4 – Tentative Subdivision Map

Subdivision Map Act

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

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

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Maps for the Montelena project.

a. The proposed map is consistent with the density limits as specified in the Rancho Cordova Land Use Policy Plan of the General Plan and the Sunridge Specific Plan, as amended. The new plan is less impacting than the original Specific Plan Land Plan, due to the preservation of approximately 54 acres of wetlands that were not indicated in the original plan.
b. The design or improvements of the proposed subdivision is consistent with the goals of the SRSP specification for streets and the Rancho Cordova General Plan. The developments are providing a modified street section for Primary Residential Streets to facilitate the delineation of on street bike lanes. The projects are consistent with the adopted design guidelines for subdivision design that promotes internal pedestrian connectivity using greenways and trails, designing alley loaded units to improve the aesthetics of the streets, and providing a street system that interconnects with the other projects in the SRSP.
c. The site is physically suitable for the proposed development. The applicant is proposing 879 single-family lots on a total of 145.2 developable acres, which conforms to the designated residential use of the Specific Plan and the General Plan, at an average density of 6 units per net developable acres. The modified plan is producing approximately 300 fewer units than anticipated in the original allocation table of the SRSP. The project can also be served by all necessary services, and has provided documentation to meet the requirements of Government Code Section 66473.7.
d. The site is physically suitable for the proposed density of development. The Specific Plan, as amended, has assigned certain densities for the lands within the Specific Plan project area and these areas are producing fewer units than originally anticipated in the SRSP. Less land is being disturbed by the new project, due to the loss of approximately 28.3% of the Montelena project area for wetland preservation.
e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivisions or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed

mitigation measures and conditions of approval. The reduction of units has incrementally reduced the total impacts associated with the original plan.

f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.

g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Based on the findings above, staff recommended the project be approved by the Planning Commission and sent to the City Council for final action.

Development Agreement

The applicant has submitted a draft Development Agreement (DA) with the other portions of the project entitlements. The City Council will be asked to execute the DA, as part of the project approval, as recommended by the Planning Commission. The DA contains provisions that are different from conditions of approval and therefore can not be included within the conditions exhibit. The proposed DA includes the provisions for assessing fees for added police protection services, collecting funds for existing park renovation and new park construction within the SRSP, along with annexing into a road maintenance district. The DA provisions combined with the Community Finance District would provide revenues to support needed area infrastructure improvements and funds for maintaining those improvements in the future.

ENVIRONMENTAL ANALYSIS

The key environmental issues for this project were addressed in a combined Mitigated Negative Declaration for Montelena. The document was released for public review for 30 days beginning on May 27, 2005 running through June 27, 2005. The Mitigated Negative Declaration for Montelena includes site specific mitigation measures and references the mitigation measures within the MMRP prepared for the Specific Plan EIR, in order to reduce all impacts to a less than significant level.

The Montelena project has been changed to reflect the City's and other responsible agencies' desire for specific design requirements and to better coordinate with the design of the projects in the immediate area. The end result of the new plan is less acreage is being disturbed, more park land is being dedicated, less total homes are being built; in turn, less traffic is being generated by this plan. The new plan is less impacting overall to the environment than the previous plan promoted by the original Specific Plan. The proposed new homes will be in a price range that would be more affordable than the large homes in the less dense areas of the Specific Plan.

FINANCIAL IMPACTS

The applicant has submitted a draft Development Agreement (DA) with the other portions of their project entitlements. The DA's contain provisions that are different from conditions of approval and therefore cannot be included within the conditions exhibit. The proposed DA's include the provisions for assessing fees for added police protection services, collecting funds for existing park renovation and new park construction within the SRSP, along with annexing into a road maintenance district. The DA provisions would provide revenues to support needed area infrastructure improvements and funds for maintaining those improvements in the future. The

applicants and staff have worked through a number of detail points within the DA's, and staff believes the DA's are ready for execution by the City Council.

SUMMARY

The Montelena subdivision map will be consistent with the amended SunRidge Specific Plan Land Use Designations, including the dedicated wetlands. Montelena will make necessary road and trail connections to the surrounding developments, Sunridge Park project to the east, and the future Preserve to the south. It will also contribute to the ultimate construction of Jaeger Road and Douglas Road, which is a vital intersection improvement for the SRSP. The project additionally provides for the non-vehicular connections for pedestrians and bicycles within and to the exterior of the neighborhood.

RECOMMENDED MOTIONS

Move the City Council find the Mitigated Negative Declaration for the Montelena project is adequate for the environmental review, under California Environmental Quality Act and adopt Resolution No. 25-2006, approving the General Plan Amendment (Attachment 1), waive first reading and introduce Ordinance No. 09-2006 changing the zoning of the Sunridge Specific Plan (Attachment 2), adopt Resolution No. 26-2006 approving the Tentative Map and Special Development Permit, subject to the Conditions of Approval (Attachment 3), and waive first reading and introduce Ordinance No. 10-2006 to execute a Development Agreement between the City and CP Sunridge LLC for the Montelena project (Attachment 4).

ATTACHMENTS

1. Resolution 25-2006 including MND for Montelena (Exhibit A) and General Plan Amendment (Exhibit B).
2. Ordinance 09-2006 including the Specific Plan Amendment (Exhibit A) and Rezone Map for the Sunridge Specific Plan (Exhibit B).
3. Resolution 26-2006 including the Tentative Subdivision Map (Exhibit A) and Special Development Permit for Montelena Project, subject to the Conditions of Approval (Exhibit B).
4. Ordinance 10-2006 including a Development Agreement between the City and the CP Sunridge LLC (Exhibit B).
5. Illustrative Exhibits for Montelena

CITY OF RANCHO CORDOVA

RESOLUTION NO. 25-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DETERMINING THE MITIGATED NEGATIVE DECLARATION IS ADEQUATE AND COMPLETE AND APPROVING A GENERAL PLAN AMENDMENT FOR ASSESSOR PARCEL NUMBERS 067 0030 012, 013, 014, 015, 017 and 018 PROJECT NO. RC-04-132

WHEREAS, the Developers of the Montelena Project (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a General Plan Amendment; and

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

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

WHEREAS, the City Council considered the request at a duly published public hearing on March 10, 2006 and received a staff report and public testimony at the public hearing, with additional testimony and information received at a hearing on March 20, 2006.

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

1. Determine the Mitigated Negative Declaration is adequate and complete (Exhibit A) and approve the General Plan Amendment (Exhibit B) as submitted and based on the following findings:

   A. California Environmental Quality Act

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

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

   B. General Plan Amendment - The following table lists the required findings for General Plan Consistency and the supporting evidence to support the Amendment:

Findings	Supporting Evidence
1. Consistency with adopted Interim General Plan Documents	This project is consistent with the intent of Sunridge Specific Plan, which has been included within the Interim General Plan for internal consistency. This project has incorporated an open space connection to the adjoining properties in order to provide a reasonable non-vehicular connection to a planned commercial center. The density of the project remains low, but the configuration and type of housing product in the project is smaller in size and more compact (see figure 3).
2. Fiscal Analysis of Project	The developer and City have agreed to a Development Agreement that will provide additional revenues for police protection, park improvement fees, existing park renovation fees and future street maintenance district. The Development Agreement and the existing Community Facilities District applied to the Specific Plan will offset the costs associated with extending public services to the new development (see attachment 3).
3. Project provides necessary facilities to ensure orderly development.	This project will be served by all urban services and will complete the neighborhood pattern of residential development according to the SRSP. The project is an infill project, since the projects adjoining the property on the east and west have received approval of a tentative map. Development of the Montelena property includes construction of utility and circulation connections to the community-wide system.
4. The project will adequately deliver road and circulation improvements.	This project is providing the appropriate street system to serve the proposed lots and is making the adequate pedestrian connections to adjoining land uses, given terrain differences and proximity to existing developments and barriers. In addition, the Montelena project is a participant with other adjacent development interests in the construction of significant on- and off-site infrastructure as is required by the Sunridge Specific Plan and the City's adopted CIP.
5. The applicant demonstrates that the project will be consistent with the planned circulation improvements under consideration by the City.	This project is in effect an infill project. The circulation system anticipated by the Sunridge Specific Plan, as well as that anticipated with the approval of adjacent development proposals, will be facilitated by the approval of the Montelena project. The proponents of the Montelena project are participants in the design of the necessary circulation system, and will be participants in its construction. This circulation system is consistent with the system anticipated with the approval of the Sunridge Specific Plan. In addition, recent evolution of City policy has resulted in the redesign of the Tentative Map to include pedestrian circulation in dedicated open space corridors to targeted features as identified by City staff, including planned commercial facilities, parks, schools and regional open space features.
6. The plan will provide 7 acres of park per 1000 residents.	Five on-site parks are included within the proposed tentative map totaling approximately 20.2 acres. A requirement of 7 acres per 1,000 population results in a park requirement of 18.1 acres. The proposed park space exceeds the minimum requirement by approximately 2.1 acres.
7. The plan will provide a target 10% accessible open space.	The total amount of dedicated open space is approximately 15.02 acres, which consists of landscape corridors, paths, bicycle trails, detention basins and pedestrian paseos. In addition, the 54.5 acre wetland

	preserve provides an additional amount of non-dedicated open space (non-accessible) to complement the project. Residential units have been oriented to face the wetland area, rather than placing the rear yards of those units adjacent to the wetland. The dedicated open space meets and exceeds the open space requirement of 10% of the buildable area, not counting any portion of the wetland preserve.
8. The plan will provide sufficient funding for park improvements and on-going operation and maintenance of parks, open space and other public facilities and project related improvements	The project Development Agreement stipulates the requirements for park dedication and improvement obligations by the applicant to construct the parks. A maintenance requirement is provided in the DA to ensure the parks are financially supported.
9. The project either contributes to a vibrant Downtown District or, at a minimum, will not undermine the development of a Downtown District.	This finding does not directly apply to this project. The designated Downtown District is not within the SRSP. Development of the Montelena project would not impact or undermine the development of the future downtown area.
10. "Reality Check" / Fairness provision.	The Montelena project has been redesigned several times in response to evolving design expectations of the City. The most recent design effort was focused on the parks and open space requirements. Significant effort has been expended to achieve a design that meets the City's expectations, and this effort resulted in a balanced development sensitive to the protected environment and providing the internal and external connections to its surroundings. Appropriate pedestrian links and open space connections are provided to each of the points that City staff identified as important. Fairness is served by acknowledging these efforts, recognizing the "infill" characteristics of the project and approving the project as presently proposed.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 20th day of March, 2006.

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT J. MCGARVEY, MAYOR

ATTEST:

LILLIAN E. HARE, CITY CLERK

Exhibit A

MONTELENA

Mitigated Negative Declaration

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

May 2005

MITIGATED NEGATIVE DECLARATION
FOR
MONTELENA
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Phone 916.942.0223
Fax 916.853.1680

MAY 2005

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1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed Montelena project. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*

b) *The initial study identified potentially significant effects, but:*

   (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

   (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Rancho Cordova will serve as lead agency for the proposed Montelena project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and draft Mitigated Negative Declaration is to evaluate the potential environmental impacts of the proposed Montelena project.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description** - Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;
- **4.0 Cumulative Impacts** - Includes a discussion of cumulative impacts of this project.
- **5.0 Determination** - Provides the environmental determination for the project;
- **6.0 Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.
- **7.0 References** – List of references use by the MND.

1.4 ASSUMPTIONS

The City of Rancho Cordova has adopted Sacramento County's General Plan by reference. All references to the County General Plan, including standards, shall be interpreted as the City's General Plan.

2.0 Project Description

2.1 PROJECT LOCATION

The Montelena project site is located within the approved Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) areas on the southwest corner of Douglas Road and Jaeger Road. **Figures 1** and **2** show the project location and vicinity in relation to the Sunridge Specific Plan and Sunrise Douglas Community Plan.

2.2 BACKGROUND

The SDCP/SRSP Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on June 19, 2002. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). A Master EIR is intended to provide a detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based. A Master EIR must, to the greatest extent feasible, evaluate the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects. The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures. (See Public Resources Code section 21157.)

A Master EIR enables a lead agency to perform limited environmental review of subsequent projects proposed within five years of certification of the Master EIR, in accordance with the following requirements:

- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the Master EIR.
- The lead agency prepares an Initial Study that analyzes (1) whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR, and (2) whether the subsequent project was described in the Master EIR as being within the scope of the project.
- If the lead agency determines that a subsequent project will have no significant effect on the environment which was not previously identified in the Master EIR and that no new or additional mitigation measures or alternatives may be required, no new environmental document may be required. However, the lead agency must make a written finding that the subsequent project is within the scope of the project covered by the Master EIR, and must incorporate all feasible mitigation measures or feasible alternatives set forth in the Master EIR that are appropriate to the project.
- If the lead agency determines that a subsequent project may have an additional significant effect on the environment that was not identified in the Master EIR, the lead agency must prepare either a mitigated negative declaration, an EIR, or a focused EIR. (Pub. Resources Code, § 21157.1.)

The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR was "tiered" from the Sacramento County General Plan Update EIR and in turn is considered to be the Master EIR upon which the environmental review for future development projects within the planning area, such as the Montelena project may rely (FEIR, Vol. 1, pp. 3.10–3.11). Subsequent projects expected to be within the scope of the Sunrise Douglas Community Plan/Sunridge Specific Plan Master EIR would include future planning/development approvals for properties within the Specific Plan area that are consistent with the Sunridge Specific Plan land use designations and

the permissible development densities and intensities established by the Specific Plan, such as the Montelena project that is the subject of this Initial Study/Mitigated Negative Declaration (*Ibid.*).

Public Resources Code Section 21083.3 limits CEQA review of certain projects to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. This project is a qualified project pursuant to section 21083.3, which provides in pertinent part:

(a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

(b) If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

The Sunrise Douglas Community Plan provides "policy direction for development of lands within the entire 6,042 acre Community Plan boundary, but does not assign specific land uses." (FEIR, Vol. 1, p. 4.12.) The Sunridge Specific Plan "does define specific land uses and a development program for 2,632 acres within the Community Plan boundary." (*Ibid.*) The Specific Plan land use designations for the Montelena parcels have RD-4, RD-5, RD-7, RD-10, RD-20 zoning designations (See FEIR, Vol.1, p. 4.15a, map of specific plan designations). The proposed project substantially conforms to the existing allocation of land uses and densities specified in the SDCP and SRSP. Further analysis was required, however, prior to making a determination of the appropriate environmental document for the processing of the Montelena project.

CEQA Guidelines Section 15183 provides guidance on the criteria to be used in making a determination as to whether Section 21083.3 will apply. Specifically, Guideline Section 15183, subdivision (b), provides as follows:

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located, and

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Montelena project. Most importantly, it summarizes the findings of Sacramento County relating to the prior SDCP/SRSP Master EIR and how the criteria set forth in CEQA Guidelines section 15183 have been met.

Guideline Section 15183, subdivision (f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

The section entitled "Summary of Impacts and Their Disposition," beginning on page 17.1 of Volume 1 of the SDCP/SRSP Master EIR, provided a summary of the findings leading to the conclusions of significance for each of the categories listed below. The bulk of these listed categories are not relevant to the Montelena project due in large part to the fact that the project is substantially consistent with the Specific Plan and proposes no substantial changes to the Plan.

Impacts deemed significant and unavoidable based on both project specific and cumulative impact.

- Wetland impacts
- Special status species impacts
- Certain traffic impacts
- Certain air quality impacts

Impacts deemed potentially significant and mitigable.

- Construction-related impacts
- Land use compatibility
- Rendering plant compatibility
- General Plan consistency
- Transit service
- Sewer service development
- Groundwater Impacts
- Drainage
- Certain traffic impacts
- Certain air quality impacts
- Certain biological impacts
- Traffic noise

In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study/Mitigated Negative Declaration for the Montelena project.

This Initial Study/Mitigated Negative Declaration hereby incorporates the Master EIR for the SDCP/SRSP planning areas by reference. The SDCP/SRSP project received final approval on July 17, 2002. The Sacramento County Board of Supervisors certified the Sunrise Douglas/SunRidge EIR as adequate and complete on June 19, 2002 and a State of Overriding Consideration was adopted for the significant and unavoidable impacts listed above.

2.3 PROJECT CHARACTERISTICS

The Montelena project comprises 251.9 acres and proposes the construction of 869 dwelling units (du). The proposed project also includes community park area, detention basin, fire station and wetland preserve (See **Figure 3** for Vesting Tentative Subdivision Map and **Table 1** for Proposed Land Uses).

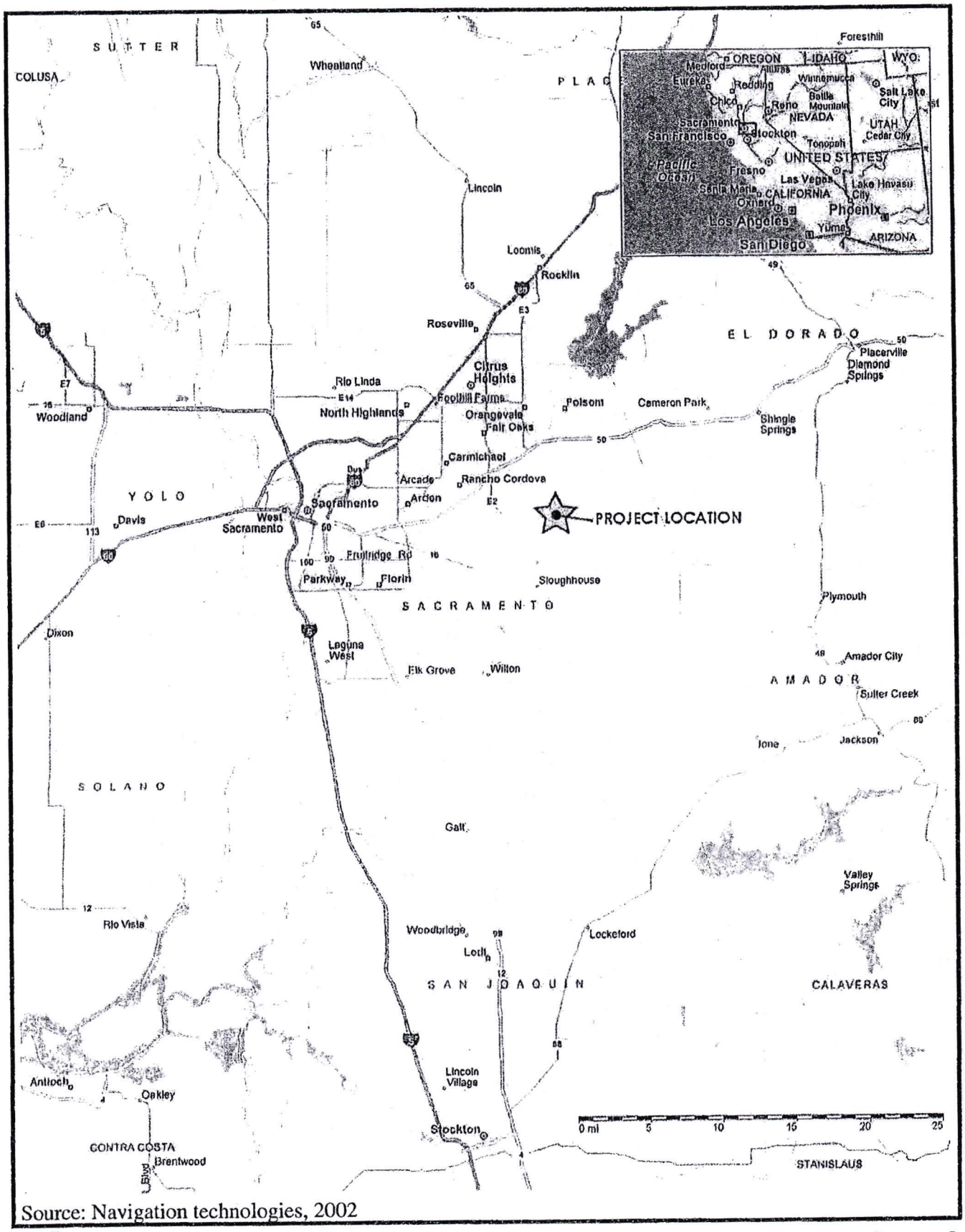
Table 1
Proposed Land Uses

Land Uses	Acreage	Units
RD-5	24.7	103
RD-7	101.8	599
RD-10	17.5	172
Neighborhood Park	20.1	--
Detention Basin	9.5	--
Wetland Preserve	54.5	--
Fire Station	2.7	
Douglas, Chrysanthy, Jaeger, and other roads	21.1	--
Total	**251.9**	**874**

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

- Caltrans
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- Sacramento Metropolitan Utility District (SMUD)
- Sacramento Resource Conservation District (SRCD)
- California Department of Fish and Game (CDFG)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)
- County Sanitation District (CSD-1)



Source: Navigation technologies, 2002

FIGURE 1
REGIONAL LOCATION MAP



Source: ArpholUSA, City of Rancho Cordova, PMC

Figure 2 - 2005

CITY OF RANCHO CORDOVA CALIFORNIA

N

No Scale

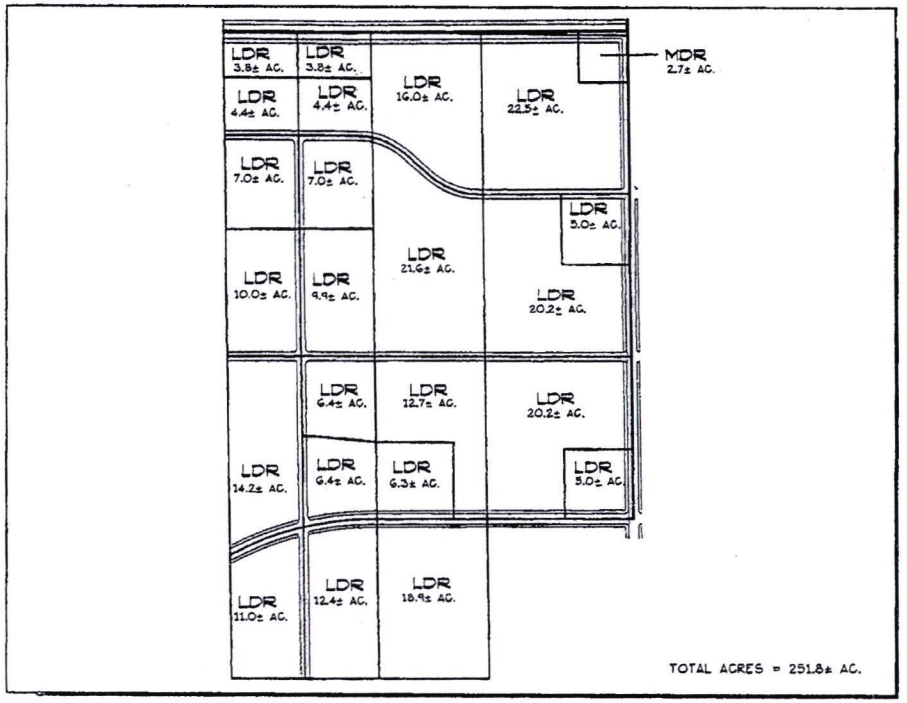
FIGURE 2
SITE AND VICINITY MAP

GENERAL PLAN AMENDMENT EXHIBIT

MONTELENA

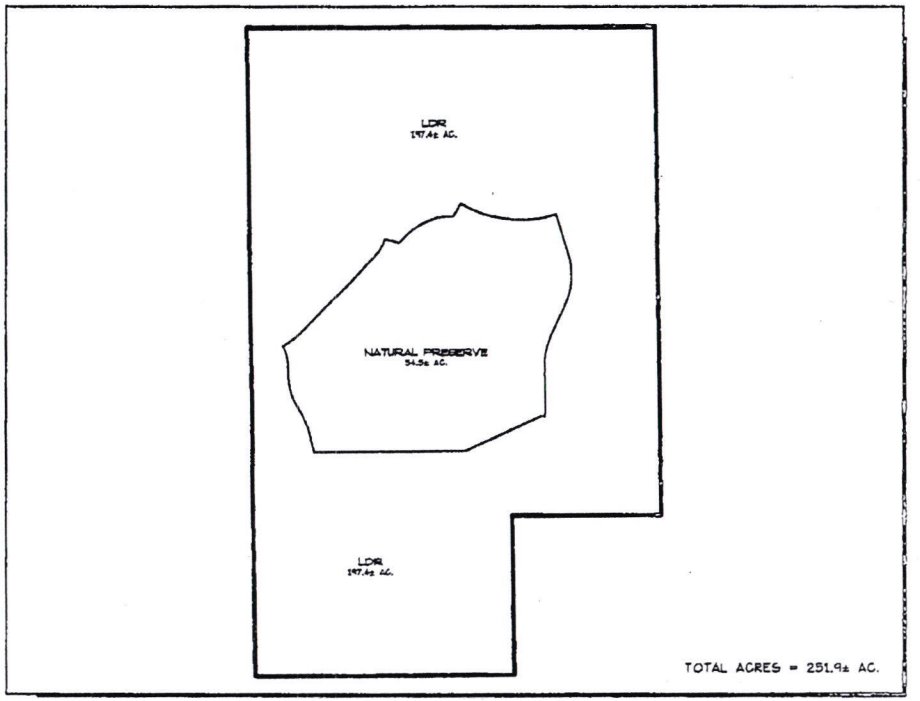
CITY OF RANCHO CORDOVA, CALIFORNIA
SEPTEMBER 16, 2005

RECEIVED
NOV 15 2005
RANCHO CORDOVA
PLANNING



Existing General Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed General Plan



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

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SPECIFIC PLAN AMENDMENT EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

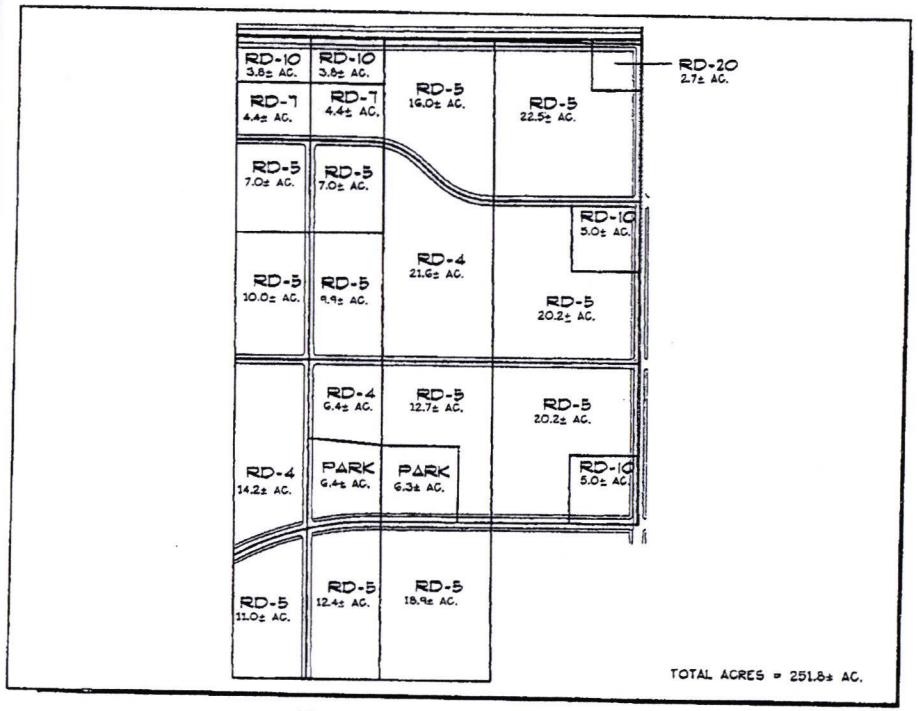
APRIL 22, 2005

(REVISED SEPTEMBER 12, 2005)

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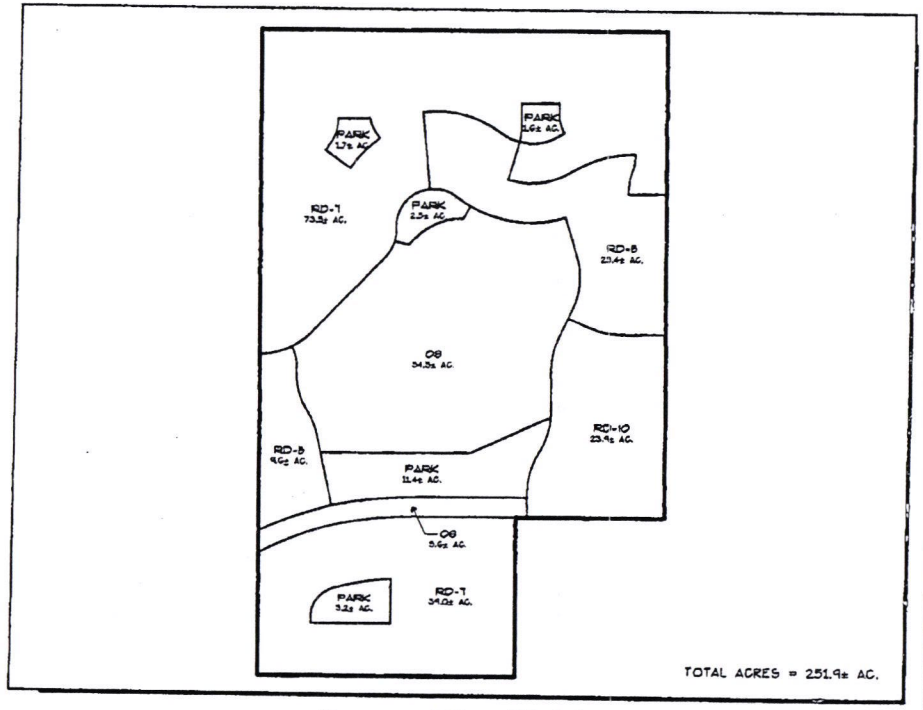
NOV 15 2005

RANCHO CORDOVA
PLANNING

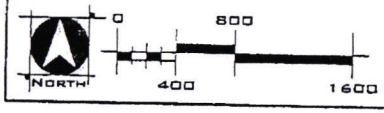


Existing Specific Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed Specific Plan



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

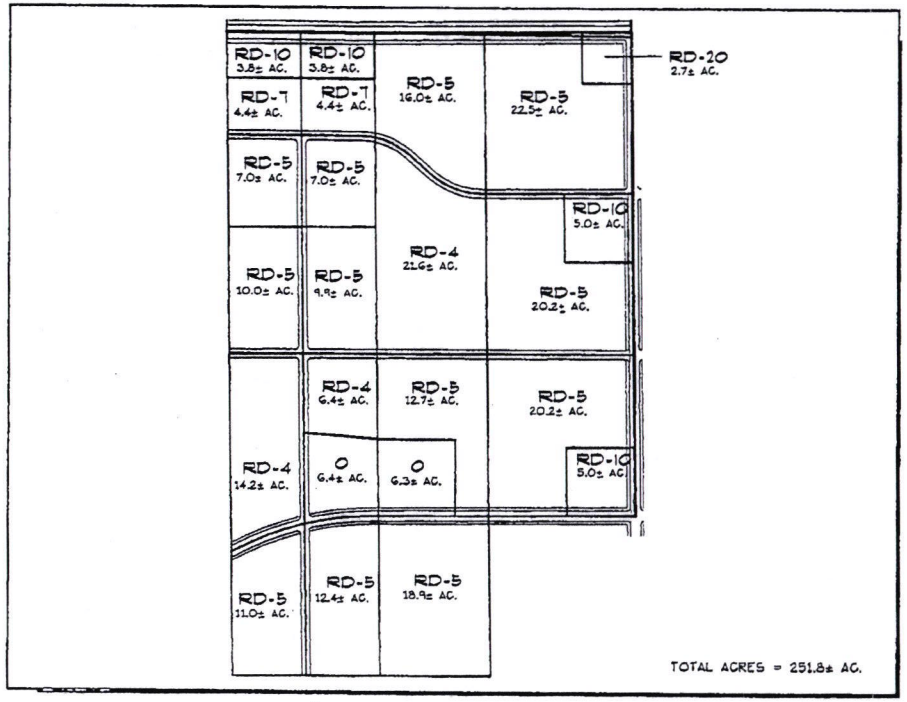
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REZONE EXHIBIT

MONTELENA

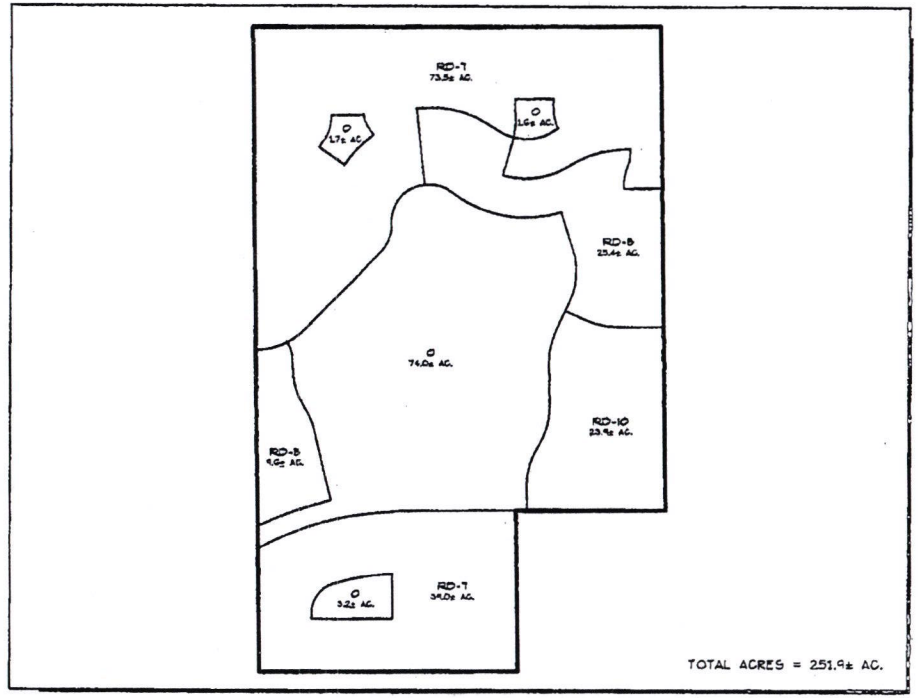
CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 22, 2005
(REVISED AUGUST 29, 2005)

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NOV 15 2005
RANCHO CORDOVA
PLANNING

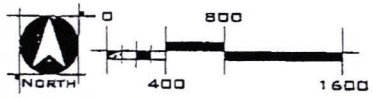


Existing Zoning

ZONING INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2005.



Proposed Zoning



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3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

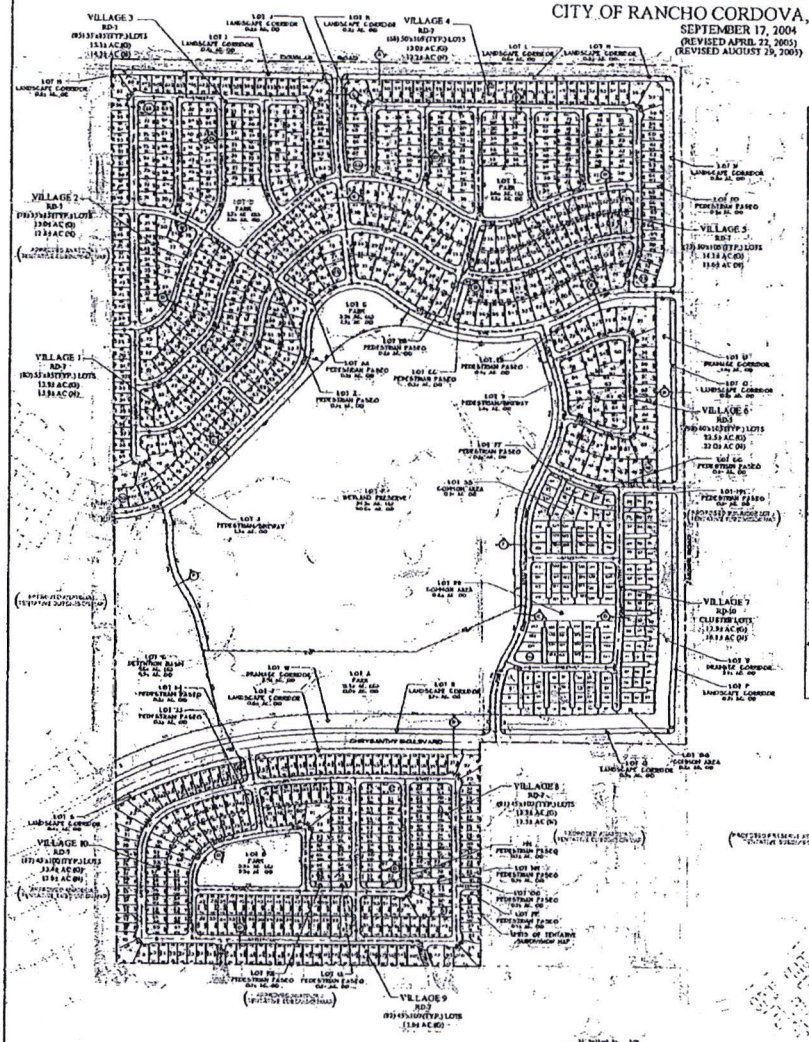
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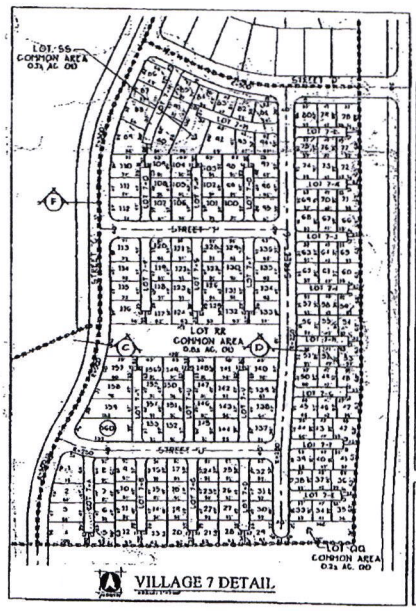
LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

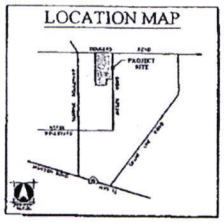
SEPTEMBER 17, 2004
(REVISED APRIL 22, 2005)
(REVISED AUGUST 29, 2005)





VILLAGE 7 DETAIL

LOCATION MAP



PROJECT NOTES

OWNER
MULTIPLE OWNERS
SEE APPLICATION

APPLICANT/DEVELOPER
KB HOMENOBLE, LLC
3000 DOUGLAS BLVD, SUITE 300
ROSEVILLE, CA 95661
CONTACT: HELEN MCAEE
PHONE: (916) 786-5500

PLANNER/ENGINEER/SURVEYOR
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: DONNA FAGNANI/STEVE/SEAN MOSS/JOHN HODGSON
PHONE: (916) 340-0760

ASSESSOR'S PARCEL NUMBERS
067-0030-018, 019, 020, 021, 022, 023, 024, 025, 026

EXISTING GENERAL PLAN
LDR, MDR

EXISTING SPECIFIC PLAN
SP-1, SP-2, SP-7, SP-10, SP-20, SP-30, SP-40, SP-50, SP-60

EXISTING ZONING
SP-1, SP-2, SP-7, SP-10, SP-20, O

AREA
±331.96 ACRES

NUMBER OF LOTS/PARCELS
470 SINGLE FAMILY LOTS
10 RESIDENTIAL PARCELS (VILLAGES 1 - 10)
9 PARK PARCELS
1 DETENTION BASIN PARCEL
1 WETLAND PRESERVE PARCEL

PUBLIC SERVICES & PRIVATE PROVIDERS

IMPROVEMENTS:	COUNTY OF SACRAMENTO
WATER:	COUNTY OF SACRAMENTO
SEWER:	SACRAMENTO COUNTY SANITATION DISTRICT #1
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SMUD
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	SBC
SCHOOL DISTRICT:	ELK GROVE UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METRO FIRE DISTRICT
PARK DISTRICT:	CORDOVA RECREATION + PARK DISTRICT

OPEN SPACE REQUIREMENT

LOT NO./VILLAGE NO.	USE	ACRES (±)
LOT K	DETENTION BASIN	9.5
LOTS F + Y	PEDESTRIAN/GREENWAY	3.7
LOTS Z - FF	PEDESTRIAN PASEOS	2.2
TOTAL		15.4
NET RESIDENTIAL ACREAGE		330.8
PERCENTAGE OF NET RESIDENTIAL ACREAGE		10.12

LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES (±)	ACRES (±)	UNITS
VILLAGE 1	LDR/MDR-10/RD-10	5-7 RESIDENTIAL (CLUSTER LOTS)	36.3	37.5	160
VILLAGES 2 + 3 + 10	LDR/MDR-7/RD-7	5-7 RESIDENTIAL (55'/60' TYP.)	53.7	59.3	230
VILLAGES 4 + 5	LDR/MDR-7/RD-7	5-7 RESIDENTIAL (55'/65' TYP.)	41.0	46.0	195
VILLAGES 6 + 9	LDR/MDR-7/RD-7	5-7 RESIDENTIAL (60'/70' TYP.)	53.5	59.1	241
VILLAGE 8	LDR/MDR-5/SP-5	5-7 RESIDENTIAL (60'/70' TYP.)	27.0	29.5	96
SUBTOTAL			330.8	346.4	870
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	10.1	10.5	-
LOT F	LDR/OS/O	WETLAND PRESERVE	50.0	54.5	-
LOT G	LDR/SP-5/SP-5	DETENTION BASIN	9.5	9.6	-
LOTS H - L		LANDSCAPE CORRIDORS*	4.6	-	-
LOT M	LDR/OS/O	DRAINAGE CORRIDOR	1.1	-	-
LOT N	LDR/SP-10/SP-10	DRAINAGE CORRIDOR	3.5	-	-
LOT O	LDR/SP-5/SP-5	DRAINAGE CORRIDOR	1.3	-	-
LOTS P + Q	LDR/OS/O	PEDESTRIAN/GREENWAY	2.3	-	-
LOTS R - W	LDR/MDR-5/SP-5/RD-7/SP-7	PEDESTRIAN PASEO	2.2	-	-
LOTS OO - SS	LDR/SP-5/SP-7	COMMON AREAS	1.2	-	-
LOTS T-1 - T-9	LDR/SP-10/PD-10	PRIVATE DRIVE	1.1	-	-
SUBTOTAL			90.5	94.6	-
NO NON-EQUIV.	-	-	-	-	-
ARTERIAL			21.3	22.1	-
TOTAL			21.3	22.1	-
				851.4 ACRES	870

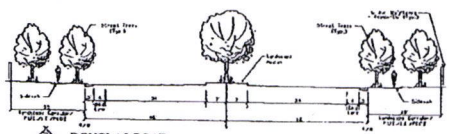
* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS ALREADY INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS

GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRIAN PASEOS, COMMON AREAS AND PRIVATE DRIVES. NET ACREAGES INCLUDE ONLY RESIDENTIAL LOTS AND PRIVATE DRIVE ONLY.

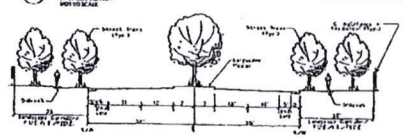
SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456 (b)(1) OF THE SUBDIVISION MAP ACT.

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
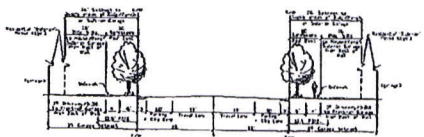
THIS APPLICATION SEEKS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE FILING, TO MODIFY THE RD-30 DEVELOPMENT STANDARDS.



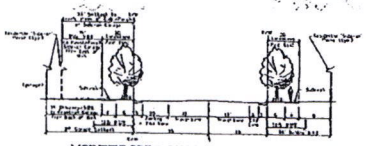
A DOUGLAS ROAD



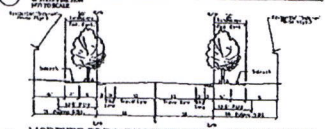
B CHRYSANTHY BOULEVARD AND JAEGER ROAD



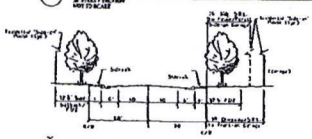
C-1 MODIFIED PRIMARY RESIDENTIAL STREET W/SPLIT SIDEWALK, BIKE LANES & PARKING ONE SIDE/PROHIBITED



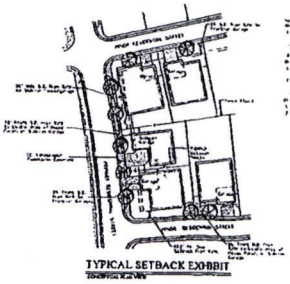
C-2 MODIFIED PRIMARY RESIDENTIAL STREET W/SPLIT SIDEWALK, BIKE LANES & PARKING ON ONE SIDE



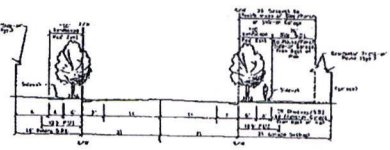
C-3 MODIFIED PRIMARY RESIDENTIAL STREET W/SPLIT SIDEWALK, BIKE LANES & NO PARKING



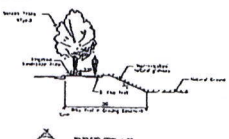
D MINOR RESIDENTIAL STREET



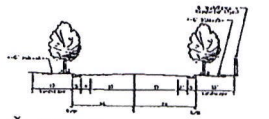
TYPICAL SETBACK EXHIBIT



E PRIMARY RESIDENTIAL W/SPLIT SIDEWALK



F BIKE TRAIL



G COLLECTOR STREET



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Sacramento, CA 95816 Fax 916.341.7767

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 14 specific environmental issues evaluated in this chapter. Other CEQA considerations are evaluated in Chapter 4.0. The environmental issues evaluated in this chapter include:

- Land Use Planning, Population, and Housing
- Geophysical (Earth)
- Water
- Air Quality
- Transportation/Circulation
- Biological Resources
- Energy and Mineral Resources
- Hazards
- Noise
- Public Services
- Utilities and Services Systems
- Aesthetics
- Cultural Resources
- Recreation

For each issue area, one of four conclusions is made:

- **No Impact:** No project-related impact to the environment would occur with project development.

- **Less than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

- **Potentially Significant Unless Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.

- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant. If there is one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Montelena

2. **Lead Agency Name and Address:** City of Rancho Cordova
   3121 Gold Canal Drive
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Hilary Anderson (916) 361-8384

4. **Project Location:** The project site is located within the approved Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) areas on the southwest corner of Douglas Road and Jaeger Road. The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south.

5. **Project Sponsor's Name and Address:** CP Sunridge, LLC
   3700 Douglas Blvd, Suite 150
   Roseville, CA 95661

6. **General Plan Designation(s):** Urban Development Area.

7. **Zoning:** Residential (RD-5, RD-7 and RD-10) and Open Space (O).

8. **Specific Plan:** The project location is within the 2,605.8 Sunridge Specific Plan Area, which was approved the Sacramento County Board of Supervisors on September 18, 2002 (Resolution No. 2002-0901).

9. **APN Number:** 067-0030-012, 067-0030-013, 067-0030-014, 067-0030-015, 067-0030-017, and 067-0030-018.

10. **Description of the Project:** The Montelena project comprises 251.9 acres and proposes the construction of 874 dwelling units (du). The proposed project also includes five park parcels, detention basin, fire station and wetland preserve.

11. **Surrounding Land Uses and Setting:** The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south.

12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**

    1. Sacramento County Water Agency (SCWA) Zone 40
    2. Sacramento Metropolitan Air Quality Management District (SMAQMD)
    3. Central Valley Regional Water Quality Control Board (CVRWQB)
    4. Sacramento Metropolitan Utility District (SMUD)
    5. Sacramento Resource Conservation District (SRCD)
    6. California Department of Fish and Game (CDFG)
    7. U.S. Army Corps of Engineers (USACE)
    8. U.S. Fish and Wildlife Service (USFWS)
    9. County Sanitation District (CSD-1)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agricultural Resources	☐ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☐ Land Use and Planning	☒ Transportation/ Traffic
☒ Biological Resources	☐ Mineral Resources	☒ Utilities & Service Systems
☒ Cultural Resources	☒ Noise	☒ Mandatory Findings of Significance
☐ Geology and Soils	☐ Population and Housing	

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Montelena 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 Mitigated 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. A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This category also applies when the impact has been previously addressed and it has been determined that there are no new impacts created by the project. This impact level does not require mitigation measures.

4. "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.

5. "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.

6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.

7. 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.

8. 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.

9. Impacts that were originally classified as potentially significant on previous documents may now be indicated as less than significant. These particular impacts will be marked as "Less than Significant Impact" if the Specific Plan does not create any new impacts for the project area than those previously evaluated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Less Than Significant Impact/Reviewed Under Previous Document.* The project's potential visual resource impacts were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (SDCP/SRSP EIR) (State Clearinghouse SCH#97022055, page 4.32). There are no scenic vista views available from the Montelena project site. Mid-range views consist of rural homesteads, limited agriculture operations, and open space. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations and military/airport operations. Implementation of the project would not adversely affect views on nearby or distant scenic vistas; therefore, this impact is considered *less than significant.*

b) *Less Than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP EIR addressed the Community Plan's potential to substantially damage scenic resources on and in the vicinity of the project site (SDCP/SRSP FEIR page 4.32). The nearest highways are US 50 and the Jackson Highway (State Route 16), which are not designated as state scenic highways in the vicinity of the project site. United States 50 (US 50) is approximately 4 miles north of the project site and State Route 16 is approximately 4 miles south of the project sites. Due to this distance, implementation of the project would not damage scenic resources views from these highways. Therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* The entire Community Plan area is specifically identified in the County General Plan as an Urban Development Area and falls within the Urban Service Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of land to urban uses, (iii) compatibility with the surrounding area,

(iv) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the General Plan EIR (SDCP/SRSP FEIR, p. 4.32).

The General Plan EIR noted that development of the project area would include various intensities of development, which could substantially alter existing views and conflict with the scale of existing structures and the rural character of these areas. The introduction of urban uses and densities into these areas would substantially alter the present nature of their viewsheds, and therefore result in a significant and unavoidable impact (Sacramento County General Plan EIR, pp. 4.10-11).

Because these impacts had been addressed extensively in the General Plan process, the Final EIR for the SRSP/SDCP does not identify the impacts as being significant effects to the SRSP/SDCP (FEIR, p. 4.32), the Board noted that the project will contribute to the occurrence of these significant General Plan-level impacts, and no further mitigation is feasible given the Board's 1993 decision, as part of the General Plan approval process, to ultimately approve urban development in the project area.

The Montelena project does not propose any land uses or densities substantially different from those already analyzed in the SDCP/SRSP Master EIR. The City, therefore, could not identify any significant visual impacts peculiar to the project or parcels. Accordingly, the project's contributions to the previously-disclosed aesthetic impacts are not peculiar to the project or parcels, and were fully disclosed previously. Notably, the County Board of Supervisors adopted a Statement of Overriding Considerations for this impact as part of the SDCP/SRSP project approval. (See SDCP/SRSP - CEQA Findings of Fact and Statement of Overriding Considerations, July 18, 2002, pp. 154-158 (hereinafter, "Findings").)

> In any event, the City would conclude that the project's aesthetic impacts are less than significant even in the absence of prior County determinations considering the aesthetic impacts of the larger land areas to be significant. The area covered by the project represents a relatively small portion of the overall Sunrise Douglas area. Given plans to urbanize those areas surrounding the project site, the project's contributions to the previously-disclosed, larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context.

d) *Less Than Significant Impact/Reviewed Under Previous Document.* See c) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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					
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) *Less Than Significant Impact/Reviewed Under Previous Document.* The soils on the Montelena site is depicted on Sacramento County General Soils Map as being comprised of Redding gravelly loam, Red Bluff loam, Red Bluff-Redding complex (NRCS Soil Survey, 1993). In addition, the project site is depicted on the CA Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G). Grazing Land is suitable for the grazing of livestock. The Montelena project would not convert Prime, Farmland of Statewide Importance, or Unique Farmland to non-agricultural uses; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan Final EIR (SDCP/SRSP FEIR) (State Clearinghouse SCH#97022055, page 4.32). The FEIR identified three areas of potential inconsistency with the Sacramento County General Plan and the Sunridge Specific Plan; the possible need for development clustering, the possible need to increase certain land uses and to reduce others with the overall mix of land uses; and the possible need for a more transit-oriented design within the Project. However, the CEQA Findings of Fact for the SDCP/SRSP project (Sacramento County Board of Supervisors, June 19, 2002, page 31) disagreed with the EIR conclusion and

determined that there is "no significant effect" relating to any General Plan inconsistency.

As relating specifically to the Montelena project site, no parcels are under Williamson Act contracts (SDCP/SRSP, page 4.30a). Therefore, the project's conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts are considered *less than significant*.

c) *Less Than Significant Impact/Reviewed Under Previous Document.* See a) and b) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes the local measures, which are planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project sites, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The Montelena project would include but not be limited to; a mixture of complimentary uses within ½ mile from the project's boundaries, Class I or Class II bike lanes, multiple and/or direct pedestrian access, state-of-the-art telecommunications capabilities, and located within ¼ mile of a bus stop. In addition to these standards and design features the project would include other features, (see discussion below) to the fulfill SMAQMD's objectives of Policy AQ-15. As such, the project would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered *less than significant.*

The Sunridge Specific Plan proponents have complied with Mitigation Measure AI-5 (SDCP/SRSP EIR) by submitting an approved AQ-15 Air Quality Plan. (May 3, 2002 Staff Report to Board of Supervisors for May 8, 2002). The following conditions will ensure that the Montelena project complies with the Sunridge Specific Plan AQ-15.

Mitigation Measures

The following mitigation measure is a revision to the previously adopted Mitigation Measure AI-5 of the SDCP/SRSP EIR.

MM 3.1 The Montelena project shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the City Council, for the purpose of finding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute to the 15% reduction in emissions mandated by General Plan Policy AQ-15.

The purpose of this CSA is to fund programs and services to reduce air quality impacts and implement trip reduction measures that improve mobility, including but not limited to:

- Incentives for alternative mode use;
- Programs encouraging people to work close to where they live;
- On-site transportation coordinators;
- School pool programs;
- Maintenance and improvement of the Folsom South Canal bikeway; and
- Transit shuttle system.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

Implementation of Mitigation Measure MM 3.1 would reduce this impact to *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Sacramento County is a known area of non-attainment for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from the implementation of the Sunridge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19). The Master EIR, determined that the buildout of the Specific Plan with projects such as Montelena would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10 (*Ibid.*). The proposed project is subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing Nox emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp. 11.15–11.16, 11.18–11.20). Implementation of Mitigation Measure AI-1, proposed in the SDCP/SRSP Master EIR, SMAQMD's approved construction emissions programs (Findings, p. 101), and a measure substituted by the Board for proposed measure AI-5 (Findings, p. 106) were found by the Board to mitigate, but not entirely avoid, these impacts from air pollutant emissions.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant air quality impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1)) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the air quality impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (See CEQA Guidelines, § 15183.) To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable to this project.

Mitigation Measures

The following mitigation measures are a revision to the previously adopted Mitigation Measure AI-1 for the SDCP/SRSP EIR, which makes it applicable to Montelena project.

MM 3.2a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2b The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2c The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2d The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the

contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2e The project applicant shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

In addition, the following mitigation measures shall be implemented by the Montelena project to reduce emissions from off- road diesel powered construction vehicles.

MM 3.2f **Category 1:** Reducing NO_x emissions from off-road diesel powered equipment.

The prime contractor shall provide a plan for approval by the City of Rancho Cordova and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average. The prime contractor shall submit to the City of Rancho Cordova and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs; and,

Category 2: Controlling visible emissions from off-road diesel powered equipment.

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the proposed project site does not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in

which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.

In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *Prior to and during construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The land uses proposed under the Montelena project is not associated with substantial pollutant concentrations. In addition, standard equipment and best management practices (BMPs) will be used during all construction activities; therefore, this impact is considered *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Rendering Company (SRC) owns and operates the Sacramento Rendering Plant (Facility), which is located at 11350 Kiefer Boulevard. The Facility is situated on an approximately 600-acre site and is adjacent to the SDCP area's western boundary. The plant is located approximately 1-¼-miles southwest of the proposed project site. The Facility handles and processes nearly 11 million pounds of animal waste products per month. The Facility operates under noxious-use control requirements, which are established and enforced by the Sacramento Metropolitan Air Quality Management District (SMAQMD). Since the certification of the SDCP/SRSP Final EIR, which occurred in June 2002, the Facility has been retrofitted with state-of-the-art scrubbers and other air pollution devices. The additional devices are equipped with the latest odor control technology and have reduced any potential impacts associated with Facility operations on adjacent and nearby land uses to insignificant levels. The SDCP/SRSP Final EIR concluded that full mitigation of potential odor impacts associated with the rendering plant was beyond the control of the County and that land use compatibility impacts remained significant and unavoidable. However, since the SDCP/SRSP Final EIR was certified, potential compatibility impacts with the Sacramento Rendering Plan were mitigated consistent with LA-3 of the SDCP/SRSP EIR and no further impacts are anticipated. The upgrades and cost of the upgrades have already been paid; therefore, this impact is considered *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IV. BIOLOGICAL RESOURCES. Would the project:					
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?	☐	☐	☒	☐	☒

EXISTING SETTING

The SDCP/SRSP EIR addressed the potential biological impacts of development in a general (non site-specific) manner and applied mitigation measures to subsequent projects seeking approval in conjunction with the SDCP/SRSP. Subsequent projects in the SDCP/SRSP are required to prepare wetland delineation, site-specific special-status species surveys and obtain appropriate state and federal permits, and to provide "fair-share" mitigation for known biological impacts.

Subsequently, the project applicant has submitted a Section 404 Individual Permit Application to the United States Army Corps of Engineers (USACE). Furthermore, the USACE entered into formal consultation, pursuant to section 7(a) of the Endangered Species Act, with the United States Fish and Wildlife Service (USFWS). The USFWS has provided a Biological Opinion on the proposed project (**Appendix A**). The Biological Opinion states that there are 16.466 acres of Waters of the United States located on the proposed project site. The proposed project would result in the direct fill of 10.605 acres of wetlands of which 10.411 acres are waters of the United States and 9.119 acres are habitat for vernal pool tadpole shrimp and vernal pool fairy shrimp.

The Biological Opinion also states that based on surveys in the area and on the project site a population of slender Orcutt grass (*O. tenuis*) is present on the project site. The applicant proposes to preserve approximately 50 acres around the known slender slender Orcutt grass site; therefore, the USFWS determined that the project in not likely to adversely affect this species.

The Biological Opinion states that the 50 acre preserve was discussed and coordinated with staff from the USFWS and is designed consistent with USFWS recommendations. The onsite preserve encompasses the "sub watershed" around the known population of slender Orcutt grass and includes approximately 5.410 acres of listed species wetland habitat. The 50 acre preserve will be protected and managed in perpetuity through a USFWS approved conservation easement, USFWS approved management plan, and sufficient funds to manage and monitor the site in perpetuity in accordance with the management plan. The project proponent will purchase credits at an approved mitigation bank sufficient to protect 9.119 wetland acres. The Biological Opinion concludes by saying:

> *"After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baseline for the area, the effects of the proposed action and the cumulative effects, it is the USFWS's biological opinion the proposed project, as proposed, is not likely to jeopardize the continued existence of the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Because no critical habitat in Sacramento County has been designated for vernal pool fairy shrimp and vernal pool, tadpole shrimp, none will be affected."*

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR Findings

Impacts to special-status species were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (FEIR, pp. 14.27–14.32). The Montelena project site may contain suitable habitat for special status species (FEIR, p. 14.27). The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that such

habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits. (Findings, pp. 120-121 (mitigation measures BR-6, BR-7).)

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant special status species impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the special status species impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable to this project.

Montelena Specific Information

The applicant has coordinated with the appropriate agencies, has conducted surveys for special status species, and has prepared a detailed mitigation plan (**Appendix A**). However, if development of the proposed project site does not take place in a timely manner, updated surveys may be necessary. To this end, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by SDCP/SRSP Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

Mitigation Measures

The following mitigation measures (based on BR-6, BR-7, and BR-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 4.1a The project proponents shall conduct (**or update**) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species.

- If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

- Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7

Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.

- Where project impacts include taking of a state listed animal species, a "2081" permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS and CDFG.*

MM 4.1b If development of the Montelena project would result in a loss of Swainson's Hawk foraging habitat, the project's applicants shall mitigate for such loss by implementing one of the following alternatives:

- For projects within a one-mile radius of an active nest site, the project proponent shall preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a one to five mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a five to ten mile radius of an active nest site, the project proponent shall preserve 0.5 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the Department of Fish and Game).

- The project's proponents shall, to the satisfaction of the CDFG, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

- The project's proponents shall submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the City of Rancho Cordova Planning Department in the amount set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.

- Should the City Council of the City of Rancho Cordova adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee) prior to implementation of one of the measures above, the project proponent may be subject to that program instead.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and CDFG.*

MM 4.1c Prior to each phase of grading and construction, a preconstruction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the Department of Fish and Game shall occur in order to determine the protective measures

which must be implemented for the nesting birds of prey. If nesting is not observed, further action is not required.

Timing/Implementation: *Prior to issuance of grading permits and prior to each phase of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and USFWS.*

Implementation of Mitigation Measures MM 4.1a through 4.1c would reduce project-specific impacts to special-status species to *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document. See a) above.*

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR Findings

Impacts to wetlands were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (See FEIR, pp. 14.22–14.24). The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23–14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24–14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible, however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations of their parcels and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the applicable state and federal agencies' permitting requirements. (Findings, pp. 117-118 (mitigation measures BR-2, BR-3, BR-4).) The Board's measures also allowed for flexibility in achieving compliance with the no net loss policy, in order to accommodate future improvements in wetlands mitigation strategies. (Findings, pp. 118-119 (mitigation measures BR-3 and SRSP zoning condition No. 62).)

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant wetlands impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) This is in large part due to the 54.5-acre wetland preserve located

on the proposed project site. Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the wetlands impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.)

Montelena Specific Information

The project applicant has submitted a 404 Individual Permit Application to the USACE that includes a wetland delineation, rare plant survey, on-site avoidance and minimization, and mitigation plan (**Appendix A**). However, to ensure that necessary federal permits are obtained, and compliance with the County's no net loss program is achieved, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-2 and BR-4, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to wetlands to a less than significant level, as required by the County's and federal government's no net loss policies (FEIR, pp. 14.23–14.24; Findings, pp. 116–119).

Mitigation Measures

The following mitigation measures (based on BR-2 and BR-4 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 4.2a If wetland impacts occur, the project proponents shall comply with Sacramento County's no net loss policies for wetland habitat acreage and values (CO-62, CO-70, CO-83, and CO-96), which establish minimum performance for a wetland avoidance/mitigation strategy.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 4.2b Prior to construction activities, the project applicant shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act Permits.

Timing/Implementation: *Prior to site disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

Implementation of Mitigation Measures MM 4.2a and 4.2b would reduce the projects impact to wetlands to *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not interfere with the movement of any fish or wildlife species or impede the use of native wildlife nursery sites or corridors; therefore, this impact is considered *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The project site may contain oaks, cottonwoods, ornamentals and various orchard trees. Impacts to native

oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an on-site tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts to on-site trees that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the trees impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure BR-9, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impact to trees to a less than significant level, as noted by the Master EIR (FEIR, pp. 14.33).

Mitigation Measure

The following mitigation measure (based on BR-9 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 4.3 The project applicants for the Montelena project shall submit a survey identifying the specific type, size, and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. Consistent with General Plan policies, the removal of any native oak tree measuring six inches or greater in diameter at breast height (dbh) and the removal of any non-oak native tree (excluding cottonwoods and willows) measuring 19 inches or greater dbh necessary to accommodate future development shall be mitigated by planting replacement trees (in-kind species on an inch-for-inch basis) within the project area. In addition, other non-native landmark size (19" or greater) may require mitigation as determined on a project-by- project basis.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 4.3 would reduce potential impacts to on-site trees to *less than significant.*

f) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County or the SDCP/SRSP; therefore, the project would not conflict with such plans and the impact would be *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in ? 15064.5?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ? 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?	☐	☐	☒	☐	☒

EXISTING SETTING

Record searches and field examinations were conducted in preparation for the SDCP/SRSP EIR; however, only portions of the Plan area were surveyed. Subsequently, a literature search was conducted for the project site at the North Central Information Center (NCIC) in January 2003 (ECORP, 2003). Information obtained from the NCIC indicated that no historic or prehistoric sites were known to be located within or adjacent to the project area. Furthermore, the record search indicated that no prior cultural resource surveys had been conducted within the project area. Between July and October 2003, ECORP archaeologists conducted a systematic cultural resource survey of the project area. One historic site was located and documented (EC-04-01) as a result of the field reconnaissance. A determination of eligibility for listing on the National Register of Historic Places was made. It was determined that the property does not meet the minimum requirements for listing based on the poor integrity of the site, dearth of cultural remains amenable to study under the directions established in the projects research orientation, and the property's lack of association with persons or events important to local, regional or national history.

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The surveys indicated that the Montelena project site was free of important cultural/historical resources and it was determined that the site has a low probability of such resources. However, there is the potential to discover cultural/historic resources during construction activities.

Mitigation Measures

The following mitigation measure (based on CR-1 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 5.1 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered

during development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. At that time, the City will coordinate any necessary investigation of the site with appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Timing/Implementation: *During Construction Activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 5.1 would ensure the projects potential cultural, historic, paleontologic, and archeological resource impacts are *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above.

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above.

d) *Less than Significant Impact/Reviewed Under Previous Document.* There are no known cemeteries on the project site; however, due to the large Native American population in the past, the primary concern is the disturbance of hidden or unmarked sites, such as gravesites or areas of spiritual significance, which may not contain any surface evidence of occupancy. The project is not expected to result in any new cultural resource impacts. However, implementation of Mitigation Measure 5.1 would reduce any potential human remain impacts to *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS. Would the project:					
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?	☐	☐	☐	☒	☐

EXISTING SETTING

The Spink Corporation evaluated the soils within the SDCP/SRSP areas including the geological conditions of the Montelena project site. Design of the buildings in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) would ensure that significant damage to buildings as a result

of seismic ground shaking is prevented. The SDCP/SRSP EIR concluded that the soil types and geologic conditions occurring within the SRSP area are suitable for the land uses proposed for the Montelena project.

DISCUSSION OF IMPACTS

a)

(i) *Less than Significant Impact/Reviewed Under Previous Document.* 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. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant.*

(ii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to 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; however, any development would be required to comply with any seismic standards enforced by the UBC.

(iii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to a(i) above. The soil types of the Montelena project site consist of Redding gravelly loam, Red Bluff loam, Red Bluff-Redding complex (NRCS Soil Survey, 1993), which do not constitute a potential impact for ground failure or liquefaction.

(iv) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is characterized by flat terrain and gently sloping topography; as such, the site has very low potential for landslides.

b) *Less than Significant Impact/Reviewed Under Previous Document.* Grading activities associated with development of the project would remove vegetative cover and would expose soils to wind and surface water runoff. The project is subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. This issue was addressed in the SDCP/SRSP FEIR (page 13.18); therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* The soil groups present on the project site has high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high-shrink swell potential. The project is subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* See c) above.

e) *No Impact.* The proposed project would not use a septic tank system or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) facilities; therefore, there is *no impact.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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?	☐	☐	☒	☐	☐

EXISTING SETTING

The initial Phase I Environmental Site Assessment was prepared for the entire SDCP/SRSP area by Wallace-Kuhl & Associates (dated 1997). The Assessment identified potential hazardous impacts resulting from including but not limited to: the exposure to off-site groundwater contamination; exposure to residual agricultural chemicals; potential Kiefer Landfill impacts; exposure to toxic air emission sources; exposure to PCB's and radon; and the potential of exposure to asbestos during the construction period.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was reviewed in the SDCP/SRSP Master EIR for the Sunrise Douglas Community Plan and the Sunridge Specific Plan Areas (see Section 16. Hazardous Materials). The land uses proposed as part of the Montelena project site consist of residential, wetland preserve, parks, and landscape corridor lots, which are not associated with the use of large amounts of hazardous materials. In addition, the proposed land uses do not, generally, involve the routine transport of hazardous materials; therefore, implementation of the project is expected to result in *less than significant* hazardous material transportation and disposal related impacts.

b) *Less than Significant Impact/Reviewed Under Previous Document.* Construction activities would include the use of heavy equipment, which involves the use of oils, fuels and other potentially flammable substances that are typically associated with construction activities. In addition, as noted in the Master EIR, the Montelena site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to people in the vicinity if PCB exposure occurs as a result of leakage or combustion, or if people come into contact with contaminated or hazardous materials associated with the storage tanks or illegally dumped debris (FEIR, pp. 16.16–16.20). The FEIR determined that these potentially significant impacts could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and removal of these hazards (*Ibid.*).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous materials that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the hazardous materials impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures TX-3, TX-6, TX-7, and TX-8 adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.16–16.20).

Mitigation Measures

The following mitigation measures (based on TX-3, TX-6, TX-7, and TX-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 7.1a The Montelena applicants shall coordinate with SMUD to ensure that all transformers, which predate 1979/1980, are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 7.1b As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the Montelena project site and disposed of or recycled off-site.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 7.1c If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 7.1a through 7.1c would reduce potential PCB, underground storage tanks, and/or trash and debris impacts to *less than significant*. No other significant risks of explosion or accidental release of hazardous substances are anticipated; therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 16: Hazardous Materials and discussions a) and b) above. There are three elementary schools, one middle school, and one high school proposed in the SDCP/SRSP areas. However, development of the Montelena project site would not result in the release of acute hazardous materials adversely affecting these proposed school sites. Therefore, this impact is considered less than significant.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed project site is not listed as having past hazardous materials involvement. However, there is documented groundwater contamination within close proximity to the proposed project area (SDCP/SRSP Final EIR, page 16.13). However, the use of on-site wells is not part of the Montelena project. Instead, the project proposes to obtain potable water from an off-site well field [known as the North Vineyard Well Field (NVWF)] located approximately

5 miles southwest of the SDCP/SRSP project area, ultimately to be combined with surface water supplies as part of the planned Zone 40 conjunctive use system (SDCP/SRSP Final EIR, page 16.14). The California Department of Health Services believes that the NVWF will provide a guaranteed supply of drinking water for the indefinite future. Therefore, the potential for exposure to groundwater contamination is considered to be less than significant.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous groundwater contaminants that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater contamination impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure TX-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.18).

Mitigation Measures

The following mitigation measure (based on TX-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 7.2 As development occurs, the site shall be specifically inspected for water supply wells, septic tanks, leach lines, and cisterns. All water supply wells shall be properly destroyed via the well abandonment procedures of the County Environmental Health Division. Septic tanks, leach lines, and cisterns shall be located, removed, and backfilled in accordance with the recommendations of a qualified geotechnical engineer.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 7.2 would reduce any other potential public and environment impacts resulting from these sites to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento Mather Airport, but is within two miles of the facility. Implementation of the project would not adversely affect operations of this facility and is not anticipated to result in safety related hazards or adverse impacts to people residing or working on the project site. Therefore, this impact is considered less than significant (SDCP/SRSP Final EIR, page 4.29).

f) *No Impact.* The project area is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

g) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not conflict with the Sacramento County Multi-hazard Disaster Plan, the Sacramento County Area Plan or any other adopted emergency response or evacuation plan. Therefore, this impact is considered less than significant.

h) *Less Than Significant Impact/Reviewed Under Previous Document.* The project site is not adjacent to wildlands and is in an area designated for urbanized land uses. Additionally, implementation of the project would not place residences or structure where they are intermixed with wildlands. Therefore, this impact is considered less than significant and does not require mitigation.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY. Would the project:					
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) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR (See, generally, FEIR, section 9). The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface water quality impacts during the construction period and long-term water quality impacts due to urban runoff and accumulated pollutants after development (FEIR, pp. 1.15, 9.12; Findings, p. 78). As expected in the FEIR, construction of the proposed project would create new sources of urban runoff (FEIR, pp. 9.12–9.13). Unless the runoff is controlled, it would generate new runoff pollutants such as oil, gasoline, and other chemicals with potentially adverse impacts on water quality. The FEIR concluded that, through the use of water quality control basins proposed in the SDCP/SRSP Master Drainage Plan, combined with flood control detention facilities, compliance with a Stormwater Pollution Prevention Plan ("SWPPP") and applicable County ordinances and State requirements, such impacts would be reduced to a less than significant level (*Ibid.*). A SWPPP will also be required for the Montelena project to address site-specific erosion control and water quality issues after construction. Because the County Land Grading and Erosion Control Ordinance and State requirements already apply to the project, no further mitigation for water quality impacts is necessary (FEIR, p. 9.13).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant water quality or waste discharge impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the water quality impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure HY-3, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant water quality impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 9.13).

Mitigation Measures

The following mitigation measure (based on HY-3 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 8.1 The Montelena applicants shall provide storm water quality source and treatment measures consistent with Volume 5 of the Sacramento County Drainage Manual. The final design of such and treatment control measures shall be subject to the approval of the Sacramento County WRD.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments and the Sacramento County Water Resources Department.*

Implementation of Mitigation Measure MM 8.1 would reduce potential water quality standards and waste discharge requirements impacts to *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan's potential impacts on area groundwater levels were extensively examined in the Master EIR (See FEIR, pp. 7.35–7.56). The Board ultimately concluded that all such impacts would be mitigated to a less than significant level (Findings, pp. 60-70).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant groundwater supply impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Developments subsequent to the approval of the SDCP/SRSP within the SDCP/SRSP planning areas are subject to mitigation measures demonstrating the acquisition of adequate surface supplies has been achieved and that groundwater levels will not be adversely impacted (Findings, pp. 60-70). Implementation of these measures at a project-specific level will reduce the potentially significant groundwater impacts to a less than significant level, as noted by the Master EIR (*Ibid.*).

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted for the larger SDCP/SRSP project, conversion of approximately 325 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the sites (FEIR, p. 9.11). Buildout under the SDCP/SRSP such as the proposed Montelena project would increase drainage rates that could result in flooding and erosion (*Ibid.*). The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5). No additional on- or off-site siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant drainage impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the drainage impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures at a project-specific level will reduce the potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

Mitigation Measures

The following mitigation measures (based on HY-2, HY-4, and HY-5 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 8.2a The Montelena project shall implement the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area " (Amendment (MHM Engineers & Surveyors, October 19, 2001. Such improvements shall be designed to ensure that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the County Water Resources Division (WRD). Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will reduce peak flows or at least pre-development of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.

- Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD for review and approval.
- Plans for the design and construction of the realigned channel and detention basin within the Sares-Regis wetland preserve area shall also be subject to the approval of the US Army Corps of Engineers.
- Plans for the design and construction of any joint-use park/detention facilities shall also be subject to the approval of the City of Rancho Cordova Parks District.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and the Sacramento County Department of Water Resources.*

MM 8.2b Implementation of the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area" (Amendment (MHM Engineers & Surveyors, October 19, 2001 shall not occur until the following items have been submitted to the City of Rancho Cordova for review and approval:

- A wetland delineation for the improvement area verified by the U.S Army Corps of Engineers.
- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.

- Determinate surveys of the improvement area for potentially occurring special status species.

- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.

- A vegetation/tree survey for the improvement area, which identifies any existing marsh and riparian habitat.

- A detailed vegetation/tree replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS, US Army Corps of Engineers, and CDFG.*

MM 8.2c Implementation of the Final MDS and Amendment improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department USFWS, US Army Corps of Engineers, and CDFG.*

Implementation of Mitigation Measures MM 8.2a through 8.2c would reduce the project's potential water quality standards and waste discharge requirement impacts to *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussions c) above and g) below.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion above in a) and c).

f) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above.

g) *Less than Significant Impact/Reviewed Under Previous Document.* According to the SDCP/SRSP EIR and as depicted on current FEMA maps, the entire project site is located outside the 500-year floodplain (SDCP/SRSP Final EIR, page 9.1b). The proposed project would not 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; therefore, this impact is considered *less than significant.*

h) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion g) above.

i) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology, and discussion 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 tsunami.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP area is currently undeveloped and is surrounded by limited development; as such, the project would not divide an established community. The Master Plan EIR identified nine residential clusters or community "villages" for the SDCP area, which included land use allocations for the SDCP/SRSP areas. These allocations included, but were not limited to, residential densities, public service acreage, and commercial square footage. Land use related impacts for the Community Plan and Sunridge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). Implementation of the Montelena project would not result in any additional land use impacts than those identified in previous documents; therefore, this impact is considered *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were not inconsistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency (SDCP/SRSP Findings, p. 31). The Montelena project proposes land uses that are substantially consistent with and fulfill the Community Plan and Specific Plan designations for these areas (See FEIR, pp. 4.15a–4.17b). Land uses proposed by the Montelena project include more land devoted to park uses, and the designation of a wetland preserve, which was not previously identified in the specific plan. This would result in a lesser impact to the environment than was previously analyzed in the Specific Plan. Therefore, development of the Montelena project site would not result in any new or significant additional land use impacts beyond those identified in the Master EIR. Therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* Upon adoption of the SDCP/SRSP EIR, there was no Habitat Conservation Plan in effect for the project area. No HCP or Natural Community Conservation Plan (NCCP) has been adopted in the mean time. The Sacramento Planning Department has indicated that the South Sacramento

County HCP is in the planning stages and they may have an administrative draft in seven months. However, they don't anticipate adoption of the plan for more than two years; therefore, *less than significant* impacts are expected for the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Less Than Significant Impact/Reviewed Under Previous Document.* The project site is not identified by the California Division of Mines and Geology or in the Sacramento County General Plan as a high quality resource area. Additionally, planned growth and development in the area will preclude the mining and recovery of potential mineral resources (such as aggregates) in the project area. Therefore, this impact is considered *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento County General Plan does not designate the site as located in a mineral resource zone. This was previously addressed in the SDCP/SRSP FEIR (page 13.19) and the impact is considered *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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?	☐	☐	☐	☒	☐

EXISTING SETTING

Motor vehicle traffic is the major existing noise source in the SDCP/SRSP area. Major mobile sources include the vehicular traffic along Sunrise Boulevard, Douglas Road, Grant Line Road, Jackson Highway, and Kiefer Boulevard and daily aircraft noise from nearby Mather Field. Stationary sources of noise in the vicinity of the project area include; the Cordova Shooting Center, the Kiefer Road Landfill, the Sacramento Rendering Company, American River Aggregates and Asphalt, and the Douglas Security Park.

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less than significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.*; Findings, pp. 111-114). As

predicted in the Master EIR, the Montelena project may place residential and other land uses in close proximity to roadways, which may result in traffic noise in excess of established Sacramento County General Plan and Noise Ordinance Standards (FEIR, pp. 12.15–12.16). This project, however, is subject to the mitigation measures adopted by the County for these impacts. Therefore, this impact will be mitigated to a less than significant level.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant noise impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the noise impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Implementation of the previously adopted SDCP/SRSP mitigation measure NS-5 at a project-specific level will reduce the potentially significant noise impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 12.15–12.16; Findings, pp. 111-114).

Mitigation Measure

The following mitigation measure (based on NS-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 11.1 The Montelena noise-sensitive land uses proposed for development within the future 60 dB Ldn traffic noise contour shall be required to prepare an acoustical analysis, and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 11.1 would ensure compliance with Sacramento County noise standards and reduce future ambient noise levels to *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the Montelena project would not generate excessive groundbourne vibration or groundbourne noise sources. Construction activities would temporarily increase groundbourne related impacts; however, standard Sacramento County Noise Ordinance requirements would reduce this impact to *less than significant.*

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above. In addition, implementation of the project would substantially increase traffic volumes and result in changes in traffic noise levels adjacent to roadways in the vicinity of the project. The project would also result in additional stationary noise sources from the proposed park and recreational uses. To reduce potential noise impacts from these sources, the project will incorporate the use of setbacks, barriers and various site designs to help shield noise sensitive areas (i.e., residential areas, school sites, and parks). The project would not result in any permanent noise increases than those

identified in the SDCP/SRSP EIR. Therefore; implementation of Mitigation Measure MM 11.1 would reduce project impacts to *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the project would involve the transport and use of heavy equipment. The use of heavy equipment and other construction activities would temporarily increase the ambient noise levels in project's vicinity above existing levels. However, these increases would be periodic and subject to Sacramento County Noise Ordinance regarding construction activities. The Montelena project would not result in any additional temporary noise increases than those identified in the SDCP/SRSP EIR.

Mitigation Measure

The following mitigation measure (based on LA-1 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 11.2 The Montelena project shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone for information and/or complaints regarding the construction activities. This may be a City number if applicable.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 11.2 would reduce the potential temporary noise impacts to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Montelena project site is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed site. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed site from operation of this facility. Therefore, this impact is considered *less than significant.*

f) *No Impact.* There are no private airstrips within the vicinity of the proposed project site; thus, no impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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/Reviewed Under Previous Document.* As noted in the Master EIR, buildout of the SDCP area could result in the construction of approximately 22,503 residential units, commercial/business/professional land uses and school and park sites (FEIR, p. 3.5). The project site is located within the SDCP and SRSP areas, which were designated in the Sacramento County General Plan as an Urban Growth Area (FEIR, p. 4.33). Potential impacts relating to population and housing were globally addressed in the General Plan EIR (*Ibid.*).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant growth inducement impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the growth-inducing impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Therefore, the Montelena growth inducement impacts are considered *less than significant.*

b) *No Impact.* The project will provide approximately 874 residential units on land that currently has no residences. Therefore, there would be no displacement of existing housing and no need for the construction of replacement housing elsewhere.

c) *No Impact.* See b) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The American River Fire District indicated that one or two more fire stations would be needed to accommodate the proposed growth within the SRSP area. The Montelena project has proposed to set aside a 2.7-acre site for a fire station on the northwest corner of the project site bordering Douglas Road. During the project's development, the primary calls for fire service will most likely be for emergency medical responses. The proposed project is subject to modern fire codes, which would decrease the likeliness of structure related fire responses.

Mitigation Measures

The following mitigation measure (based on PS-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 13.1a The Montelena project shall comply with the following design measures:

- Cul-de-sacs shall not exceed 150-feet in length where possible, in order to facilitate emergency vehicle response throughout the development area. Off-site street bikeways, pathways, and recreational areas shall provide adequate access for fire fighting apparatus.

- All development shall meet the minimum water supply requirements for fire flow, by type of land use.

- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place during all phases of the project.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 13.1b The project applicants shall pay their fair share of proposed SRSP fire protection facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the Mitigation Measure MM 13.1a and 13.1b would fully mitigate the Montelena potential impacts on fire protection services to *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento County Sheriff's Department will provide law enforcement services to the Montelena project site. The SDCP/SRSP project's effects on law enforcement were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sheriff's Department reviewed the SDCP/SRSP projects and identified various design features, which can be included in future development proposals to minimize the demand for law enforcement services (SDCP/SRSP EIR, page 6.16).

Mitigation Measures

The following mitigation measure (based on PS-6 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 13.2 The project applicants shall consult with the City of Rancho Cordova Police Department and implement crime prevention/safety development design measures to the maximum extent feasible.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the Mitigation Measure MM 13.2 would mitigate the potential impacts on law enforcement services to *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the proposed residential units would generate students for schools. However, the SDCP/SRSP FEIR states, "The Public Facilities Financing Plan for the Specific Plan area indicates that funding of needed school facilities will occur through the payment of Elk Grove and Folsom Cordova school impact fees, through participation in the Elk Grove School District's Mello Roos CFD, and though the State School Building Program. By contributing towards the costs of school facilities as outlined in the proposed Financing Plan, and by designating an adequate number of sites for new school construction, Sunrise Douglas Community Plan area development will have a less than significant impact on school facilities". Therefore, the proposed project would also have a less than significant impact on school facilities.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the residential units would generate the need for additional parkland. The project proposes the construction of a total of 20.1 acres of park to serve the proposed residential units.

These park areas are consistent with the land use designations proposed in the SDCP/SRSP FEIR (SDCP/SRSP FEIR, page 4.15a). This is considered a less than significant impact to park resources.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measures

The following mitigation measures (based on PS-1, PS-2, PS-3, and PS-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 13.3a The Montelena project applicant(s) shall address and resolve project related electrical facility issues through close coordination with SMUD in project planning and development. The applicant(s) shall grant all necessary right-of-way for installation of electrical facilities. Coordination with SMUD shall occur and any required agreements shall be established prior to issuance of necessary permits or approvals for the project.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3b To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between facilities and surrounding objects or construction activities. To ensure compliance with these standards, the Montelena project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance of operations of PG&E's facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and PG&E.*

MM 13.3c The residential design of the Montelena project shall adhere, to the SMUD Energy Efficiency/Load Management Measures for Residential New Construction.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3d The Montelena project applicants shall address and resolve issues related to the provision of telephone and cable television services within the project areas through close coordination with the applicable service provider during project planning and development.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 13.3a through 13.3d would reduce potential natural gas, electrical service, phone, and cable impacts to *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The Montelena project would include approximately 20.1-acres of park area, which would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above. The potential environmental impacts of park construction and provision were addressed in the appropriate technical sections of the SDCP/SRSP EIR. The construction of the park areas would not result in additional environmental impacts than those identified in the EIR; therefore, this impact is considered *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC. Would the project:					
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)?	☐	☐	☒	☐	☒

EXISTING SETTING

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). The analysis examined the project-specific and cumulative effects on the Specific Plan area's roadways, intersections, freeway operations, and proposed transit and bikeway facilities (FEIR, pp. 10.17–10.36). Implementation of the SRSP would increase A.M. and P.M. peak hour and daily vehicle trips over existing conditions (FEIR, p. 10.17). The SDCP/SRSP EIR identified thirty-one (31) traffic and circulation mitigation measures, most of which the Board subsequently adopted (Findings, pp. 80-98). The Montelena project will have to comply with the applicable adopted mitigation

measures. Those measures would provide the required improvements for roads that would serve the proposed project site (i.e., Sunrise Boulevard, Douglas Road, Americanos Road, and Pyramid Road, etc.).

However, the proposed Montelena project has changed land use arrangements and land use totals to those analyzed in the SDCP/SRSP EIR. Feer and Peers conducted a Supplemental Traffic Assessment in January 2005 to address the differences in the proposed plan to the SDCP/SRSP EIR (**Appendix B**). The analysis concluded that the proposed project would generate 747 fewer daily trips than land uses analyzed in the SDCP/SRSP EIR. Furthermore, with the proposed fewer trips, mitigation measures presented in the SDCP/SRSP EIR would continue to mitigate expected traffic impacts.

DISCUSSION OF IMPACTS

a) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* Traffic and Circulation issues were globally addressed in the SDCP/SRSP EIR (see Section 10: Traffic and Circulation). The SDCP/SRSP EIR indicated that a significant number of trips would be generated by implementation of the SRSP under existing plus project conditions. Buildout under the SRSP is projected to generate approximately 152,400 daily vehicle trips (10,155 during the A.M. peak hour and 15,830 during the P.M. peak hour). Although, the Montelena project would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate the project's traffic related impacts to the furthest extent possible. The Montelena project site plan is substantially consistent with the SRSP. Therefore, impacts were previously addressed in the SDCP/SRSP EIR.

Mitigation Measures

The following mitigation measures (based on TC-1 through TC-31 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 15.1 The Montelena project shall participate in fair share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR in Mitigation Measures TC-1 through TC-7 and TC-9 through TC-31.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 15.1 would reduce the impacts on volume-to-capacity ratio and congestion at intersections to *less than significant.*

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above. The cumulative traffic related impacts of buildout under the Specific Plan were addressed in the Master EIR, which indicated that the cumulative conditions in the SRSP area would exacerbate unacceptable conditions at some roadways bordering the SRSP.

Mitigation Measures

The following mitigation measure (based on TC-20 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 15.2 The Montelena project applicants shall participate in their fair share of traffic calming measures required along Sunrise Boulevard (i.e., signal timing, striping, and left turn restriction).

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 15.2 would reduce cumulative impacts on area roadways to less than significant.

c) *No Impact/Reviewed Under Previous Document.* The proposed project does not involve any aviation-related uses but is located within two miles of the Sacramento Mather Airport. The project site is not located within the airport safety zones or within the approach and departure paths for aircraft using the airport and no impacts are anticipated.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed roadway system for the Montelena project would be designed consistent with Sacramento County Department of Transportation Engineering standards and the approved SRSP; therefore, this impact is considered less than significant.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP identified roadway improvements, which will ensure adequate emergency access to the Montelena project site; therefore, less than significant impacts are anticipated.

f) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP EIR indicated that all development projects within the SRSP area are subject to parking requirements established in the Sacramento County Zoning Code for the proposed land uses. In addition, the SDCP/SRSP EIR (page 10.36) indicated that parking related impacts are considered less than significant and no mitigation measures are necessary.

g) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRDP EIR evaluated alternative transportation modes for the Sunridge Specific Plan area. The project will incorporate pedestrian pathways and bikeways and the routing of the collector streets will provide bikeway and pedestrian connections to regional bikeway systems and regional transit. SRSP preliminary conceptual transit routes are proposed along Douglas Road and Pyramid Road. In addition, the bikeways will meet the standards set forth in the 2010 Sacramento City/County Bikeway Master Plan (SRSP page 4-7). The project would not conflict with the provision of alternative modes of transportation; therefore, less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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?	☐	☐	☒	☐	☒

EXISTING SETTING

As previously discussed in the Project Description above, the SDCP/SRSP and its accompanying Environmental Impact Report specify anticipated residential, commercial and institutional land uses, and the needed infrastructure and financing systems to support an anticipated 22,503 dwelling units. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board of Supervisors outline the processes by which new systems and conveyances must be designed, approved, and implemented within the SDCP and SRSP areas. There were no

additional utility or service systems impacts identified for the Montelena project that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). No wastewater treatment impacts were identified in the EIR that conflicted with applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements or standards. Interim sewer outfall will be needed to serve the project due to the timing of construction of the proposed CSD-1 Mather and Laguna Interceptors. Temporary facilities include a pump station (located approximately 4,000 feet south of Douglas Road and 1,200 feet east of Sunrise Boulevard) with an ultimate capacity of approximately 5.75 million gallons per day (mgd), serving approximately 8,000 dwelling units. The wastewater from the Montelena project would be pumped via an 18-inch – 36,000 foot force main to the Bradshaw Interceptor at Bradshaw Road and Jackson Highway. The 18-inch force main has a capacity of approximately 9.0 mgd at a velocity of 8 feet per second (fps); therefore, the proposed facilities (interim and long-term) would fully accommodate the sewer flows anticipated from the proposed developments, which includes buildout of the SRSP area (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The potential environmental impacts associated with providing new wastewater and water facilities were globally addressed in the SDCP/SRSP EIR (See Section 7: Water Supply and Section 8: Sewer Service). Although, there is presently no public sewer or water infrastructure available for the proposed project, Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1 (CSD-1) planned facilities and interceptor construction will provide sufficient capacity to accommodate SRSP buildout sewer flows (see a) above and the SDCP/SRSP EIR, page 8.6). The water supply plan for the SRSP area and the Montelena project includes the construction of water supply facilities in phases according to increases in water demand. The water supply plan includes construction of the Excelsior Groundwater Treatment Plant, formerly known as the North Vineyard Well Field (NVWF), located near the intersection Florin and Excelsior Roads to extract groundwater from the basin underlying Zone 40. The "initial phase" would include construction of water supply facilities with sufficient capacity to deliver up to approximately 2,265 acre-feet per year, with a maximum day flow rate of approximately 4.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would be constructed during the "initial phase." Subsequent phases include expansion of "initial phase" facilities to deliver an additional 3,262 acre-feet year and a maximum flow rate of approximately 10.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would also be expanded during these subsequent phases. All water supply facilities for the SRSP, including the Montelena project, will be integrated with the planned Zone 40 surface and groundwater conjunctive use program described in the *Water Forum Plan* (WFP). For a discussion on potential water service impacts, see d) below. The Montelena project will be required to construct the necessary wastewater and water infrastructure facilities to accommodate the proposed land uses. Additionally, the Montelena project site was identified for urban growth and planned for urban utility services to fully accommodate the projected sewer flows.

The following mitigation measures (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 16.1a Prior to the submission of improvement plans for the Montelena project shall provide a detailed sewer design report, which addresses all necessary on-site and off-site facilities to the City of Rancho Cordova Department of Public Works for review and approval.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments.*

MM 16.1b Implementation of off-site sewer facility improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service, and the California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

MM 16.1c Entitlements for the Montelena project (i.e., subdivision maps, parcel maps, use permits, building permits, etc.) shall not be granted unless agreements are in place, consistent with Sacramento County General Plan Policy CO-20. Additionally, entitlements shall not be approved unless either: (a) sufficient EDUs are available under CO-20 development cap; or (b) additional supplemental water supplies are acquired and the CO-20 development cap is sufficiently expanded if needed.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 16.1d The project applicants shall pay any SCWA development fee or development fee surcharge imposed to fund the construction of all water facilities, extraordinary water facilities and water mitigation measures attributable to development within the Sunridge Specific Plan, as determined by the Sacramento County Department of Water Resources.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and Sacramento County Department of Water Resources.*

MM 16.1e Prior to the approval of any building permits, the Excelsior Groundwater Treatment Plant shall be constructed, including the water extraction, treatment, delivery, and storage facilities. These facilities include those for the well field and delivery pipelines. The Excelsior Groundwater Treatment Plant is formerly known as the North Vineyard Well Field.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 16.1a through 16.1e would reduce potential wastewater and water facility construction and expansion impacts to *less than significant.*

c) *Less than Significant/Reviewed Under Previous Document.* The potential environmental impacts associated with providing storm drainage facilities were globally addressed in the SDCP/SRSP EIR (see Section 9, Drainage and Hydrology, pages 9.11 through 9.15). In addition, see Section VIII: Hydrology and Water Quality of this initial study. The land uses proposed in the Montelena project would increase the rate and volume of drainage runoff from the site; however, implementation of drainage and detention improvements and *Mitigation Measures 8.1 through 8.2,* which was revised from the SDCP/SRSP EIR, would ensure that post-development peak flows are reduced to a least pre-development levels and would mitigate potential storm water drainage and associated environmental impacts to *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP EIR (see Section 7: Water Supply). A conjunctive use program, consistent with the Water Forum Plan (WFP), will ultimately be implemented to supply water to the proposed project site. However, environmental analysis of the Zone 40 Master Plan Update and the facilities to implement the groundwater and surface water elements have not been completed, nor has detailed planning or facility design been determined. While it is likely that Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in a timely manner to serve the project, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). However, water supply contracts and an infrastructure system are currently being finalized for the SDCP/SRSP areas and the "Final" Public Facility Financing Plan will provide the needed funding mechanisms to implement the construction of the proposed water systems. In addition, implementation of MM 16.1c, identified above, will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. Review of the Montelena project is not anticipated to result in any additional water supply impacts than those identified in the SDCP/SRSP EIR. Therefore, water supply impacts are considered *less than significant.* The reader is referred to Section 9: Drainage and Hydrology of this initial study, for potential water contamination issues.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section Sewer Service 8 and a) above. The SDCP/SRSP areas were identified for urban growth and planned for urban services. Planned sewer facilities and infrastructure will fully accommodate the sewer flows anticipated from the proposed development (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant.*

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed project under buildout conditions (page 6.21). Additionally, the Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035; therefore, solid waste impacts are considered less than significant.

g) *Less than Significant Impact/Reviewed Under Previous Document.* See f) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the Montelena project has the potential to result in significant impacts related to biological resources (i.e., special-status species and wetlands), visual resources, cultural resources, hydrology/water quality, traffic and circulation, public services and utility and service systems.

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* There are several proposed developments within the SDCP/SRSP areas (i.e., Anatolia, and Sunridge Park and Lot J). The Montelena project, together with other proposed and planned development in the vicinity could result in potentially significant cumulative impacts.

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* Potential project impacts such as air quality, transportation/traffic, hydrology/water quality, provision of public services, provision of utilities, and noise could cause substantial adverse effects in human beings, either directly or indirectly.

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

This section addresses the project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts."

CUMULATIVE SETTING

The cumulative setting for the Montelena project includes buildout proposed under the Sunrise Douglas Community and Sunridge Specific Plan, which includes the Suncreek Specific Plan, the Anatolia I, II, III and IV developments, North Douglas, Sunridge Park, Lot J, Sunridge East and the Preserve at Sunridge. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County, which include, but are not limited to, Rio Del Oro, and the Villages at Zinfandel which contribute to cumulative development in the vicinity of the proposed project.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. Thus, ***less than significant*** impacts to aesthetic resource are anticipated under cumulative conditions.

Agricultural Resources

The entire SDCP area, which includes the project sites, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The project would not result in cumulatively significant loss of agricultural resources or farmlands; therefore, ***less than significant*** impacts are anticipated.

Air Quality

The proposed project would contribute to cumulative air quality impacts in the vicinity. Mitigation measures contained in Section 3: Initial Study III: Air Quality of this MND would reduce the impacts to the greatest extent feasible. The project would result in cumulative adverse air emissions; however, the project's contributions are expected to be ***potentially significant*** unless the mitigation identified in Section 3 of this MND is incorporated, which would reduce the project's air quality related impact to the greatest extent feasible.

Biological Resources

The project would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3:

Initial Study IV: Biological Resources, of this MND would mitigate the project's contribution to a cumulative loss of biological resources to ***less than significant***.

Cultural Resources

Implementation of the proposed project would contribute to an increase in cultural resource impacts. However, mitigation measures identified in Section 3: Initial Study, V. Cultural Resources of this MND, would reduce the project-specific impacts. Thus, the project would have a ***less than significant*** cumulative impact.

Geology and Soils

Project-related impacts on geology and soils would be site-specific and implementation of the proposed project would not contribute to seismic hazards or water quality impacts associated with soil erosion. Therefore, the proposed project is anticipated to have ***no impact*** on cumulative geophysical conditions in the region.

Hazards and Hazardous Materials

The project would contribute to hazards associated with the accidental release of hazardous materials; however, mitigation measures would reduce cumulative hazard conditions to ***less than significant.***

Hydrology and Water Quality

Implementation of the project has the potential to result in cumulative hydrology and water quality impacts; however, the mitigation measures identified in Section 3: Initial Study VIII: Hydrology and Water Quality reduce the project's potential cumulative impacts on hydrology and water quality to ***less than significant.***

Land Use and Planning

The Montelena project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Sunridge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in ***less than significant*** cumulative land use and planning impacts.

Mineral Resources

The proposed project would not result in any site-specific or significant impacts to mineral resources and ***less than significant*** impacts under cumulative conditions are anticipated.

Noise

Implementation of project would result in temporary and permanent changes in the ambient noise levels in the vicinity; however, the mitigation measures in identified in Section 3: Initial Study XI: Noise, of this MND would mitigate cumulative noise impacts to ***less than significant***.

Population and Housing

The Montelena project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Sunridge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in ***less than significant*** cumulative population and housing impacts.

Public Services

The project is not expected to contribute to cumulative public service impacts. The project may result in impacts to fire and police protection during construction. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study XIII: Public Services, of this MND would mitigate such impacts. Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Thus, ***less than significant*** public services impacts are anticipated.

Recreation

The project includes park and open space components, which would reduce potential impacts on existing park related facilities in the area. The Montelena project is part of the SDCP/SRSP areas, which will provide approximately 17 acres of parklands that are not currently available. Therefore, the project would not contribute to cumulative parks and recreation impacts and ***less than significant*** impacts are anticipated.

Utilities and Service Systems

Construction activities related to the proposed project may result in temporary impacts to utilities and service systems, including water and sewer facilities. Mitigation measures proposed in Section 3: Initial Study XVI: Utilities and Service Systems, of this MND would reduce the project's cumulative impacts to ***less than significant***.

Transportation/Circulation

Under cumulative conditions, the Montelena project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions; however, when considered with other development proposed in the Specific Plan area, the projects would exacerbate and contribute to unacceptable conditions at some of the roadways bordering the SRSP area. Mitigation Measures identified in Section 3: Initial Study XV: Transportation and Traffic, of this MND would reduce the project's contribution to cumulative traffic related impacts to ***less than significant***.

Water

The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP EIR (see Section 7: Water Supply). A conjunctive use program, consistent with the Water Forum Plan (WFP), will ultimately be implemented to supply water to the proposed project site. However, environmental analysis of the Zone 40 Master Plan Update and the facilities to implement the groundwater and surface water elements have not been completed, nor has detailed planning or facility design been determined. While it is likely that Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in a timely manner to serve the projects, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). However, water supply contracts and an infrastructure system are currently being finalized for the SDCP/SRSP areas and the "Final" Public Facility Financing Plan will provide the needed funding mechanisms to implement the construction of the proposed water systems. Implementation of MM 16.1c, identified in Section 3: Initial Study XVI: Utility and Service Systems item b), will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. The Montelena project is not anticipated to result in any additional cumulative water supply impacts than those identified in the SDCP/SRSP EIR.

5.0 Determination

On the basis of 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 a significant effect on the environment, however; there will not be a significant effect in this case because the mitigation measures described in Section 3 of this document have been added to the project. A **MITIGATED 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 one or more of such significant effects: 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. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature H. Anderson Date: 5-25-05

Printed name: Hilary Anderson For City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project applicant for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature Martin Niwinski Date: 5-25-05

Printed name: Martin Niwinski For C.P. Suncidge, LLC

6.0 Report Preparation and Consultations

6.1 REPORT PREPARATION

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Cyrus Abhar	City Engineer
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
Brett Bollinger	Environmental Planner

6.2 PERSONS AND AGENCIES CONSULTED

Darrel Eck	SCWA – Zone 40
Jeff Atterberry	CSD-1
Melanie Spahn	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
Peter Christensen	SMAQMD
George Booth	Sacramento County Drainage and Flood Control
Rick Blackmarr	Sacramento County Department of County Engineering and Administration

7.0 References

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United States Fish and Wildlife Service. *Biological Opinion on the proposed Sunridge Ranch Project.* December 9, 2004.

Appendix A
Biological Opinion

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825-1846

In reply refer to:
1-1-04-F-0343

Mr. Justin Cutler
Chief, Sacramento Valley Office
U.S. Army Engineer District, Sacramento
Corps of Engineers
1325 J Street, 14th Floor
Sacramento, California 95814-2922

DEC 9 2004

Subject: Biological Opinion on the Proposed Sunridge Ranch Project (Also known as DJ Enterprises and Sunridge 250) (U.S. Army Corps of Engineers (Corps) Files #199300406 and # 200100448) in Sacramento County, California

This letter is in response to the U.S. Army Corps of Engineers' (Corps) March 24, 2004, request for formal consultation, pursuant to section 7(a) of the Endangered Species Act, as amended (16 U.S.C. 1531 *et seq.*) (Act), on the proposed Sunridge Ranch project located in the city of Rancho Cordova, Sacramento County, California. The U.S. Fish and Wildlife Service (Service) has reviewed the biological information submitted by your office describing the effects of the proposed project on the federally endangered vernal pool tadpole shrimp (*Lepidurus packardi*), the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the federally threatened slender Orcutt grass (*Orcuttia tenuis*). The applicant for the Corp's permit is Centex Homes.

The findings and recommendations in this consultation are based on: (1) August 8, 2001, letter from ECORPS Consulting to the Corps requesting verification of the wetland delineation on DJ Enterprises property, (2) August 30, 2001, Rare Plan Survey Report prepared by ECORPS Consulting, (3) a March 24, 2004, letter to the Service from the Corps requesting formal consultation on the proposed project, (4) September 27, 2004, Biological Resource Assessment for Sunridge Ranch, prepared for Centex Homes by ECORP Consulting, (5) October 8, 2004, letter from ECORPS to the Service transmitting the preserve configuration map and, (6) October 13, 2004, Facsimile transmission from ECORP Consulting to the Service identifying the impacted wetlands and the proposed preservation.

Based on surveys in the area and on the project site the Service believes that vernal pool fairy shrimp, vernal pool tadpole shrimp, and slender Orcutt grass occur or are reasonably certain to occur at the proposed project site because suitable habitat for the listed shrimp species and grass is present on the project site. A known occurrence of the vernal pool fairy shrimp is located approximately 0.5 mile west of the site. A population of *O. tenuis* occurs within the proposed 50-acre on-site preserve.

TAKE PRIDE IN AMERICA

The project proponent has proposed to avoid and preserve an area of approximately 50 acres around the known slender Orcutt grass site; therefore, we have determined this project is not likely to adversely affect this species. This species will not be addressed further in this biological opinion, and no take is authorized for the slender Orcutt grass.

BIOLOGICAL OPINION

Description of the Proposed Action

The Sunridge Ranch project site is a 250-acre property proposed for residential development within the City of Rancho Cordova in Sacramento County. The proposed project site is located south of Douglas Road and west of Jaeger Road. The site lies within sections 8 and 17, Township 8 North, Range 7 East and is located on the U.S.G.S. Buffalo Creek, California 7.5' topographical quadrangle map.

The project site is comprised of a complex of uplands and wetlands characterized by annual grasslands and pastures that have been historically grazed by cattle interspersed with a variety of wetlands types (vernal pools, vernal swales, intermittent streams, and stock ponds). Plant species found within the upland portions of the grazed area include Medusahead grass (*Taeniatherum caput-medusae*), soft chess (*Bromus hordeaceus*), sticky tarweed (*Holocarpha virgata*), and silver European hairgrass (*Aira caryophyllea*). Vernal pool plant species include Carter's buttercup (*Ranunculus bonariensis*), Vasey's coyote-thistle (*Eryngium vaseyi*), creeping spikerush (*Eleocharis macrostachya*), annual hairgrass (*Deschampsia danthonioides*), and winged water-starwort (*Callitriche marginata)* as well as slender Orcutt grass. The soil units mapped for the site include Red Bluff loam, 2-5% slopes; Red Bluff–Redding Complex, 0-5% slopes; and Redding gravelly loam, 0-8% slopes

Potential habitat for the listed shrimp species is located in vernal pools and swales, seasonal wetlands, and intermittent drainages scattered throughout the site. The single slender Orcutt grass population is located in the center of the project boundary within the proposed on-site preserve.

The proposed project consists of residential development and associated infrastructure. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented prior to the start of grading operations. Best Management Practices (BMPs) will be implemented and grading operations will be conducted during the "dry season" in an effort to reduce the potential for soil erosion. The mass and fine grading will take place from approximately April through October 2005 and April through October 2006.

The project site contains 16.466 acres of waters of the United States. The proposed project would result in the direct fill of 10.605 acres of wetlands of which 10.411 acres are waters of the United States and 9.119 acres are habitat for vernal pool tadpole shrimp and vernal pool fairy shrimp. The wetland types are described in Table 1.

Table 1 – Wetlands on the Sunridge Property

Type	Existing (Acres)	Preserve (Acres)	Impact (Acres)
Vernal Pools	12.209	5.295	6.914
Seasonal Wetlands	0.291	0.004	0.287
Drainage Swale	2.010	0.092	1.918
Intermittent Drainage	0.019	0.019	0.000
Man-made Stock Ponds	1.167	0.000	1.167
Retained Unauthorized Fill	0.770	0.000	0.770
Total:	**16.466**	**5.410**	**11.056**

Proposed Conservation Measures- The project proponent is proposing an onsite (i.e., within the boundaries of the Sunridge Ranch property) preserve of approximately 50 acres. The onsite preserve was discussed and coordinated with staff from the Service and is designed consistent with Service recommendations. The onsite preserve encompasses the "sub watershed" around the known population of slender Orcutt grass and includes approximately 5.410 acres of listed species wetland habitat. The 50 acre preserve will be protected and managed in perpetuity through a Service-approved conservation easement, Service-approved management plan, and sufficient funds to manage and monitor the site in perpetuity in accordance with the management plan. The conservation easement shall be placed on the proposed on-site preservation area as a wetland preserve and will be managed in perpetuity as wetland and vernal pool preserves for the protection of any listed species. The project proponent will purchase credits at the Bryte Ranch bank sufficient to protect 9.119 wetland acres.

Comprehensive Conservation Strategy for the Sunrise-Douglas Community Plan Area - The following is taken from the document titled "A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area" prepared by the Service, Department of Army - Corps of Engineers, and the Environmental Protection agency (enclosed). This document and the accompanying planning map (enclosed) developed by the three agencies are hereby incorporated by reference into the project description. Thus, our biological opinion on the issuance of permits for the proposed Sunridge Ranch project is based on application and full implementation of the Federal agencies conservation strategy on all future projects in the SDCPA.

"In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA). The intended result of this effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. The strategy also endeavors to ensure a viable South Sacramento County Habitat Conservation Plan (HCP) can be developed, given that a large proportion of vernal pool habitat under consideration by the HCP planners is at risk in the SDCPA.

The conceptual-level strategy is represented by preserve areas shown on the map titled Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection dated March 2004 (see attached). To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of the "Preserve Areas" based on best professional judgment and a limited amount of information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek. The mapped boundaries are the smallest that would be acceptable to the Agencies and are predicated on ten principles and standards that would be followed by developers and planners as each element of the overall development proceeds.

The conceptual level strategy should be used by developers and planners to design and plan projects in the SDCPA. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.

The Agencies anticipate that permit decisions and biological opinions will be completed on a case-by-case basis, using site-specific project and aquatic resource habitat information. Each proposed project would be evaluated on its own merits within the larger context of the SDCPA. Depending on the particular hydrology, habitat features, and development plans for a particular parcel, the conceptual preserve boundaries may need to be adjusted to minimize direct and indirect impacts to aquatic resources. Appropriate minimization measures will be developed following demonstrated avoidance and minimization of project impacts."

The proposed project is consistent with the conservation strategy developed by the three agencies. We believe the preservation components of the proposal are reasonable and consistent due to the location and nature of the measures (i.e. avoidance of the slender Orcutt grass).

Consultation History

Beginning on May 10, 2002, the Planning Department of the County of Sacramento initiated and facilitated a series of meetings to discuss and develop potential wetlands and endangered species permitting strategies for the Sunrise Douglas Community Planning Area (SDCPA). These meetings were attended by landowners, developers, and their representatives, staff from Congressman Doug Ose's office, California Department of Fish and Game, the Service, Department of Army-Corps of Engineers (Corps), and the Environmental Protection Agency (EPA). The entire group met at least twelve times between May 10th and November 22, 2002, in an attempt to develop a strategy to address issues relating to endangered species and wetland protection within the SDCPA. By November of 2002, a resolution was not reached and discussions ceased at that time.

On July 17, 2002, during this initial phase of meetings, the Sacramento County Board of Supervisors approved both the larger SDCPA and the SunRidge Specific Plan. On July 1, 2003, with the incorporation of the City of Rancho Cordova ("City"), the SDCPA came under the City's land use jurisdiction.

A smaller group of project proponents representing the property owners in the Sun Ridge Specific plan area initiated several meetings with the Fish and Wildlife Service during mid 2003. Discussions focused on avoidance of endangered species habitats in the SDCPA and specific plan areas. Again, no resolution with the Service was reached.

In March 2004, Congressman Doug Ose initiated meetings with the Federal Agencies, local agencies, and the landowner/developer representatives to facilitate resolution of the issues that had emerged during the previous meetings. Congressman Ose urged the Federal Agencies to develop a conceptual strategy that would meet the requirements of the Federal Agencies respective statutes. Congressman Ose urged the regulated parties to work cooperatively with the Federal agencies to explore mechanisms to accommodate the agencies' obligations to comply fully with pertinent federal laws and regulations, which place a premium on the avoidance of on-site wetlands resources to the extent practicable and the need to avoid jeopardizing the continued existence of threatened and endangered species. In short, the Congressman encouraged the parties to work cooperatively with one another to develop a conceptual onsite avoidance and offsite compensation strategy that reached a proper and workable balance between and amongst the following: the mandates of federal law; the need to preserve ecosystem integrity and the habitat of endangered and threatened species; the need to acknowledge the planning policies and objectives of the City of Rancho Cordova; and the need to account for the economic realities facing private sector developers. These meetings continued through September 2004.

In June of 2004 the Federal agencies developed two documents ("A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area"; and the accompanying planning map) that outline a strategy for conserving threatened and endangered species and wetland habitats and to provide a framework for development proposals. In addition, our strategy would provide some conceptual guidelines for permitting.

Correspondence –

April 2, 1996, To: A. Champ-Corps of Engineers, From: the Service, Re: Formal Section 7 Consultation on Issuance of 404 Permit for the Sunrise Douglas Project (AKA Anatolia I, II, III), Service File #1-1-96-F-0062, Corps PN 190110021

November 22, 2002, To: M. Finan-Corps of Engineers, from: the Service, Re: Request for additional information on the Sunridge Specific Plan/Sunrise Douglas Community Plan, Service file #1-1-03-I-0411

July 18, 2002, To: D. Nottoli-Sacramento County Board of Supervisors, from: the Service, Re: Sunrise Douglas Community Plan and SunRidge Specific Plan-Service File # 1-1-02-CP-2579

March 24, 2004, To: A. Zerrenner – Fish and Wildlife Service, from: J. Cutler Corps of Engineers requesting initiation of consultation on the proposed issuance of permit for the Sunridge Ranch project.

April 26, 2004, To: Col. Conrad-Corps of Engineers, from: the Service, Re: SunRidge Specific Plan, Service file #/Corps PN 200000336

Status of the Species

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

The vernal pool tadpole shrimp and vernal pool fairy shrimp were listed as endangered and threatened, respectively, on September 19, 1994. Final critical habitat was designated for these species on August 6, 2003 (68 FR 46684). Complete descriptions of these species are found in 59 FR 48136, the final rule listing these species under the Act. These crustaceans are restricted to vernal pools and swales and other seasonal aquatic habitats in California. Eng *et al.* (1990), Simovich *et al.* (1992), and (Service 1994c) provide further details about their life history and ecology. The Service did not designate any critical habitat for the vernal pool crustaceans in Sacramento County. Although the Service designated critical habitat for the vernal pool fairy shrimp in San Joaquin County, none will be affected by the proposed project.

Life History

Vernal pool tadpole shrimp. The vernal pool tadpole shrimp has dorsal compound eyes, a large shield-like carapace that covers most of its body, and a pair of long cercopods at the end of its last abdominal segment (Linder 1952, Longhurst 1955, Pennak 1989). It is primarily a benthic animal that swims with its legs down. Its diet consists of organic detritus and living organisms, such as fairy shrimp and other invertebrates (Pennak 1989). The females deposit their eggs on vegetation and other objects on the pool bottom. Tadpole shrimp eggs are known as cysts during the summer, when they lie dormant in the dry pool sediments (Lanway 1974, Ahl 1991).

The life history of the vernal pool tadpole shrimp is linked to the environmental characteristics of its vernal pool habitat. After winter rains fill the pools, the populations are re-established from dormant cysts. A portion of the cysts hatch immediately and the rest remain dormant in the soil to hatch during later rainy seasons (Ahl 1991). The vernal pool tadpole shrimp is a relatively long-lived species (Ahl 1991). Adults are often present and reproductive until the pools dry up in the spring (Ahl 1991, Simovich *et al.* 1992).

Vernal pool fairy shrimp. Vernal pool fairy shrimp have delicate elongate bodies, large stalked compound eyes, no carapace, and 11 pairs of swimming legs. The swim or glide gracefully upside-down by means of complex, wavelike beating movements. Fairy shrimp feed on algae, bacteria, protozoa, rotifers, and detritus. The females carry eggs in an oval or elongate ventral brood sac. The eggs are either dropped to the pool bottom or remain in the brood sac until the female dies and sinks. The dormant cysts are capable of withstanding heat, cold, and prolonged desiccation. When the pools refill in the same or subsequent seasons, some, but not all, of the cysts may hatch. The cyst bank in the soil may therefore be comprised of cysts from several years of breeding (Donald 1983). The early stages of the fairy shrimp develop rapidly into adults. The vernal pool fairy shrimp can mature quickly, allowing populations to persist in short-lived shallow pools (Simovich *et al.* 1992).

Distribution

Vernal pool tadpole shrimp. The vernal pool tadpole shrimp is known from 168 occurrences in

the Central Valley, ranging from east of Redding in Shasta County south to Fresno County, and from a single vernal pool complex located in the San Francisco Bay National Wildlife Refuge in Alameda County. It inhabits vernal pools containing clear to highly turbid water, ranging in size from 5 square meters (54 square feet) in the Mather Air Force Base area of Sacramento County, to the 36-hectare (89-acre) Olcott Lake at Jepson Prairie in Solano County.

Vernal pool fairy shrimp. The vernal pool fairy shrimp is known from 342 occurrences extending from Shasta County through most of the length of the Central Valley to Pinnacles in San Benito County (Eng *et al.* 1990, Fugate 1992, CNDDB 2004) and Riverside County. Five disjunctive populations exist: one near Soda Lake in San Luis Obispo County; one in the mountain grasslands of northern Santa Barbara County; one on the Santa Rosa Plateau in Riverside County; one near Rancho California in Riverside County; and one on the Agate Desert near Medford, Oregon. The vernal pool fairy shrimp inhabits vernal pools with clear to tea-colored water, most commonly in grass- or mud-bottomed swales, basalt flow depression pools in unplowed grasslands, or even sandstone rock outcrops or alkaline vernal pools.

The genetic characteristics of these species, as well as ecological conditions, such as watershed continuity, indicate that populations of vernal pool crustaceans are defined by pool complexes rather than by individual vernal pools (Fugate 1992). Therefore, the most accurate indication of the distribution and abundance of these species is the number of inhabited vernal pool complexes. The pools and, in some cases, pool complexes supporting these species are usually small. Human-caused and unforeseen natural catastrophic events such as long-term drought, non-native predators, off-road vehicles, pollution, berming, and urban development, threaten their extirpation at some sites.

Dispersal

The primary historic dispersal method for the vernal pool tadpole shrimp and vernal pool fairy shrimp likely was large scale flooding resulting from winter and spring rains which allowed the animals to colonize different individual vernal pools and other vernal pool complexes. This dispersal is currently non-functional due to the construction of dams, levees, and other flood control measures, and widespread urbanization within significant portions of the range of this species. Waterfowl and shorebirds may now be the primary dispersal agents for vernal pool tadpole shrimp and vernal pool fairy shrimp. The eggs of these crustaceans are either ingested (Krapu 1974, Swanson *et al.* 1974, Driver 1981, Ahl 1991) and/or adhere to the legs and feathers where they are transported to new habitats.

Environmental Baseline

Vernal Pools

Historically, vernal pools and vernal pool complexes occurred extensively throughout the Sacramento Valley of California. However, conversion of vernal pools and vernal pool complexes has resulted in a 91 percent loss of vernal pool resources in California (State of California 2003d). By 1973, between 60 and 85 percent of the area within the Central Valley that once supported vernal pools had been destroyed (Holland 1978). In the ensuing 30 years,

threats to this habitat type have continued and resulted in a substantial amount of vernal pool habitat being converted for human uses in spite of Federal regulations implemented to protect wetlands. For example, between 1987 and 1992, 467 acres of wetlands within the Sacramento area were filled pursuant to Nationwide Permit 26 (Service 1992). A majority of those wetlands losses involved vernal pools, the endemic habitat of the vernal pool tadpole shrimp, the vernal pool fairy shrimp (shrimp), and slender and Sacramento Orcutt grasses. It is estimated that within 20 years human activities will destroy 60 to 70 percent of the remaining vernal pools (Coe 1988).

In addition to direct habitat loss, the two shrimp populations have been and continue to be highly fragmented throughout their ranges due to conversion of natural habitat for urban and agricultural uses. Fragmentation results in small isolated shrimp populations. Ecological theory predicts that such populations will be highly susceptible to extirpation due to chance events, inbreeding depression, or additional environmental disturbance (Gilpin and Soulé 1988; Goodman 1987). If an extirpation event occurs in a population that has been fragmented, the opportunities for re-colonization would be greatly reduced due to physical (geographic) isolation from other (source) populations.

Human population growth in Sacramento County has steadily increased. On the average, Sacramento County has experienced an annual population increase of 1.38 percent for the period between 1991 and 1999 (Service 2000). For the period between 1990 and 2000, population growth in Sacramento County increased 17.5 percent, with an average annual growth rate of 17.5 percent (State of California 2002). This annual growth appears to be increasing, as demonstrated by the 2.63 percent and 2.2 percent increases in population growth in 2001 and 2002, respectively (State of California 2003a, 2003b). Increased housing demand and urban development accompany the population growth in Sacramento County. Between 1990 and 2000, housing units in Sacramento County increased by 1.37 percent annually (State of California 2000, 2003c). Population growth and concomitant housing demand and subsequent vernal pool resource development are projected to continue. Population projections for Sacramento County are expected to increase above 2000 levels by 19.7 percent in 2010, by 28 percent in 2015, and by 37.5 percent in 2020 (State of California 2001).

Sacramento County represents important, high quality habitat for the two shrimp populations by providing large, nearly contiguous areas of relatively undisturbed vernal pool habitat. Sacramento County contains the greatest number of occurrences of vernal pool tadpole shrimp within the range of the species, and also is one of the two counties with the greatest number of occurrences of vernal pool fairy shrimp within the range of the species. Sacramento County contains 58 (17 percent) out of the total of 342 reported occurrences of vernal pool fairy shrimp, and 58 (34 percent) out of the total of 173 reported occurrences of vernal pool tadpole shrimp (CNDDB 2004). Further, Sugnet and Associates (1993) reported that of 3,092 "discrete populations" checked, only 345 locations, or about 11 percent of all locations checked, were found to support the vernal pool tadpole shrimp. Of these 345 locations supporting the vernal pool tadpole shrimp, 219 (63 percent) were in Sacramento County. Further, of the 3,092 locations checked, 178 locations (6 percent) were found to support the vernal pool fairy shrimp. Of this total, 63 locations (35 percent) were within Sacramento County. The vernal pool tadpole shrimp and vernal pool fairy shrimp are imperiled by a variety of human-caused activities. Their

habitats have been lost through direct destruction and modification due to filling, grading, disking, leveling, and other activities. In addition, vernal pools have been imperiled by a variety of anthropogenic modifications to upland habitats and watersheds. These activities, primarily urban development, water supply/flood control projects, land conversion for agriculture, off-road vehicle use, certain mosquito abatement measures, and pesticide/herbicide use can lead to disturbance of natural flood regimes, changes in water table depth, alterations of the timing and duration of vernal pool inundation, introduction of non-native plants and animals, and water pollution. These indirect effects can result in adverse effects to vernal pool species.

A number of State, local, private, and unrelated Federal actions have occurred within the project area and adjacent region affecting the environmental baseline of these species. Some of these projects have been subject to prior section 7 consultation. Based on an informal review, the Service has issued approximately 157 biological opinions to Federal agencies on proposed projects in Sacramento County that have adversely affected the shrimp species since the two species were proposed to be listed in 1994. This total does not reflect the formal consultations that were withdrawn, those that are suspended, and those that have insufficient information to conclude an effects analysis, those that were amended, or ones that the Service issued a conference opinion. No State of California actions have taken place within Sacramento County that has adversely affected the species in the action area. Although these proposed projects in Sacramento County have eliminated vernal pools and vernal pool complexes, the offsetting compensating measures are designed to minimize the effects of take of these species resulting in both negative and positive effects to the species. Thus, the trend for the two vernal pool species within the county is most likely static.

The actions listed above have resulted in both direct and indirect impacts to vernal pools within the region, and have contributed to the loss of vernal pool tadpole shrimp and vernal pool fairy shrimp populations. Although a reduction of the two shrimp populations has not been quantified, the acreage of lost habitat continues to grow.

In south Sacramento County, the Urban Services Boundary (USB) is a planning boundary that coincides with the areas north of the Consumes River/Deer Creek drainage system. Between 1993 and 2000, an estimated 14,950 acres were converted to urban development within the USB (pers. comm., D. Gifford, 2004), based on an analysis of the California Department of Water Resources mapping data. An independent analysis of urban growth in Sacramento County estimated that an estimated 22,000 acres were converted between 1990 and 2000, averaging 2,200 acres per year (pers. comm., Richard Radmacher, Sacramento County, 2004). As of 1998 (the most recent year for which vernal pool mapping from aerial photographs is available), there remained an estimated 23,533 acres of vernal pool grasslands within the USB, supporting approximately 946 acres of wetted vernal pool acreage (pers. comm.., Lora Konde, California Department of Fish and Game, 2003).

Vernal pool complexes, occurring north of the Cosumnes River/Deer Creek drainage and within the USB, contain a high density of occupied pool of both vernal pool tadpole shrimp and vernal pool fairy shrimp. There are 31 known occurrences of vernal pool tadpole shrimp inside the USB, compared to 17 occurrences outside the USB (CNDDB 2003). There are 25 known occurrences of vernal pool fairy shrimp inside the USB, compared to 18 occurrences outside the

USB (CNDDB 2003). The data from the CNDDB do not reflect additional reported records in the Sunrise-Douglas area, where 137 occurrences of vernal pool tadpole shrimp and 46 occurrences of vernal pool fairy shrimp, and 2 occurrences of orcutt grasses (2 slender Orcutt grass and 4 Sacramento Orcutt grass) are reported (pers. comm., Arnold Roessler, Service, 2004). An additional occurrence of slender Orcutt grass has been reported, but not recorded in the CNDDB (pers. Comm... Pete Balfour, ECORP Consulting, 2004).

The vernal pools on the proposed project site are classified as the old-terrace type and are located on soils associated with Laguna geologic formation. Old-terrace is a rapidly disappearing habitat type in Sacramento County that consists of ancient river channel deposits that were laid down from 600,000 to more than one million years ago by the American River. By comparison, young-terrace formation dates from 100,000 to 200,000 years ago. Old-terrace formation generally has a higher density of vernal pools, deeper pools, and a greater number of special status plants and crustaceans than young-terrace formations. Some special status species found in old-terrace pools may have evolved from species inhabiting shores of ancient lakes in the Central Valley. Old-terrace pools may have served as refugia for these species as the lakes disappeared (Jones & Stokes, 1990). Sacramento County contains an estimated 764 wetted acres of vernal pools on low terrace, 1,390 wetted acres of vernal pools on high terrace, and 189 wetted acres of vernal pools on volcanic mudflow vernal pools.

There are two predominant soil types found within south Sacramento County. The Valley Springs soil type typifies Gill Ranch, located in Sacramento County south of the project site. Vernal pools found within the Valley Springs soil type are the young-terrace formation. Young-terrace formations, because they have a higher slope gradient, tend to have fewer vernal pools that are typically smaller and shallower. These vernal pools also are inundated for shorter durations. These factors typically result in lower species diversity. Generally, the larger the vernal pool on this soil type, the higher its biotic diversity. Vernal pool fairy shrimp, vernal pool tadpole shrimp, and Sacramento Orcutt grass are less likely to occur in young-terrace formation vernal pools found on Valley Springs soils. (Ref: Holland, pers. comm... 2004).

The Laguna geologic formation and its associated soils entirely characterize the Sunrise Douglas Community Plan Area. Vernal pools found within this soil type are old-terrace types. Old-terrace types, because they have a lower slope gradient, tend to have pools that are larger, deeper, and clearer. These pools are inundated for longer periods, but dry and refill less often than the Valley Springs soil type. Generally, the smaller the vernal pool on this soil type, the higher its invertebrate diversity. Although vernal pool fairy shrimp occur in pools on both soil types, but more frequently in pools on Laguna soils. Vernal pool tadpole shrimp are found almost exclusively in old-terrace formation vernal pools found on Laguna soils.

Several areas containing old-terrace formation have been protected for their high quality vernal pool habitat and high concentration of special status species populations by the Sacramento Valley Conservancy (SVC). This potential preserve area, the SVC's Vernal Pool Prairie Preserve, would cover 2,000 to 3,000 acres and supports a variety of special status plants and animals on relatively undisturbed grasslands containing young and old terrace formations and northern hardpan vernal pools. Within the proposed Prairie Preserve, areas already protected include the Arroyo Seco Mitigation Bank, the Excelsior 184 parcel, and the Sacramento County-

owned Multi Cultural Park; outside of the proposed Prairie Preserve, the Sunrise Douglas Preservation Bank, and a portion of Howard Ranch are protected. All of these preserves are within proposed critical habitat for the two listed vernal pool crustaceans addressed in this biological opinion.

There are 342 records of vernal pool fairy shrimp and 173 records of vernal pool tadpole shrimp recorded in the CNDDB for the entire state of California (CNDDB 2004). Of these records, 58 vernal pool fairy shrimp records and 58 vernal pool tadpole shrimp records are from Sacramento County (CNDDB 2004). Vernal pool fairy shrimp and vernal pool tadpole shrimp have both been observed in wetlands throughout the Sunrise Douglas area.

Vernal pool fairy shrimp located within the Sunridge Specific Plan: There is one record within the Sunridge Specific Plan boundaries, and another 17 records located within five miles of the Sunridge Specific Plan area boundaries. The nearest occurrence (# 43) of this species, observed in March 1996, is a half of a mile southwest of the proposed project site. Surveys have not been conducted for vernal pool crustaceans on the project site. Suitable habitat exists on the project site and the project proponent has assumed presence of vernal pool fairy shrimp.

Vernal pool tadpole shrimp within the Sunridge Specific Plan: There are two records within the Sunridge Specific Plan boundaries, and another 23 records within five miles of these boundaries. The nearest two occurrences (# 54 and # 23) of this species are within 1.5 miles of the proposed project site. One of these recorded occurrences (# 54), located to the west of the site, was observed in February of 1993; and the other recorded occurrence (# 23), located to the east of the site, was observed in 1996. Surveys have not been conducted for vernal pool crustaceans on the project site. Suitable habitat exists on the project site and the project proponent has assumed presence of vernal pool tadpole shrimp.

Effects of the Proposed Action

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

Although vernal pool fairy shrimp and vernal pool tadpole shrimp exhibit slightly differing habitat requirements and life cycles, they often inhabit the same vernal pool complexes and have been known to co-occur in individual vernal pools. These species are supported by similar habitat types, including vernal pools, seasonally ponded areas within vernal swales, rock outcrop ephemeral pools, playas, alkali flats, and other depressions that hold water of similar volume, depth, area, and duration. Therefore, both species are subject to a common set of threats and considerations.

Both vernal pool fairy shrimp and vernal pool tadpole shrimp have been documented to occur within the Sunridge Specific Plan area. Focused surveys for vernal pool crustaceans were conducted on some of the parcels within the Sunridge Specific Plan area using the Service's current Dip Net protocol between February and March of 1993 by Sugnet and Associates (1993). The results of these surveys indicated the presence of California linderiella (*Linderiella occidentalis*) from four discrete locations and vernal pool fairy shrimp from one location. The parcel of the proposed Sunridge Ranch project site has not been surveyed for the presence of vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project

site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site. Therefore, construction of the proposed project in any portion of the proposed project site that supports suitable habitat is likely to adversely affect populations of vernal pool fairy shrimp and vernal pool tadpole shrimp.

Direct Effects

Direct effects are the immediate effects of the proposed project on the species or its habitat and include the effects of interrelated action and interdependent actions. Interrelated actions are those actions that are part of a larger action and depend on the larger action for their justification. Interdependent actions are those actions that have not independent utility apart from the proposed action (50 CFR §402.02). Our analysis is based on the assumption that the proposed project will be implemented within two (2) calendar years of the date of the issuance of this biological opinion.

The proposed project would result in fill of 9.119 acres of vernal pool crustacean habitat, including 6.914 acres of vernal pools, 0.287 acre of seasonal wetlands, and 1.918 acre of drainage swale. The Service considers an entire vernal pool or seasonal wetland to be directly affected when even a portion of it is filled or subject to similar direct affects. Therefore, although a portion of the directly affected drainage swale extends into the preserve, the Service considers these portions to also be directly affected.

Interrelated and Interdependent Actions

Additional effects from interrelated and interdependent actions are expected from the proposed project. Approximately 115 acres of vernal pools are present in the entire Sunridge Specific Plan area (Foothill Associates 2004a). The Corps issued a permit for the largest project in this area, the approximately 1,225-acre Anatolia I, II, III property that included approximately 71 acres of vernal pools (Corps file number 190110021). This Corps permit authorized fill of approximately 27 acres of vernal pool crustacean habitat, and required the preservation of 44 acres of vernal pools within a 482-acre on-site preserve. With the exception of this preserve and a designated open space area along Laguna Creek near Grant Line Road, the Sunridge Specific Plan land use designations and zoning provide for urban land use throughout the plan's areas. Therefore, the majority of the remaining 44 acres of vernal pools outside the Anatolia I, II, and III property are expected to be filled for future urban development (Foothill Associates 2004a).

Development of the SDCPA will require the extension of certain utilities and the enlargement of certain roads in areas outside of the SDCPA boundary. Utility improvements include the development of a well field, water supply lines, and water treatment facilities and sewer lines. Well locations have all been sited to avoid affects to aquatic habitats. The water treatment facility will be located on land permitted for take in the Anatolia project (Service file number 1-1-F-96-0062) within the SDCPA boundary. All offsite road improvements and the sewer and water lines will be constructed in existing rights-of-way with affects to aquatic resources totaling less than one-half of an acre (Foothill Associates 2004a).

All infrastructure improvements are required to serve the already permitted Anatolia project. Affects resulting from offsite infrastructure development and road widening to Sunrise Boulevard from White Rock Road, to Pyramid Road, to Douglas Road from Sunrise Boulevard, and to Americanos Road, are covered under separate Nationwide14 Permits (Corps file number 200300697), which are currently in review by the Service. Two additional road improvement projects will be permitted under Phase I and will provide service to Anatolia and the remaining projects within the SDCPA. Jaeger Road, an existing two-lane, partially paved road, will be paved from Douglas Road south to Pyramid Road. Pyramid Road, an existing dirt road, will be improved from Sunrise Boulevard to Jaeger Road. The two road improvements will affect less than one-tenth an acre (Foothill Associates 2004a).

Continuing development in southern Sacramento County requires the installation of supporting infrastructure, such as sewer interceptors. The proposed Laguna Creek Interceptor would carry waste from developments that are scheduled for the Laguna area. The exact route of the proposed Laguna Creek Interceptor is not known at this time; however the proposed project could have both direct and indirect effects on listed vernal pool crustaceans, and other listed species. The proposed Laguna Creek Interceptor, approximately 87,000 feet in length, would extend eastward from the Sacramento Regional Water Treatment Plant (SRWTP) to east of Sunrise Boulevard (SRCSD 2000). The proposed Laguna Creek Interceptor would service an area which extends northwest from the intersection of Bradshaw and Calvin Roads nearly to the intersection of White Rock and Scott Roads, including the entire proposed Sunrise-Douglas development. This proposed interceptor would also provide tie-ins for the future Deer Creek Interceptor, approximately 90,000 feet in length, which is proposed for construction between 2021 and 2032, and the Aerojet Interceptor, approximately 55,000 feet in length, which is proposed for construction between 2014 through 2033 (SRCSD 2000). These two interceptors would eventually service areas east of Grant Line Road and northeast of Sunrise Road, respectively. Construction for the proposed Laguna Creek Interceptor is proposed for 2010 through 2024.

These future projects may adversely affect several federally-listed species, including the vernal pool crustaceans, the giant garter snake (*Thamnophis gigas*), the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), the California tiger salamander, the California red-legged frog (*Rana aurora draytonii*), the delta smelt (*Hypomesus transpacificus)* and its designated critical habitat, and the slender and Sacramento Orcutt grasses.

Currently, a South Sacramento Habitat Conservation Plan (SSHCP) is being developed. So therefore, while development activities in south Sacramento County may negatively affect vernal pool crustaceans and other listed species and their habitats, if completed, the SSHCP may eventually ensure that development activities would avoid, minimize, and compensate for take of listed species to the greatest extent possible. The SSHCP would address the indirect affects of facilitated planned development that results from the interrelated and interdependent actions that result from the proposed project. At minimum, the SSHCP will address the Federal and State listed species known at this time that may be affected by actions that are reasonably foreseeable as a result of the proposed action. Additional HCP-covered species may be added as the HCP is being developed. The SSHCP will be coordinated with CDFG and will include any appropriate State listed species. The SSHCP will address actions that are within the land use authority of

Sacramento County and are reasonably foreseeable as a result of the proposed action, including land use approvals that are related to entitlements. Additional activities may be added as the SSHCP is developed. The SSHCP will cover a cumulative effects boundary area that is reasonably foreseeable as a result of the proposed project and the future projects.

Indirect Effects

Indirect effects are caused by or result from the proposed action, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the action (50 CFR §402.02).

Indirect effects to vernal pools in the project vicinity that could result from the implementation of the proposed project include hydrologic alteration, habitat fragmentation, disturbances from construction equipment, non-point source pollution, and impacts from human encroachment. The Service considers all vernal pool crustacean habitat not considered to be directly affected but within 250 feet of proposed construction activities to be indirectly affected by project implementation. Indirectly affected habitat includes all habitat supported by future destroyed areas and swales, and all habitat otherwise damaged by loss of watershed, human intrusion, introduced species, and pollution that will be caused by the proposed project.

The proposed project will not result in any indirect effects to adjacent vernal pools. Wetlands adjacent (250 ft.) to the proposed action are either already permitted (Anatolia I, II, III) or are separated by a hydrologic barrier (Jaeger Road) that has already resulted in impacts to the habitat.

The proposed project will contribute to a local and range-wide trend of habitat loss and degradation, the principal reasons that the vernal pool fairy shrimp and vernal pool tadpole shrimp have declined. The proposed project will contribute to the fragmentation and reduction of the acreage of the remaining listed vernal pool crustacean habitat located in south Sacramento County and throughout the range of these two listed vernal pool crustaceans.

Cumulative Effects

Cumulative effects include the effects of future State, Tribal, local or private actions that are reasonably certain to occur in the action area considered in this biological opinion. Future Federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to section 7 of the Act.

Large areas within south Sacramento County, including the SDCPA, have been designated for development in the next 20 years under the Sacramento General Plan. The timeline for development in these areas began in the early 1990s and is expected to continue for the next 5 to 10 years. This growth and conversion would contribute to several potentially significant affects to listed species, including loss, alteration, or degradation of habitat, particularly of wetlands, degradation of water quality, and increases in the frequency and intensity of flooding.

A number of on-going and proposed projects could contribute to adverse affects to vernal pool crustaceans within Sacramento County, particularly in the vicinity of the proposed project. In most cases, however, these actions would be subject to Federal review and would, therefore, not be considered cumulative to the proposed project. For instance, several large highway and light rail construction, road improvement, water transfer, and utility and interceptor installation projects are currently planned or underway in south Sacramento County. These projects will contribute to the loss and degradation of habitats of listed species across their range, particularly in south Sacramento County. These activities may alter vernal pool crustacean habitats and can potentially harass, harm, injure, or kill these species. Because these activities have a Federal nexus, the Service will analyze these projects to determine if they will result in the jeopardy of federally-listed species and/or adverse modification and destruction of critical habitat for these species. An undetermined number of future projects that alter the habitat of vernal pool crustaceans, however, could go forward without the need for a Corps 404 permit. Activities that would potentially affect listed vernal pool crustaceans include development associated with urban, water, flood control, highway/roadway and utility projects, application of herbicides/pesticides, conversion to agricultural use, and indirect effects of adjacent development such as urban run-off altering the hydrologic regime.

The Service is aware of other projects currently under review by the State, County, and local authorities where biological surveys have documented the occurrence of federally-listed species. These projects include such actions as urban expansion, water transfer projects that may not have a Federal nexus, and continued agricultural development. The cumulative effects of these known actions pose a significant threat to the eventual recovery of these species. Because the vernal pool tadpole shrimp and vernal pool fairy shrimp are endemic to vernal pools in the Central Valley, coastal ranges, and a limited number of sites in the transverse range and Santa Rosa plateau of California, the Service anticipates that a wide range of activities will affect these species. Such activities include, but are not limited to: (1) urban development, (2) water projects, (3) flood control projects, (4) highway projects, (5) utility projects, (6) chemical contaminants, and (7) conversion of vernal pools to agricultural use. Many of these activities will be reviewed under section 7 of the Act as a result of the Federal nexus provided by section 404 of the Federal Water Pollution Control Act, as amended (Clean Water Act).

The proposed project is located is a region where future destruction and modification of vernal pool crustacean habitat is anticipated. Sacramento County will continue to develop within the County's sphere of influence. This development will result in increased direct loss of habitats for these listed species. Continued loss of these habitats throughout the region could conceivably affect the genetic diversity of the local population(s) of listed vernal pool crustaceans. Any loss of genetic diversity can have significant effects on a population's ability to respond to environmental change over time (Frankel and Soulé 1981). Within the proposed action area, the predominant types of non-federal actions that might affect the listed vernal pool crustaceans consist of residential and commercial development.

Conclusion

After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baseline for the area, the effects of the proposed action, and the cumulative

effects, it is the Service's biological opinion that the proposed Sunridge Ranch Project, as proposed, is not likely to jeopardize the continued existence of the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Because no critical habitat in Sacramento County has been designated for vernal pool fairy shrimp and vernal pool, tadpole shrimp, none will be affected.

INCIDENTAL TAKE STATEMENT

Section 9 of the Act, and Federal regulation pursuant to section 4(d) of the Act, prohibit the take of endangered and threatened species, respectively, without special exemption. Take is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Harm is defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns, including breeding, feeding or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(0)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the Act. The measures described below are non-discretionary and must be implemented by the Corps so they become binding conditions of any grant or permit issued to the applicant, as appropriate, in order for the exemption in section 7(0)(2) to apply The Corps has a continuing duty to regulate the activity covered by this incidental take statement. If the Corps: (1) fails to require any entity participating in the project to adhere to the terms and conditions of this incidental take statement through enforceable terms that are added to the permit, grant, contract, or work order document, and/or (2) fails to retain oversight to ensure compliance with these terms and conditions, the protective coverage of section 7(0)(2) may lapse.

Amount or Extent of Take

The Service anticipates incidental take of the vernal pool tadpole shrimp and the vernal pool fairy shrimp will be difficult to detect or quantify for the following reasons: the aquatic nature of the organisms and their relatively small body size make the finding of a dead specimen unlikely; losses may be masked by seasonal fluctuations in numbers or other causes; and the species occurs in habitat that makes them difficult to detect. Therefore, the Service is quantifying take incidental to the project as the number of acres of habitat that will become unsuitable for the listed vernal pool crustaceans as a result of the action.

9.119 acres of habitat suitable for vernal pool tadpole shrimp and vernal pool fairy shrimp will be directly impacted. The Service estimates that all vernal pool tadpole shrimp and vernal pool fairy shrimp inhabiting 9.119 acres of wetland habitat will be subject to incidental take as a result of the proposed action.

Upon implementation of the following reasonable and prudent measures, all vernal pool tadpole shrimp and vernal pool fairy shrimp inhabiting 9.119 acres of wetland habitat will become

exempt from the prohibitions described under section 9 of the Act for direct and indirect effects associated with the proposed Sunridge Ranch Project. The listed vernal pool crustaceans may be harmed, harassed, or killed, in association with the acres exempted under section 9 of the Act. No other forms of take are authorized under this opinion.

Effect of the Take

In the accompanying biological opinion, the Service has determined that this level of anticipated incidental take is not likely to result in jeopardy to the vernal pool fairy shrimp and vernal pool tadpole shrimp. Critical habitat has not been proposed or designated for the vernal pool fairy shrimp and vernal pool tadpole shrimp in Sacramento County; therefore, none will be adversely modified or destroyed.

Reasonable and Prudent Measures

The Service has determined that the following reasonable and prudent measure is necessary and appropriate to minimize the effects of the proposed project on the vernal pool tadpole shrimp and vernal pool fairy shrimp.

1. Minimize the direct and indirect impacts to federally listed vernal pool crustaceans resulting from habitat modification and habitat loss in the Sunrise Douglas Community Plan Area.

Terms and Conditions

In order to be exempt from the prohibitions of section 9 of the Act, the Corps must ensure compliance with the following terms and conditions, which implement the reasonable and prudent measure described above. These terms and conditions are nondiscretionary.

1. The Corps shall fully implement the principles and standards outlined in the document titled, "June 2004 Conceptual Strategy for Avoiding Minimizing and Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area", for this project.

2. The Corps shall fully implement the March 2004 map titled, "Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection" for this project.

3. The Corps shall assure all conservation measures as proposed by the project proponent in their October 8 & 13, 2004 transmittals and identified by the Service in the project description of our biological opinion are fully implemented.

4. The Corps shall assure the following "Best Management Practices" are implemented during project construction:

    a. The project proponent shall include a copy of this biological opinion within its solicitations for construction of the proposed project, making the prime contractor

responsible for implementing all requirements and obligations included within the biological opinion, and to educate and inform all other contractors involved in the project as to the requirements of the biological opinion. The project proponents shall make the terms and conditions in this biological opinion a required item in all contracts for the project that are issued by the County to all contractors. The project proponents shall provide the Division Chief of Endangered Species (Central Valley) at the Sacramento Fish and Wildlife Office with a hardcopy of the contract(s) for this project at least ten (10) working days before it is accepted or awarded.

b. At least 30 calendar days prior to initiating construction activities, the project proponents shall submit the names and curriculum vitae of the biological monitor(s) for the project.

c. A Service-approved biologist must be on-site during all construction-related activities that occur within 250 feet of vernal pool crustacean habitat identified for avoidance and/or preservation, and that could result in the take of these federally-listed species. The biologist will have the authority to halt any action that might result in take of listed species. If the biologist exercises this authority, the Service and the CDFG shall be notified by telephone and letter within one (1) working day.

d. A Worker Environmental Awareness Training Program for construction personnel shall be conducted before the commencement of construction. The program shall provide workers with information on their responsibilities with regard to the listed vernal pool crustaceans, an overview of the life-history of the species, information on take prohibitions, and an explanation of the relevant terms and conditions of this biological opinion. Written documentation of the training must be submitted to the Sacramento Fish and Wildlife Office within three (3) working days of the completion of instruction.

e. Prior to groundbreaking, high-visibility fencing that is at least 4 feet tall shall be placed along the boundaries of the preservation/avoidance area and construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto adjacent off-site habitat and the onsite wetland preserve. Such fencing will be inspected by the on-site biologist at the beginning of each work day and maintained in good condition. The fencing may be removed only when the construction of the project is completed.

f. During construction operations, the number of access routes, number and size of staging areas, and the total area of the proposed project activity will be limited to the minimum necessary. Routes and boundaries will be clearly demarcated. Movement of heavy equipment to and from the project site will be restricted to established roadways to minimize habitat disturbance, and all vehicle traffic on access road will observe a speed limit of 20 miles per hour. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the wetland avoidance areas. All fueling, cleaning, and maintenance of vehicles and other equipment will occur only within

designated areas and at least 250 feet away from any wetland habitats. The applicant will ensure contamination of habitat does not occur during such operations. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately. Such spills will be reported in the post-construction compliance reports.

g. To control erosion during and after implementation of the project, the applicant will implement best management practices (BMPs), as identified by the Central Valley Regional Water Quality Control Board. Erosion control measures and BMPs, which retain soil or sediment, runoff from dust control, and hazardous materials on the construction site and prevent these from entering the vernal pool complexes, will be placed, monitored, and maintained throughout the construction operations. These measures and BMPs may include, but are not limited to, silt fencing, sterile hay bales, vegetative strips, hydro seeding, and temporary sediment disposal. The Storm water Pollution Prevention Plan (SWPPP) described in the Description of the Proposed Action section of this Biological Opinion shall include these and any other measures necessary to prevent the discharge of contaminated runoff onto the onsite wetland preserve and adjacent offsite wetland habitats.

h. All heavy equipment, vehicles, and supplies will be stored at the designated staging area at the end of each work period. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the open space/wetland preserve and offsite wetland avoidance areas. Staging areas for construction equipment will be located so that spills of oil, grease or other petroleum by-products will not be discharged into any watercourse or sensitive habitat. All fueling, cleaning, maintenance, and staging of vehicles and other equipment will occur only within designated areas and at least 250 feet away from the open space/wetland preserve and any off-site vernal pool crustacean habitats. All machinery will be properly maintained and cleaned to prevent spills and leaks. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately in accordance with applicable local, state and/or federal regulations. Such spills will be reported in the post-construction compliance reports.

i. No clearing of vegetation and scraping, or digging, of soil in the avoided/preserve area

5. The Corps shall ensure that applicant avoids activities that would impact the onsite avoided area/preserve areas such as:

a. Alteration of topography within the preserve;

b. Placement of any new structures (including outfalls, culverts, electrical/gas transmission lines) within the preserve unless specifically addressed in the project

description;

c. Dumping, burning, and/or burying of rubbish, garbage, or any other wastes and fill materials in the preserve area;

d. Fire protection activities not required to protect existing structures at the proposed project site; and

e. Use of pesticides or other toxic chemicals in the preserve unless addressed in the project description of subsequent management plans.

6. The Corps shall ensure the applicant complies with the *Reporting Requirements* of this biological opinion.

7. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat loss through habitat preservation offsite and within the project boundary. Prior to any fill of wetlands on the proposed project site, credits commensurate with the acreage commitment shall be dedicated within a Service-approved habitat preservation bank and documentation provided to the Service. If the applicant chooses not to use an approved preservation bank, then at least 120 days prior to construction, the applicant shall submit documentation of the preservation habitat including conservation easement, management plan, funding instrument, easement holder etc. for our approval. In addition, at least 120 days prior to construction, the applicant shall submit documentation of the onsite preservation habitat including conservation easement, management plan, funding instrument, easement holder etc. for our approval.

8. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat through habitat restoration or creation. Prior to any fill of wetlands on the proposed project site, credits, commensurate with the acreage commitment, shall be dedicated within a Service-approved habitat restoration/creation bank. If the applicant chooses not to use an approved creation/restoration bank, then at least 120 days prior to construction, the applicant shall submit documentation of the creation/restoration habitat including: construction plan, conservation easement, management plan, funding instrument, easement holder etc. for our approval. The following criteria will be used by the Service when approving a restoration/creation site:

a. The restoration site's soils will be appropriate vernal pool soil types (*e.g.*, San Joaquin, Redding, Corning);

b. The restoration site's soil would have been disturbed at some point in the past, either through land leveling, ditching and draining, berming, or other disturbance that has removed or modified edaphic and hydrologic features necessary to support vernal pool habitat; and

c. The restoration site will have a Service-approved conservation easement, a preserve management plan, and a long-term funding mechanism in place upon Service approval.

Reporting Requirements

The Service-approved biologist shall notify the Service immediately if any listed species are found on site, and shall submit a report including the date(s), location(s), habitat description, and any corrective measures taken to protect the species found. The Service-approved biologist shall submit locality information to the CDFG, using completed California Native Species Field Survey Forms, no more than 30 calendar days after completing the last field visit of the project site. Each form shall have an accompanying scale map of the site, such as a photocopy of a portion of the appropriate 7.5-minute U.S. Geological Survey map and shall provide at least the following information: township, range, and quarter section; name of the 7.5-minute or 15-minute quadrangle; dates (day, month, year) of field work; number of individuals and life stage, where appropriate, encountered; and a description of the habitat by community-vegetation type. The Service-approved biologist shall also provide a high quality copy of this information to the staff zoologist, California Department of Fish and Game, 1807 13th Street #202, Sacramento, California, 95814, phone (916) 445-0045.

Any contractor or employee who, during routine operations and maintenance activities, inadvertently kills or injures a listed wildlife species must immediately report the incident to their representative. The Service is to be notified within one (1) working day of the finding of any dead or injured listed wildlife species or any unanticipated take of the species addressed in this biological opinion. The Service contact persons for this are the Division Chief, Endangered Species Division (Central Valley) at (916) 414-6600 and Resident Agent-in-charge Scott Heard at (916) 414-6660.

The project proponents shall submit a post-construction compliance report prepared by the monitoring biologists to the Sacramento Fish and Wildlife Office (SFWO) within 30 calendar days of the completion of construction activity. This report shall detail the following: (1) dates that construction occurred; (2) pertinent information concerning the success of the project in meeting conservation measures; (3) an explanation of failure to meet such measures, if any; (4) known project effects on the snake, if any; (5) occurrence of incidental take of vernal pool crustaceans and snakes, if any; and (6) other pertinent information.

CONSERVATION RECOMMENDATIONS

Section 7(a)(1) of the Act directs Federal agencies to utilize their authorities to further the purposes of the Act by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations are discretionary agency activities that can be implemented to further the purposes of the Act, such as preservation of endangered species habitat, implementation of recovery actions, or development of information and data bases.

1. The Corps should work with the Service to address significant, unavoidable environmental effects resulting from projects proposed by non-Federal parties.

2. As recovery plans for listed vernal pool crustacean species are developed, the Corps should assist the Service in their implementation.

3. The Corps should work with the Service to ensure that its wetland delineation techniques fully assess the affects of proposed projects on listed vernal pool crustacean species.

4. The Corps, in partnership with the Service, should develop maintenance guidelines for the Corps projects that will reduce adverse effects of routine maintenance on vernal pool crustaceans and their habitats. Such action may contribute to the delisting and recovery of the species by preventing degradation of existing habitat and increasing the amount and stability of suitable habitat.

5. The Corps should conduct a study of cumulative loss of wetlands habitat, including habitat of listed crustaceans, in Sacramento County.

In order for the Service to be kept informed of actions minimizing or avoiding adverse effects or benefiting listed species or their habitats, the Service requests notification of the implementation of any conservation recommendations.

REINITIATION--CLOSING STATEMENT

This concludes formal consultation with the Corps on the proposed Sunridge Ranch project. As provided in 50 CFR §402.16, re-initiation of formal consultation is required where discretionary Federal agency involvement or control over the action has been maintained (or is authorized by law) and if: (1) the amount or extent of incidental take is exceeded; (2) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (3) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat that was not considered in this opinion; or (4) a new species is listed or critical habitat designated that may be affected by the action. In instances where the amount or extent of incidental take is exceeded, any operations causing such take must cease pending re-initiation.

If you have any questions regarding the proposed Sunridge Ranch project, please contact me at (916) 414-6700.

Sincerely,

Susan K Moore

for Wayne S. White
Field Supervisor

cc:
ARD (ES), Portland, OR
Ms. Terry Roscoe, California Dept. of Fish and Game, Rancho Cordova, CA
Paul Jones, Environmental Protection Agency, San Francisco, CA

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four. 2004. ECORP Consulting.

Addresses:

ARD (ES), Portland, Oregon

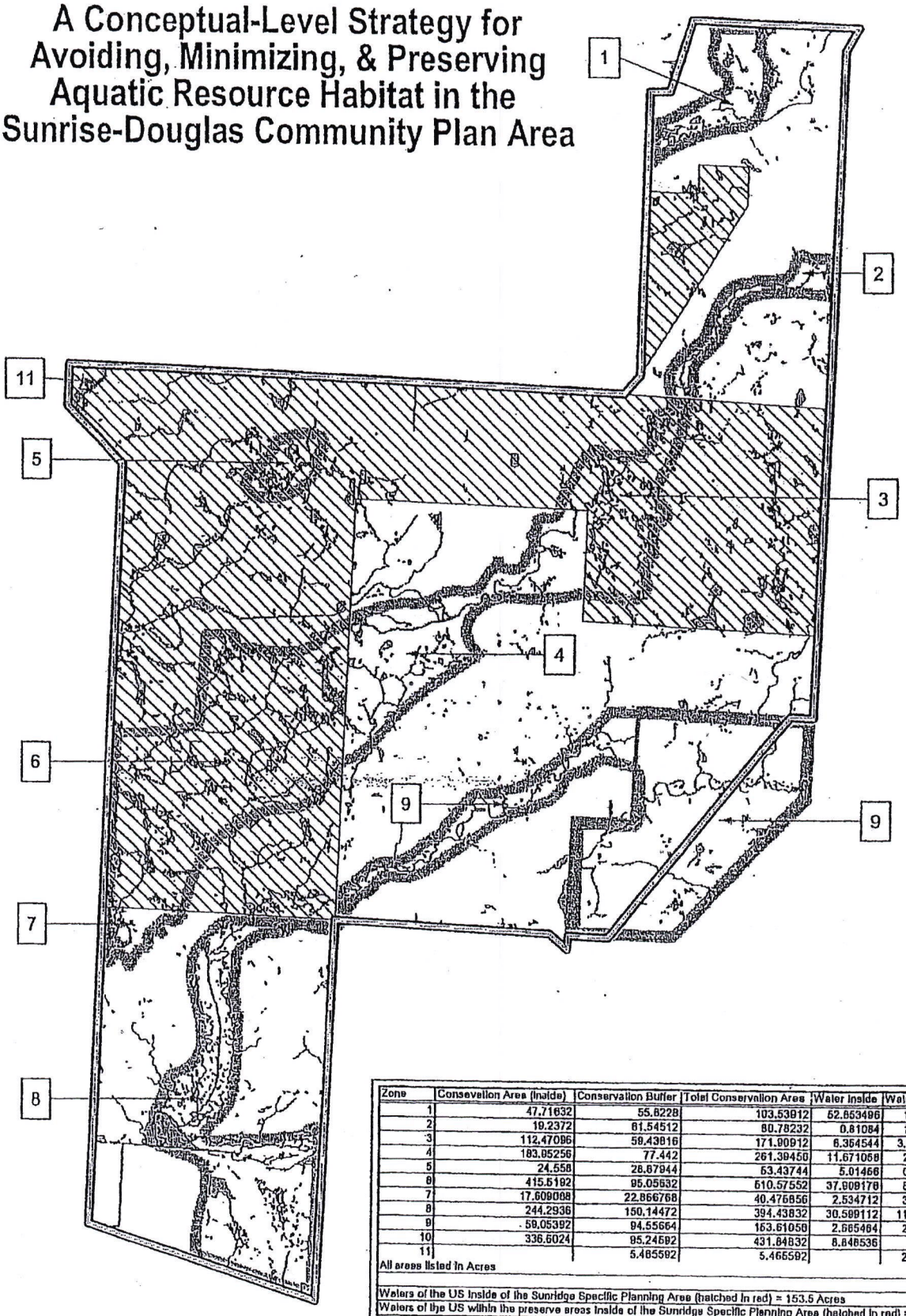
Ms. Terry Roscoe
California Dept. of Fish and Game, Region 2
1701 Nimbus Road
Rancho Cordova, California 95670

Mr. Kenneth Whitney
Foothill Associates, Environmental Consultants
2150 Professional Drive, Suite 120
Roseville, California 95661-3782

Ms. Ellen Berryman
Foothill Associates, Environmental Consultants
2150 Professional Drive, Suite 120
Roseville, California 95661-3782

Bjorn Gregerson
ECORP Consulting, Inc.
2260 Douglas Blvd, Suite 160
Roseville, California 95661

A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area



Zone	Conservation Area (Inside)	Conservation Buffer	Total Conservation Area	Water Inside	Water Buffer	Water Total
1	47.71632	55.8228	103.53912	52.663496	1.840584	54.69408
2	19.2372	61.54512	80.78232	0.81084	1.897824	2.708664
3	112.47096	59.43816	171.90912	6.364544	3.8868504	12.2413944
4	183.95256	77.442	261.39456	11.671056	2.559408	14.230464
5	24.558	28.87944	53.43744	5.01456	0.858762	5.873352
6	415.5192	95.05632	510.57552	37.909176	8.058104	45.96528
7	17.609808	22.866768	40.476856	2.534712	3.708096	6.242808
8	244.2936	150.14472	394.43832	30.589112	11.204736	41.803848
9	59.05392	94.55664	153.61056	2.665464	2.604624	5.270088
10	336.6024	95.24592	431.84832	8.848536	2.31948	11.168016
11		5.485592	5.466592		2.511072	2.511072

All areas listed in Acres

Waters of the US inside of the Sunridge Specific Planning Area (hatched in red) = 153.5 Acres

Waters of the US within the preserve areas inside of the Sunridge Specific Planning Area (hatched in red) = 68.56 Acres

Sources: Foothill Associates, Ecorp Consulting and USGS
Projection: Region 9 Albers

0 1,000 2,000 3,000 4,000
Feet

WTR0400514.2 March 8, 2004

A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area

June 2004

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA). The intended result of this effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. The strategy also endeavors to ensure a viable South Sacramento County Habitat Conservation Plan (HCP) can be developed, given that a large proportion of vernal pool habitat under consideration by the HCP planners is at risk in the SDCPA.

The conceptual-level strategy is represented by preserve areas shown on the map titled Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection dated March 2004 (see attached). To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of the "Preserve Areas" based on best professional judgment and a limited amount of information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek. The mapped boundaries are the smallest that would be acceptable to the Agencies and are predicated on ten principles and standards that would be followed by developers and planners as each element of the overall development proceeds.

The conceptual level strategy should be used by developers and planners to design and plan projects in the SDCPA. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.

The Agencies anticipate that permit decisions and biological opinions will be completed on a case-by-case basis, using site-specific project and aquatic resource habitat information. Each proposed project would be evaluated on its own merits within the larger context of the SDCPA. Depending on the particular hydrology, habitat features, and development plans for a particular parcel, the conceptual preserve boundaries may need to be adjusted to minimize direct and indirect impacts to aquatic resources. Appropriate compensatory mitigation will be developed following demonstrated avoidance and minimization of project impacts.

Strategy Principles and Standards:

1. Maintain natural (existing) watershed integrity and flows to downstream reaches (distribution, frequency and duration), including restricting summer nuisance flows.

2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

3. Manage stormwater to retain the natural flow regime and water quality including not altering baseline flows in the receiving waters, not allowing untreated discharges to occur into existing aquatic resources, and not using existing aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All stormwater flows generated on-site and entering preserve boundaries would be pre-treated to reduce oil, sediment, and other contaminants.

4. Use elevated roads, arched crossings and other practices for transportation corridors that must traverse Preserve Areas to minimize direct and indirect impacts to aquatic resources and maintain the integrity of Preserve Areas. Hydrologic and biologic functions and values of the Preserve Areas would not be significantly impacted by road crossings.

5. Use conservation design elements. These elements include construction techniques such as using single-loaded roads where housing abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not toward the preserve boundary, and orienting houses such that the front living area faces the Preserve Area. Fences would be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Stormwater/water runoff plans would be designed to maintain watershed integrity by employing such means as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat stormwater and water runoff from the large increases in impervious surfaces.

6. Locate compatible land uses next to preserves. Acceptable land uses include parks, hiking trails, athletic fields, and other forms of open space. Developed trails would be outside the preserve boundary. Any irrigated fields or landscaping must not drain toward preserves. Cut and fill activities adjacent to the preserve boundaries would be minimized.

7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third-party. Preserve Areas would be fenced and signed.

9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces.

Appendix B
Supplemental Traffic Assessment

FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM

Date: January 18, 2005

To: Bret Sampson – PMC

From: Jason D. Pack – Fehr & Peers
John D. Hausman - Fehr & Peers

Subject: ***Montelena Supplemental Traffic Assessment***

1042-2008B

Fehr & Peers prepared the *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* in 1997, which assessed impacts associated with both the existing Sunridge Specific Plan and the Sunrise Douglas Community Plan. The currently proposed Montelena development, located within the Sunridge Specific Plan area, differs from the approved specific plan in two ways that potentially affect traffic impacts:

1. The land use totals have changed; and
2. The arrangement of uses has changed.

The proposed plan has fewer residential units and more open space when compared to the existing (approved) plan. The proposed plan and the existing plans are attached.

The purpose of this memorandum is to present the following results:

- Comparison of trip generation estimates for the proposed plan to those assumed for the approved plan from the 1997 study.
- Review of intersection and roadway operations near the proposed project (summarized in the 1997 study) to qualitatively assess impacts from the proposed land use arrangement.

Trip Generation Comparison

We estimated the daily, AM, and PM peak hour trip generation for the proposed project based on trip rates from the Institute of Transportation Engineers' *Trip Generation, 5th Edition* (1991)[1]. Reductions for pass-by trips, internalization, and transit usage were applied consistent with assumptions from the 1997 study. A comparison of the trip generation for the proposed project and the approved specific plan is summarized in Table 1. The trip estimates presented in Table 1 do not include schools, parks, or open space since these land uses are not expected to generate significant external trip activity[2].

[1] Use of the 5th Edition trip rates were used to be consistent with rates used in the 1997 analysis.
[2] This assumption is consistent with assumptions in the 1997 analysis.

FEHR & PEERS
TRANSPORTATION CONSULTANTS

TABLE 1
SUNRIDGE EAST TRIP GENERATION COMPARISON

Scenario	Land Use	Acres[5]	Density		Trip Rates[1]			Trips		
			Quantity	Units	Daily	AM	PM	Daily	AM	PM
1997 Study Assumptions	Low/Medium Density Residential	187.5	974	DU[2]	9.55	0.69	0.94	9,302	672	916
	Reduction for Pass-by and Internalization[3] 20% of Home Trips							1,860	134	183
	Total External Vehicle Trips							7,442	538	733
	Estimated Transit Usage[4]							521	38	51
	Net External Vehicle Trips							***6,921***	***500***	***682***
Proposed Project	Low/Medium Density Residential	154.9	869	DU	9.55	0.69	0.94	8,299	600	817
	Reduction for Pass-by and Internalization 20% of Home Trips							1,660	120	163
	Total External Vehicle Trips							6,639	480	654
	Estimated Transit Usage							465	34	46
	Net External Vehicle Trips							***6,174***	***446***	***608***
Difference Between Proposed Project and 1997 Assumptions:								**(747)**	**(54)**	**(74)**

Notes:
1 Trip rates based on data published in *Trip Generation Manual, 5th Edition* (ITE, 1991).
2 DU = dwelling units
3 Applied to external intersections only.
4 Based on 1.15 persons per vehicle and 7% transit usage.
5 Proposed acreage is lower than that assumed in the 1997 study as the proposed project has increased open space.

Source: *Fehr & Peers, 2005*

The trip generation analysis indicates that the proposed project would generate 747 fewer daily trips, 54 fewer AM peak hour trips, and 74 fewer PM peak hour trips than assumed in the 1997 study. Since the proposed project will generate fewer trips than assumed in the 1997 study, operations of the surrounding external transportation facilities should generally be better with the proposed plan than operations with buildout of the existing (approved) plan.

Intersection and Roadway Operations Assessment

We reviewed the level of service (LOS) results from our 1997 study at intersections and roadway segments near the Montelena development to qualitatively assess impacts of the new land use arrangement. The results of the intersection and roadway segment LOS analysis from the 1997 study are summarized in Table 2 and Table 3, respectively.

All of the intersections and roadway segments in the study area, with the exception of Sunrise Boulevard between Douglas Road and Chrysanthy Road, were projected to operate at an acceptable LOS E or better[3] in the 1997 study. The Sunrise Boulevard/Douglas Road and Sunrise Boulevard/Chrysanthy Boulevard intersections were identified as approaching capacity during the AM and/or PM peak hours.

[3] LOS E or better was identified in the 1997 study an acceptable operating level.

Table 2

Intersection Levels of Service

Intersection	Cumulative Level of Service Results[1]			
	AM Peak Hour		PM Peak Hour	
	V/C[3]	LOS	V/C[3]	LOS
Jaeger Road/Douglas Road	0.59	A	0.68	B
Sunrise Boulevard/Douglas Road	0.74	C	0.94	E
Sunrise Boulevard/Chrysanthy Blvd[2]	0.94	E	0.90	E

Notes:
1 LOS from *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* (Fehr & Peers, 1997).
2 Chrysanthy Road formerly known as Pyramid Road.
3 V/C = Volume-to-capacity ratio.

Table 3

Roadway Segment Levels of Service[1]

Roadway Segment	ADT[2]	Level of Service
Jaeger Road - Douglas Road to Chrysanthy Blvd[3]	10,000	A
Sunrise Boulevard – Douglas Road to Chrysanthy Blvd[3]	42,200	F
Douglas Road – Sunrise Boulevard to Jaeger Road	44,700	C
Chrysanthy Bouelvard – Sunrise Boulevard to Jaeger Road	25,000	B

Notes:
1 From *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* (Fehr & Peers, 1997).
2 ADT = Average daily traffic.
3 Chrysanthy Boulevard formerly known as Pyramid Road.

Several alternatives were introduced in the *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* as mitigation measures for the Sunrise Boulevard Corridor. Daily traffic on Sunrise Boulevard could be reduced by as much as 23 percent through mitigation, providing for acceptable operating conditions. Since the proposed project is expected to generate less traffic than the approved specific plan, these measures would continue to mitigate expected impacts.

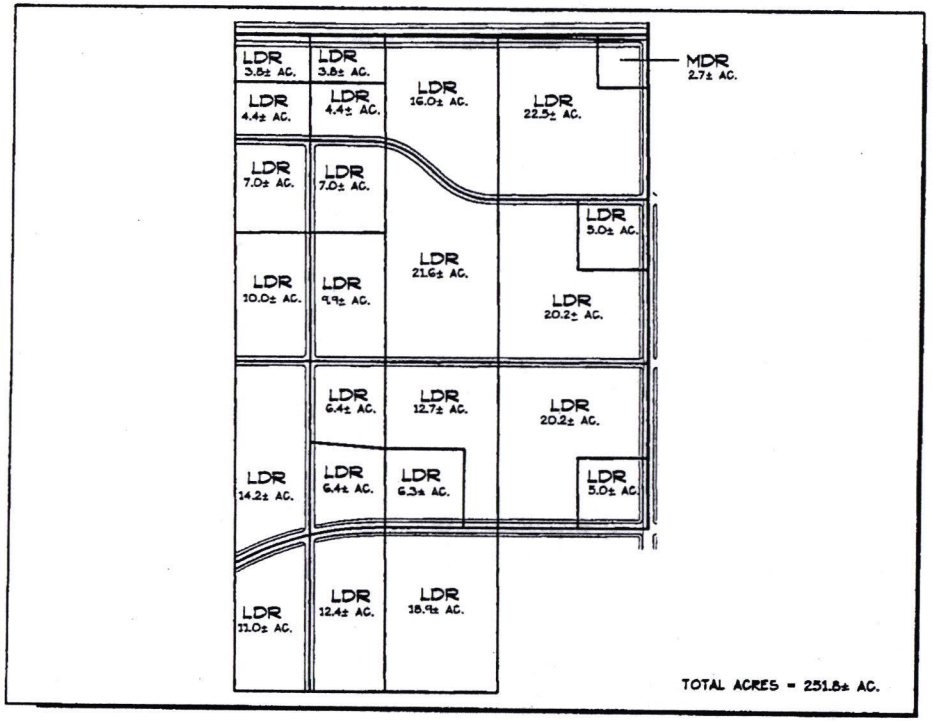
Although land use arrangements in the proposed specific plan differ from the existing specific plan, the primary change is the addition of open space in the center of the development and increased housing densities throughout the site. We estimated the shift in trip assignment from the proposed project based on the location of the increased housing densities. The expected shift in trip assignment is not expected to increase volumes to the critical movements at the study intersections. In fact, the reduced project trip generation slightly reduces volumes to most of the critical movements at the study intersections. Therefore, the proposed project is not expected to result in an additional impact not identified in the specific plan analysis.

The circulation system within the project site area is different than what is approved in the specific plan. We recommend additional analyses be conducted to ensure that roadways and intersections within the project site area are adequate to serve expected demands with attention to issues such as turn pocket lengths.

GENERAL PLAN AMENDMENT EXHIBIT

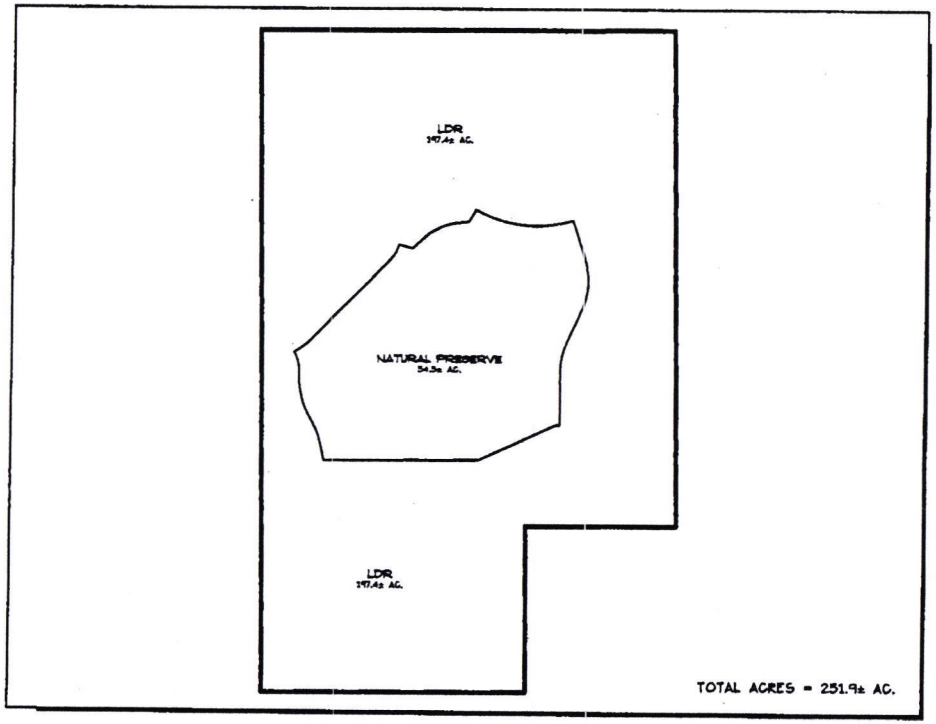
MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
SEPTEMBER 16, 2005



Existing General Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed General Plan

NORTH 0 400 800 1600

WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
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PHONE: (916) 341-7760 FAX: (916) 341-7767

GENERAL PLAN AMENDMENT EXHIBIT - MONTELENA

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Exhibit B

CITY OF RANCHO CORDOVA

ORDINANCE 09- 2006

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE SUNRIDGE SPECIFIC PLAN DESIGNATIONS AND THE ZONING OF THE MONTELENA PROJECT ON ASSESSOR PARCEL NUMBERS 067 0030 012, 013, 014, 015, 017 AND 018

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 General Plan and the Zoning within the Sunridge Specific Plan to assign a change to the General Plan/Specific Plan Designations and Zoning of the parcels specified within the attached Exhibits A and B.

Section 2: Findings

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

   Evidence: An Initial Environmental Study was prepared for the proposed project that addressed the impacts of the General Plan/Specific Plan Amendment and Rezone of the Montelena projects. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence the project will have a significant adverse impact on the environment.

2. Finding: The proposed Specific Plan Amendment and Rezone request will implement and be consistent with goals and policies of the General Plan of the City of Rancho Cordova and the Sunridge Specific Plan.

   Evidence: The following supports the Specific Plan Amendment and the Rezone.

   - This project is consistent with the Sunridge Specific Plan, which has been included within the Interim General Plan for internal consistency. The density of the project has increased in the areas suitable for development and would be consistent with regional goals for increasing density and preserving more open space, which the Montelena project accomplishes.

   - The developers and City have agreed to a Development Agreement that will provide additional revenues for police protection, park improvement fees, existing park renovation fees and future street maintenance district. The Development Agreement and the existing Community Facilities District applied to the Specific Plan will offset the costs associated with extending public services to the new development.

   - This project is providing the appropriate street system to serve the proposed lots and is making the adequate pedestrian connections to adjoining land uses, given terrain differences and proximity to existing developments and barriers. In addition, the Montelena projects are participants with other adjacent development interests in the construction of significant on and off-site infrastructure as is required by the Sunridge Specific Plan.

- Five parks are included within the proposed Montelena project totaling approximately 20.2 acres. A requirement of 7 acres per 1,000 population results in a park requirement of 18.1 acres. The proposed park space exceeds the minimum requirement by approximately 2.1 acres.

- The project has provided many opportunities for non-vehicular access through the Montelena projects. Dedicated greenway and paseos are provided to connect the on-site parks and to the adjacent school. A major trail corridor extends around the wetland and another trail is adjacent to Chrysanthy Blvd and Jaeger Road. The substantive goals of the City with regard to open space connections have been met.

- The Montelena project has been redesigned several times in response to evolving design expectations of the City. The most recent design effort was focused on the parks and open space requirements. Significant effort has been expended to achieve a design that meets the City's expectations and the effort resulted in the City's park and open space requirements being met. Appropriate pedestrian links and open space connections are provided to each of the points that City staff identified as important. Fairness is served by acknowledging these efforts and approving the project as presently proposed.

Section 3: Action

The City Council hereby amends the Sunridge Specific Plan and the Zoning of the City of Rancho Cordova for Assessor's Parcel Number 067-0030-012, 013, 014, 015, 017 and 018, as shown on the attached Exhibits A and B.

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: 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 by the City Council of the City of Rancho Cordova this 20th day of March, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
ROBERT J. MCGARVEY, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

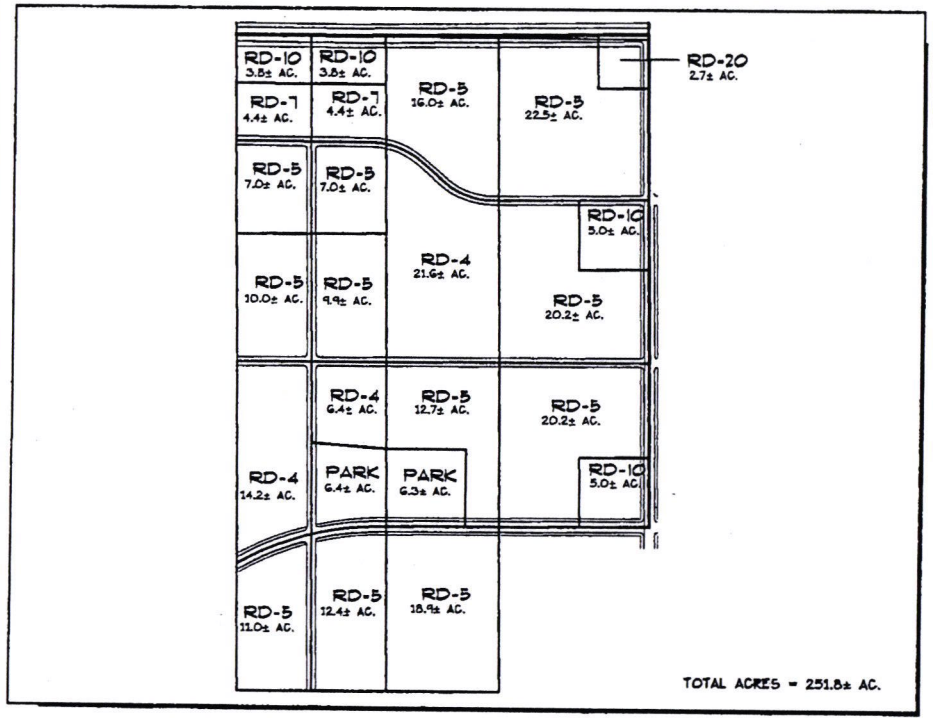
SPECIFIC PLAN AMENDMENT EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

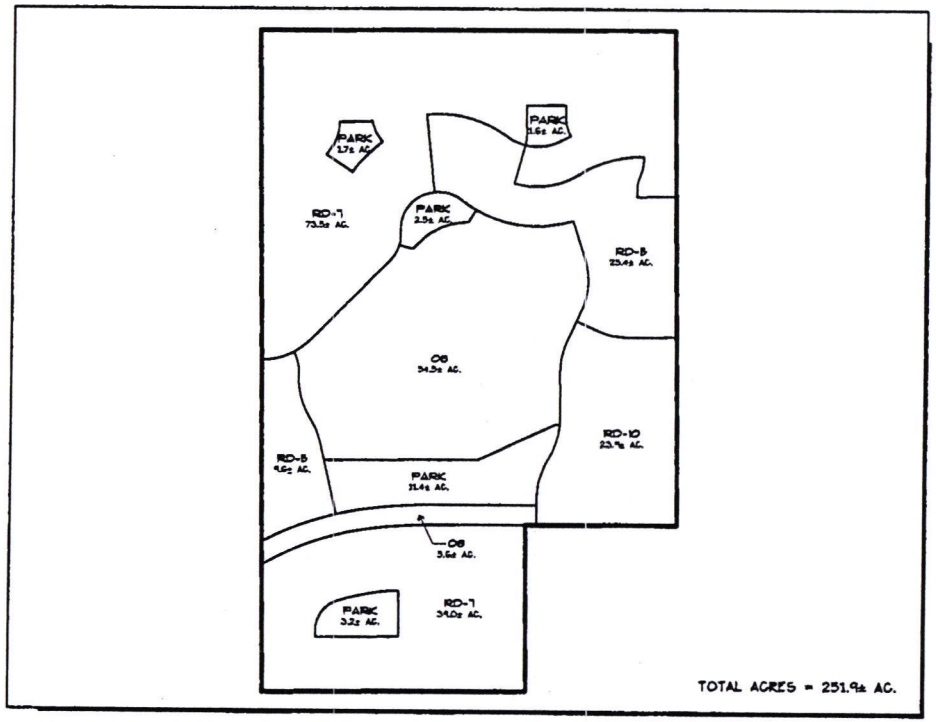
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(REVISED SEPTEMBER 12, 2005)

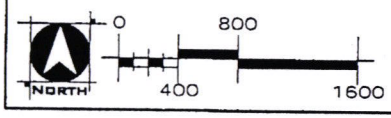


Existing Specific Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2000.



Proposed Specific Plan



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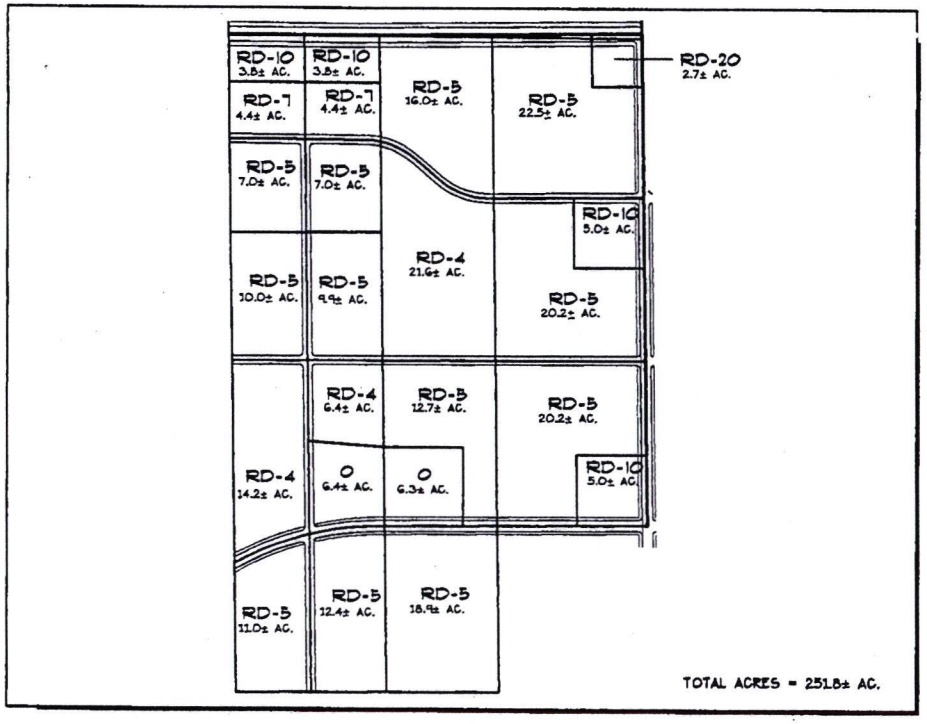
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Exhibit A

REZONE EXHIBIT

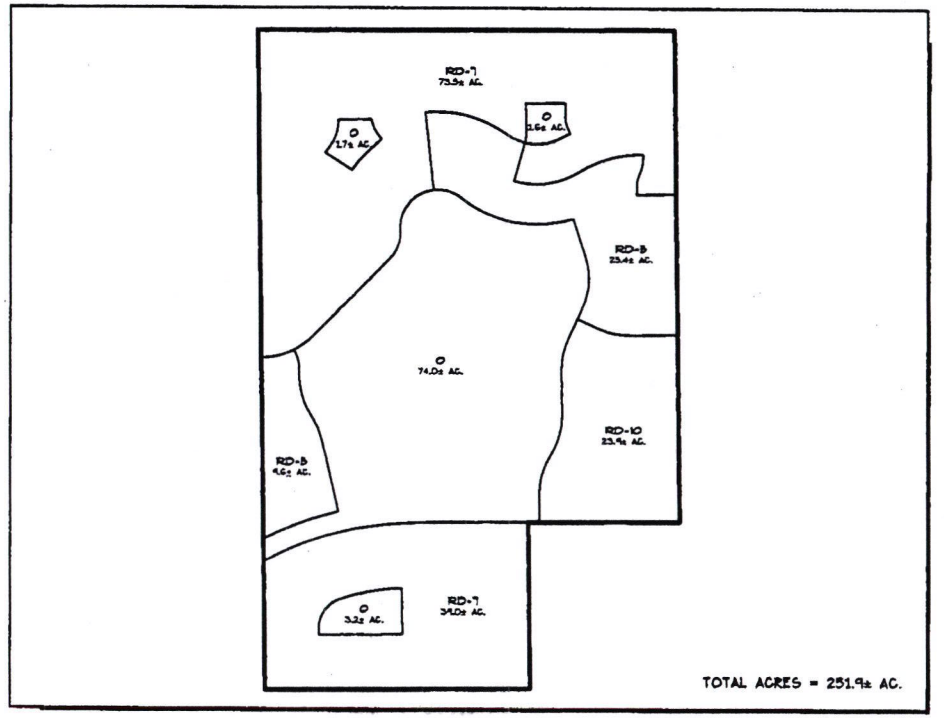
MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 22, 2005
(REVISED AUGUST 29, 2005)

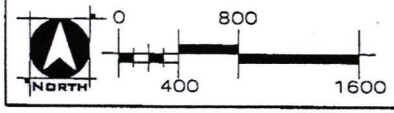


Existing Zoning

ZONING INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2005.



Proposed Zoning



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Exhibit B

CITY OF RANCHO CORDOVA

RESOLUTION NO. 26-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A LARGE AND SMALL LOT TENTATIVE SUBDIVISION MAP AND A SPECIAL DEVELOPMENT PERMIT FOR ASSESSOR PARCEL NUMBERS 067 0030 012, 013, 014, 015, 017 and 018 FOR MONTELENA, PROJECT NO. RC-04-132, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL/ MMRP

WHEREAS, the Montelena project, CP Sunridge LLC, represented by Pulte Homes (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Large and Small Lot Tentative Subdivision Map consisting of 879 single family lots; and

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

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on March 20, 2006 and received a staff report and public testimony at the public hearing.

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

Section 1 Approve the Large and Small Lot Tentative Subdivision Map (Exhibit A), subject to the Conditions of Approval/MMRP (Exhibit B), based on the following findings:

A. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

B. GENERAL PLAN CONSISTENCY

Finding: The City has adopted Findings of General Plan Consistency for Pending Projects.

Evidence:

a) The project as approved is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other General Plan policies.
b) The project is a parcel within the Sunridge Specific Plan and is subject to the approval documents associated with that project.

c) The project contributes to the establishment of a vibrant residential community. The project is not located within one mile of the boundaries of the Downtown and the proposed land use and physical improvements are compatible with the Specific Plan and the City's vision. The type and scale of the use is not detrimental to the successful development of the Specific Plan.

C. SUBDIVISION MAP ACT

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

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

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

a. The proposed map is consistent with the density limits as specified in the Rancho Cordova Land Use Policy Plan of the General Plan and the Sunridge Specific Plan, as amended. The new plan is less impacting than the original Specific Plan Land Plan, due to the preservation of approximately 54 acres of wetlands that were not indicated in the original plan.

b. The design or improvements of the proposed subdivision is consistent with the goals of the SRSP specification for streets and the Rancho Cordova General Plan. The developments are providing a modified street section for Primary Residential Streets to facilitate the delineation of on-street bike lanes. The projects are consistent with the adopted design guidelines for subdivision design that promotes internal pedestrian connectivity using greenways and trails, designing alley loaded units to improve the aesthetics of the streets, and providing a street system that interconnects with the other projects in the SRSP.

c. The site is physically suitable for the proposed development. The applicant is proposing 879 single-family lots on a total of 145.2 developable acres, which conforms to the designated residential use of the Specific Plan and the General Plan, at an average density of 6 units per net developable acres. The modified plan is producing approximately 300 fewer units than anticipated in the original allocation table of the SRSP. The project can also be served by all necessary services, and has provided documentation to meet the requirements of Government Code Section 66473.7.

d. The site is physically suitable for the proposed density of development. The Specific Plan, as amended, has assigned certain densities for the lands within the Specific Plan project area and these areas are producing fewer units than originally anticipated in the SRSP. Less land is being disturbed by the new project, due to the loss of approximately 28.3% of the Montelena project area for wetland preservation.

The applicant has requested the approval of a Special Development Permit for the RD-10 homes in the southeast parcel of the project. The Planning Commission reviewed similar requests from other developers that have proposed similar designs and lot configurations for this type of unit. Attached to this resolution is an exhibit indicating the proposed setbacks and the deviation from the base zoning provisions for minimum lot size.

e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivisions or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval. The reduction of units has incrementally reduced the total impacts associated with the original plan.

f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.

g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 20th day of March, 2006.

AYES:

NOES:

ABSENT:

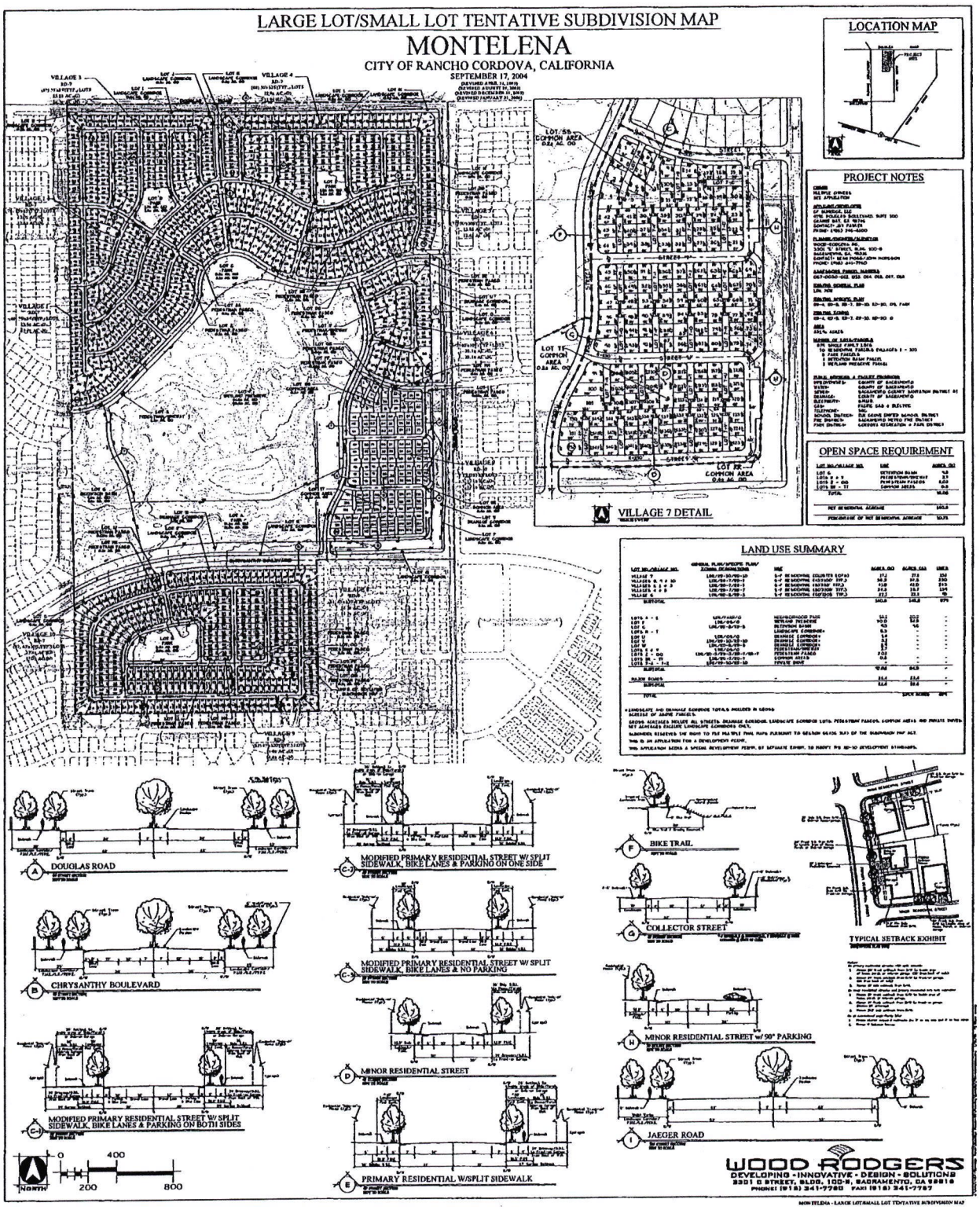
ABSTAIN:

_____
ROBERT J. MCGARVEY, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A


LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP
MONTELENA
CITY OF RANCHO CORDOVA, CALIFORNIA
SEPTEMBER 17, 2004
LOCATION MAP
PROJECT NOTES
OPEN SPACE REQUIREMENT
LAND USE SUMMARY
VILLAGE 7 DETAIL
LOT 7F COMMON AREA 0.66 AC. OO
LOT 7G COMMON AREA 0.66 AC. OO
LOT 7H COMMON AREA 0.66 AC. OO
A DOUGLAS ROAD
B CHRYSANTHY BOULEVARD
C-1 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON BOTH SIDES
C-2 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON ONE SIDE
C-3 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & NO PARKING
D MINOR RESIDENTIAL STREET
E PRIMARY RESIDENTIAL W/SPLIT SIDEWALK
F BIKE TRAIL
G COLLECTOR STREET
H MINOR RESIDENTIAL STREET w/ 90° PARKING
I JAEGER ROAD
TYPICAL SETBACK EXHIBIT
NORTH
0
400
200
800
WOOD RODGERS
DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project approval is for the "Montelena" project which comprises 251.9 acres and proposes the construction of 874 dwelling units (du) on 143.9 acres. The proposed project also includes five neighborhood park parcels on 20.1 acres, a detention basin on 9.6 acres, and a wetland preserve on 54.5 acres. A Development Agreement will accompany the project approval. In addition to the conditions within this exhibit, the applicant shall comply with the applicable zoning conditions in SZC 2002-0015 for the SunRidge Specific Plan, specifically the established final lot recordation thresholds of 2000, 3025 and 6,500 within the transportation improvement requirements, adopted July 17, 2002, unless otherwise amended by the City of Rancho Cordova.	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Three years, commencing with the date of approval.	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
4.	The applicant shall comply with all the mitigation measures included in the Mitigated Negative Declaration dated May, 2005, and pay the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is $7,500. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.	On-Going	Planning	
5.	Repair all damage to existing road system attributed to the construction of the project, as determined by the Public Works Director.	On-Going	Public Works	
	Prior to Grading or Improvement Plan Approval.			
6.	Applicant shall pay any outstanding staff costs associated with the preparation of the tentative map.	Prior to Issuance of Improvement Plans or grading permit.	Finance	
7.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Prior to Issuance of Improvement Plans, grading permit or recordation of any map.	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
8.	If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures. ***Mitigation Measure***	During initial site development, grading or brush clearing.	Planning	
9.	The improvement plans for the project will not be approved until: The environmental document for the off-site water production, conveyance, storage, and pumping facilities is certified by the SCWA; Finance agreements for the off-site water production, conveyance, storage, and pumping facilities have been entered into; and Construction contracts for the off-site water production, conveyance, storage, and pumping facilities have been executed and a *Notice to Proceed* has been issued. ***Mitigation Measure***	Prior to Issuance of Improvement Plans or Final Map, whichever comes first.	Public Works	
10.	Prior to any earth-moving activities on the project site, initiated between February 1 and August 31, a survey shall be performed to determine if active burrowing owl nesting is taking place on the project site. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. If occupied burrows are observed, consultation with the Department of Fish and Game shall occur in order to determine the measures that must be implemented for protection of burrowing owls. The applicant shall comply with the	Prior to Improvement Plans	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	requirements of Fish and Game to avoid taking of burrowing owls. ***Mitigation Measure***			
11.	All work regulated under Army Corps of Engineers, shall not be conducted until the applicant obtains all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary Endangered Species Act permits. Dedications of Irrevocable Offers of Dedication are exempt from this requirement. ***Mitigation Measure***	Prior to any ground disturbance.	Planning	
12.	Prior to the approval of any grading permits or improvement plans for offsite improvements, the project applicant or property owner shall obtain all applicable permits from the U. S. Army Corps of Engineers and shall comply with General Plan Conservation Element Policy No. CO-96 as it pertains to no net loss of wetlands. A copy of any required Corps permits and verification of compliance with General Plan Conservation Element Policy No. CO-96 regarding no net loss of wetlands shall be submitted. ***Mitigation Measure***	Prior to Improvement Plans or Final Map, whichever comes first.	Planning	
13.	The Stormwater Pollution Prevention Plan in place for the site shall be revised to include, and any future Stormwater Pollution Prevention Plans for the site shall include implementation of a process to remove fine clay sediments prior to discharge to Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources. A polymer treatment system or comparable process shall be designed and implemented by qualified professionals with training and	Prior to Improvement Plans	Water Resources	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters. ***Mitigation Measure.***			
14.	CSD-1 shall require an approved sewer study. The study shall demonstrate how the interim service will be provided to the project, prior to and after completion of the Laguna Creek Interceptor. The study shall demonstrate service to any offsite, upstream areas that need to flow through the project area.	Prior to Improvement Plans or Final Map, whichever comes first.	CSD-1	
15.	Resolution 11-2006 requires the installation of a dual plumed system, one potable system and one system, a purple pipe system, for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This scenario also includes the installation of the public recycled water distribution systems within new developments. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance.	Prior to Improvement Plans	Public Works	
16.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Prior to Improvement Plans	Public Works	
17.	Complete and implement a master drainage study for the project, with approval from County of Sacramento Department of Water Resources of the Public Works Agency.	Prior to Improvement Plans or Final Map, whichever	Water Resources	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
		comes first.		
18.	A Notice of Intent (NOI) must be filed with the state Water Resources Control Board prior to construction to obtain coverage under the State's General Construction Activity Stormwater Permit. As a condition of the General Permit, a Stormwater Pollution Prevention Plan (SWPPP) must be developed for the project. ***Mitigation Measure***	Prior to Improvement Plans	Water Resources	
19.	Locate and destroy under permit to the Environmental Health Department all septic tanks, prior to issuing grading permits or prior to map recordation. Prior to abandoning any existing agricultural wells, applicant shall use water from the agricultural wells for grading and construction of the project or its phases. Ground water extraction wells for remediation of contaminated ground water shall be reviewed and approved.	At Improvement Plans/ grading permit issuance	Environmental Health	
20.	All Park Capital Improvement Plans and Specifications for parks and other areas to be owned and maintained by the District must be prepared by a licensed landscape architect mutually acceptable to the District and developer.	Prior to the issuance of improvement plans	Parks	
21.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park site. The District and the City shall review and approve the public improvement plans for the street frontages and utilities adjacent to a park site prior to installation.	Prior to the issuance of improvement plans	Parks	
22.	Developer shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the			

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	City Engineer. The following specifications shall be applied to trails in the project: ▪ Trails must be located above the 10-year flood plain. ▪ Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with plans and specifications approved by the City, unless otherwise specified in these conditions. ▪ Provide a striped pedestrian crossing for the trail system when it crosses a public right of way. ▪ Developer shall install all required signage for the trail.			
23.	Provide utility stubs into the park site for electricity, water, drainage, phone, and sewer on Improvement Plans. A natural gas stub shall be provided on large neighborhood park sites, community park sites, and where otherwise specified by the District. The District shall give written approval for all locations of utility service points of connection on all land to be dedicated or maintained by the Cordova Recreation and Park District, prior to approval of infrastructure construction documents. While typical Public Utility Easements and underground utility easements can be located on park property, non-park related utility service cabinets, pedestals, or other above ground structures shall not be located on land to be dedicated for park purposes.	Prior to Issuance of Improvement Plans	Public Works and Parks	
24.	Developer shall rough grade the park site pursuant to the capital improvement plans and specifications approved by the Cordova Recreation and Park District so that there are no excessive amounts of	Prior to final inspection of the rough	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	dirt or depressions.	grading plan.		
	Prior to Recordation of a Large Lot Map			
25.	Grant Irrevocable Offer of Dedication for all interior streets to serve the Large Lots, to the satisfaction of the City Engineer.	Prior to recording of the Large Lot Map	Public Works	
26.	Dedicate the right of way for Douglas Road, Jaeger Road and Chrysanthy Blvd, within the project boundary, based on the designed width shown on the map, and pursuant the City Improvement Standards and to the satisfaction of the City Engineer.	Prior to recording of the Large Lot Map	Public Works	
27.	Remainder Wetland Lot shall have a maintenance entity and funding source established within the conservation plan prepared by the applicant and approved by the Public Works and Planning Directors.	Prior to Recordation of the large Lot Subdivision Map	Public Works/ Planning	
	Prior to Recordation of the Small Lot Map			
28.	In order to obtain sewer service, sewer easements may be required for the construction of public collector and trunk sewer to the satisfaction of CSD-1. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to Recordation of the Subdivision Map	CSD-1	
29.	Private driveways or single loaded assess roads or alleys shall not be	Prior to	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	longer than 200 feet from the right of way and to the satisfaction of Metro Fire.	recording of the final map.		
30.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to recording of the final map.	Public Works	
31.	Property Owner/Applicant shall provide or agree to a funding mechanism for maintenance of frontage and median landscaping by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to recording of the final map.	Public Works	
32.	Property Owner/Applicant shall work with Cordova Recreation and Park District to provide agree to a funding mechanism for maintenance of park landscaping and associated facilities. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to recording of the final map.	Parks	
33.	Property Owner/Applicant shall participate in the provision of a variety of transportation demand management (TDM) services to implement an overall strategy that will contribute to the goal of reducing vehicle trips to improve mobility and coincidentally reduce air quality impacts. This shall be accomplished by voting to approve a special tax for the parcels created by the project. All costs associated with the election shall be	Prior to recording of the final map.	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	borne by the Property Owner/Applicant.			
34.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways for all units that take front access. Alley loaded homes shall locate water and sewer facilities to the satisfaction of CSD-1, Zone 40 and the City. Dry utilities shall be located to the satisfaction of SMUD, the other dry utility providers and the City. Developer shall work with all utilities and the City to determine the best locations for all utilities, to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	
35.	Dedicate the Landscape Corridors, adjacent to Douglas and Jaeger Roads, as shown on the map, as public utility easements for overhead and underground facilities and appurtenances.	Prior to Recordation of the Subdivision Map	SMUD	
36.	Developer/applicant shall pay any SCWA development fee or development fee surcharge imposed to fund the construction of all water facilities, extraordinary water facilities and water mitigation measures attributable to development, as determined by the Sacramento County Department of Water Resources of the Public Works Agency.	Prior to Recordation of the Subdivision Map	Water Supply	
37.	Dedicate the right of way for Douglas Road, and install or bond for public street improvements pursuant to Sacramento County Improvement Standards, to the satisfaction of the City Engineer, based on the road section detail on the map.	Prior to Recordation of the Subdivision Map	Public Works	
38.	Dedicate the right of way for Jaeger Road, and install or bond for public	Prior to	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	street improvements pursuant to Sacramento County Improvement Standards, to the satisfaction of the City Engineer, based on the following 53 foot half road section: 3' curb & gutter, 5' bike lane, 15' enhanced transit corridor, 11' travel lane, 12' travel lane, 7' median. The dedicated 5' bike lane is all the way through the intersection with Chrysanthy Blvd.	recording of the Small Lot Map		
39.	Dedicate the right of way for Chrysanthy Blvd. and install or bond for public street improvements pursuant to Sacramento County Improvement Standards, to the satisfaction of the City Engineer, based on the road section detail on the map.	Prior to recording of the Small Lot Map	Public Works	
40.	Dedicate all internal streets shown on the map, as depicted on the map, and install or bond for public street improvements pursuant to Sacramento County Improvement Standards to the satisfaction of the City Engineer. Alleys may be private streets upon approval of the City Engineer.	Prior to Recordation of the Small Lot Subdivision Map	Public Works	
41.	The proposed public street entrances to Douglas Road shall be a minimum of 50 feet in width for a distance of 100 feet pursuant to the Sacramento County Improvement Standards and to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	
42.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Prior to Recordation of the Subdivision	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
		Map		
43.	Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
44.	Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
45.	Provide drainage easements and install or bond for facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Recordation of the Subdivision Map	Water Resources	
46.	Dedicate or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Rancho Cordova Municipal Code.	Prior to Recordation of the Subdivision Map	Public Works/ Planning	
47.	Developer shall deliver a certificate from the Cordova Recreation and Park District stating that all Administrative and Plan Review Fees required by the District have been paid and the Park ***Improvement*** Agreement has been executed.	Prior to Small Lot Final Map Recordation	Parks	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
48.	The Developer shall record a "Notice of Active Recreational Park Use" in a form approved by the Cordova Recreation and Park District, which encumbers all lots within 1000 feet of any park site.	Prior to Small Lot Final Map Recordation	Parks	
	Prior to the Issuance of Building Permits			
49.	Applicant shall pay any outstanding staff costs associated with the preparation of the improvement plans and/or final map.	Prior to Issuance of first Building Permit.	Finance	
50.	Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of Metro Fire District, prior to any combustible construction or combustible materials storage on site.	Prior to the Issuance of Building Permits	Metro Fire	
51.	Improvement connection fees for CSD-1 shall be paid.	Prior to the Issuance of Building Permits	CSD-1	
52.	Property Owner/Applicant shall pay all fees established by the City to support the construction of any public facilities and improvements or the provision of public services in relation to the development of the Property.	Prior to the issuance of building permit	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
53.	Developer shall provide a construction phasing plan for street construction, for model homes and the phases of home construction, for each village area to the satisfaction of the City Engineer.	Prior to the issuance of Building Permits for each Village	Public Works	
54.	The developer shall submit complete landscape planting and irrigation plans for corridor landscaping for review and approval by the Planning Director.	Prior to the Issuance of Building Permits	Planning	
55.	Destroy all wells on the proposed project site, in accordance with the requirements of the Sacramento County Environmental Health Division, to the satisfaction of the Building Official.	Prior to the Issuance of Building Permits	Building Official	
56.	Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of the Sacramento County Water Agency.	Prior to the Issuance of Building Permits	Water Supply	
57.	The owner/developer shall pay the Sacramento County Water Agency up to $1,000 per equivalent dwelling unit at the time of the building permit to fund a fair share portion of any water project(s) identified by the SCWA Board of Director that optimizes available local groundwater resources.	Prior to the Issuance of Building Permits	Water Supply	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
58.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to the Issuance of Building Permits	Water Supply	
	Prior to Final Inspection			
59.	Provide public sanitary sewer and water supply facilities in accordance with the Sacramento County Improvement Standards. The trunk and collector system for the project will not be accepted for maintenance until the downstream sewer system serving the project is also accepted for maintenance.	Prior to Final Inspection of the first unit	CSD-1	
60.	All roads providing access to the completed homes shall be fully constructed and accepted by the City Engineer.	Prior to Final Inspection of the first unit	Public Works	
61.	The developer of the project shall disclose to future / potential owners buyers adjacent to Douglas and Jaeger Roads of the potential and existing 69kV lines.	Prior to Final Inspection	SMUD	
62.	Improve the landscaped lots according to the approved plans. A 6 foot minimum sidewalk shall meander through the corridors. Layout of the sidewalk shall be reviewed and approved by the Planning Director. All improvements shall be reviewed and accepted by the City Engineer, prior to assuming maintenance responsibility.	Prior to Final Inspection of the first unit	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
63.	Construct a minimum 10.5-foot high sound barrier, no more than 6 feet shall be exposed to the right of way, as measured from the top of curb, along all lots bordering Douglas Road. The design of the wall shall be consistent with design details within the SRSP. Where the noise barrier approaches the entrance drives to the neighborhood, the barrier shall be wrapped around the corner to the satisfaction of Planning Director. Construct a minimum 6-foot high sound barrier, as measured from the adjacent top of curb, along the property lines of all lots bordering Jaeger Road and Chyrsanthy Blvd. Where the noise barrier approaches the entrance drives to the neighborhood, the barrier shall be wrapped around the corner to the satisfaction of Planning Director. At intersections, wrapping walls shall extend a distance equivalent to the rear yard setback or side yard setback, whichever is greater as appropriate for lot configuration. However, the barrier height shall taper down at the corner, as needed, to allow for clear sight distance for motorists approaching the intersection.	Prior to Final Inspection of the first unit	Planning	
64.	Developer shall construct all necessary street frontage improvements abutting the dedicated park site including, but not limited to, on street parallel parking, vertical curb, gutter, street paving, utilities (water, sewer, electrical, storm drain, phone, and gas), street lights, and sidewalks. Credits and/or reimbursements shall be available as provided in the Fee Nexus Study and /or Park Improvement Agreement.	At the time of Park Construction	Public Works and Parks	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
65.	Where the park site abuts other non-residential land uses, other than public street frontages, developer shall install a six foot high masonry wall or decorative metal fencing or otherwise approved by the District and Planning, which will be built to the specifications of the Cordova Recreation and Park District. When homes adjoin a park, this condition does not apply. The approved wall or fence shall be installed when the District is ready to develop the park or when the construction on the adjoining lots commences, whichever comes first. The wall or approved fence is to be located on the adjacent owner's property. Accordingly, general maintenance, repair or replacement of the wall or fence shall be the responsibility of the owner, not the District. The District will be responsible solely for graffiti removal on the exterior portion of the wall, which faces District, or the City property.	At the Time of Park Construction	Planning and Parks	
66.	All landscape corridor walls shall be of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and according to the design standards in the Sunridge Specific Plan.	Prior to the final inspection of the improvement plans.	Public Works and Planning	
67.	When improvements to landscape corridors and trails are complete and accepted by the City Engineer, the improved property shall be conveyed by a grant deed to the City for ongoing maintenance, operation, repair and replacement. Developer shall be responsible to pay the direct cost associated with the performance of this work until such time as the City	Prior to the final inspection of the improvement plans	Public Works and Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	incorporates the cost of doing this work into the financing mechanism annual budget and collects the additional tax revenues required to fund the costs of this work.			

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

1. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Fire Department)
4. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
5. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PGE)
6. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
7. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
8. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
9. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
10. The Police Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors, which in turn helps reduce crime. (Police Department)
11. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).

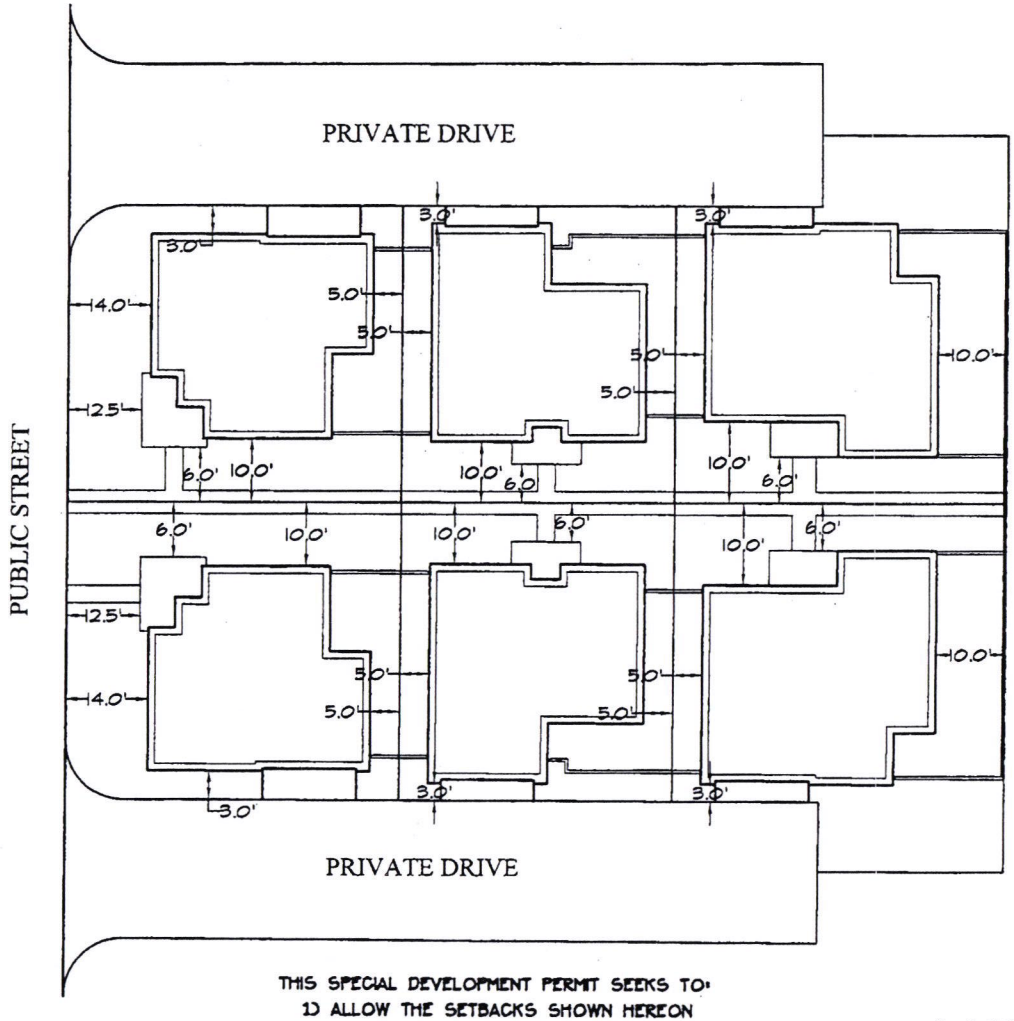
12. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
13. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.

SPECIAL DEVELOPMENT PERMIT EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

SEPTEMBER 19, 2005



THIS SPECIAL DEVELOPMENT PERMIT SEEKS TO:

1) ALLOW THE SETBACKS SHOWN HEREON

2) ALLOW A MINIMUM LOT SIZE OF 46'x50'

NORTH 0 10 20 40

WOOD RODGERS

ENGINEERING • PLANNING • MAPPING • SURVEYING

3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816

PHONE: (916) 341-7760 FAX: (916) 341-7767

J:\Jobs\1467-Sunridge Ranch\Sunridge Ranch-DA\Planning\Exhibits\SDP.dwg 11/14/05 11:36am smoss

CITY OF RANCHO CORDOVA

ORDINANCE NO. 10-2006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A DEVELOPMENT AGREEMENT FOR MONTELENA

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

Section 1: Recitals

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

B. The proposed Montelena Project is located south of Douglas Road and west of Jaeger Road, which is within the Sunridge Specific Plan ("Specific Plan") and which is designated as Low Density Residential by the General Plan and the Community Plan.

C. Development Agreement was filed requesting approval between the City of Rancho Cordova and the copy of which is attached hereto as Exhibit A.

D. On February 23, 2006, the Planning Commission, as the planning agency for purposes of development agreement review, held a properly noticed public hearing pursuant to Government Code Section 65867 and recommended that the City Council approve the Development Agreement.

E. On March 20, 2006, the City Council, as the legislative body for purposes of development agreement approval, held a properly noticed public hearing pursuant to Government Code Section 65867 and considered all comments received in writing and all testimony received at the public hearing.

F. In 2002, Sacramento County ("County"), certified as adequate and complete the Final EIR (the "EIR") for Sunridge Specific Plan and Zoning Ordinance for the Montelena project. The City also approved a Mitigated Negative Declaration for the Tentative Subdivision Map for the Montelena project on February 21, 2006. Mitigation measures were required in the EIR and Mitigated Negative Declaration and are incorporated into the Montelena project and into the terms and conditions of the Development Agreement.

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

the preparation of an environmental impact report pursuant to the Environmental Quality Act is not required.

Section 2: Findings and Determinations

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

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

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the real property is located in that the projects' approval include the Rezoning of the Property as adopted by the City on March 20, 2006 by City Ordinance 09-2006.

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

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

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

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

Section 3: Approval

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

Section 4: Amendment of the Zoning Code

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

"101-818. Development Agreement between the City and CP Sunridge LLC, (RC-04-132)."

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

Section 5: Recordation

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

Section 6: Effective Date and Publication of Ordinance Summary

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 20th day of March, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
ROBERT J. MCGARVEY, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

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

DEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF RANCHO CORDOVA

AND

CP SUNRIDGE, LLC, AS LANDOWNERS

RELATIVE TO MONTELENA

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DEVELOPMENT AGREEMENT
RELATIVE TO MONTELENA

This Development Agreement is entered into as of this _____ day of _____, 2006, by and between City OF RANCHO CORDOVA, a municipal corporation ("City"), CP SUNRIDGE, LLC, a California limited liability company ("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 Government Code Section 65864, et seq. (the "Development Agreement Statute"), which authorizes 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 City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A-1 and Exhibit A-2 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 City (described in more detail in Recital 6 below), including approval for a tentative subdivision map for a project known as Montelena (the "Project") to be located on the Property.

4. **Public Hearing**. On February 23, 2006, the Planning Commission of City of Rancho Cordova, serving as 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 City Council.

5. **Environmental Review**. On _____, 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 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 Sunridge _____ Specific Plan adopted by County, as adopted by City on _____, by City Resolution No. _____ (the "Specific Plan");

6.2. The MND. The Mitigation Measures in both the Environmental Impact Report ("EIR") and the MND are incorporated into the Project and into the terms and conditions of this Agreement.

6.3. The Rezoning of the Property, approved by City on _____, by City Ordinance No. _____;

6.4. The Sunrise Douglas Community Plan approved by the Sacramento County Board of Supervisors on July 17, 2002, and adopted by City Resolution No. 2002-0900;

6.5. The Large Lot Tentative Subdivision Map for the Project (attached hereto as Exhibit B approved by City on _____, by City Resolution No. _____;

6.6. The Small Lot Tentative Subdivision Map for the Project (attached hereto as Exhibit C approved by City on _____, by City Resolution No. _____;

6.7. This Development Agreement, as adopted by City Ordinance No. _____ (the "Adopting Ordinance"), on _____, 2006.

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 City of Rancho Cordova, as set forth in City Municipal Code.

10. **Consistency with General and Specific Plan**. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, in City Ordinance No. ___-06, City found that this Agreement satisfies the Government Code §65867.5 requirement of general plan and specific plan consistency.

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 A-1 and depicted in Exhibit A-2 attached hereto ("Property").

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

4. **Relationship of City and Landowner**. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Landowner and that Landowner is not an agent of City. 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 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 _____2006, which is the effective date of City Ordinance No._____, adopting this Agreement.

5.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of fifteen (15) 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 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 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 however, except as provided in Section 6.3, 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 land uses and approximate acreages for the Property as set forth in Exhibit D-1 and Exhibit D-2.

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; provided however, 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 health or safety 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 health or safety issue.

6.4. Additional Conditions.

6.4.1. New Park Development Obligation. The Project shall be subject to Resolution No. 28-2005, which establishes revised standards for park and open space in the City. Landowner shall pay development impact fees to mitigate the costs of designing, constructing and installing park improvements based on the seven (7) acre per one thousand (1,000) population standard as set forth in Resolution No. 28-2005. These development impact fees shall be in the amount of eleven thousand and twenty-seven dollars ($11,027) per single-family residential parcel or residential parcel equivalent which shall be adjusted on an annual basis beginning on March 1st 2007, by the higher of either: (a) the method described in City Ordinance No. 24-2004, Section 16.83.200, relating to the establishment of development impact fees within the Sunrise Douglas Community Plan which provides for an annual program fee adjustment, (b) the method provided in any subsequent revisions of City Ordinance No. 24-2004, or (c) four (4) percent,. The development impact fee of eleven thousand and twenty-seven dollars ($11,027) shall not include the costs of park street frontage improvements. To fulfill park land dedication obligation, Landowner shall be obligated to provide improved park land and park land in-lieu fees to the Cordova Recreation and Park District to satisfy a total park land obligation of acres (calculated as 7 acres of park land per 1,000 residents). Landowner will satisfy this obligation as follows:

i. By dedicating ___ net acres of land within the Project to Cordova Recreation and Parks District for use as park property and recreation facilities, together with additional land for landscape corridors, open space and/or flood plain or water detention areas required by City. The land to be dedicated for park and recreational purposes is set forth more specifically in Exhibit __ attached hereto and incorporated herein by this reference as "Dedicated Land;" and,

ii. Pay fees in-lieu of dedication to City for use by Cordova Recreation and Parks District in providing park and recreational facilities to serve the residents of the Project to the extent that the dedication of land does not satisfy Landowners park land dedication obligation specified in Section 6.4.1(i). Therefore, Landowner shall pay in-lieu fees on the balance of the total park/land obligation of ____net acres. The calculation of in-lieu fees shall be based on 2.95 residents per dwelling unit and the appraised value of the Dedicated Land valued after approval of the tentative map, or by agreement among Landowner, City and Codorva Recreation and Parks District, which agreement shall be in writing.

6.4.2. Timing of Dedications and Improvements of Parks. Prior to the recordation of any small lot final map for the Project or for any individual residential or non-residential parcel of the Property, but not prior to construction of model homes, Landowner shall: (1) fulfill the obligations described in Resolution No. 28-2005, and, (2) enter into a park improvement agreement with the Cordova Recreation and Park District. Landowner shall pay to City any fees in-lieu of dedication required under Section 6.4.1 prior to the recordation of any small lot final subdivision map for the Project. Prior to the issuance of the first building permit for the Project, Landowner agrees to commence construction of the improvements described in the park improvement agreement to be entered into between Landowner and the Cordova Recreation and Park District, and pay development impact fees referenced in Section 6.4.1. The park improvement agreement shall address, but not be limited to the specific facilities to be constructed by Landowner, deeding of the dedicated land to the Cordova Recreation and Park District, payment of fees to be paid by Landowner, payment of park impact fees and receipt of credits and reimbursements as determined appropriate by the Cordova Recreation and Park District and City against park impact development fees for park improvements constructed within the Project by Landowner, and reference to the requirements in this Section regarding the timing of construction of improvements and the payment of fees. Landowner agrees to complete construction of all the improvements as described and set forth by the park improvement

agreement. The City shall be named a third party beneficiary to the park improvement agreement. Landowner shall pay all costs incurred by City and the Cordova Recreation and Park District in preparing the park improvement agreement. Landowner will be deemed to have satisfied in full its new park development obligation, after fulfilling the requirements described in Section 6.4.1 and 6.4.2.

6.4.3. In-fill Park and Open Space Renovation and Acquisition Fee. Landowner agrees that it shall pay City the total sum of one thousand and five hundred dollars ($1500.00) 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 City no later than prior to issuance of the building permit for each residential parcel for the Property. It shall be used by City, at its sole discretion to acquire, renovate, repair, improve or maintain parks or open space in that portion of City outlined in Exhibit __. This payment is made voluntarily by Landowner. It is in addition to all other existing park fees, and construction and dedication obligations, including without limitation any fees paid pursuant to California Government Code Section 66477 (the "Quimby Act"). Landowner agrees that it shall not claim any credit or right to reimbursement of any other existing park fees, and construction and dedication obligations, including Quimby Act fees, as a result of paying the existing park renovation fees required under this Section.

6.4.4. 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. A vote by Landowner to repeal or amend the special tax shall constitute an event of default under this Agreement and in addition to all other remedies, Landowner shall be obligated to pay under this Agreement, the difference between the amount of the tax before the vote to repeal or amend the tax, and the amount of the proposed special tax. The boundaries of the special tax zone area shall be contiguous with the boundaries of the Property. 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. City is in the process of preparing a General Plan Fiscal Analysis which will include a review of the current shortfall of revenue for police services, and a new proposed amount of the special police tax. The special tax shall be in the amount of the lesser of (1) $450 annually, per single-family residential parcel or residential parcel equivalent, and $0.25 for each square foot of gross parcel area of non-residential use (excluding recreational and agricultural uses), or (2) the amount calculated in the General Plan Fiscal Analysis which City is in the process of preparing. 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. Landowner shall pay all the costs of conducting the election and all costs related to the implementation of this Section for the Project.

6.4.5. Road Maintenance Conditions. Landowner shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by Landowner.

7. Applicable Rules, Regulations, Fees and Official Policies.

7.1. Rules Regarding Permitted Uses. Except as provided in this Agreement, 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 on the Effective Date of this Agreement. Except as provided in Section 8.2, this Agreement does not vest Landowner's rights to pay development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges.

7.2. Rules Regarding Design and Construction. Unless otherwise expressly provided in this Agreement, all other ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project and 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 check 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. Landowner shall pay all development impact fees, dedications of land, connection or mitigation fees, and exactions required by City to support in the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") authorized by City after the Effective Date so long as 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 City that are zoned consistent with the Project Approvals, or (iii) apply uniformly to all properties that are similarly situated, whether by geographic location or other distinguishing circumstances. Except as otherwise provided in this Agreement, Exactions required by City to be paid by Landowner that do not meet one of the preceding criteria, shall be the Exactions authorized as of the Effective Date. 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 (CFD) or other such financing mechanism acceptable to City, subject to and in accordance with the provisions thereof.

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 Section 8.2.

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.

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.

10. Service District for Maintenance.

10.1. Formation, Consent, Waiver and Special Benefit. Landowner must cooperate in formation or annexation to, one or more financing mechanism or assessment district for maintenance purposes, as chosen by 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 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 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 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 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 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 10.1 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 Sections 6.4.3 and 6.4.4 of this Agreement.

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

11. Amendment or Cancellation.

11.1. 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 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 City Council in accordance with the Municipal Code and this Agreement.

11.2. 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.

11.3. Insubstantial Amendments. Notwithstanding the provisions of the preceding Section 11.2, 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 Sections 6.2 and 7.1; (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 City Council before the parties may execute an amendment hereto. City's City Manager shall determine whether a reservation or dedication is "significant".

11.4. 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 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 11.3 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.

11.5. 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.

12. 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.

13. Annual Review.

13.1. Review Date. The annual review date for this Agreement shall be approximately 12 months from the date the Agreement is entered into.

13.2. Initiation of Review. City's Planning Director shall initiate the annual review by giving to Landowner written notice that City intends to undertake such review. Within thirty (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 Landowner. 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.

13.3. 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.

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

13.5. 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, 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, City Council may impose conditions that it considers necessary and appropriate to protect the interest of City.

13.6. Appeal of Determination. The decision of 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).

14. 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 Section 14.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.

14.1. Procedure Regarding Defaults.

14.1.1. 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.

14.1.2. 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).

14.1.3. 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.

14.1.4. 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 thirty (30) day period, the cure shall be deemed to have occurred within such thirty (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 thirty (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 ninety (90) days after the first notice of default is given.

14.1.5. 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 City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

14.1.6. 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 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 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.

15. 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.

16. Mortgagee Protection; Certain Rights of Cure.

16.1. 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.

16.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 16.1 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.

16.3. 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 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.

17. 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.

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

19. 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.

20. 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.

21. 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 F 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 City Manager on behalf of City and the form of such assignment shall be subject to the approval of City Attorney, neither of which shall be unreasonably withheld.

22. 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.

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

24. 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 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 City or another public entity (except as provided in an improvement agreement or maintenance bond).

25. Insurance.

25.1. 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 ($1,000,000) dollars and a deductible of not more than ten thousand ($10,000.00) dollars per claim. The policy so maintained by Landowner shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

25.2. 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 City for any damage resulting from Landowner's failure to maintain any such insurance.

25.3. 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 25.1 and 25.2 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to Landowner performing work on the Project.

26. 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.

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

28. 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 City shall be addressed as follows:

CITY OF RANCHO CORDOVA
Planning Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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

CP SUNRIDGE, LLC
Attn: Jay Pawlek, Pulte Homes Corp.
4196 Douglas Blvd., Suite 100
Granite Bay, CA 95746

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.

29. 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), 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 18 pages and 8 Exhibits, which constitute the entire understanding and agreement of the parties.

30. 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.

31. City Cooperation. 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, City of Rancho Cordova, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of City on the _____, and Landowner has caused this Agreement to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: _____

Its: _____

"LANDOWNER"

CP SUNRIDGE, LLC
a California limited liability company

By:

Name: Jay Pawlek

Its:

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren
Assistant City Attorney

EXHIBIT LIST

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Diagram of the Property
Exhibit B:	Montelena Large Lot Tentative Subdivision Map
Exhibit C:	Montelena Small Lot Tentative Subdivision Map
Exhibit D-1:	Land Use Map for the Property
Exhibit D-2:	Land Use Table
Exhibit E:	Diagram of Park Land Dedication
Exhibit F:	Form of Assignment

1467.001
02/01/05
PJ

EXHIBIT "A-1"

DESCRIPTIONT OF
MONTELENA DEVELOPMENT AGREEMENT

All that certain real property situate within Fractional Section 8 and Section 17, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, being further described as follows:

Beginning at a found Three-Quarter inch (3/4") iron pipe marking the closing corner of said Fractional Section 8; thence from said **POINT OF BEGINNING**, along the East line of said Fractional Section 8, South 00°44'24" East a distance of 1741.58 feet to the Northeast corner of said Section 17; thence along the East line of said Northeast One-Quarter of Section 17, South 00°44'04" East a distance of 1549.20 feet to the Southeast corner of Parcel "B" of the certain Parcel Map filed for record in Book 31 of Parcel Maps, at Page 37, Sacramento County Records; thence leaving said East line of the Northeast One-Quarter of Section 17 along the South line of said Parcel "B", South 89°51'16" West a distance of 1000.03 feet to the Southwest corner of said Parcel "B"; thence along the West line of Parcel "C" of said parcel map, South 00°44'04" East a distance of 1097.70 feet to the South line of said Northeast One-Quarter of Section 17; thence along said South line of the Northeast One-Quarter of Section 17, South 89°45'38" West a distance of 1750.15 feet to an angle point on the Easterly line of Anatolia as shown on that certain final map entitled "Subdivision No. 01-.0385.0 Large Lot Map of Anatolia" filed for record in Book 316 of Maps, at Page 8, Sacramento County Records; thence along said Easterly line of said map for the following two (2) courses and distances:

1. North 00°43'51" West a distance of 2644.73 feet; and
2. North 00°43'50" West a distance of 1746.24 feet to a point on the South line of Rancho Rio de los Americanos;

thence along said South line of Rancho Rio de los Americanos for the following two (2) courses and distances:

1. South 89°37'42" East a distance of 802.94 feet; and
2. North 89°37'47" East a distance of 1946.87 feet to the Point of Beginning.

Containing 251.654 acres of land, more or less.

See Exhibit "A-2", plat to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

Date: 2/2/06

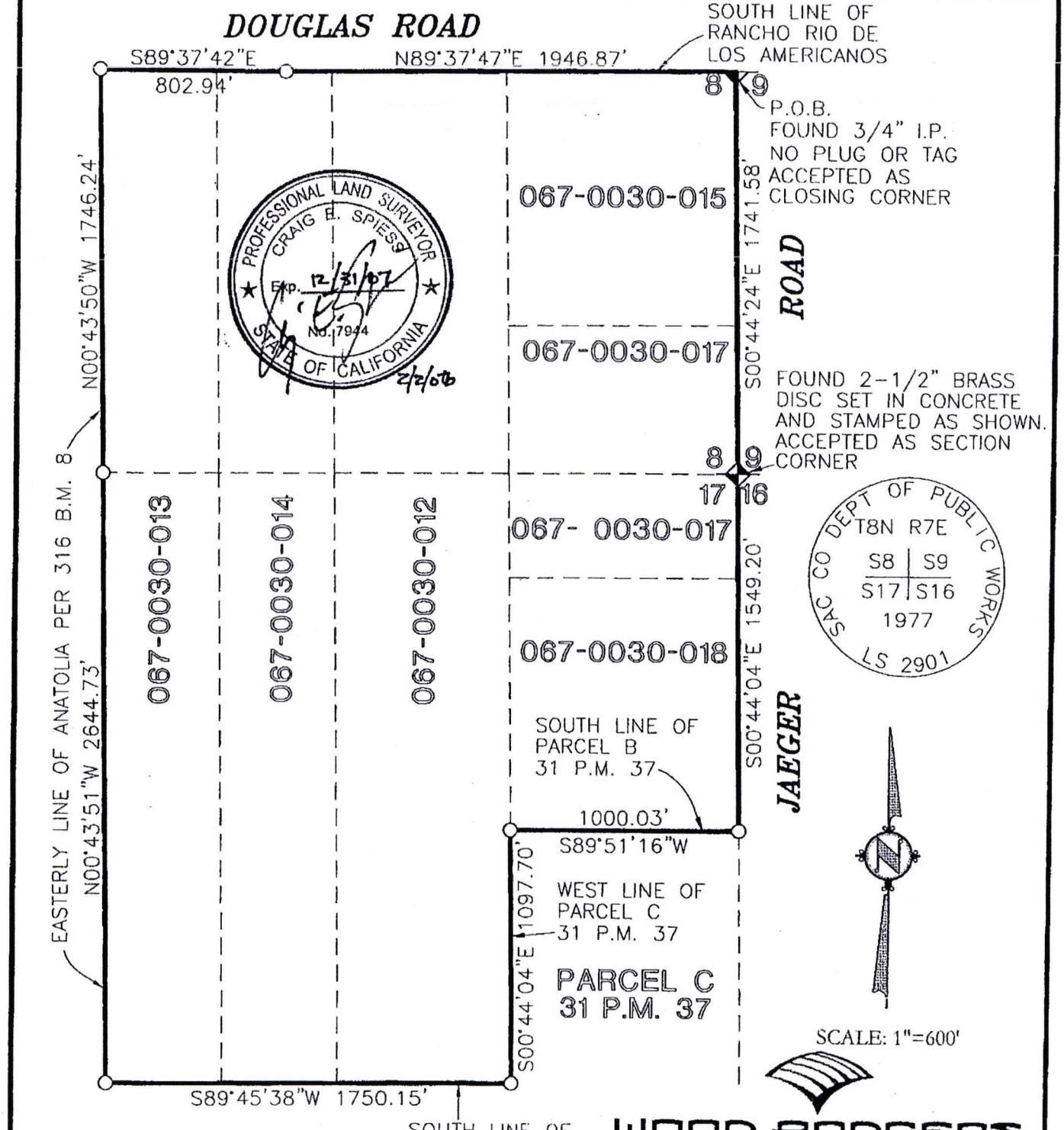


PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-2

PLAT TO ACCOMPANY
DESCRIPTION

MONTELENA
DEVELOPMENT AGREEMENT
PORTION OF THE SECTION 17 &
FRACTIONAL SECTION 8, T.8N., R.7E.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



PROFESSIONAL LAND SURVEYOR
CRAIG E. SPIESS
Exp. 12/31/07
No. 7944
STATE OF CALIFORNIA
2/2/06

LEGEND:
P.O.B. POINT OF BEGINNING

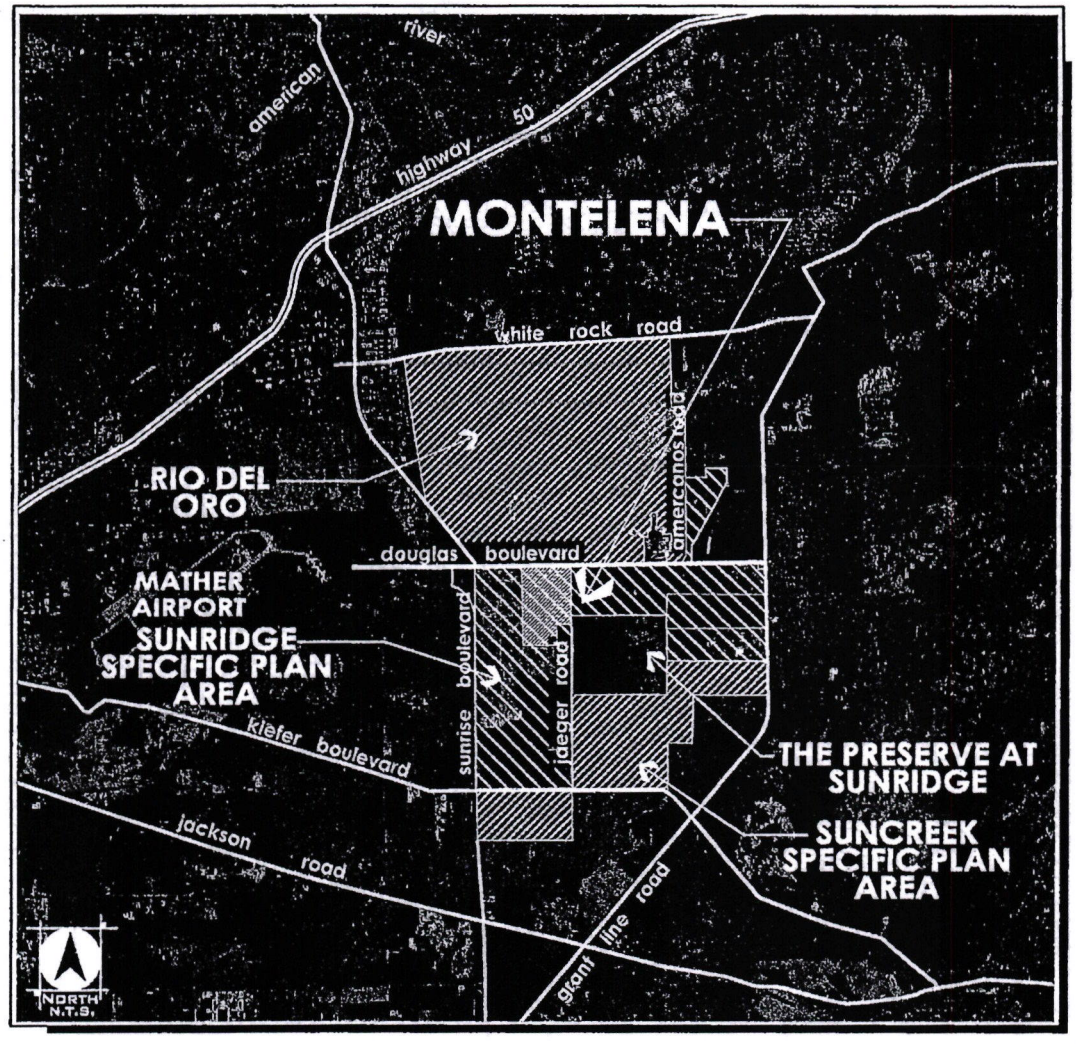
WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

EXHIBIT A-2 LOCATION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006



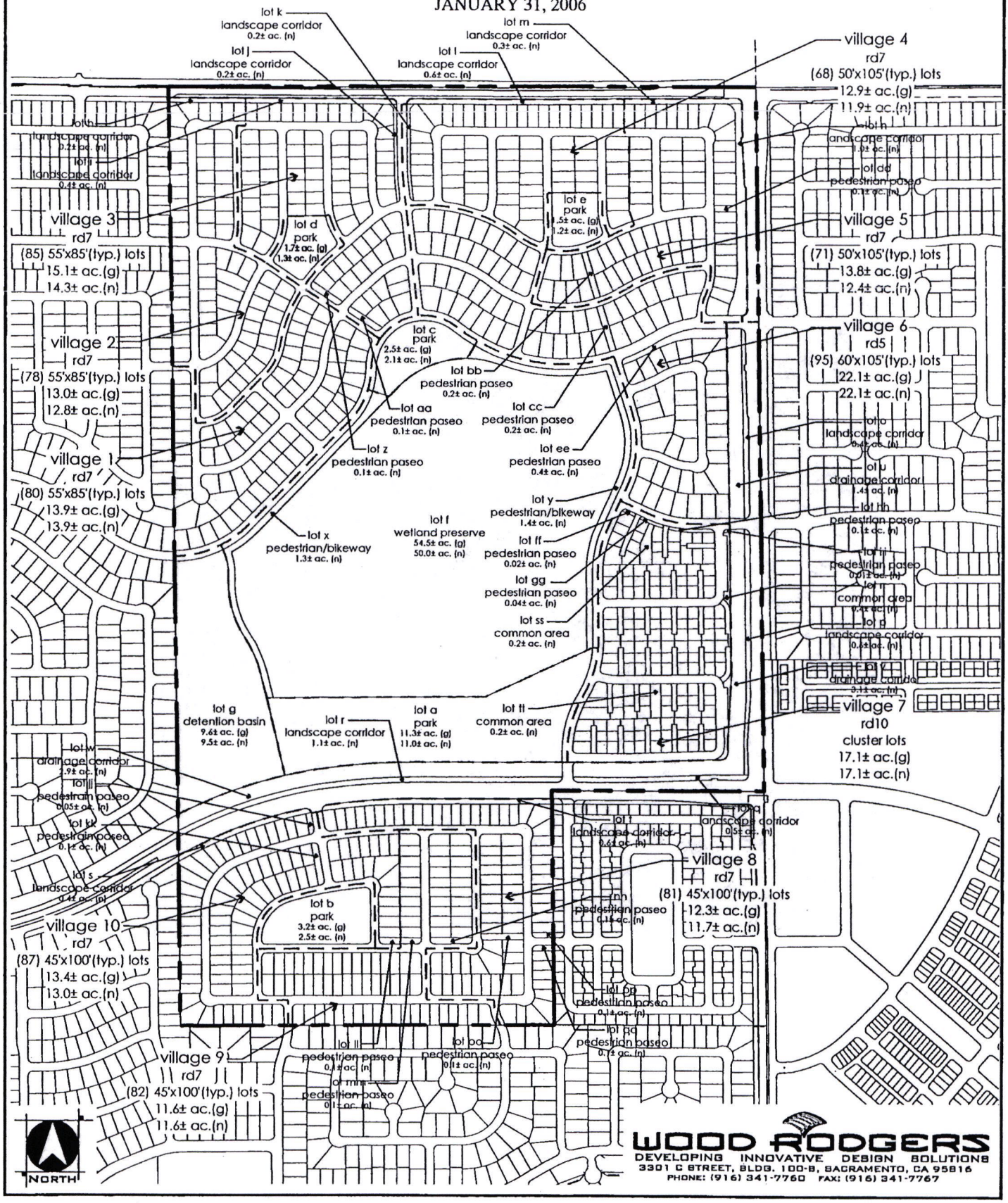
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

EXHIBIT B LARGE LOT TENTATIVE SUBDIVISION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006



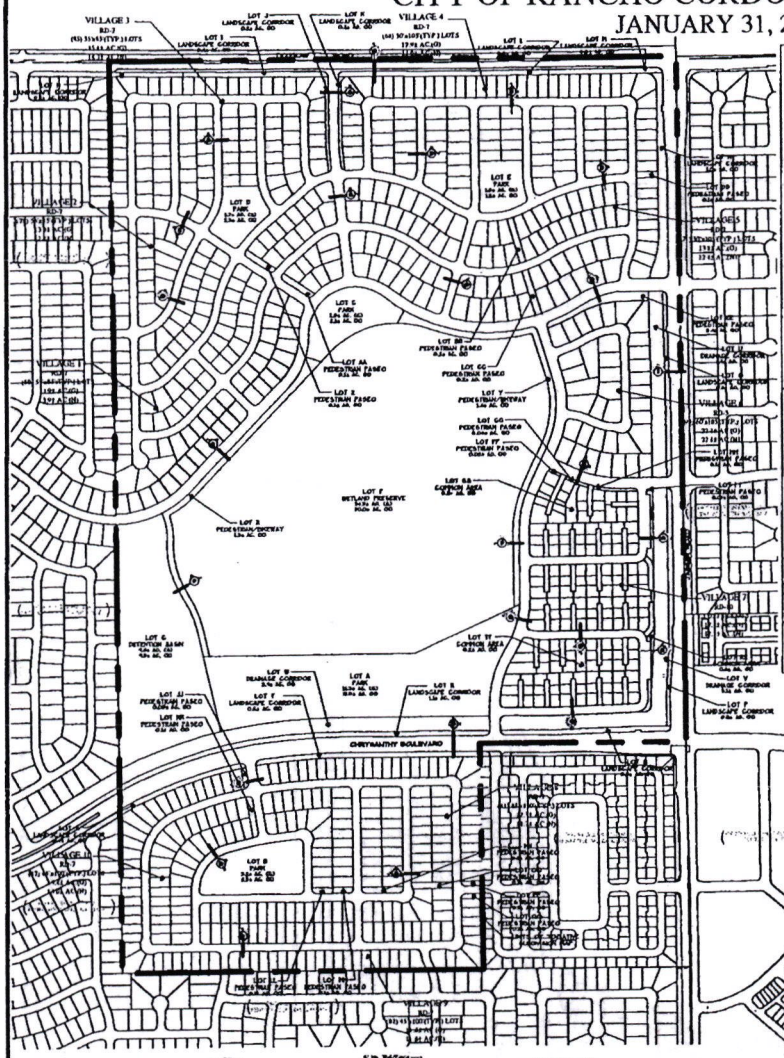
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

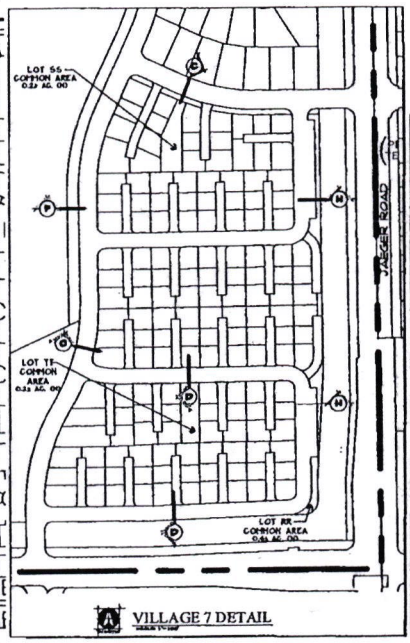
EXHIBIT C SMALL LOT TENTATIVE SUBDIVISION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006





VILLAGE 7 DETAIL

PROJECT NOTES

OWNER
MULTIPLE OWNERS
SEE APPLICATION

APPLICANT/DEVELOPER
SP RANCHO, LLC
4198 DOUGLAS BOULEVARD, SUITE 300
GRANITE BAY, CA 95746
CONTACT: JAY PARLAN
PHONE: (916) 746-4300

PLANNER/ENGINEER/SURVEYOR
WOOD RODGERS INC.
3301 "C" STREET, BLDG. 100-B
SACRAMENTO, CA. 95816
CONTACT: BRIAN BOSS/JOHN FERGUSON
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBER
067-0030-014, 015, 016, 017, 018

EXISTING GENERAL PLAN
LDR, MDR

EXISTING ZONING PLAN
RD-4, RD-5, RD-7, RD-10, RD-20, OS, PARK

EXISTING ZONING
RD-4, RD-5, RD-7, RD-10, RD-20, O

AREA
391.96 ACRES

NUMBER OF LOTS/PARCELS
675 SINGLE FAMILY LOTS
10 RESIDENTIAL PARCELS (VILLAGES 1 - 10)
9 PARK PARCELS
1 DETENTION BASIN PARCEL
1 WETLAND PRESERVE PARCEL

PUBLIC SERVICES & FACILITY PROVIDERS

WASTEWATER:	COUNTY OF SACRAMENTO
WATER:	COUNTY OF SACRAMENTO
DRAINAGE:	SACRAMENTO COUNTY SANITATION DISTRICT 91
FLOOD CONTROL:	COUNTY OF SACRAMENTO
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	SBC
SCHOOL DISTRICT:	ELK GROVE UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METRO FIRE DISTRICT
PARK DISTRICT:	CORDOVA RECREATION & PARK DISTRICT

OPEN SPACE REQUIREMENT

LOT NO./VILLAGE NO.	USE	ACRES (±)
LOT G	DETENTION BASIN	9.6
LOTS E & V	PEDESTRIAN/GREENWAY	2.7
LOTS Z - GG	PEDESTRIAN PASEOS	8.05
LOTS RR - TT	COMMON AREAS	0.5
TOTAL		20.85
NET RESIDENTIAL ACREAGE		340.8
PERCENTAGE OF NET RESIDENTIAL ACREAGE		10.72

LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES (±)	ACRES (±)	UNITS
VILLAGE 7	LDR/RD-10/RD-20	9-7 RESIDENTIAL (COURTYARD LOTS)	17.1	17.1	108
VILLAGES 8, 9 & 10	LDR/RD-7/RD-7	9-7 RESIDENTIAL (45'X100' TYP.)	54.3	54.3	330
VILLAGES 1 & 2	LDR/RD-7/RD-7	9-7 RESIDENTIAL (60'X98' TYP.)	49.0	46.0	245
VILLAGES 4 & 5	LDR/RD-7/RD-7	9-7 RESIDENTIAL (50'X100' TYP.)	34.0	34.0	204
VILLAGE 6	LDR/RD-5/RD-5	9-7 RESIDENTIAL (60'X100' TYP.)	38.1	38.1	98
SUBTOTAL			340.8	340.3	871
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	18.3	20.2	-
LOT F	LDR/OS/O	WETLAND PRESERVE	60.0	0.0	-
LOT G	LDR/RD-5/O	DETENTION BASIN	9.6	9.6	-
LOTS H - T		LANDSCAPE CORRIDOR*	6.8	-	-
LOT U	LDR/OS/O	DRAINAGE CORRIDOR*	3.9	-	-
LOT V	LDR/RD-10/RD-20	DRAINAGE CORRIDOR*	1.2	-	-
LOT W	LDR/RD-5/RD-5	DRAINAGE CORRIDOR*	2.3	-	-
LOTS X & Y	LDR/OS/O	LANDSCAPE CORRIDOR*	1.1	-	-
LOTS Z - GG	LDR/RD-20/RD-7/RD-7	PEDESTRIAN PASEO	2.05	-	-
LOTS RR - TT	LDR/RD-20/RD-7	COMMON AREAS	0.5	-	-
LOTS RR - TT	LDR/RD-10/RD-10	PRIVATE DRIVE	-	-	-
SUBTOTAL			97.05	29.3	-
MAJOR ROADS	-	-	53.4	53.4	-
SUBTOTAL			53.4	53.4	-
TOTAL				393.7 ACRES	871

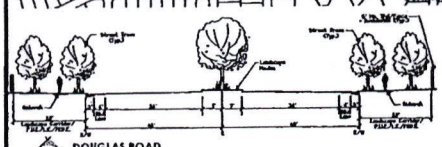
* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS.

GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRIAN PASEOS, COMMON AREAS AND PRIVATE DRIVES. NET ACREAGES EXCLUDE LANDSCAPE CORRIDORS ONLY.

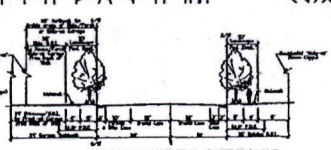
SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

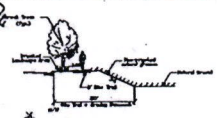
THIS APPLICATION NEEDS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE ENTITLEMENT, TO MODIFY THE RD-10 DEVELOPMENT STANDARDS.



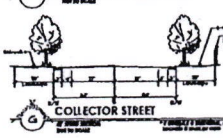
A DOUGLAS ROAD



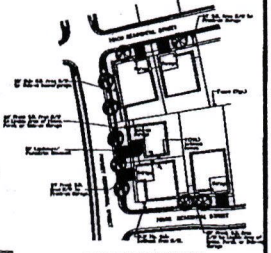
C-2 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON ONE SIDE



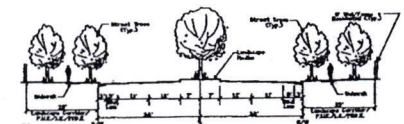
F BIKE TRAIL



G COLLECTOR STREET



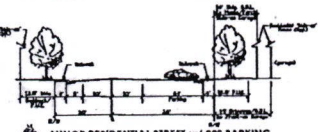
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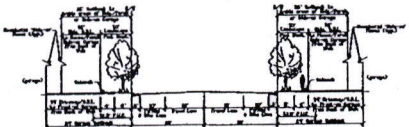


P CHRYSANTHY BOULEVARD



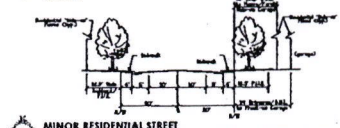
C-3 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & NO PARKING



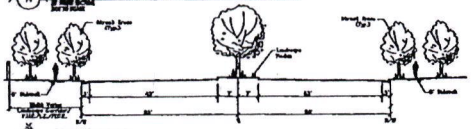
H MINOR RESIDENTIAL STREET w/ 90° PARKING



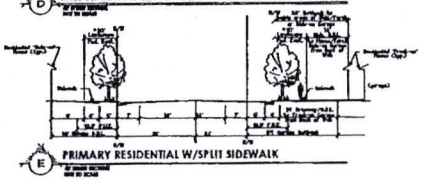
C-1 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON BOTH SIDES



D MINOR RESIDENTIAL STREET



I JAEGER ROAD



E PRIMARY RESIDENTIAL W/SPLIT SIDEWALK

NORTH

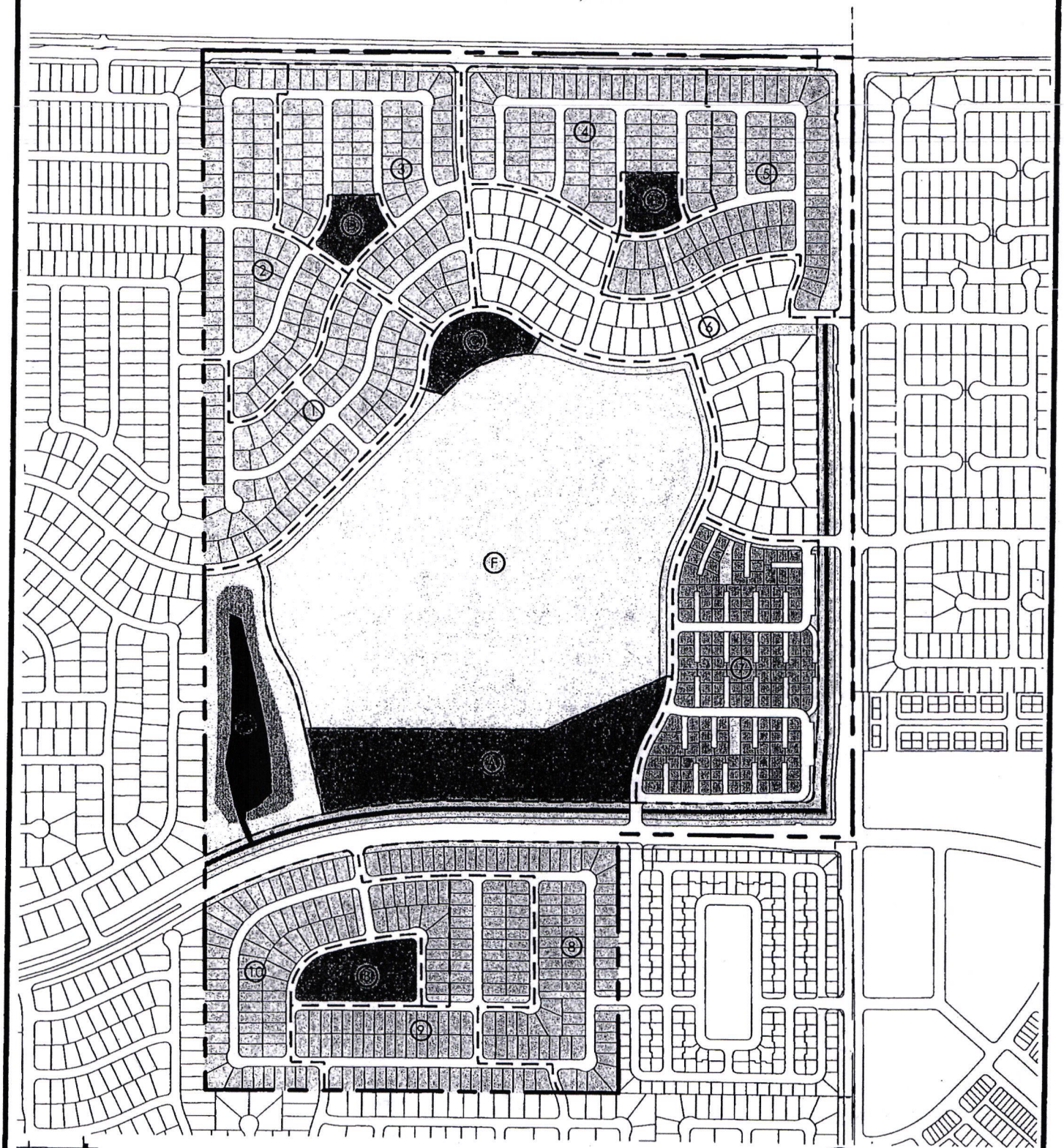
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

EXHIBIT D-1 LAND USE MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006



NORTH

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

EXHIBIT D-2 LAND USE TABLE

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 7	LDR/RD-10/RD-10	S-F RESIDENTIAL (CLUSTER LOTS)	17.1	17.1	152
VILLAGES 8, 9 & 10	LDR/RD-7/RD-7	S-F RESIDENTIAL (45'X100' TYP.)	36.3	37.3	250
VILLAGES 1, 2 & 3	LDR/RD-7/RD-7	S-F RESIDENTIAL (55'X85' TYP.)	41.0	42.0	243
VILLAGES 4 & 5	LDR/RD-7/RD-7	S-F RESIDENTIAL (50'X105' TYP.)	24.3	26.7	139
VILLAGE 6	LDR/RD-5/RD-5	S-F RESIDENTIAL (60'X105' TYP.)	22.1	22.1	95
SUBTOTAL			140.8	145.2	879
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	18.1	20.2	-
LOT F	LDR/OS/O	WETLAND PRESERVE	50.0	54.5	-
LOT G	LDR/RD-5/RD-5	DETENTION BASIN	9.5	9.6	-
LOTS H - T		LANDSCAPE CORRIDOR*	6.5	-	-
LOT U	LDR/OS/O	DRAINAGE CORRIDOR*	1.4	-	-
LOT V	LDR/RD-10/RD-10	DRAINAGE CORRIDOR*	3.1	-	-
LOT W	LDR/RD-5/RD-5	DRAINAGE CORRIDOR*	2.9	-	-
LOTS X & Y	LDR/OS/O	PEDESTRAIN/BIKEWAY	2.7	-	-
LOTS Z - QQ	LDR/RD-5/RD-5/RD-7/RD-7	PEDESTRAIN PASEO	2.02		
LOTS RR - TT	LDR/RD-7/RD-7	COMMON AREAS	0.8	-	-
LOTS 7-A - 7-Z	LDR/RD-10/RD-10	PRIVATE DRIVE	-	-	-
SUBTOTAL			97.02	84.3	-
MAJOR ROADS	-	-	22.4	22.4	-
SUBTOTAL			22.4	22.4	-
TOTAL				251.9 ACRES	879

* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS.

GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRIAN PASEOS, COMMON AREAS AND PRIVATE DRIVES. NET ACREAGES EXCLUDE LANDSCAPE CORRIDORS ONLY.

SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456 1(A) OF THE SUBDIVISION MAP ACT.

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

THIS APPLICATION SEEKS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE EXHIBIT, TO MODIFY THE RD-10 DEVELOPMENT STANDARDS.

note: see land use plan on previous page for detailed information

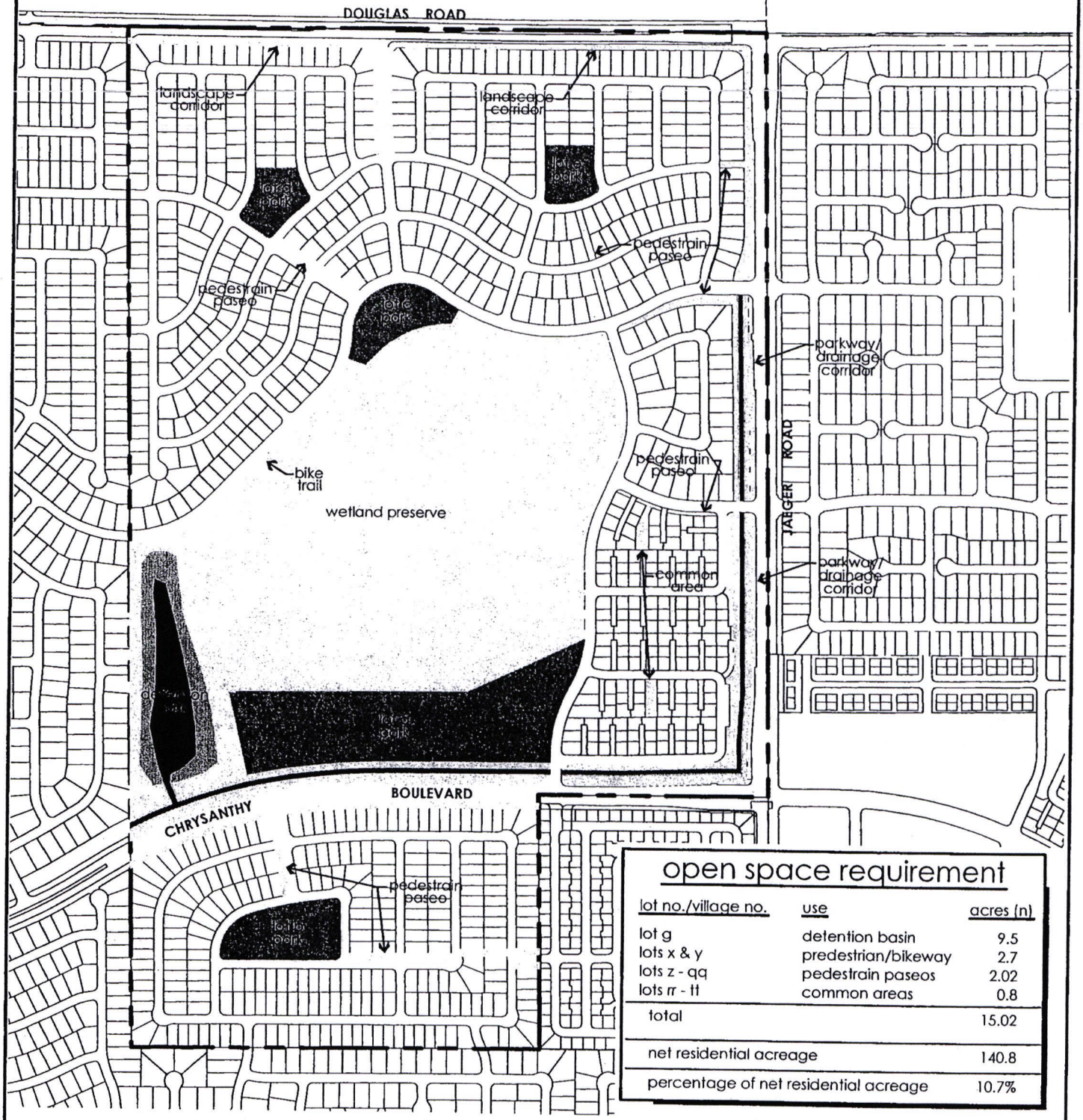
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

EXHIBIT E DIAGRAM OF PARKLAND DEDICATION

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006



open space requirement

lot no./village no.	use	acres (n)
lot g	detention basin	9.5
lots x & y	predestrian/bikeway	2.7
lots z - qq	pedestrain paseos	2.02
lots rr - tt	common areas	0.8
total		15.02
net residential acreage		140.8
percentage of net residential acreage		10.7%

NORTH

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816

PHONE: (916) 341-7760 FAX: (916) 341-7767

EXHIBIT F

FORM OF ASSIGNMENT

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

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

**ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO MONTELENA**

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 _____, 200_, City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between City of Rancho Cordova and Relative to the Development known as Montelena (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. 200_-_____.

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-1 and Exhibit A-2, 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 28 of the Development Agreement for the Developer with respect to the Assigned Parcel shall be:

CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Planning Director

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.

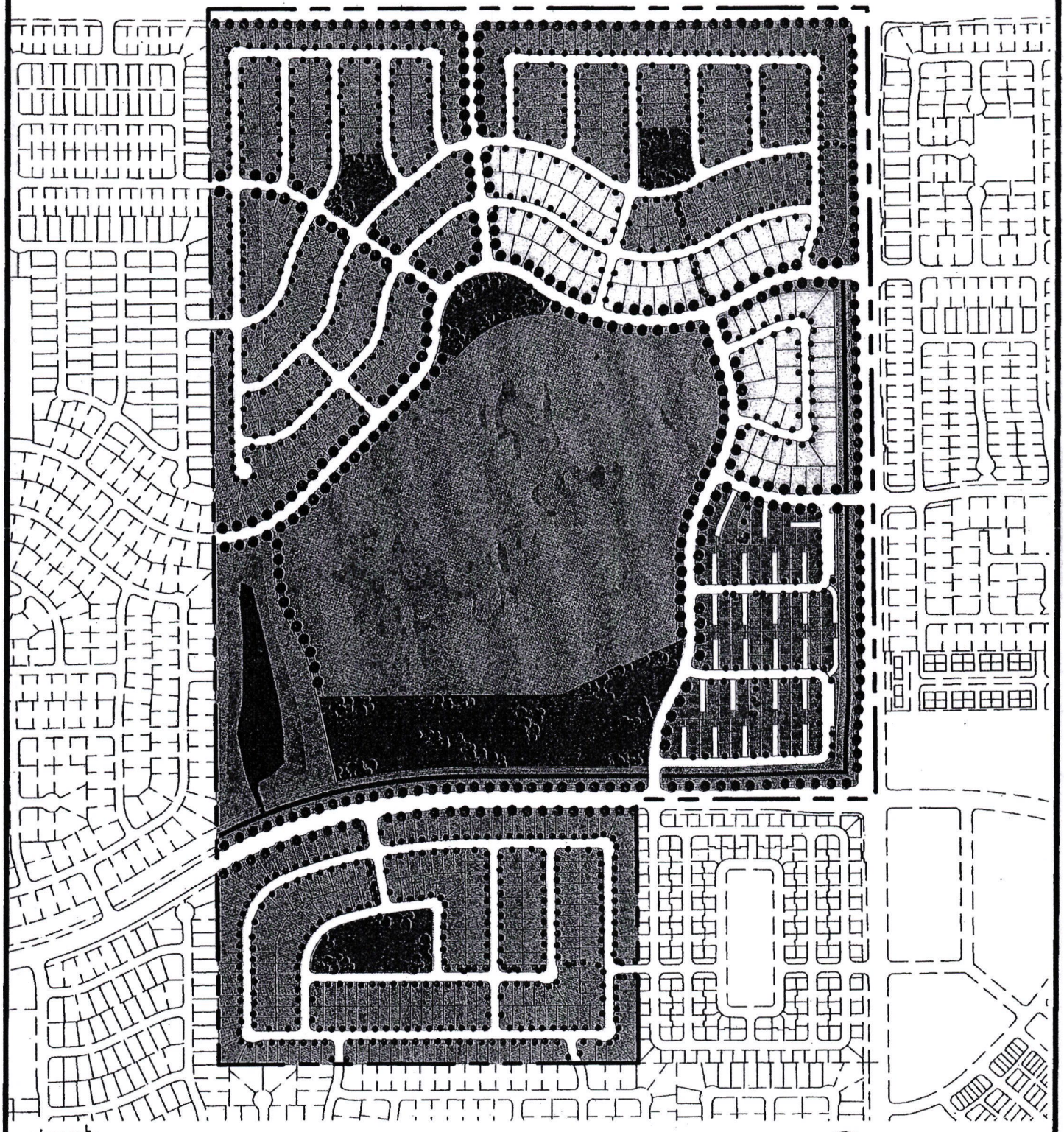
DEVELOPER:	ASSIGNEE:
CP SUNRIDGE, LLC A California limited liability company	_____, a _____
By: _____ Print Name: Jay Pawlek Title:	By: _____ Print Name: _____ Title: _____

CITY COUNCIL EXHIBIT PACKET

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 28, 2006



NORTH
N.T.S.

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

Table of Contents

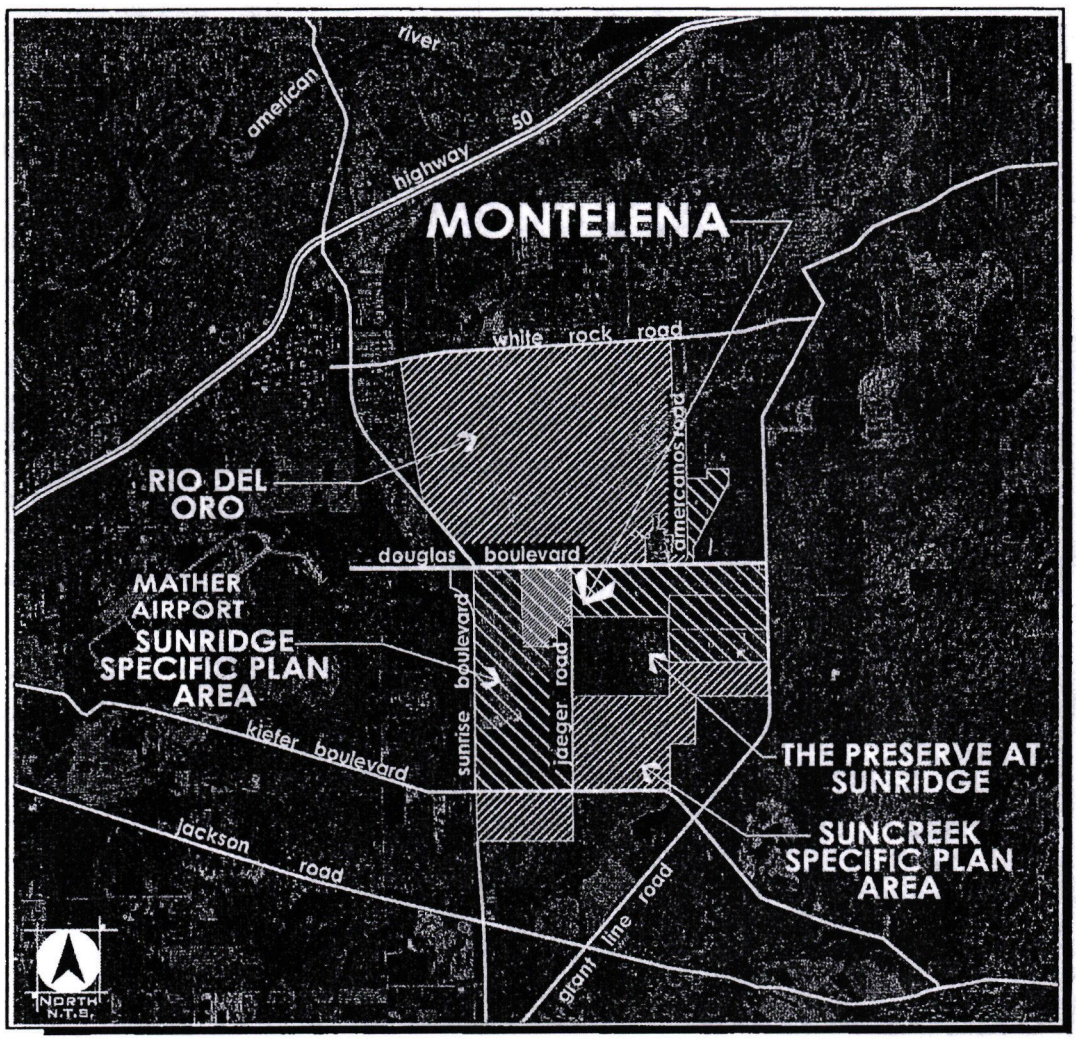
Location Map	Page 3
Context Map	Page 4
Illustrative Plan/Tentative Subdivision Map	Page 5
General Plan Amendment Exhibit	Page 6
Specific Plan Amendment Exhibit	Page 7
Rezone Exhibit	Page 8
Parks Exhibit	Page 9
Open Space Exhibit	Page 10
Sections Key Map	Page 11
Sections	Page 12-16

LOCATION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 13, 2006



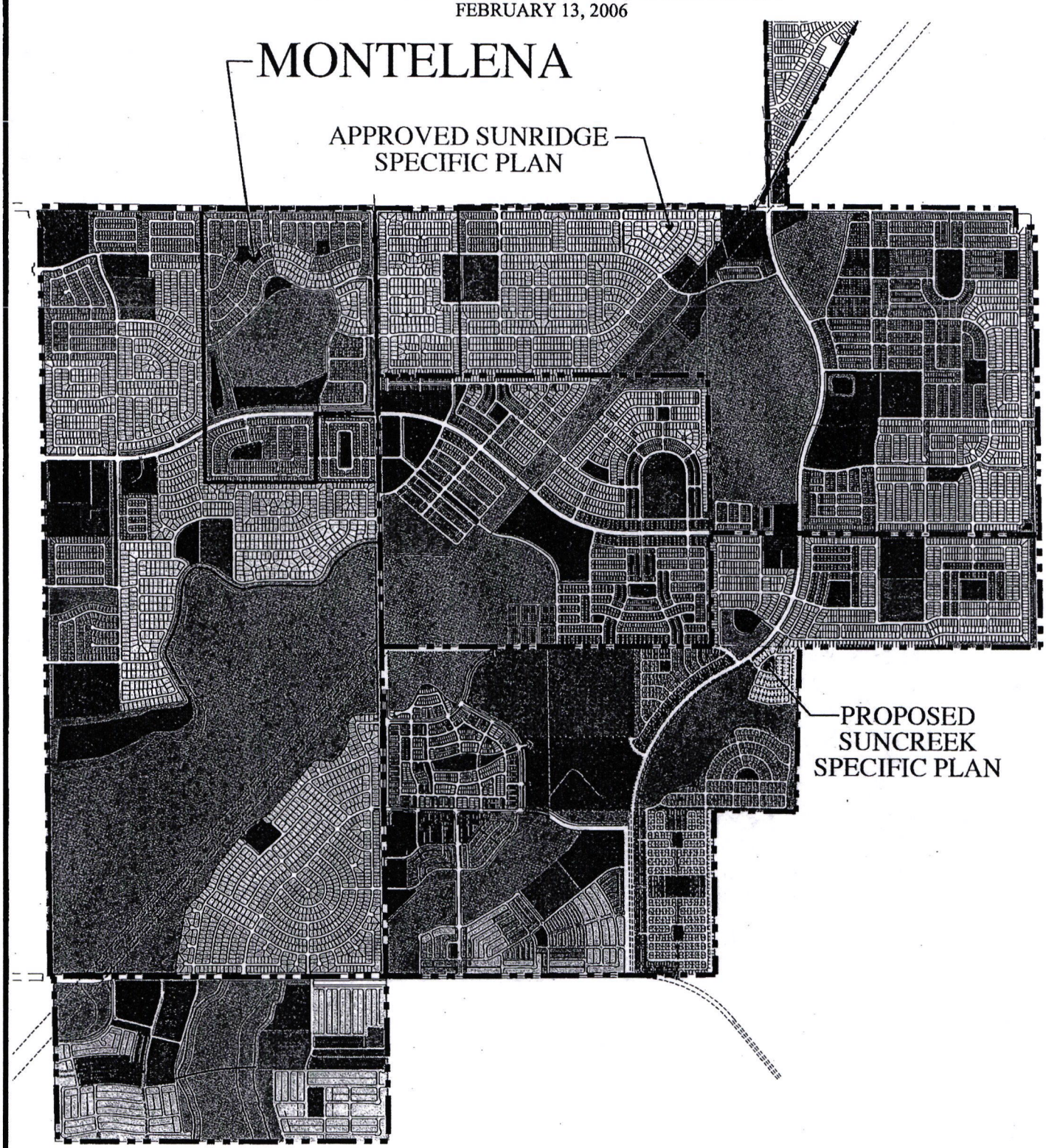
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

CONTEXT MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 13, 2006



NORTH
N.T.S.

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
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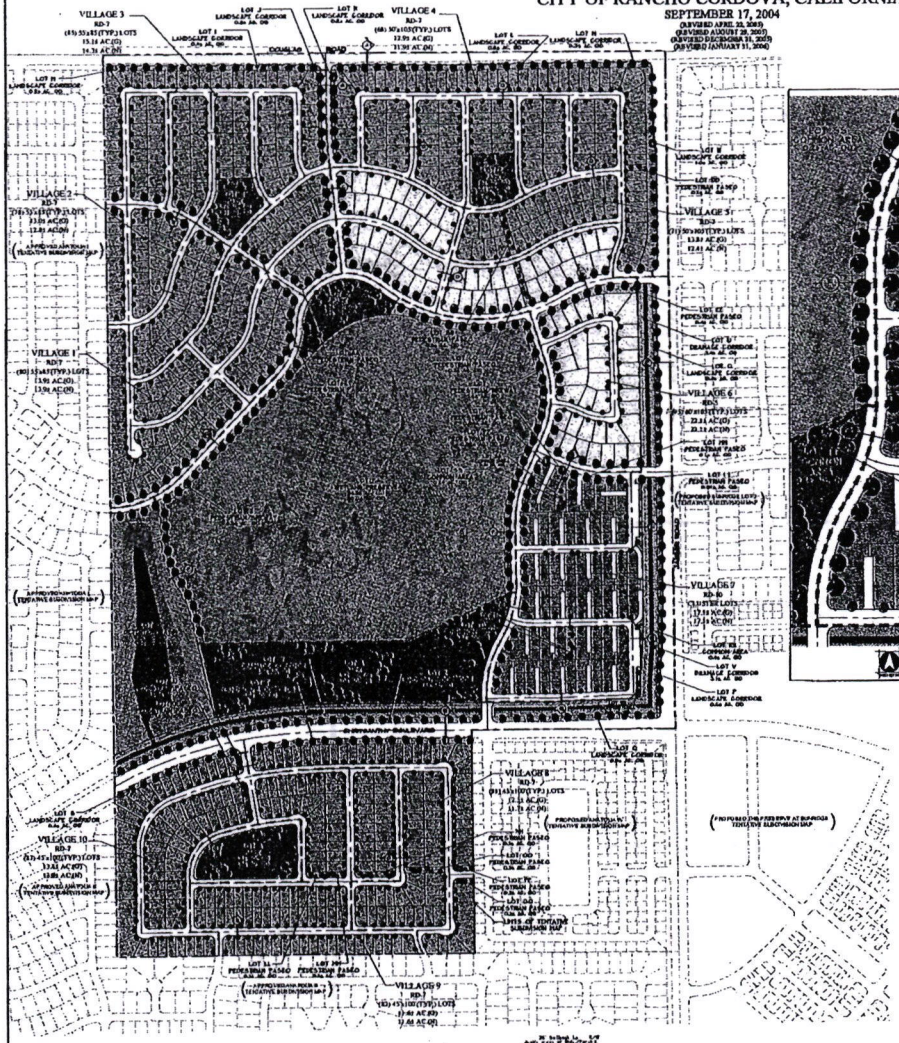
LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP

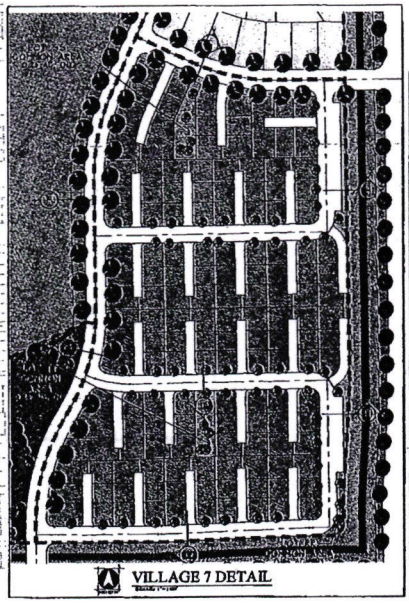
MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

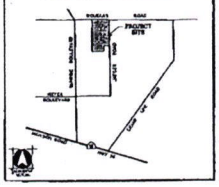
SEPTEMBER 17, 2004

(REVISED APRIL 22, 2005)
(REVISED AUGUST 29, 2005)
(REVISED DECEMBER 21, 2005)
(REVISED JANUARY 31, 2006)





LOCATION MAP



PROJECT NOTES

OWNER
MULTIPLE OWNERS
SEE APPLICATION

APPLICANT/DEVELOPER
OF SUNRIDGE, LLC
4396 DOUGLAS BOULEVARD, SUITE 200
GRANITE BAY, CA 95746
CONTACT: JAY FUNKEN
PHONE: (916) 746-5300

PLANNER/ENGINEER/SURVEYOR
WOOD RODGERS INC
3301 'C' STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: SEAN MOSKA/JOHN MADISON
PHONE: (916) 341-7760

ASSESSORS PARCEL NUMBERS
067-0030-012, 013, 014, 015, 017, 018

EXISTING GENERAL PLAN
LDR, MDR

EXISTING SPECIFIC PLAN
RD-4, RD-5, RD-7, RD-10, RD-30, OS, PARK

EXISTING ZONING
RD-4, RD-5, RD-7, RD-10, RD-30, O

AREA
151.4± ACRES

NUMBER OF LOTS/PARCELS
879 SINGLE FAMILY LOTS
10 RESIDENTIAL PARCELS (VILLAGES 1 - 10)
5 PARK PARCELS
1 RESERVOIR/BASIN PARCEL
1 WETLAND PRESERVE PARCEL

PUBLIC SERVICES & FACILITY PROVIDERS

IMPROVEMENTS:	COUNTY OF SACRAMENTO
WATER:	COUNTY OF SACRAMENTO
SEWER:	SACRAMENTO COUNTY SANITATION DISTRICT #1
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SMUD
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	SBC
SCHOOL DISTRICT:	ELK GROVE UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METRO FIRE DISTRICT
PARK DISTRICT:	CORDOVA RECREATION + PARK DISTRICT

OPEN SPACE REQUIREMENT

LOT NO./VILLAGE NO.	USE	ACRES ±0.1
LOT O	DETENTION BASIN	9.9
LOTS J + Y	PRESERVE/BASIN/BIKEWAY	4.7
LOTS Z - GG	PEDESTRIAN PASEOS	2.05
LOTS HH - TT	COMMON AREAS	0.6
TOTAL		15.05
NET RESIDENTIAL ACREAGE		140.8
PERCENTAGE OF NET RESIDENTIAL ACREAGE		10.7%

LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES ±0.1	ACRES ±0.1	UNITS
VILLAGE 7	LDR/RD-10/RD-30	6-9 RESIDENTIAL (CLUSTER LOTS)	17.1	17.1	132
VILLAGES 8, 9 + 10	LDR/RD-7/RD-7	6-9 RESIDENTIAL (49'/60' F.F.)	36.3	33.5	180
VILLAGES 1, 2 + 3	LDR/RD-7/RD-7	6-9 RESIDENTIAL (55'/65' F.F.)	41.0	38.0	213
VILLAGES 4 + 5	LDR/RD-7/RD-7	6-9 RESIDENTIAL (50'/60' F.F.)	24.5	24.7	139
VILLAGE 6	LDR/RD-5/RD-5	6-9 RESIDENTIAL (60'/70' F.F.)	31.1	31.1	91
SUBTOTAL			140.8	143.2	879
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	13.2	20.2	-
LOT F	LDR/OS/O	WETLAND PRESERVE	20.0	34.0	-
LOT G	LDR/RD-5/RD-5	DETENTION BASIN	4.9	4.6	-
LOTS H - I		LANDSCAPE CORRIDOR*	0.6	-	-
LOT U	LDR/OS/O	DRAINAGE CORRIDOR*	2.4	-	-
LOT V	LDR/RD-10/RD-30	DRAINAGE CORRIDOR*	1.1	-	-
LOT W	LDR/RD-5/RD-5	DRAINAGE CORRIDOR*	2.7	-	-
LOTS J + Y	LDR/OS/O	PEDESTRIAN/BIKEWAY	3.9	-	-
LOTS Z - GG	LDR/RD-5/RD-5/RD-7/RD-7	PEDESTRIAN PASEO	2.05	-	-
LOTS HH - TT	LDR/RD-7/RD-7	COMMON AREAS	0.6	-	-
LOTS 1 - 2-2	LDR/RD-10/RD-30	PRIVATE DRIVE	-	-	-
SUBTOTAL			97.05	84.3	-
MAJOR ROADS	-	-	23.4	23.4	-
SUBTOTAL			23.4	23.4	-
TOTAL				251.1 ACRES	879

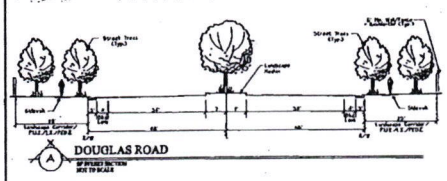
* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS.

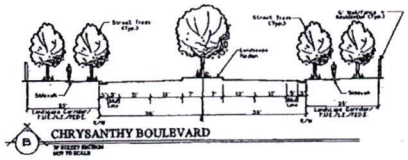
GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRIAN PASEOS, COMMON AREAS AND PRIVATE DRIVE. NET ACREAGE'S EXCLUDE LANDSCAPE CORRIDORS ONLY.

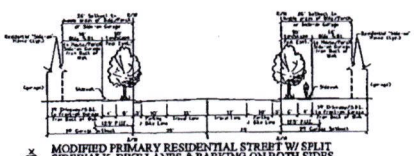
SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.

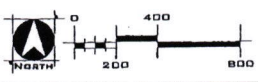
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

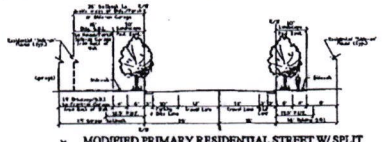
THIS APPLICATION NEEDS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE EXHIBIT, TO MODIFY THE RD-10 DEVELOPMENT STANDARDS.

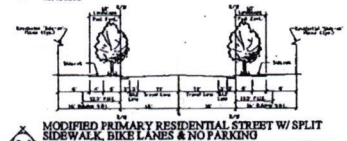


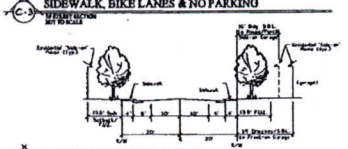


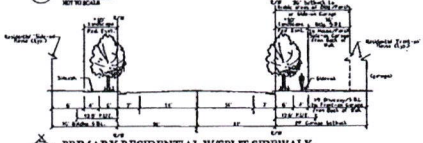


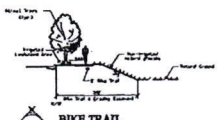


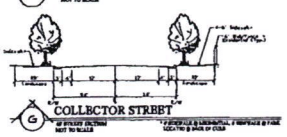




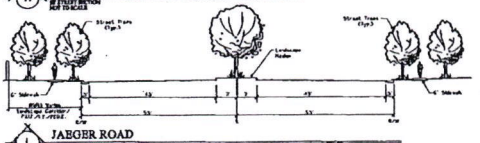


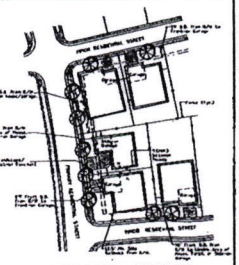










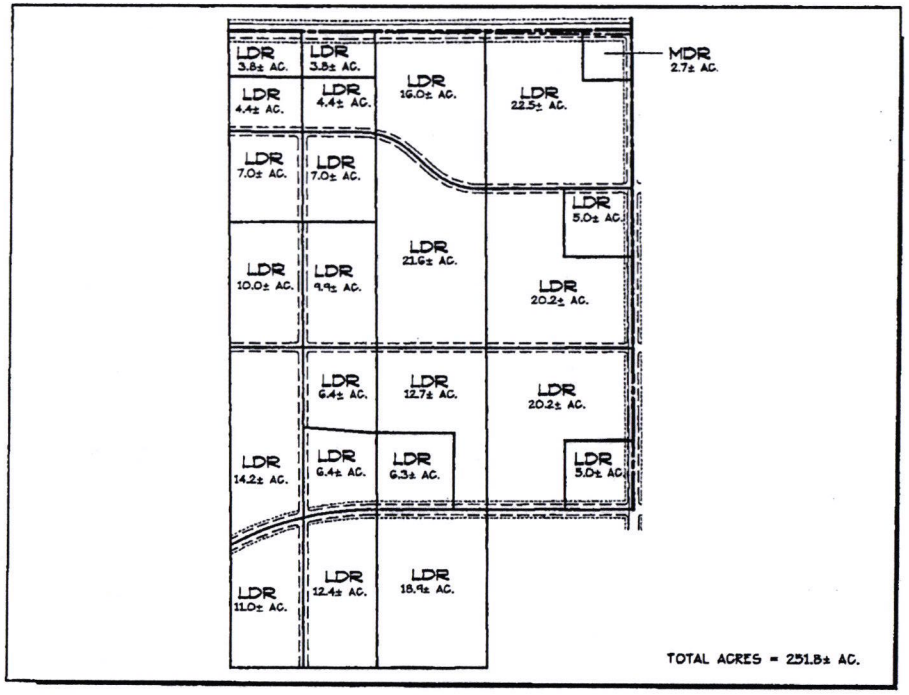


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GENERAL PLAN AMENDMENT EXHIBIT

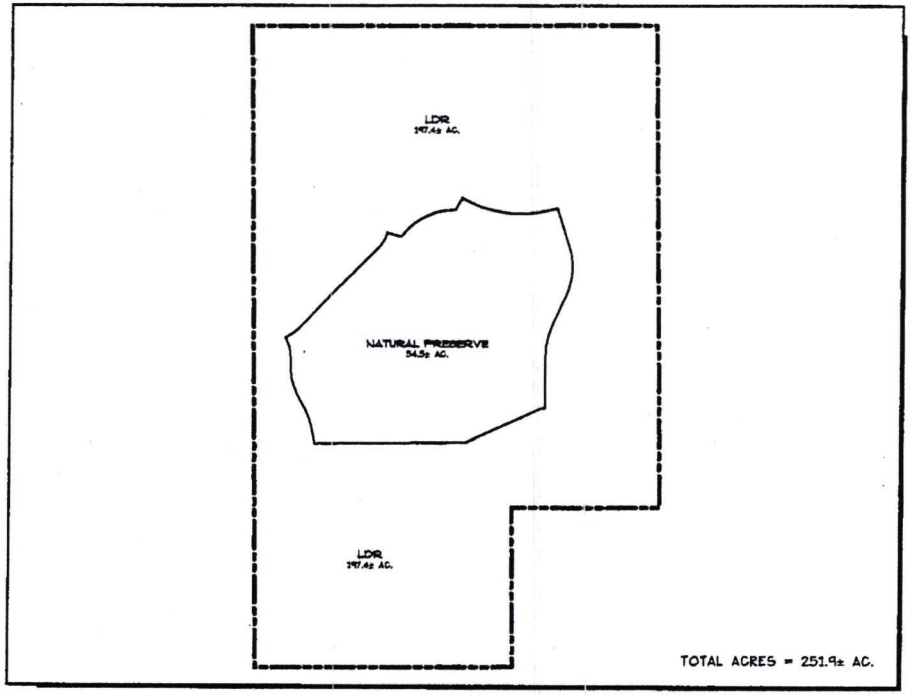
MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
SEPTEMBER 16, 2005

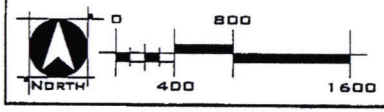


Existing General Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed General Plan



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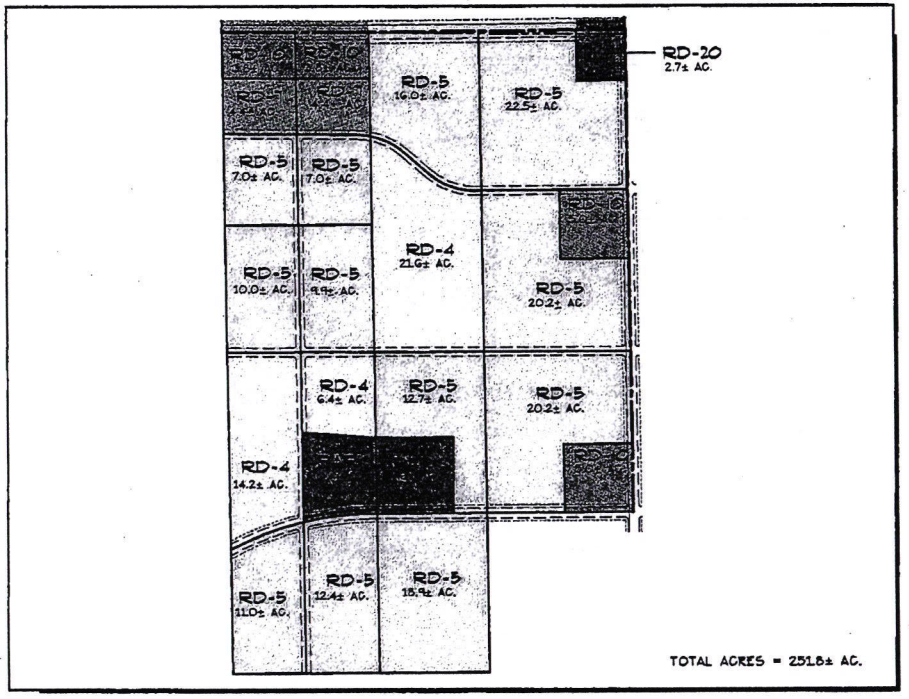
SPECIFIC PLAN AMENDMENT EXHIBIT

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CITY OF RANCHO CORDOVA, CALIFORNIA

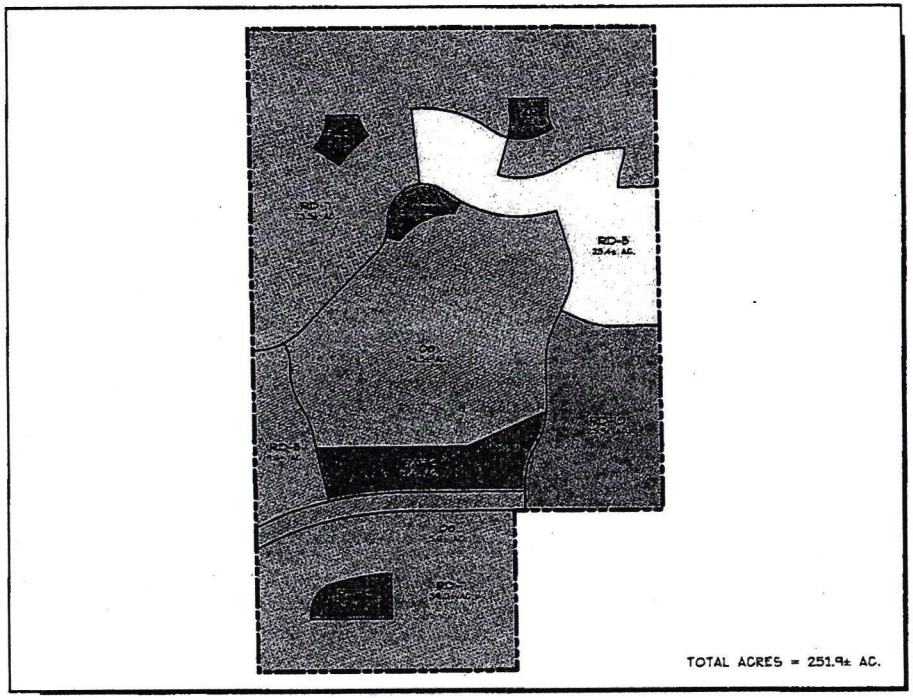
APRIL 22, 2005

(REVISED SEPTEMBER 12, 2005)

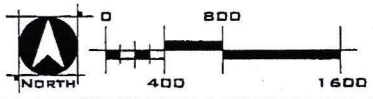


Existing Specific Plan

INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed Specific Plan

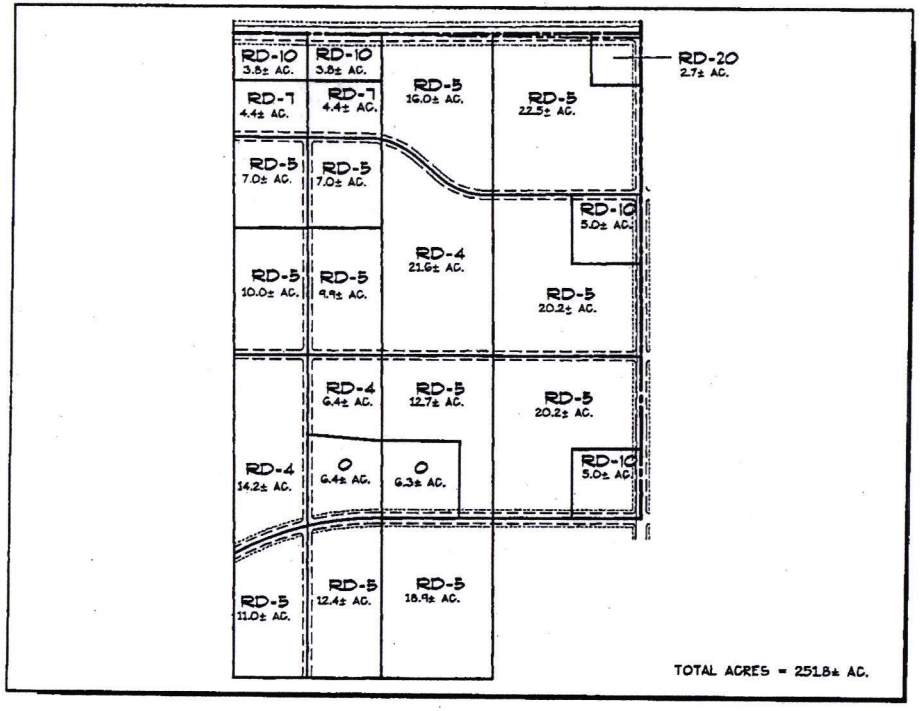


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REZONE EXHIBIT

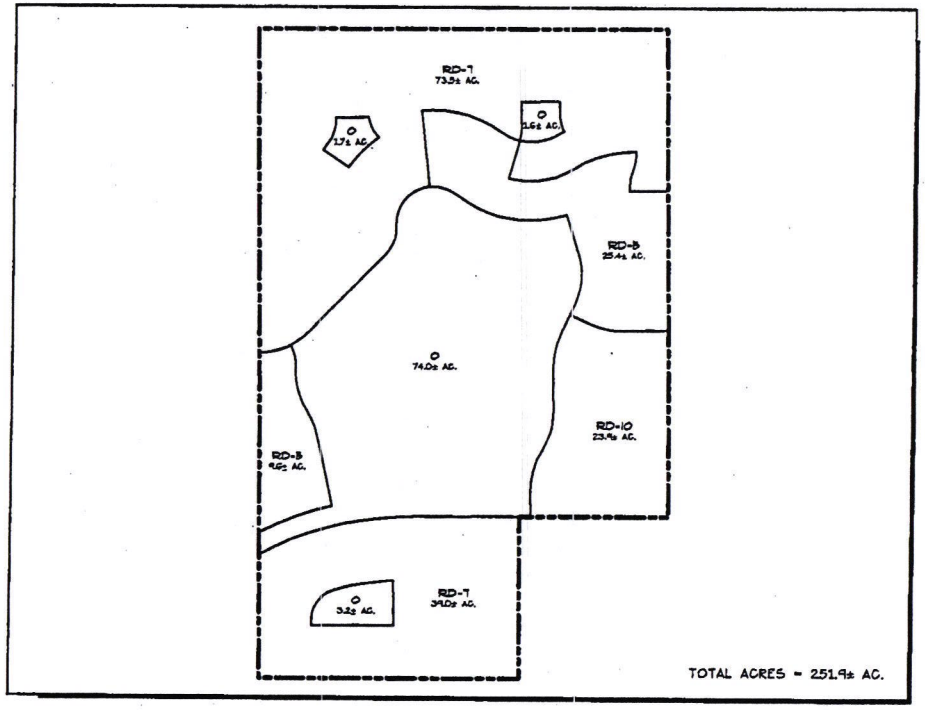
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CITY OF RANCHO CORDOVA, CALIFORNIA
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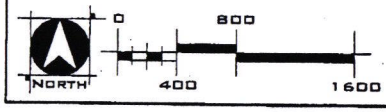


Existing Zoning

ZONING INFORMATION SHOWN ABOVE IS AS SHOWN IN THE SUNRIDGE SPECIFIC PLAN DATED APRIL 2002.



Proposed Zoning



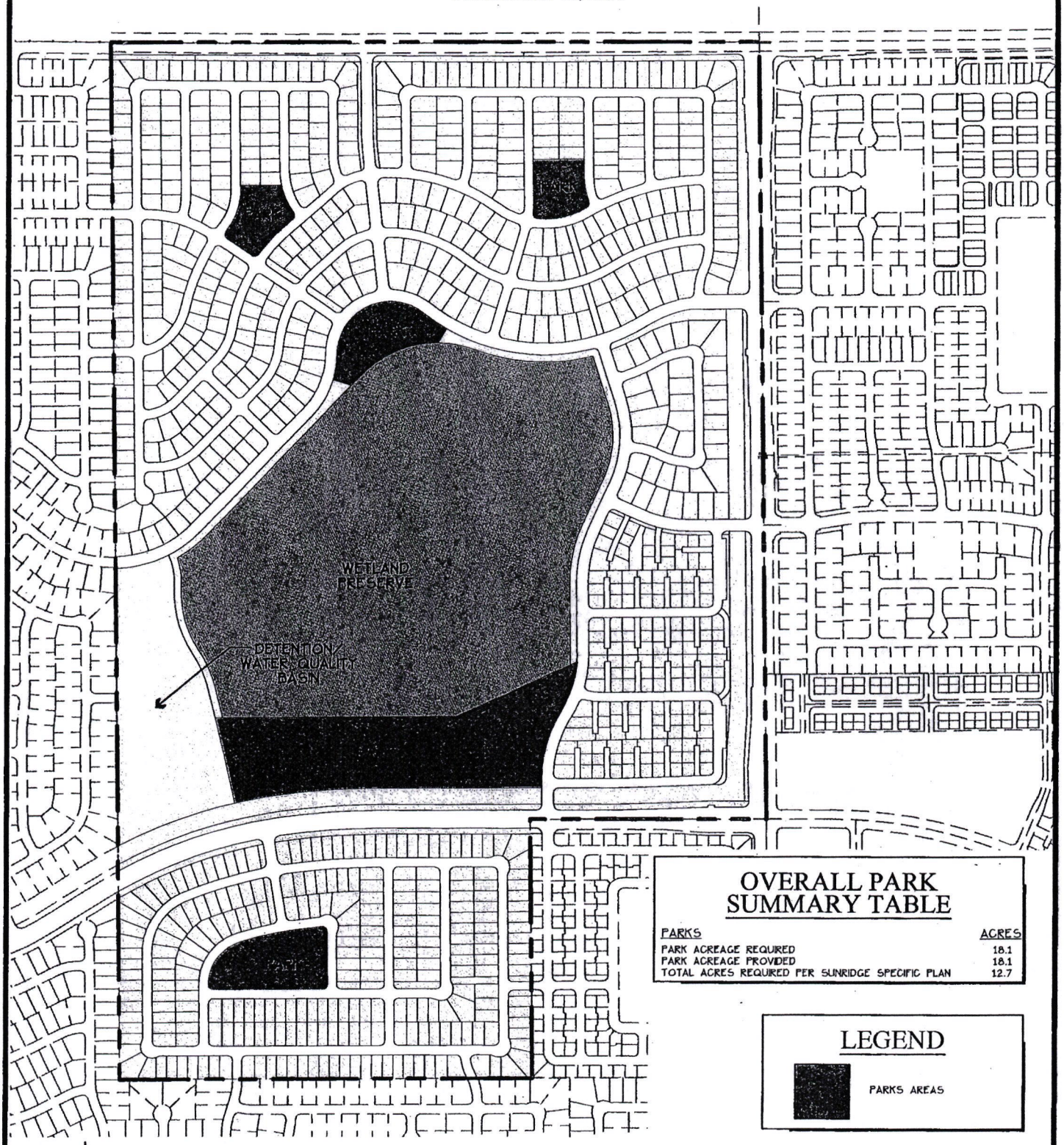
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PARKS EXHIBIT

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FEBRUARY 13, 2006



OVERALL PARK SUMMARY TABLE

PARKS	ACRES
PARK ACREAGE REQUIRED	18.1
PARK ACREAGE PROVIDED	18.1
TOTAL ACRES REQUIRED PER SUNRIDGE SPECIFIC PLAN	12.7

LEGEND

PARKS AREAS

NORTH
N.T.S.

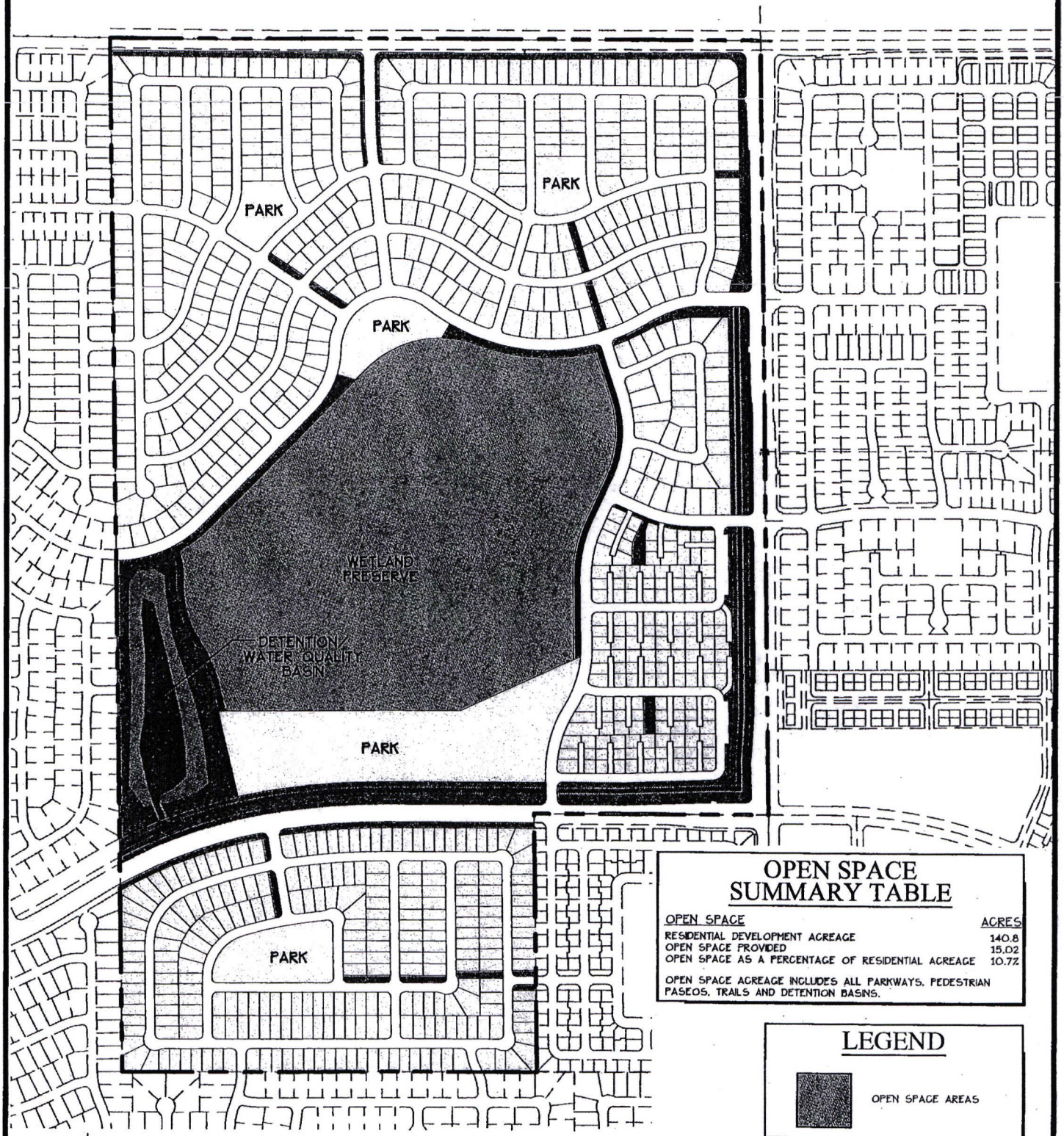
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OPEN SPACE EXHIBIT

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 13, 2006



OPEN SPACE SUMMARY TABLE

OPEN SPACE	ACRES
RESIDENTIAL DEVELOPMENT ACREAGE	140.8
OPEN SPACE PROVIDED	15.02
OPEN SPACE AS A PERCENTAGE OF RESIDENTIAL ACREAGE	10.7%

OPEN SPACE ACREAGE INCLUDES ALL PARKWAYS, PEDESTRIAN PASEOS, TRAILS AND DETENTION BASINS.

LEGEND

OPEN SPACE AREAS

NORTH
N.T.S.

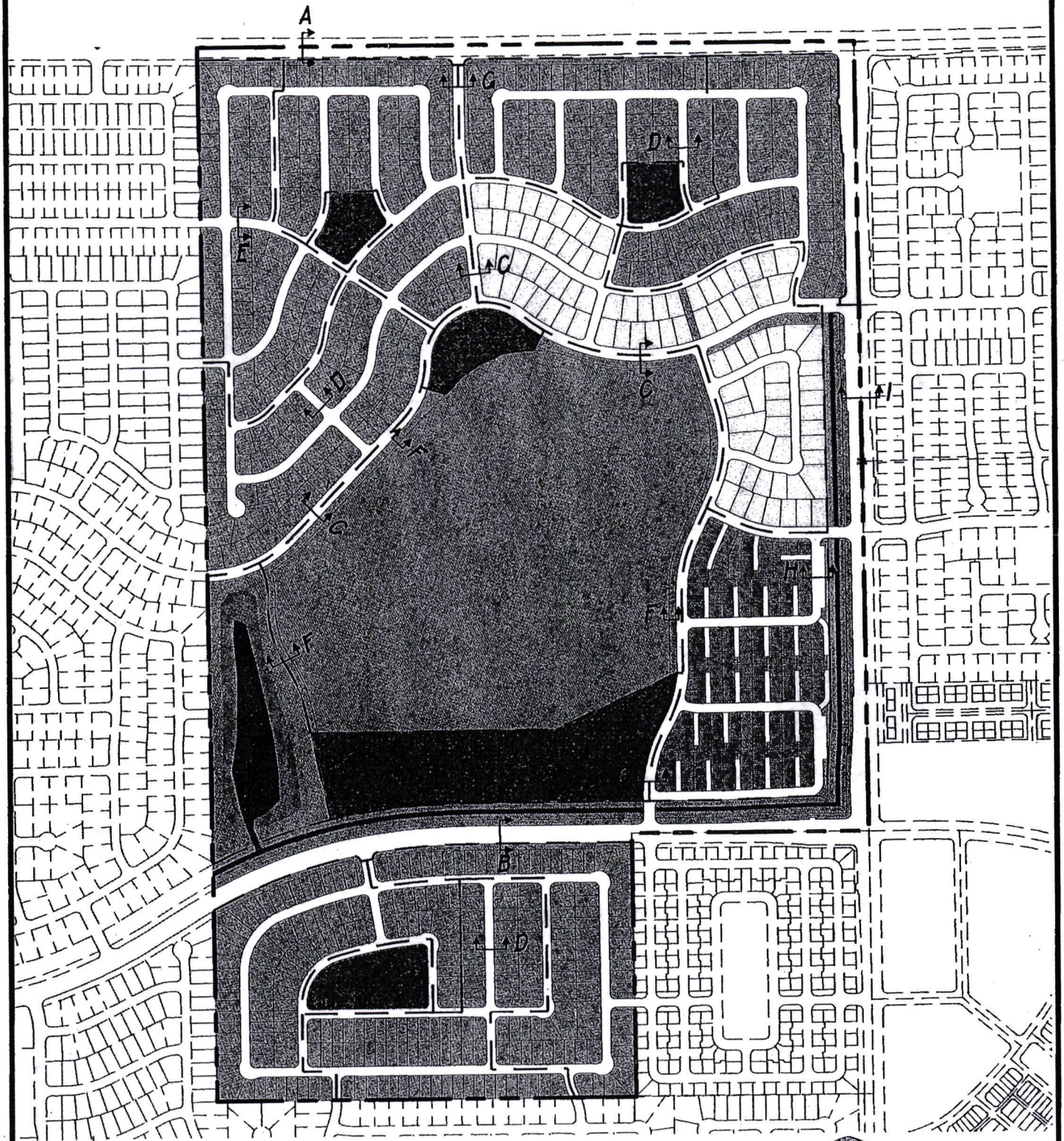
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SECTION - KEY MAP

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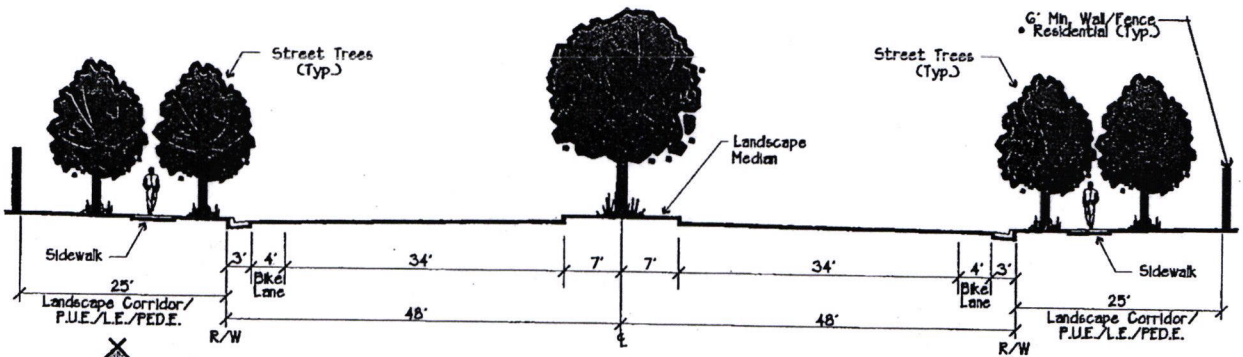
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SECTIONS

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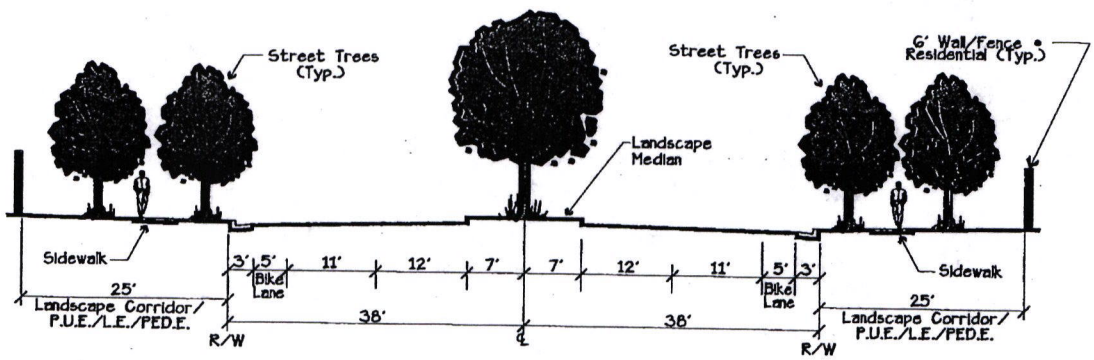
FEBRUARY 13, 2006



A

DOUGLAS ROAD

96' STREET SECTION
NOT TO SCALE



B

CHRYSANTHY BOULEVARD

76' STREET SECTION
NOT TO SCALE

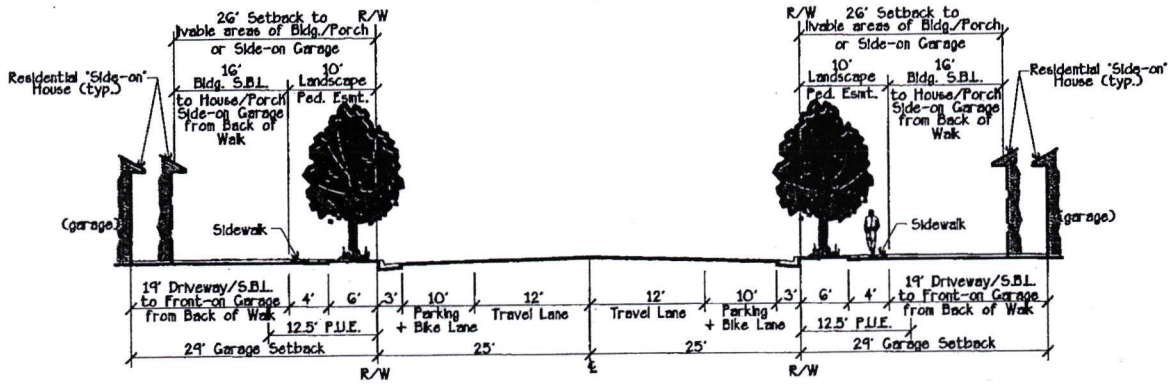
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SECTIONS

MONTELENA

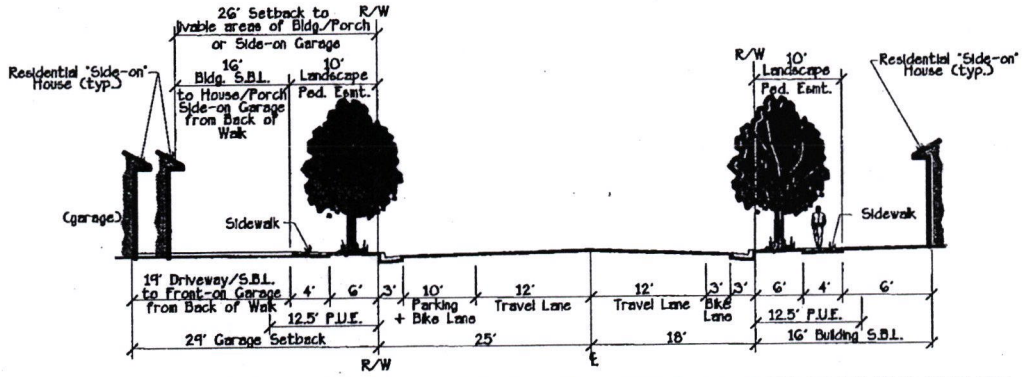
CITY OF RANCHO CORDOVA, CALIFORNIA

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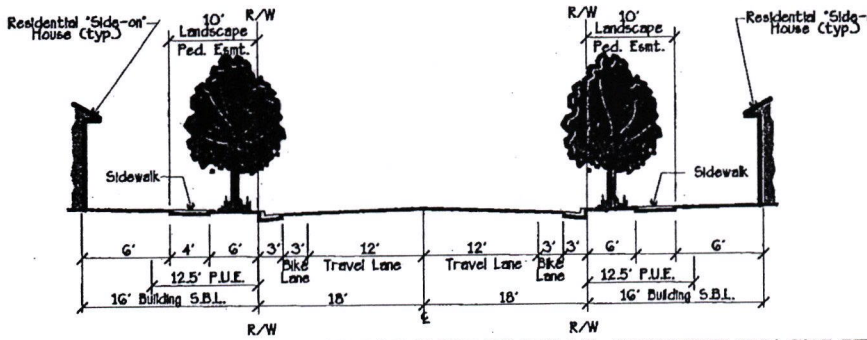
C-1 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON BOTH SIDES

50' STREET SECTION
NOT TO SCALE



C-2 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & PARKING ON ONE SIDE

43' STREET SECTION
NOT TO SCALE



C-3 MODIFIED PRIMARY RESIDENTIAL STREET W/ SPLIT SIDEWALK, BIKE LANES & NO PARKING

36' STREET SECTION
NOT TO SCALE

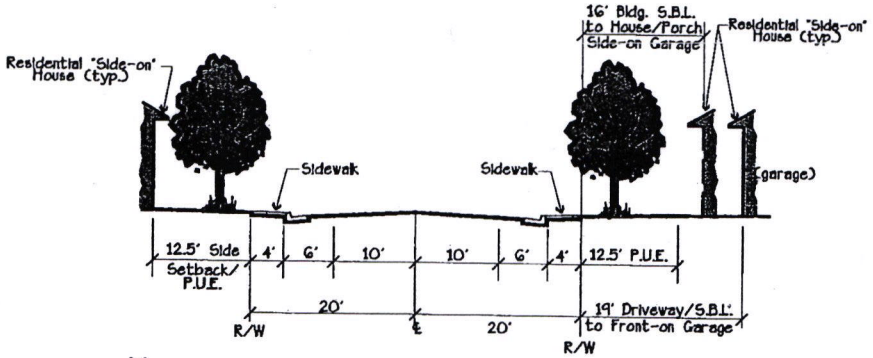
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SECTIONS

MONTELENA

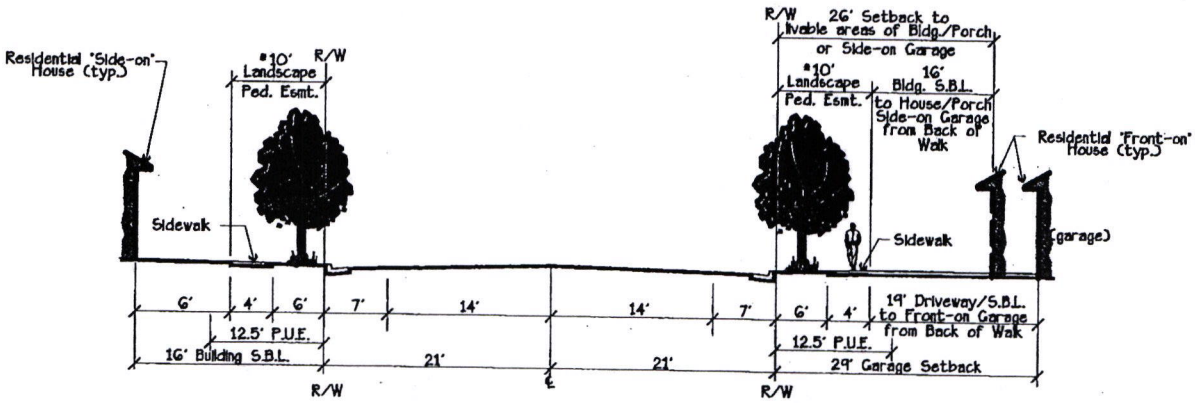
CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 13, 2006



D MINOR RESIDENTIAL STREET

40' STREET SECTION
NOT TO SCALE



E PRIMARY RESIDENTIAL W/SPLIT SIDEWALK

42' STREET SECTION
NOT TO SCALE

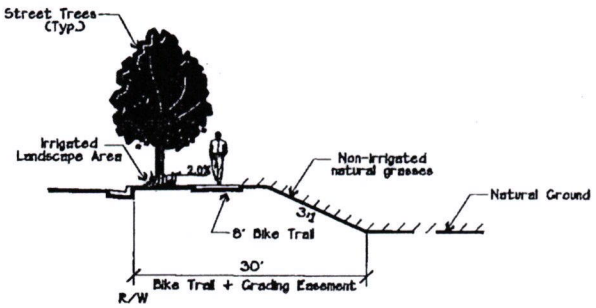
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SECTIONS

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

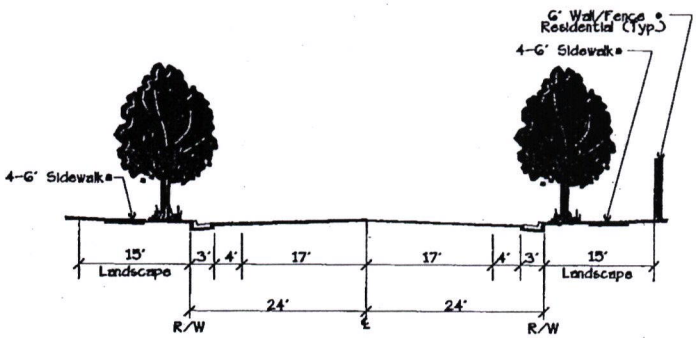
FEBRUARY 13, 2006



F

BIKE TRAIL

NOT TO SCALE



G

COLLECTOR STREET

48' STREET SECTION
NOT TO SCALE

* 4' SIDEWALK @ RESIDENTIAL, 6' SIDEWALK @ PARK LOCATED @ BACK OF CURB

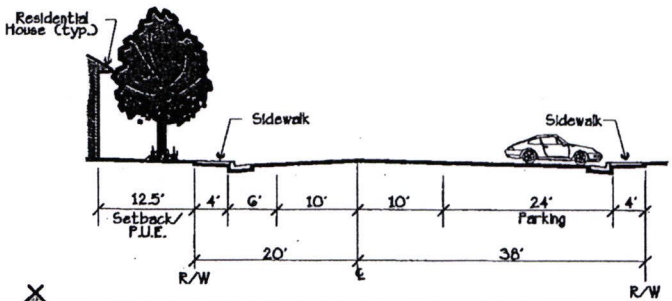
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SECTIONS

MONTELENA

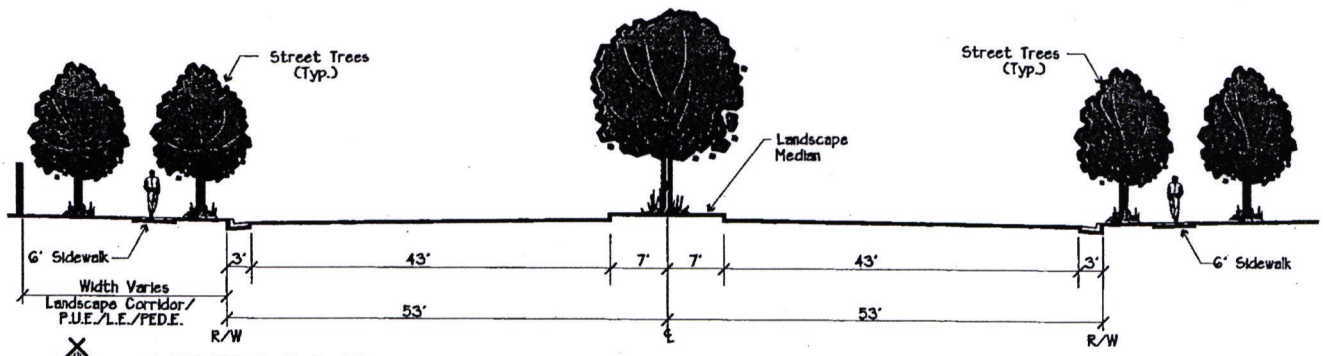
CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 13, 2006



H MINOR RESIDENTIAL STREET w/ 90° PARKING

58' STREET SECTION
NOT TO SCALE



I JAEGER ROAD

106' STREET SECTION
NOT TO SCALE

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DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
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MEMORANDUM

DATE: **March 20, 2006**

TO: **Rancho Cordova City Council**

FROM: **Anne Hersch, Assistant Planner**

SUBJECT: **5 STAR LIQUOR LETTER OF PUBLIC CONVENIENCE AND NECESSITY**

The applicant has requested that this item be continued to the April 17, 2006 City Council hearing to allow more time to consult with their legal counsel.

AGENDA ITEM # 14

MEMORANDUM

DATE: March 20, 2006

TO: Community Redevelopment Agency Board
City Council Members

FROM: Curt Haven
Director of Economic Development

SUBJECT: **PROPOSED ADOPTION OF THE RANCHO CORDOVA REDEVELOPMENT PROJECT AREA**

RECOMMENDATION:

Adopt Agency Resolution No. 29-2006 approving the Preliminary Report on the Rancho Cordova Plan Adoption, authorizing transmittal of the Report to each affected taxing entity, ratifying the Draft Environmental Report for the Rancho Cordova Redevelopment Plan (DEIR), authorizing transmittal of the DEIR to each affected taxing entity, approving the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project, and referring the Draft Redevelopment Plan to the Planning Commission.

Adopt Resolution No. 30-2006 determining that there is no requirement for a Project Area Committee.

RESULT OF RECOMMENDED ACTION:

Adoption of these documents is a major step in the Redevelopment Plan Adoption process, which will enable the Agency to leverage and reinvest property tax increment generated in the proposed Project Area. Redevelopment will be a powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown.

BACKGROUND:

On January 18, 2005, the City Council designated a Redevelopment Survey Area to investigate what should be included in the proposed Project Area. Adoption of the Survey Area was the first step in the redevelopment process under the California Redevelopment Law (CRL).

On September 22, 2005, the Planning Commission adopted the Preliminary Plan for the proposed Project Area. As a result of further review and analysis

AGENDA ITEM #15

conducted after the adoption of the September 2005 Preliminary Plan, Agency staff refined the Project Area boundaries in order to focus on the most blighted areas and underutilized properties and to ensure conformity with the City's General Plan. On November 21, 2005 the Agency Board approved the revised boundary of the proposed Project Area and adopted the Preliminary Plan. The Preliminary Report is based on the revised boundaries. If adopted, the Plan Adoption would accomplish the following:

1. Achieve the goals of the proposed Redevelopment Plan.
2. Implement the Redevelopment Program for the proposed Project Area.
3. Alleviate the physical and economic blighting conditions that are present in the proposed Project Area.
4. Establish deadlines for redevelopment activities and expenditures in the proposed Project Area consistent with the deadlines authorized by the CRL.
5. Establish eminent domain authority for twelve years for nonresidential properties in the proposed Project Area.

REDEVELOPMENT DOCUMENTS:

The Preliminary Report, Draft Redevelopment Plan and Draft Environmental Report are the first major background documents in the process leading to consideration of the approval of the Redevelopment Plan. The Preliminary Report and DEIR are public documents designed to provide background information on the Redevelopment Project to the Agency, community and affected taxing entities. The documents are of value to all participants in the plan adoption process, as an early statement of program needs, goals, activities, and costs.

The next step in the process is Agency approval of the Preliminary Report, Draft Redevelopment Plan and Draft Environmental Report. Once these documents are approved by the Agency, they will be forwarded to all taxing entities as background information prior to informal consultations between the Agency and the taxing entities.

THE PRELIMINARY REPORT:

The Preliminary Report presents a general overview and background for the Plan Adoption. The Preliminary Report also describes the projects and activities proposed to alleviate blight and promote economic development, neighborhood conservation and areawide public improvements. It analyzes the financial feasibility of the proposed Plan Adoption and sets forth financing methods proposed to implement the Redevelopment Program. Finally, the Preliminary Report describes the existing conditions in the Project Area.

DRAFT ENVIRONMENTAL REPORT

In accordance with the California Environmental Quality Act (CEQA), the Agency, acting as the lead agency, has prepared the DEIR to provide the public and

responsible trustee agencies with information about the potential environmental effects of the Redevelopment Project. An EIR is a public informational document that assesses potential environmental effects of the proposed Redevelopment Project, as well as identifies mitigation measures and alternatives to it.

DRAFT REDEVELOPMENT PLAN

The Redevelopment Plan is the legal document setting forth the basic goals, powers and limitations within which the Agency must conduct its activities over the life of the Rancho Cordova Redevelopment Project.

PROJECT AREA COMMITTEE

The CRL requires the formation of a Project Area Committee (PAC) if a proposed redevelopment plan allows the use of eminent domain over residential property in a project area with a substantial number of low and moderate-income residents, or contains one or more public projects that will displace a substantial number of low income persons or moderate-income persons or both.

The Redevelopment Plan does not provide for the power of eminent domain over residential property nor does it provide for development of public projects that will result in substantial displacement. Thus, a PAC is not required for the proposed Rancho Cordova Redevelopment Project.

SUMMARY

Staff recommends that the Redevelopment Agency Board:

- Approve the Preliminary Report and authorize transmittal of the report to each affected taxing entity.
- Ratify the Draft Environmental Report and authorize transmittal of the DEIR to each affected taxing entity
- Approve the Draft Redevelopment Plan and refer it to the Planning Commission.
- Make a finding that there is no requirement for a Project Area Committee.

ATTACHMENTS: Agency Resolution No. 29-2006
Council Resolution No. 30-2006
Preliminary Report (*Available as Separate Document)*
Draft Environmental Impact Report (*Available as Separate Document)*
Draft Redevelopment Plan

CITY OF RANCHO CORDOVA

AGENCY RESOLUTION NO. 29 - 2006

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING THE DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE PROPOSED REDEVELOPMENT PLAN FOR THE RANCHO CORDOVA REDEVELOPMENT PROJECT AREA ("PROJECT AREA") AND RATIFYING ITS TRANSMITTAL TO AFFECTED TAXING ENTITIES, THE PLANNING COMMISSION AND INTERESTED PARTIES; APPROVING THE PRELIMINARY REPORT TO COUNCIL PREPARED FOR THE PROPOSED PROJECT AREA AND AUTHORIZING ITS TRANSMITTAL TO AFFECTED TAXING ENTITIES, THE PLANNING COMMISSION AND INTERESTED PARTIES; APPROVING THE DRAFT REDEVELOPMENT PLAN PREPARED FOR THE PROPOSED PROJECT AREA AND AUTHORIZING TRANSMITTAL OF THE DRAFT REDEVELOPMENT PLAN TO AFFECTED TAXING ENTITIES, THE PLANNING COMMISSION AND INTERESTED PARTIES; AND DETERMINING THAT A PROJECT AREA COMMITTEE IS NOT REQUIRED TO BE ESTABLISHED IN CONNECTION WITH ADOPTION OF A REDEVELOPMENT PLAN FOR THE PROPOSED PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova (the "**Agency**") is a duly constituted redevelopment agency, activated by Ordinance No. 55-2004 on December 6, 2004, under California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) and pursuant thereto is responsible for the administration of redevelopment activities within the City of Rancho Cordova;

WHEREAS, pursuant to Sections 33310 and 33312 of the Community Redevelopment Law, on January 18, 2005, the Rancho Cordova City Council adopted Resolution No.16-2005 designating a survey area (**"Survey Area**") and directing staff to undertake an analysis and evaluation of physical and economic conditions in order to determine the feasibility of establishing a redevelopment project area within the Survey Area;

WHEREAS, on September 22, 2005, the Rancho Cordova Planning Commission (**"Planning Commission")** selected and designated boundaries of a proposed redevelopment project area (the **"Project Area")** within the Survey Area, approved a preliminary plan (the **"Preliminary Plan")** for the Project Area and submitted the Preliminary Plan to the Agency for consideration and approval;

WHEREAS, on October 3, 2005, the Agency held a public hearing to consider the Preliminary Plan and the proposed Project Area boundaries, and at that hearing the Agency approved the Preliminary Plan and the proposed Project Area boundaries and directed staff to prepare a legal description and map of the proposed Project Area;

WHEREAS, as a result of further study, Agency staff recommended modifications to the Project Area boundaries in order to focus on the most blighted areas and underutilized properties and ensure conformity with the City's General Plan;

WHEREAS, on November 21, 2005, the Agency approved a modified legal description and map of the proposed Project Area and authorized the transmittal of documents as required by law;

WHEREAS, in compliance with California Community Redevelopment Law and the (Health and Safety Code Section 33000 *et seq.*) (**"CRL")** and the California Environmental Quality Act ("**CEQA**"), Agency staff and consultants have prepared the following documents, each of which has been provided to the Agency for review: (i) a draft redevelopment plan for the proposed Project Area (the "**Draft Redevelopment Plan**") which describes proposed goals, objectives and programs for the Project Area, (ii) a Draft Environmental Impact Report which analyses the potential environmental effects of implementation of the Draft Redevelopment Plan, and (iii) a Preliminary Report which describes existing conditions in the Project Area, analyzes the financial feasibility of the Draft Redevelopment Plan and describes proposed projects and activities that would eliminate blight and promote economic development in the proposed Project Area;

WHEREAS, CRL Section 33385 requires the formation of a Project Area Committee whenever a substantial number of low- or moderate-income persons reside within a redevelopment project area and either (i) the redevelopment plan will authorize use of eminent domain for the acquisition of property on which persons reside, or (ii) the redevelopment plan contains one or more public projects that will displace a substantial number of low- or moderate-income persons;

WHEREAS, the Draft Redevelopment Plan authorizes eminent domain for non-residential property only, and does not provide for public projects that will result in substantial displacement; and

WHEREAS, CRL Section 33385(f) provides that if a project area does not contain a substantial number of low- and moderate-income persons, the Agency must consult with and obtain the advice of residents and community organizations concerning residential projects, replacement housing, and policy matters affecting such persons and the Agency must provide those persons and organizations with the redevelopment plan prior to submitting it to the City Council.

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

Section 1. The Agency approves the Preliminary Report in the form on file with the Agency Secretary and authorizes transmittal of the Preliminary Report to affected taxing entities, the Planning Commission and interested parties.

Section 2. The Agency approves the Draft Redevelopment Plan in the form on file with the Agency Secretary and authorizes transmittal of the Draft Redevelopment Plan to affected taxing entities, the Planning Commission and interested parties.

Section 3. The Agency approves the Draft Environmental Impact Report in the form on file with the Agency Secretary and ratifies the release of the Draft Environmental Impact Report and its transmittal to affected taxing entities, the Planning Commission, and interested parties.

Section 4. The Agency finds that formation of a Project Area Committee is not required because the proposed Redevelopment Plan does not authorize the use of eminent domain for residential property and does not propose public projects that will cause displacement of a substantial number of low- and moderate-income households.

Section 5. The Agency, through its members, its staff and consultants, shall, upon the direction of and approval of the City Council, consult with and obtain the advice of residents and community organizations concerning policy matters that affect Project Area residents and policy matters relating to residential facilities and replacement housing. To carry out the foregoing, the Agency shall conduct public meetings concerning the adoption and implementation of the Redevelopment Plan and shall make the Redevelopment Plan available for review prior to its transmittal to the City Council.

PASSED AND ADOPTED at a meeting of the Community Redevelopment Agency of the City of Rancho Cordova held on the 10th day of March, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Chairperson

ATTEST:

_____
Lillian Hare, Agency Secretary

Returning

CITY OF RANCHO CORDOVA

RESOLUTION NO. 30 - 2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DETERMINING THAT A PROJECT AREA COMMITTEE IS NOT REQUIRED TO BE ESTABLISHED IN CONNECTION WITH ADOPTION OF A REDEVELOPMENT PLAN FOR THE PROPOSED RANCHO CORDOVA REDEVELOPMENT PROJECT AREA

WHEREAS, proceedings have commenced in connection with the adoption of a redevelopment plan for the proposed Rancho Cordova Redevelopment Project Area (the **"Project Area");**

WHEREAS, Health and Safety Code Section 33385 requires the formation of a Project Area Committee whenever a substantial number of low- or moderate-income persons reside within a redevelopment project area and either (i) the redevelopment plan will authorize use of eminent domain for the acquisition of property on which persons reside, or (ii) the redevelopment plan contains one or more public projects that will displace a substantial number of low- or moderate-income persons;

WHEREAS, the draft redevelopment plan for the proposed Project Area (the "**Redevelopment Plan**") authorizes eminent domain for non-residential property only, and does not provide for public projects that will result in substantial displacement; and

WHEREAS, Health and Safety Code Section 33385(f) provides that if a project area does not contain a substantial number of low- and moderate-income persons, the Agency must consult with and obtain the advice of residents and community organizations concerning residential projects, replacement housing, and policy matters affecting such persons and the Agency must provide those persons and organizations with the redevelopment plan prior to submitting it to the City Council.

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

Section 1. The City Council finds that formation of a Project Area Committee is not required because the proposed Redevelopment Plan does not authorize the use of eminent domain for residential property and does not propose public projects that will cause displacement of a substantial number of low- and moderate-income households.

Section 2. The City Council hereby directs the Agency, through its members, its staff and consultants, to consult with and obtain the advice of residents and community organizations concerning policy matters that affect Project Area residents and policy matters relating to residential facilities and replacement housing. To carry out the foregoing, the Agency shall conduct public meetings concerning the adoption and implementation of the Redevelopment Plan and shall make the Redevelopment Plan available for review prior to its transmittal to the City Council.

PASSED AND ADOPTED at a meeting of the City Council of the City of Rancho Cordova held on the 20th day of March, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

REDEVELOPMENT PLAN

FOR THE

RANCHO CORDOVA REDEVELOPMENT PROJECT

DRAFT

Prepared by the

REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA

Adopted on _____, 2006

REDEVELOPMENT PLAN
FOR THE
RANCHO CORDOVA REDEVELOPMENT PROJECT AREA

I. INTRODUCTION

This is the Redevelopment Plan (the "**Plan**") for the Rancho Cordova Redevelopment Project (the "Project") in the City of Rancho Cordova (the "**City**"), County of Sacramento (the "**County**"), State of California, and consists of the text, the Legal Description of the Project Area Boundaries (Attachment A), the Project Area Map (Attachment B), and the Proposed Public Improvements (Attachment C). This Plan was prepared by the Redevelopment Agency of the City of Rancho Cordova (the "**Agency**") pursuant to the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.* (the "**Community Redevelopment Law**"), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Rancho Cordova (the "**General Plan**"), incorporated by reference and adopted by the City Council of the City of Rancho Cordova (the "**City Council**") currently in effect and as it may be amended in the future from time to time, and as applied in accordance with local codes and ordinances.

This plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Rancho Cordova (the "**Planning Commission**") on September 22, 2005, as accepted and subsequently amended by the Agency Resolution No. 146-2005, adopted on November 21, 2005.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "**Project Area**"). Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects and programs will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

II. DESCRIPTION OF THE PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment A and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment B and incorporated herein by reference. The Project area includes the following areas, as set forth in more detail on the Project Area Map: (1) the Folsom Boulevard commercial corridor between Sunrise Boulevard and Bradshaw and adjacent residential,

commercial and industrial areas depicted in Attachment A; (2) the Trade Center commercial and industrial area bounded by Sunrise Boulevard on the east, Kilgore Road on the west, and Sun Center Drive on the south, and adjacent parcels; (3) the Coloma Boulevard commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; (4) the Zinfandel Drive commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; (5) the Lincoln Village residential and commercial area approximately between Bradshaw Road to the west, Old Placerville Road to the east, Lincoln Village Drive to the south and State Highway 50 to the north, and adjacent parcels, and (6) the residential, commercial and industrial area located between Old Placerville Road to the west, International Boulevard to the south, White Rock Road to the east and State Highway 50 to the north, and adjacent parcels.

III. REDEVELOPMENT PLAN GOALS

Implementation of this Plan is intended to achieve the following goals and objectives:

3.1 ECONOMIC DEVELOPMENT

3.1.1. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.

3.1.2 Increase employment opportunities and job training.

3.1.3 Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.

3.1.4 Promote historical and cultural programs, improvements, amenities, and other development to revitalize the Project Area.

3.2 BUILDING REHABILITATION

3.2.1 Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.

3.2.2 Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots in the Project Area.

3.2.3 Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.

3.2.4 Provide opportunities for participation by owners and tenants in the revitalization of their properties.

3.3 SITE PREPARATION AND DEVELOPMENT, TRANSPORTATION, AND CIRCULATION

3.3.1 Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, incompatible and vacant property ~~in the Project Area~~.

3.3.2 Redesign and redevelop areas that are stagnant or improperly utilized.

3.3.3 Improve pedestrian and vehicular circulation in the Project Area through the assembly of land into parcels suitable for modern, integrated development.

3.3.4 Develop a transportation system integrated with the pattern of residential, commercial and shopping areas to provide safe, convenient and efficient movement within the City and to other parts of the region.

3.3.5 Mitigate and reduce conflicts between residential and industrial uses in the Project Area.

3.3.6 Facilitate and encourage transit oriented development throughout the Project Area and City-wide.

3.4 PUBLIC IMPROVEMENTS AND FACILITIES

3.4.1 Provide the framework and infrastructure for restoring economic health to the Project Area.

3.4.2 Provide streetscape improvements, utility undergrounding, open space, parking and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.

3.4.3 Develop adequate civic, recreational, educational and cultural centers in locations for the best service to the community and in ways that will promote a sense of community and civic pride.

3.4.4. Improve public safety for people living and working in the Project Area.

3.4.5 Minimize/eliminate environmental hazards within the Project Area.

3.5 HOUSING

3.5.1 Improve the quality of housing by assisting new construction, rehabilitation, and conservation of single- and multi-family homes.

3.5.2 Expand, improve, and preserve the City's supply of housing affordable to persons and families with low- and moderate-incomes.

3.5.3 Stimulate home ownership opportunities in the Project Area and City-wide.

IV. PROPOSED REDEVELOPMENT ACTIONS

4.1 GENERAL

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

A. Acquiring, installing, developing, constructing, reconstructing, redesigning, planning, replanning, or reusing streets, curbs, gutters, sidewalks, medians and crossings, parking facilities, utilities, traffic control devices, flood control facilities and other public improvements and public facilities;

B. Clearing, altering, remodeling, improving, modernizing, rehabilitating, or reconstructing buildings, structures and improvements;

C. Providing for open space, recreation, habitat reserve, and drainage corridors;

D. Facilitating the development or redevelopment of land for purposes and uses consistent with this Plan;

E. Acquiring real or personal property by purchase, lease, gift, grant, request, devise or any other lawful means, (including eminent domain for non-residential property only), pursuant to the terms stated in Sections 4.4.1 and 4.4.2 of this Plan;

F. Combining parcels and properties where and when necessary;

G. Preparing building sites and constructing necessary off-site improvements;

H. Managing property owned or acquired by the Agency;

I. Disposing of property including, without limitation, the lease or sale of land at a value determined by the Agency for reuse in accordance with this Plan;

J. Establishing controls, restrictions or covenants running with the land, so that property will continue to be used in accordance with this Plan;

K. If applicable, vacating or abandoning streets, alleys, and other thoroughfares, as necessary, and dedicating other areas for public purposes consistent with the objectives of this Plan;

L. Applying for and utilizing grants, loans and any other assistance from federal or state governments, or other sources;

M. Taking actions the Agency determines are necessary and consistent with state, federal and local laws to remediate hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property;

N. From time to time preparing and carrying out plans for the improvement, rehabilitation, and redevelopment of blighted areas and creating a variety of economic development programs, to help build a stronger economic base within the Project Area;

O. Adopting specific design guidelines for projects to ensure a consistent design theme, which will guide rehabilitation and new development;

P. Any and all other actions authorized directly or by implication pursuant to any statute or other legal authority permitting the Agency to eliminate blight; prevent the recurrence of blight; and improve the economic base of the Project Area; and

Q. Rehabilitating, preserving, developing and constructing affordable housing in compliance with state law.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

4.2 PARTICIPATION OPPORTUNITIES; EXTENSION OF PREFERENCES FOR RE-ENTRY WITHIN THE PROJECT AREA

4.2.1. Opportunities for Owners and Business Tenants

In accordance with this Plan and the Rules Governing Participation by Property Owners and the Extension of Preferences to Business Tenants ("**Owner Participation and Business Re-entry Rules**") adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by:

A. Retaining all or a portion of their properties and developing or improving such property for use in accordance with this Plan;

B. Acquiring adjacent or other properties within the Project Area and developing or improving such property for use in accordance with this Plan; or

C. Selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area if they otherwise meet the requirements prescribed in this Plan and the Owner Participation and Business Re-entry Rules.

4.2.2. Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to re-enter into business within the Project Area, the

Agency shall promulgate rules for participation by owners and the extension of preferences to business tenants for re-entry within the Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and business tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area; accommodation of as many participants as possible; similarity of land use; the necessity to assemble sites for integrated, modern development; conformity of a participant's proposal with the intent and objectives of this Plan; service to the community of a participant's proposal; and the participant's financial capacity, development experience and ability to develop the property in conformity with the Plan and any applicable criteria for development of the property.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as:

A. The development experience of owners and capacity to undertake projects consistent with this Plan's goals and objectives;

B. The ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan;

C. The construction, widening or realignment of some streets;

D. The construction or expansion of public facilities; and

E. The need to coordinate development with other projects.

4.2.3. Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate or develop, use and maintain the property in conformance with this Plan. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate or develop, use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4.2.4. Conforming Owners

The Agency may, in its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to:

A. Construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or

B. Acquire additional property within the Project Area.

4.3 COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning and implementation of activities authorized by this Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the implementation of this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and to achieve the highest public good.

The Agency is authorized to acquire non-residential real property devoted to public use through eminent domain, but the Agency is not legally authorized to acquire the property of a public body without its consent; provided, however, that the foregoing limitation shall automatically, without need of amendment to this Plan, conform to the provisions of Health & Safety Code Section 33395 as currently existing or as hereafter amended, unless repealed. The Agency shall seek the cooperation of all public bodies, which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and business tenant participation if such public body is willing to enter into an Owner Participation Agreement with the Agency. All plans for development of the property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements that are or would be of benefit to the Project.

4.4 PROPERTY ACQUISITION

4.4.1 Real Property

Within the Project Area or for the purposes of redevelopment as authorized by the Community Redevelopment Law, except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property by gift, grant, bequest, devise, exchange, lease, purchase or any other lawful method, including eminent domain, except that eminent domain shall not be utilized to acquire residential properties and shall only be used as and when necessary to effectuate this Plan and in accordance with all applicable laws and without limitation the requirement of payment of just compensation.

In order to eliminate the blighted conditions in the Project Area and to implement the objectives of this Plan, it is in the public interest and it is necessary for the Agency to be authorized to use the power of eminent domain when necessary to acquire non-residential real property in the Project Area ~~which cannot be acquired by gift, grant, bequest, devise, exchange, purchase or any other lawful method.~~ Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. state law allows amendment to extend

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless:

A. Such building requires structural alteration, improvement, modernization, or rehabilitation;

B. The site, or lot on which the building is situated, requires modification in size, shape, or use; or

C. It is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not legally authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

4.4.2 Personal Property

Within the Project Area or for the purposes of redevelopment, the Agency is authorized to acquire personal property by any lawful means, including, without limitations by gift, grant, exchange, purchase, lease, option, bequest, or devise.

4.5 PROPERTY MANAGEMENT

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt. Subject to the limits of the Community Redevelopment Law, the Agency may insure, rent, maintain, operate, repair and clear such property for a reasonable period necessary to effect such disposition.

4.6 PAYMENTS TO TAXING AGENCIES

Pursuant to Health & Safety Code Section 33607.5, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.5.

The Agency may pay, but is not required to pay, in any given year during which it owns property in the Project Area that is tax exempt, directly to any City, County, or district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been tax exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

4.7 RELOCATION OF PERSONS AND BUSINESSES DISPLACED BY A PROJECT

4.7.1 Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260, *et seq.*), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the "**Relocation Guidelines**" as set forth under California Code of Regulations, Title 25, Section 6000, *et seq.*) and the Rules and Regulations ("Relocation Plan") adopted by the Agency (all of the foregoing, collectively, the "**Relocation Requirements**"), the Agency shall provide or shall cause to be provided relocation benefits and assistance to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Project Area and as otherwise required by law. Such relocation assistance shall be provided in the manner required by the Relocation Requirements. In order to carry out redevelopment with minimum of hardship, the Agency will assist displaced households in finding decent, safe and sanitary housing within their financial means and otherwise suitable to their needs. The Agency is authorized to provide replacement housing for displaced persons inside or outside the Project Area.

4.7.2 Relocation Benefits and Assistance

The Agency shall provide or shall cause to be provided all relocation benefits required by law and in conformance with the Relocation Requirements (as defined in Section 4.7.1). No persons or families of low and moderate income shall be displaced unless and until suitable replacement housing is available at comparable rent at the time of displacement. The Agency shall make all relocation payments required by the Relocation Requirements to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Project Area. The Agency may make such other payments as it may deem appropriate and for which funds are available.

4.7.3 Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution, a replacement housing plan.

The replacement housing plan shall include:

A. The general location of housing to be rehabilitated, developed, or constructed pursuant to Health & Safety Code Section 33413;

B. An adequate means of financing such rehabilitation, development, or construction;

C. A finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained;

D. The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and

E. The timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution, a replacement housing plan with respect to such dwelling unit.

4.7.4 Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Such assistance shall be provided pursuant to the Relocation Requirements.

4.8 DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, SITE PREPARATION AND REMOVAL OF HAZARDOUS WASTE

4.8.1 Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or pursuant to an agreement with the owner of property, to demolish, clear or move buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

4.8.2 Public Improvements

To the extent permitted by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan or which will be beneficial to the Project Area. Such public improvements include, but are not limited to: over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, cable TV systems, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, schools, libraries, civic, cultural and recreational facilities, and pedestrian improvements, and include but are not limited to the list of proposed public facilities and infrastructure improvement projects on the projects list set forth in Attachment C.

The Agency, as it deems necessary to carry out the Plan and subject to the consent of the City Council and Community Redevelopment Law, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement which is publicly owned either within or outside the Project Area, upon both the Agency Board and the City Council making the applicable determinations required pursuant to the Community Redevelopment Law.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Health & Safety Code Section 33670 and Section 6.2 of this Plan or out of any other available funds.

When the value of such land or the cost of the installation and construction of such building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

4.8.3 Preparation of Building Sites

The Agency may develop or cause to develop as a building site any real property it owns or acquires. In connection with such development it may cause, provide, or undertake or make provisions with other agencies for the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obligated to provide.

4.8.4 Removal of Hazardous Waste

The Agency may take any actions, which the Agency determines are necessary and which are consistent with state and federal laws, to remediate hazardous substances on, under, or from property within the Project Area.

4.9 REHABILITATION, MOVING OF STRUCTURES BY THE AGENCY AND SEISMIC REPAIRS

4.9.1 Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property, buildings or structures in the Project Area not owned by the Agency to the extent permitted by the Redevelopment Law.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

4.9.2 Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any building structures or other improvements from any real property acquired which can be rehabilitated to a location within or outside the Project Area.

4.9.3 Seismic Retrofit

For any project undertaken by the Agency within the Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures which are consistent with local, state, and federal law, take those actions which the Agency determines are necessary to provide for seismic retrofits.

4.10 PROPERTY DISPOSITION AND DEVELOPMENT

4.10.1 General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise, or otherwise dispose of any interest in real or personal property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding following public notice and hearing as required by the Community Redevelopment Law. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by the Community Redevelopment Law. Except as otherwise permitted by law, before any interest in property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Plan, such sale or lease shall be first approved by the City Council after public hearing.

Except as otherwise permitted by law, no real property acquired by the Agency, in whole or in part with tax increment, or any interest therein, shall be sold or leased for development pursuant to the Plan for an amount less than its fair market value, or the fair reuse value at the use and with the covenants, conditions and development costs authorized by the sale or lease.

Unless otherwise permitted by law, the real property acquired by the Agency in the Project Area, except property conveyed to it by the City, shall be sold or leased to public or private persons or entities for improvement and use of the property in conformance with this Plan.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete improvement of such property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that all provisions of this Plan, and other documents formulated pursuant to this Plan, are being observed, and that development of the Project Area is proceeding in accordance with applicable development documents and time schedules.

All development in the Project Area, whether public or private, must conform to this Plan and all applicable federal, state, and local laws, including without limitation the City's General Plan, planning and zoning ordinances, and building, environmental and other land use development standards. Such development must receive the approval of all appropriate public agencies.

4.10.2 Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, powers of termination and rights of reentry, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Sacramento County Recorder.

4.10.3 Obligation to Refrain from Discrimination

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, marital status, national origin or ancestry, or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by Health & Safety Code Section 33436 and other applicable law.

4.10.4 Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Without limiting the generality of the foregoing, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment C, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Sections 4.8.2 and 4.8.3 and the publicly-owned improvements identified in Attachment C of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following:

A. Sewers,

B. Natural gas distribution systems,

C. Water distribution systems,

D. Parks, plazas, and pedestrian paths,

E. Parking facilities,

F. Landscaped areas;

G. Street and sidewalk improvements,

H. Storm water facilities,

I. Utility undergrounding, and

J. Sound walls.

The Agency may enter into contracts, leases, and agreements with the City or any other public body or entity pursuant to this Section 4.10.4, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Health & Safety Code Section 33670(b) and Section 6.2 of this Plan or out of any other available funds.

4.10.5 Development Plans

Except as may otherwise be agreed to between the Agency and a public body, the Agency may require that any or all development plans (whether public or private) be submitted to the Agency for approval and design review. All development in the Project Area must conform to City design review standards unless expressly authorized by the City Council.

4.10.6 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

4.11 PROVISION OF LOW- AND MODERATE-INCOME HOUSING

4.11.1 Definition of Terms

Unless otherwise permitted or required by law, the terms "affordable housing cost", "replacement dwelling unit", "persons and families of low or moderate income", "substantially rehabilitated dwelling units" and "very low income households" as used herein shall have the meanings ascribed to them by the Health & Safety Code and other state and local laws and regulations pertaining thereto, as the same now exist, or as may hereafter be lawfully amended.

4.11.2 Authority Generally

According to the Community Redevelopment Law, the Agency may, inside or outside the Project Area: acquire real property, buildings sites, buildings or structures, donate real property, improve real property or building sites, construct or rehabilitate buildings or structures, and take any other such actions as may be permitted by the Community Redevelopment Law, in order to provide housing for low- or moderate-income households. The Agency may also provide subsidies to or for the benefit of, such persons and families or households to assist them in obtaining housing.

4.11.3 Replacement Housing

In accordance with Health & Safety Code Sections 33334.5 and 33413, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency, or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency. Except as otherwise permitted by law, one hundred percent (100%) of the replacement dwelling units shall be available at affordable housing cost and occupied by persons in the same low, very low or moderate-income level as the persons displaced from units destroyed or removed. The Agency may replace destroyed or removed dwelling units housing persons and families of low or moderate income with a lesser number of replacement dwelling units if the replacement dwelling units have a greater or equal number of bedrooms and are affordable to the same income level of households as the destroyed or removed units to the extent permissible by law as it now exists or may hereafter be amended.

If insufficient suitable housing units are available in the City for use by persons and families of low or moderate income displaced by a redevelopment project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area.

Except as otherwise permitted by law, the Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low or moderate income displaced by redevelopment activity in the Project Area.

4.11.4 Inclusionary Housing Requirement

Unless otherwise permitted by law, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost and occupied by persons and families of low or moderate income and of such thirty percent (30%), not less than fifty percent (50%) shall be available to and occupied by very low income households. Unless otherwise permitted by law, at least fifteen percent (15%) of all new or substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost and occupied by persons and families of low or moderate income and of such fifteen percent (15%), not less than forty percent (40%) shall be available at affordable housing cost and occupied by very low income households. The percentage requirements set forth in this Section 4.11.4 shall apply independently of the requirements of Section 4.11.3 of this Plan and in the aggregate to the supply of housing to be made available pursuant to this Section 4.11.4 and not to each individual case of rehabilitation, development or construction of dwelling units.

To satisfy this Section 4.11.4, the Agency may purchase or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of long-term affordability convenants on multifamily units that restrict the cost of renting or purchasing those units that either (1) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (2) are units that are presently at affordable housing cost to persons and families of low or very low income households, but are units that the Agency finds, based upon substantial evidence and after a public hearing, cannot be reasonably be expected to remain affordable persons and families of low or very low income households.

Pursuant to Health & Safety Code Section 33413(b)(4), the Agency shall prepare and adopt an implementation plan to comply with the requirements set forth above for the Project Area. The plan shall be consistent with, and may be included within the Housing Element of the City's General Plan. Unless otherwise permitted by law, the plan shall be reviewed and, if necessary, amended at least every five (5) years in conjunction with the housing element cycle or the implementation plan. Unless otherwise permitted by law, the plan shall ensure that the requirements of this section are met every ten (10) years.

4.11.5 Low and Moderate Income Housing Fund

Except as otherwise permitted by law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Health & Safety Code Section 33670(b) shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost as defined in applicable law.

The tax increment funds which are required to be used for the purposes set forth above in this Section 4.11.5, shall be placed in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to such Fund, and any

repayments or other income to the Agency from leases, grants or advances from the Fund shall accrue to and be deposited in the Fund.

In implementing this Section 4.11.5, the Agency may exercise any or all of its powers including, but not limited to, the following:

A. Acquire real property or building sites.

B. Improve real property or building sites with on-site or off-site improvements

C. Donate real property to private or public persons or entities.

D. Finance insurance premiums.

E. Construct buildings or structures

F. Acquire buildings or structures.

G. Rehabilitate buildings or structures.

H. Provide subsidies to, or for the benefit of, extremely low income, as defined by Health & Safety Code Section 50106, very low income households, as defined by Health & Safety Code Section 50105, lower income households, as defined by Health & Safety Code Section 50079.5, or persons and families of low or moderate income, as defined by Health & Safety Code Section 50093, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.

I. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness or pay financing or carrying charges.

J. Maintain the community's supply of mobile homes.

K. Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use the funds in the Low and Moderate Income Housing Fund to meet, in whole or in part, the replacement housing provisions of this Plan. The funds in the Low and Moderate Income Housing Fund may be used inside or outside the Project Area; however, these funds may be used outside the Project Area only if a finding of benefit to the Project Area is made pursuant to the Community Redevelopment Law.

Except as otherwise permitted by law, the Agency shall expend, over each 10-year period of the implementation plan pursuant to Health & Safety Code Section 33490, the moneys in the Low and Moderate Income Housing Fund to:

A. Assist housing for persons of low and assist housing for persons of very low income in at least the same proportion as the total number of housing units needed for each of those income groups bears to the total number of units needed for person of moderate, low and very low income within the City, as those needs have been determined for the City pursuant to Government Code Section 65584; and

B. Assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 years bears to the total population of the City as reported in the most recent census of the United States Census Bureau.

4.11.6` Duration of Dwelling Unit Availability and Affordability; Agency Monitoring

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units substantially rehabilitated, developed, constructed, or price-restricted pursuant to Sections 4.11.3 and 4.11.4 of this Plan or assisted with funds from the Low and Moderate Income Housing Fund shall remain available at affordable housing cost to persons and families of extremely low income, very low income, low income and moderate income households for the longest feasible time, as determined by the Agency, but for not less than 55-years for rental units and 45-years for ownership units, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Health & Safety Code Section 33418, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

4.12 IMPLEMENTATION PLANS

In connection with adoption of this Plan and in accord with the provisions of Health & Safety Code Section 33490, the Agency adopted an implementation plan for the Project. Commencing with the fifth year after such implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Project Area, the specific program, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area and implement the requirements of Health & Safety Code Sections 33334.2, 33334.4, 33334.6, and 33413. The parts of future implementation plans that address Health & Safety Code Sections 33334.2, 33334.4, 33334.6, and 33413 shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may amend the implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each implementation plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Plan and the implementation plan and evaluating the progress of the Project.

4.13 PROMOTION OF REDEVELOPMENT

The Agency may engage in any activity authorized by this Plan and applicable law to promote redevelopment of the Project Area by private redevelopers and other public agencies. In addition, to encourage and support redevelopment by private redevelopers and other public agencies, the Agency may engage or assist in marketing, outreach, dissemination of public information, public events, and other activities promoting the Project Area.

V. USES PERMITTED IN THE PROJECT AREA

5.1 MAP AND USES PERMITTED

The Project Area map attached hereto as Attachment B and incorporated herein by reference, illustrates the location of the Project Area boundaries and major streets within the Project Area. It is the intention of this Redevelopment Plan that the land uses permitted within the Project Area shall be consistent with the City's General Plan, as it currently exists, as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The City will from time to time update and revise the General Plan.

5.2 MAJOR LAND USE DESIGNATIONS

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City currently in effect and as it may be amended in the future from time to time, and as applied in accordance with local codes and ordinances. The major land uses permitted within the Project Area shall include all land uses set forth and described in the Land Use Element of the General Plan and the City's Zoning Ordinance, as each may be amended from time to time and is consistent with the General Plan.

5.3 OTHER LAND USES

5.3.1 Public Street Layout, Rights-of-Way and Easements

As illustrated on the Project Area Map (Attachment B), the major public streets/roadways within the Project Area include US Highway 50, Coloma Road, Sunrise Boulevard, Folsom Boulevard, Zinfandel Drive, Mather Field Road, Routier Road, Bradshaw Road and International Boulevard.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in the existing street layout shall be in accordance with the General Plan as it may be amended from time to time, the goals and objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

A. The requirements imposed by such factors as topography, traffic safety and aesthetics;

B. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement; and

C. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

5.3.2 Other Public, Semi-Public, Institutional and Non-profit Uses

Consistent with the General Plan as it may be amended, the Land Use Element thereof, and the City's Zoning Ordinance, the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses in the Project Area, including without limitation, park and recreational facilities, schools, child care facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall conform to the applicable provisions of this Plan. The Agency may impose such other reasonable requirements or restrictions as may be necessary to enhance the development and revitalization of the Project Area.

5.3.3 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

all owners?

5.3.4 Conforming Properties/Certificates of Conformance

The Agency may, in its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without an Owner Participation Agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan.

An owner of a conforming property may be required by the Agency to enter into an Owner Participation Agreement with the Agency in the event that such owner desires to:

A. Construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or

B. Acquire additional property within the Project Area.

5.3.5 Non-conforming Uses

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

5.4 GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area is made subject to the controls and requirements of this Plan.

5.4.1 Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

5.4.2 Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

5.4.3 Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the number of buildings permitted under the General Plan as it may be amended.

5.4.4 Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the General Plan as it now exists or may be amended from time to time.

5.4.5 Limitation on Type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations, including without

limitation the Land Use Element of the General Plan and the City's Zoning Ordinance, each as may be amended from time to time.

5.4.6 Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated and diagrammed in the Land Use Element of the City's General Plan, as amended in the future from time to time, and those areas in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings as established by the City or this Plan. Landscaping shall be provided to enhance open spaces in the Project Area and create a high-quality aesthetic environment.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

5.4.7 Signs

All signs shall conform to City sign ordinances and other requirements as they now exist or are hereafter amended.

5.4.8 Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

5.4.9 Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, as determined by the Agency, would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

5.4.10 Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry permitted in the sale lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

5.4.11 Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

A. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;

C. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area, and;

D. Permitting a variation will not be contrary to the objectives of this Plan or the General Plan as it may be amended

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

5.5 DESIGN FOR DEVELOPMENT

Within the limits, restrictions, and controls established in this Plan, and the General Plan and the City's Zoning Ordinance, as each may be amended from time to time, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Such limitations, restrictions and controls shall be consistent with the General Plan and the City's Zoning Ordinance, as each may be amended.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, or rehabilitated, except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

5.6 BUILDING PERMITS

No building permit for the rehabilitation or construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan unless the application for such permit is in conformance with the provisions of this Plan and all City requirements.

VI. METHODS FOR FINANCING THE PROJECT

6.1 GENERAL DESCRIPTION OF FINANCING METHODS

Upon adoption of this Plan by the City Council, the Agency is authorized to finance implementation of this Plan with assistance from local sources, the state and/or the federal government, property tax increment, interest income, Agency bonds, donations, the lease or sale of Agency-owned property, gas tax funds from the state, sales tax funds from the County, loans from private financial institutions or any other legally available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Plan may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the Agency, City and/or other public agency providing such assistance.

The City or any other public agency may expend money to assist the Agency in carrying out this Plan.

Subject to the limitations set forth in Article IX, the Agency may issue bonds or other obligations and expend their proceeds to carry out this Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as they become due and payable.

6.2 TAX INCREMENT REVENUE

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the state, County, City, special district or other public corporation (hereinafter **"Taxing Agency"** or **"Taxing Agencies"**) after the effective date of the Ordinance adopting this Plan, shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of such adopting ordinance, shall be allocated to and when collected shall be paid to the respective Taxing Agencies as taxes by or for the Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory in the Project Area on the effective date of the adopting ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the adopting ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on the effective date).

B. Except as expressly provided in Health & Safety Code Section 33670(e), that portion of the levied taxes each year in excess of the amount described in Subsection A shall be allocated to, and when collected shall be paid into, a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded,

refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in Section 6.2(A) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid in full, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

C. That portion of the taxes in excess of the amount identified in Section 6.2(A) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and interest on any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that Taxing Agency. This Section 6.2(C) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to Section 6.2(B) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

6.3 AGENCY BONDS

The Agency is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of Plan implementation activities.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state; nor are any of its political subdivisions liable for them; nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds and other obligations do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness, to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time, shall not exceed the limit as stated in Section 9.4 of this Plan, except by amendment to this Plan. This limit shall not prevent the Agency from issuing additional bonds in order to fulfill Agency's obligations under Health & Safety Code Section 33413.

6.4 OTHER LOANS AND GRANTS

Any other loans, grants, guarantees or financial assistance from the federal government, the state, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

6.5 REHABILITATION LOANS, GRANTS, AND REBATES

The Agency and the City may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work on public or private property. The rules and regulations for such programs shall be established by the Agency. The Agency and the City shall seek to acquire grant funds and direct loan allocations from state and federal sources, as they may be available from time to time, for the carrying out of such programs.

VII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost;

B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area;

C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan;

D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use;

E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan;

F. Preservation of historical sites;

G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays; and

H. The undertaking and completing of any other proceedings necessary to carry out the Project.

I. Provision of advances, loans and grants to the Agency, or the expenditure of funds for projects implementing this Plan as deemed appropriate by the City and to the extent funding is available

VIII. ADMINISTRATION AND ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City, or designee of the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, power of termination, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. PLAN LIMITATIONS

9.1 DURATION OF THE PLAN

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years from the date of adoption of this Plan by the City Council.

After this time limit on the duration and effectiveness of the Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and except that, if the Agency has not completed its housing obligations pursuant to Section 33333.8(a) of the Community Redevelopment Law, it shall retain its authority to implement such requirements under Section 33413, including its ability to incur and pay indebtedness for such purposes, and shall use this authority to complete these housing obligations as soon as reasonably possible.

9.2 LIMITATION ON INCURRING DEBT

The Agency shall not establish or incur loans, advances or indebtedness to be repaid with the proceeds of property taxes received pursuant to Health & Safety Code Section 33670 to finance in whole or in part the Project beyond twenty (20) years from the effective date of the ordinance adopting this Plan, except that the Agency may incur loans, advances or indebtedness to be paid from the Low and Moderate Income Housing Fund established pursuant to Health & Safety Code Sections 33334.2 and 33334.3 or to meet the Agency's replacement housing obligations as set forth in Health & Safety Code Sections 33333.8(a) beyond such time limit. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit.

Prior to incurring any bonded indebtedness, the Agency may subordinate to the bonded debt, the amount required to be paid to an affected school district or community college district upon a finding based upon substantial evidence that the Agency will have sufficient funds available to pay both the bonded debt payments and the statutory pass through payments required by the Community Redevelopment Law.

The time limit established in this Section 9.2 may be extended by amendment of the Plan pursuant to Health & Safety Code Section 33333.2(a)(1)(B), but the amended time limitation may not exceed 30 years from the effective date of the ordinance adopting this Plan, except as necessary to comply with Health & Safety Code Section 33333.8.

9.3 LIMITATION ON RECEIPT OF TAX INCREMENT AND PAYMENT OF INDEBTEDNESS

Except as otherwise provided by the Community Redevelopment Law, the limitation on the receipt of tax increment funds by the Agency pursuant to Health & Safety Code Section 33670 and the payment of indebtedness from there, shall be forty-five (45) years from the adoption of this Plan except as necessary to comply with Health & Safety Code Section 33333.8(a).

9.4 LIMITATION ON THE AMOUNT OF BONDED INDEBTEDNESS

This Plan authorizes the issuance of Bonds to be repaid by tax increment funding pursuant to Community Redevelopment Law. The amount of bonded indebtedness that can be outstanding at one time and payable from tax increment funding shall be limited to three hundred fifty million dollars ($350,000,000) adjusted annually by the Consumer Price Index (or if the Consumer Price Index is eliminated, a substitute index). If other sources of repayment of Bonds are used, there shall be no limit on the portion so secured by other sources.

9.5 LIMITATION ON EMINENT DOMAIN

The Agency shall not commence with eminent domain proceedings to acquire property within the Project Area beyond twelve (12) years from the adoption of this Plan. This time limitation may be extended only by amendment of this Plan.

X. PROCEDURE FOR AMENDMENT

This Plan may be amended pursuant to the requirements and procedures set forth in the Community Redevelopment Law.

This Plan is to be liberally construed and not interpreted as a limitation on the powers of the Agency. Notwithstanding any provision in this Plan to the contrary, the Agency may hereby utilize all powers of a redevelopment agency pursuant to the Community Redevelopment Law and all other applicable laws, as the same now exist or may hereafter be amended or adopted.

XI. SEVERABILITY

If any term, provision or authorization of this Plan is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Plan shall continue in full force and effect unless an essential purpose of this Plan is defeated by such invalidity or unenforceability.

RANCHO CORDOVA REDEVELOPMENT PLAN

ATTACHMENT A

LEGAL DESCRIPTION FOR RANCHO CORDOVA REDEVELOPMENT PROJECT AREA

[Attach Legal Description]

RANCHO CORDOVA REDEVELOPMENT PROJECT AREA
GEOGRAPHIC DESCRIPTION

All that certain real property being a portion of that subdivision of Rancho Rio de los Americanos, as shown on that certain Plat entitled "Plat of Subdivision of the Rancho Rio de los Americanos", filed for record in Book 1 of Maps at Page 2, Sacramento County Records, and being further described as being situate within Townships 8 and 9 North, Range 6 East, Mount Diablo Base, City of Rancho Cordova, County of Sacramento, State of California. The Rancho Cordova Redevelopment Project Area consists of three areas as further described below:

REDEVELOPMENT AREA 1
Beginning at a point on the Southeasterly Right-of-Way line of Sunrise Boulevard, from which, the centerline intersection of Zinfandel Drive and Sunrise Boulevard bears approximately North 75° West a distance of 50 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L1) South 13°37'58" West a distance of 298.15 feet;
L2) thence South 01°07'50" East a distance of 169.32 feet;
L3) thence South 12°37'19" West a distance of 463.44 feet;
L4) thence South 12°55'39" West a distance of 56.73 feet;
L5) thence North 71°36'16" West a distance of 195.43 feet;
L6) thence North 70°25'02" West a distance of 385.60 feet;
L7) thence South 15°50'16" West a distance of 254.18 feet;
C1) thence from a radial line which bears South 71°51'07" East, 476.57 feet along the arc of a non-tangent 543.62 foot radius curve to the right through a central angle of 50°13'42", subtended by a chord which bears South 43°15'45" West for a distance of 461.45 feet;
L8) thence South 65°47'26" West a distance of 316.67 feet;
L9) thence South 65°16'46" West a distance of 488.96 feet;
L10) thence South 60°52'05" West a distance of 104.23 feet;
L11) thence South 65°16'43" West a distance of 280.09 feet;
C2) thence 15.73 feet along the arc of a tangent 54.96 foot radius curve to the left through a central angle of 16°23'39", subtended by a chord which bears South 57°04'54" West for a distance of 15.67 feet;
L12) thence South 48°51'29" West a distance of 26.66 feet;
C3) thence 15.76 feet along the arc of a tangent 54.42 foot radius curve to the right through a central angle of 16°35'28", subtended by a chord which bears South 57°09'13" West for a distance of 15.70 feet;

L13) thence South 64°34'25" West a distance of 215.34 feet;
L14) thence North 24°37'53" West a distance of 10.09 feet;
L15) thence South 63°30'23" West a distance of 416.78 feet;
L16) thence South 69°33'02" West a distance of 104.98 feet;
C4) thence from a radial line which bears South 27°50'45" East, 164.45 feet along the arc of a non-tangent 1428.31 foot radius curve to the right through a central angle of 06°35'48", subtended by a chord which bears South 65°27'09" West for a distance of 164.36 feet;
L17) thence South 36°43'51" East a distance of 71.63 feet;
L18) thence South 65°31'08" West a distance of 115.88 feet;
L19) thence South 54°37'09" West a distance of 44.63 feet;
L20) thence South 59°24'16" West a distance of 109.30 feet;
L21) thence South 28°47'58" West a distance of 64.02 feet;
L22) thence South 70°12'00" West a distance of 154.93 feet;
L23) thence South 65°52'53" West a distance of 344.40 feet;
L24) thence South 65°02'23" West a distance of 64.24 feet;
L25) thence South 58°31'50" West a distance of 96.50 feet;
L26) thence South 59°33'47" West a distance of 120.98 feet;
L27) thence South 46°10'33" West a distance of 134.88 feet;
L28) thence South 47°20'41" West a distance of 51.99 feet;
L29) thence South 47°07'04" West a distance of 442.43 feet;
L30) thence South 43°09'43" East a distance of 107.87 feet;
L31) thence South 56°26'40" East a distance of 51.41 feet;
L32) thence South 43°01'15" East a distance of 120.21 feet;
L33) thence North 39°57'58" East a distance of 24.83 feet;
L34) thence South 73°47'36" East a distance of 51.29 feet;
L35) thence South 52°42'31" East a distance of 691.81 feet;
L36) thence South 50°14'25" East a distance of 196.98 feet;
L37) thence South 50°18'52" East a distance of 4.43 feet;
L38) thence South 06°56'09" West a distance of 58.53 feet;
L39) thence South 59°11'20" East a distance of 95.66 feet;
L40) thence South 63°53'57" East a distance of 50.00 feet;
C5) thence from a radial line which bears South 64°57'50" East, 37.62 feet along the arc of a non-tangent 271.08 foot radius curve to the right through a central angle of 07°57'04", subtended by a chord which bears South 29°00'42" West for a distance of 37.59 feet;
L41) thence South 55°36'22" East a distance of 107.21 feet;
L42) thence South 32°41'39" West a distance of 45.69 feet;
L43) thence South 05°08'23" East a distance of 27.51 feet;
L44) thence South 48°41'20" East a distance of 93.61 feet;
L45) thence South 47°56'08" East a distance of 49.95 feet;
C6) thence from a radial line which bears South 47°55'07" East, 61.21 feet along the arc of a non-tangent 777.68 foot radius curve to the right through a central angle of 04°30'36", subtended by a chord which bears South 44°20'11" West for a distance of 61.20 feet;
L46) thence South 45°01'20" East a distance of 132.19 feet;

L47) thence South 46°12'22" West a distance of 4.87 feet;
L48) thence South 58°48'54" West a distance of 6.44 feet;
L49) thence South 33°38'26" East a distance of 116.32 feet;
C7) thence from a radial line which bears North 35°26'09" West, 209.66 feet along the arc of a non-tangent 1102.39 foot radius curve to the right through a central angle of 10°53'49", subtended by a chord which bears North 60°00'46" East for a distance of 209.35 feet;
L50) thence North 58°22'45" East a distance of 91.59 feet;
L51) thence North 56°57'00" East a distance of 80.08 feet;
L52) thence North 56°57'53" East a distance of 191.73 feet;
L53) thence North 64°25'52" East a distance of 92.29 feet;
C8) thence 63.01 feet along the arc of a tangent 156.97 foot radius curve to the left through a central angle of 23°00'01", subtended by a chord which bears North 52°55'52" East for a distance of 62.59 feet;
C9) thence 68.97 feet along the arc of a tangent 61.10 foot radius curve to the left through a central angle of 64°40'43", subtended by a chord which bears North 09°05'30" East for a distance of 65.37 feet;
C10) thence from a radial line which bears South 72°49'52" West, 137.98 feet along the arc of a non-tangent 39.92 foot radius curve to the right through a central angle of 198°00'38", subtended by a chord which bears North 81°50'11" East for a distance of 78.87 feet;
C11) thence 31.41 feet along the arc of a tangent 73.80 foot radius curve to the right through a central angle of 24°23'09", subtended by a chord which bears South 13°02'04" West for a distance of 31.17 feet;
L54) thence South 69°20'37" East a distance of 106.44 feet;
L55) thence North 14°36'58" East a distance of 92.06 feet;
L56) thence South 29°17'53" East a distance of 79.54 feet;
L57) thence South 11°30'09" West a distance of 760.79 feet;
L58) thence North 56°57'12" East a distance of 435.05 feet;
L59) thence North 11°49'42" East a distance of 788.94 feet;
C12) thence 79.49 feet along the arc of a tangent 222.77 foot radius curve to the right through a central angle of 20°26'38", subtended by a chord which bears North 22°03'00" East for a distance of 79.07 feet;
L60) thence North 30°45'08" East a distance of 156.50 feet;
L61) thence North 30°34'37" East a distance of 202.48 feet;
C13) thence 172.60 feet along the arc of a tangent 870.42 foot radius curve to the right through a central angle of 11°21'43", subtended by a chord which bears North 36°15'28" East for a distance of 172.32 feet;
L62) thence North 40°38'43" East a distance of 209.60 feet;
C14) thence 238.08 feet along the arc of a tangent 1056.35 foot radius curve to the right through a central angle of 12°54'47", subtended by a chord which bears North 47°06'07" East for a distance of 237.57 feet;
C15) thence 235.56 feet along the arc of a tangent 528.06 foot radius curve to the right through a central angle of 25°33'33", subtended by a chord which bears North 66°20'17" East for a distance of 233.62 feet;

C16) thence 152.55 feet along the arc of a tangent 345.76 foot radius curve to the right through a central angle of 25°16'42", subtended by a chord which bears South 88°14'35" East for a distance of 151.31 feet;

L63) thence South 77°12'33" East a distance of 259.63 feet;

C17) thence 224.42 feet along the arc of a tangent 306.01 foot radius curve to the right through a central angle of 42°01'08", subtended by a chord which bears South 56°11'59" East for a distance of 219.42 feet;

L64) thence North 61°35'19" East a distance of 124.35 feet to a point on the centerline of Sunrise Boulevard;

C17a) thence along said centerline of Sunrise Boulevard, from a radial line which bears South 63°39'46" West, 488.23 feet along the arc of a non-tangent 4259.11 foot radius curve to the left through a central angle of 06°34'05", subtended by a chord which bears South 29°37'16" East for a distance of 487.96 feet;

L65) thence South 32°38'41" East a distance of 1151.20 feet;

C18) thence from a radial line which bears South 58°09'41" West, 1391.10 feet along the arc of a non-tangent 2765.87 foot radius curve to the right through a central angle of 28°49'01", subtended by a chord which bears South 17°25'49" East for a distance of 1376.48 feet;

L66) thence South 02°16'58" East a distance of 463.17 feet;

L67) thence leaving said centerline of Sunrise Boulevard, South 85°15'34" West a distance of 50.89 feet;

C19) thence from a radial line which bears South 81°40'54" East, 38.66 feet along the arc of a non-tangent 25.01 foot radius curve to the left through a central angle of 88°34'08", subtended by a chord which bears North 35°57'58" West for a distance of 34.93 feet;

C20) thence from a radial line which bears North 01°02'28" West, 431.67 feet along the arc of a non-tangent 763.70 foot radius curve to the left through a central angle of 32°23'08", subtended by a chord which bears South 72°45'58" West for a distance of 425.95 feet;

C21) thence 122.42 feet along the arc of a tangent 1120.20 foot radius curve to the left through a central angle of 06°15'42", subtended by a chord which bears South 53°26'32" West for a distance of 122.36 feet;

C22) thence 394.73 feet along the arc of a tangent 668.72 foot radius curve to the left through a central angle of 33°49'13", subtended by a chord which bears South 33°24'05" West for a distance of 389.02 feet;

L77) thence South 16°42'50" West a distance of 135.85 feet;

C23) thence 322.15 feet along the arc of a tangent 635.93 foot radius curve to the right through a central angle of 29°01'30", subtended by a chord which bears South 31°13'35" West for a distance of 318.72 feet;

C24) thence 252.73 feet along the arc of a tangent 495.39 foot radius curve to the right through a central angle of 29°13'50", subtended by a chord which bears South 60°21'14" West for a distance of 250.00 feet;

C25) thence 174.04 feet along the arc of a tangent 914.75 foot radius curve to the right through a central angle of 10°54'04", subtended by a chord which bears South 80°25'11" West for a distance of 173.78 feet;

C26) thence 108.78 feet along the arc of a tangent 2912.59 foot radius curve to the left through a central angle of 02°08'24", subtended by a chord which bears South 84°48'01" West for a distance of 108.78 feet;

L78) thence North 01°29'15" West a distance of 60.04 feet;

C27) thence from a radial line which bears South 03°50'50" East, 38.73 feet along the arc of a non-tangent 25.04 foot radius curve to the left through a central angle of 88°36'18", subtended by a chord which bears North 41°51'02" East for a distance of 34.98 feet;

L79) thence North 02°33'47" West a distance of 487.08 feet;

C28) thence from a radial line which bears North 85°29'41" East, 706.75 feet along the arc of a non-tangent 813.99 foot radius curve to the left through a central angle of 49°44'51", subtended by a chord which bears North 29°22'44" West for a distance of 684.76 feet;

L80) thence North 56°00'19" West a distance of 606.79 feet;

C29) thence 43.03 feet along the arc of a tangent 25.01 foot radius curve to the left through a central angle of 98°35'10", subtended by a chord which bears South 74°42'06" West for a distance of 37.91 feet;

C30) thence 135.03 feet along the arc of a tangent 519.80 foot radius curve to the left through a central angle of 14°53'01", subtended by a chord which bears South 17°58'00" West for a distance of 134.65 feet;

C31) thence from a radial line which bears South 87°02'53" East, 700.62 feet along the arc of a non-tangent 560.60 foot radius curve to the right through a central angle of 71°36'25", subtended by a chord which bears South 38°45'19" West for a distance of 655.90 feet;

C32) thence 61.79 feet along the arc of a tangent 327.22 foot radius curve to the left through a central angle of 10°49'13", subtended by a chord which bears South 69°08'55" West for a distance of 61.70 feet;

L81) thence North 15°37'49" West a distance of 60.67 feet;

C33) thence from a radial line which bears South 61°31'25" West, 128.60 feet along the arc of a non-tangent 617.50 foot radius curve to the right through a central angle of 11°55'56", subtended by a chord which bears North 22°30'37" West for a distance of 128.37 feet;

C34) thence 46.96 feet along the arc of a tangent 209.12 foot radius curve to the right through a central angle of 12°52'02", subtended by a chord which bears North 10°06'38" West for a distance of 46.86 feet;

C35) thence 38.82 feet along the arc of a tangent 69305.69 foot radius curve to the left through a central angle of 00°01'56", subtended by a chord which bears North 03°41'35" West for a distance of 38.82 feet;

C36) thence 266.94 feet along the arc of a tangent 242.49 foot radius curve to the left through a central angle of 63°04'22", subtended by a chord which bears North 35°14'44" West for a distance of 253.66 feet;

L82) thence North 71°22'40" West a distance of 227.79 feet;

L83) thence North 16°10'15" East a distance of 426.19 feet;

C155) thence from a radial line which bears South 73°49'21" East, 517.74 feet along the arc of a non-tangent 5067.74 foot radius curve to the left through a central angle of 05°51'13", subtended by a chord which bears North 13°15'03" East for a distance of 517.51 feet;
L92) thence North 09°48'51" East a distance of 99.93 feet;
L93) thence South 57°15'25" West a distance of 409.35 feet;
C37) thence from a radial line which bears South 87°08'01" East, 2932.27 feet along the arc of a non-tangent 3289.60 foot radius curve to the right through a central angle of 51°04'20", subtended by a chord which bears South 28°24'09" West for a distance of 2836.16 feet;
L94) thence South 51°12'35" West a distance of 253.51 feet;
L95) thence South 53°17'14" West a distance of 301.55 feet;
L96) thence South 57°29'48" West a distance of 540.66 feet;
C38) thence 304.81 feet along the arc of a tangent 335.29 foot radius curve to the right through a central angle of 52°05'11", subtended by a chord which bears South 83°32'24" West for a distance of 294.42 feet;
L97) thence North 73°16'21" West a distance of 183.47 feet;
C39) thence 169.53 feet along the arc of a tangent 155.91 foot radius curve to the right through a central angle of 62°18'03", subtended by a chord which bears North 42°07'20" West for a distance of 161.30 feet;
L98) thence South 69°04'03" West a distance of 177.53 feet;
L99) thence South 01°16'57" West a distance of 103.64 feet;
L100) thence South 00°32'23" East a distance of 311.59 feet;
C40) thence from a radial line which bears South 89°35'18" East, 512.09 feet along the arc of a non-tangent 575.03 foot radius curve to the right through a central angle of 51°01'28", subtended by a chord which bears South 25°55'26" West for a distance of 495.34 feet;
L101) thence South 48°36'48" West a distance of 69.13 feet;
L102) thence South 49°42'02" West a distance of 170.12 feet;
L103) thence South 50°20'58" West a distance of 133.87 feet;
L104) thence South 50°52'52" West a distance of 136.31 feet;
L105) thence South 51°20'00" West a distance of 673.94 feet;
L106) thence South 53°16'14" West a distance of 70.91 feet;
L107) thence South 61°19'42" West a distance of 35.28 feet;
L108) thence South 56°25'27" West a distance of 70.51 feet;
L109) thence South 51°58'39" West a distance of 43.25 feet;
L110) thence South 51°55'40" West a distance of 797.61 feet;
L111) thence South 49°27'32" West a distance of 112.07 feet;
L112) thence South 45°24'42" West a distance of 85.60 feet;
L113) thence South 46°14'05" West a distance of 47.58 feet;
L114) thence South 50°46'26" West a distance of 62.41 feet;
L115) thence South 51°43'26" West a distance of 178.39 feet;
L116) thence South 51°54'25" West a distance of 450.93 feet;
L117) thence South 52°00'21" West a distance of 1273.06 feet;
L118) thence South 51°57'41" West a distance of 822.73 feet;
L119) thence South 53°41'59" West a distance of 483.38 feet;

L120) thence South 55°55'59" West a distance of 77.96 feet;
L121) thence South 57°34'14" West a distance of 285.54 feet;
L122) thence South 58°31'56" West a distance of 74.91 feet;
L123) thence South 64°08'21" West a distance of 40.88 feet;
C41) thence 253.66 feet along the arc of a tangent 508.13 foot radius curve to the right through a central angle of 28°36'08", subtended by a chord which bears South 78°26'25" West for a distance of 251.03 feet;
L124) thence North 89°50'08" West a distance of 315.89 feet;
C42) thence from a radial line which bears South 02°30'12" West, 687.95 feet along the arc of a non-tangent 447.90 foot radius curve to the right through a central angle of 88°00'15", subtended by a chord which bears North 43°29'40" West for a distance of 622.29 feet;
L125) thence West a distance of 17.69 feet;
L126) thence North 00°15'14" West a distance of 1243.68 feet;
L126a) thence South 89°15'03" West a distance of 63.76 feet;
L126b) thence South 14°34'56" West a distance of 24.90 feet;
L126c) thence North 00°01'13" West a distance of 203.47 feet;
L126d) thence South 57°22'26" West a distance of 30.85 feet;
L126e) thence South 00°01'27" East a distance of 1395.48 feet;
L127) thence South 00°01'35" East a distance of 684.70 feet;
C43) thence from a radial line which bears South 85°08'11" East, 124.63 feet along the arc of a non-tangent 772.68 foot radius curve to the right through a central angle of 09°14'29", subtended by a chord which bears South 09°29'03" West for a distance of 124.49 feet;
L128) thence South 89°45'54" West a distance of 97.20 feet;
L129) thence South 58°53'07" East a distance of 96.65 feet;
L130) thence South 19°47'25" West a distance of 55.23 feet;
C44) thence 222.79 feet along the arc of a tangent 779.40 foot radius curve to the left through a central angle of 16°22'39", subtended by a chord which bears South 11°36'06" West for a distance of 222.03 feet;
L131) thence South 01°30'45" West a distance of 42.56 feet;
L132) thence South 55°51'33" West a distance of 447.26 feet;
L133) thence South 60°49'36" West a distance of 616.89 feet;
L134) thence South 62°44'45" West a distance of 474.38 feet;
L135) thence North 12°21'16" East a distance of 136.87 feet;
L136) thence North 67°02'33" West a distance of 127.76 feet;
L137) thence North 21°17'50" West a distance of 60.01 feet;
L138) thence North 63°21'30" East a distance of 327.60 feet;
C45) thence from a radial line which bears South 27°03'28" East, 133.90 feet along the arc of a non-tangent 227.78 foot radius curve to the left through a central angle of 33°40'54", subtended by a chord which bears North 46°06'05" East for a distance of 131.98 feet;
L139) thence North 29°14'16" East a distance of 1320.41 feet;
C46) thence from a radial line which bears South 60°42'41" East, 77.74 feet along the arc of a non-tangent 150.01 foot radius curve to the left through

a central angle of 29°41'31", subtended by a chord which bears North 14°26'33" East for a distance of 76.87 feet;

L140) thence North 00°20'44" West a distance of 480.69 feet;

L141) thence North 89°52'01" West a distance of 545.85 feet;

C47) thence from a radial line which bears North 02°45'45" West, 505.47 feet along the arc of a non-tangent 333.45 foot radius curve to the left through a central angle of 86°51'07", subtended by a chord which bears South 43°48'42" West for a distance of 458.44 feet;

L142) thence North 87°02'54" West a distance of 49.97 feet;

L143) thence South 00°16'19" West a distance of 420.02 feet;

L144) thence South 89°16'55" West a distance of 283.44 feet;

L145) thence South 01°00'37" West a distance of 20.55 feet;

L146) thence South 87°10'13" West a distance of 383.23 feet;

L147) thence South 04°00'13" East a distance of 233.07 feet;

L148) thence South 87°09'54" West a distance of 342.95 feet;

L149) thence South 03°20'28" East a distance of 687.79 feet;

L150) thence South 09°23'22" East a distance of 225.04 feet;

L151) thence South 10°41'44" East a distance of 109.36 feet;

L152) thence South 86°29'45" West a distance of 116.71 feet;

L153) thence South 03°30'15" East a distance of 588.38 feet;

L154) thence South 62°19'09" West a distance of 1030.53 feet;

L155) thence North 00°04'06" West a distance of 974.35 feet;

L156) thence North 02°34'18" West a distance of 222.14 feet;

L157) thence North 24°05'27" West a distance of 60.82 feet;

L158) thence North 02°34'34" West a distance of 506.39 feet;

L159) thence North 90°00'00" West a distance of 426.97 feet;

L160) thence South 06°53'08" East a distance of 140.88 feet;

L161) thence South 57°23'06" West a distance of 404.46 feet;

L162) thence South 34°42'11" East a distance of 33.55 feet;

L163) thence South 58°10'48" West a distance of 700.45 feet;

L164) thence North 00°14'39" West a distance of 42.51 feet;

L165) thence South 89°42'46" West a distance of 159.03 feet;

C48) thence from a radial line which bears North 72°05'49" East, 55.37 feet along the arc of a non-tangent 162.30 foot radius curve to the right through a central angle of 19°32'45", subtended by a chord which bears South 08°07'48" East for a distance of 55.10 feet;

L166) thence South 00°17'16" East a distance of 598.66 feet;

L167) thence South 89°31'04" West a distance of 331.56 feet;

L168) thence South 89°31'41" West a distance of 110.00 feet;

L169) thence South 89°30'43" West a distance of 148.93 feet;

C49) thence 18.53 feet along the arc of a tangent 32.02 foot radius curve to the left through a central angle of 33°09'45", subtended by a chord which bears South 72°55'50" West for a distance of 18.27 feet;

C50) thence from a radial line which bears South 25°33'39" East, 60.66 feet along the arc of a non-tangent 71.85 foot radius curve to the right through

a central angle of 48°22'14", subtended by a chord which bears South 88°37'28" West for a distance of 58.87 feet;

L170) thence South 40°50'47" West a distance of 150.73 feet;

L171) thence South 41°42'22" West a distance of 14.27 feet;

C51) thence from a radial line which bears South 47°23'58" East, 302.44 feet along the arc of a non-tangent 468.50 foot radius curve to the right through a central angle of 36°59'12", subtended by a chord which bears South 61°05'38" West for a distance of 297.21 feet;

L172) thence North 89°46'43" West a distance of 384.54 feet;

L173) thence South 00°13'19" West a distance of 1113.24 feet;

L174) thence South 60°00'04" West a distance of 179.41 feet;

L175) thence South 29°32'28" East a distance of 343.72 feet;

L176) thence South 31°01'39" East a distance of 60.00 feet;

L177) thence South 59°00'21" West a distance of 450.33 feet;

C52) thence 262.92 feet along the arc of a tangent 446.52 foot radius curve to the right through a central angle of 33°44'13", subtended by a chord which bears South 75°52'28" West for a distance of 259.14 feet;

L178) thence South 88°47'21" West a distance of 591.68 feet;

C53) thence 39.15 feet along the arc of a tangent 25.00 foot radius curve to the left through a central angle of 89°44'36", subtended by a chord which bears South 43°55'03" West for a distance of 35.27 feet;

L179) thence South 89°06'52" West a distance of 50.04 feet to a point on the centerline of Bradshaw Road;

L180) thence along said centerline of Bradshaw Road, North 00°51'33" West a distance of 54.59 feet;

L181) thence North 00°52'29" West a distance of 196.52 feet;

C54) thence from a radial line which bears North 89°07'31" East, 105.04 feet along the arc of a non-tangent 1414.65 foot radius curve to the left through a central angle of 04°15'16", subtended by a chord which bears North 03°00'07" West for a distance of 105.02 feet;

L182) thence North 04°40'46" West a distance of 183.86 feet;

L183) thence North 00°30'31" West a distance of 225.26 feet;

L184) thence North 00°27'21" West a distance of 430.87 feet;

L185) thence North 02°27'29" West a distance of 183.32 feet to a point of intersection of said centerline of Bradshaw Road with the centerline of Folsom Boulevard;

L186) thence along said centerline of Folsom Boulevard, North 57°28'06" East a distance of 1214.47 feet;

L186a) thence North 57°13'20" East a distance of 1825.01 feet;

L186b) thence leaving said centerline of Folsom Boulevard, North 32°47'37" West a distance of 40.36 feet;

L186c) thence North 57°17'10" East a distance of 1027.56 feet;

L186d) thence North 02°53'11" West a distance of 17.27 feet;

L187) thence North 57°23'09" East a distance of 728.11 feet;

L188) thence North 33°22'35" West a distance of 240.53 feet;

L189) thence North 58°59'20" East a distance of 165.38 feet;

L190) thence North 77°10'57" East a distance of 55.38 feet;
L191) thence North 14°08'34" West a distance of 441.90 feet;
L192) thence North 75°42'46" East a distance of 64.00 feet;
L193) thence North 75°39'08" East a distance of 480.00 feet;
L194) thence North 21°23'10" East a distance of 245.10 feet;
L195) thence North 14°25'32" West a distance of 1023.47 feet;
L196) thence North 76°39'58" East a distance of 170.66 feet;
L197) thence North 12°47'31" West a distance of 29.96 feet;
L198) thence South 77°05'56" West a distance of 6.66 feet;
L199) thence North 12°06'14" West a distance of 141.04 feet;
L200) thence North 14°47'02" East a distance of 44.46 feet;
L201) thence North 08°43'03" East a distance of 66.00 feet;
L202) thence North 26°06'16" East a distance of 183.43 feet;
L203) thence North 33°51'06" East a distance of 142.62 feet;
L204) thence South 53°54'40" East a distance of 37.22 feet;
L205) thence North 34°32'30" East a distance of 116.33 feet;
L206) thence North 35°26'50" East a distance of 40.00 feet;
L207) thence North 34°52'51" East a distance of 105.46 feet;
L208) thence North 54°11'35" West a distance of 76.20 feet;
L209) thence North 27°33'45" East a distance of 50.29 feet;
L210) thence South 74°55'07" East a distance of 24.10 feet;
L211) thence North 29°20'04" East a distance of 58.37 feet;
L212) thence North 07°37'11" East a distance of 92.66 feet;
L213) thence North 09°45'04" East a distance of 52.00 feet;
L214) thence North 08°53'48" East a distance of 119.52 feet;
L215) thence North 20°03'47" East a distance of 13.31 feet;
L216) thence North 27°37'41" East a distance of 54.16 feet;
L217) thence North 08°43'28" West a distance of 79.57 feet;
L218) thence South 83°59'59" West a distance of 17.23 feet;
L219) thence North 04°43'09" West a distance of 41.99 feet;
L220) thence North 05°21'31" West a distance of 69.85 feet;
L221) thence North 11°28'02" West a distance of 67.27 feet;
L222) thence North 09°35'53" West a distance of 65.43 feet;
L223) thence North 68°18'39" East a distance of 96.11 feet;
L224) thence North 22°49'45" West a distance of 67.91 feet;
L225) thence North 26°15'02" West a distance of 82.68 feet;
L226) thence North 26°40'58" West a distance of 102.58 feet;
L227) thence North 65°06'48" East a distance of 52.02 feet;
L228) thence North 63°15'37" East a distance of 31.90 feet;
L229) thence South 26°19'59" East a distance of 8.01 feet;
L230) thence North 63°14'57" East a distance of 40.02 feet;
L231) thence North 26°22'48" West a distance of 10.03 feet;
L232) thence North 63°14'35" East a distance of 241.99 feet;
L233) thence North 73°44'28" East a distance of 266.53 feet;
L234) thence North 75°11'33" East a distance of 301.06 feet;
L235) thence North 74°59'04" East a distance of 54.00 feet;

L236) thence South 14°51'14" East a distance of 163.86 feet;
L237) thence South 14°53'15" East a distance of 66.87 feet;
C56) thence from a radial line which bears South 72°19'44" West, 217.94 feet along the arc of a non-tangent 587.11 foot radius curve to the left through a central angle of 21°16'07", subtended by a chord which bears South 28°18'19" East for a distance of 216.69 feet;
C57) thence 31.31 feet along the arc of a tangent 66.14 foot radius curve to the left through a central angle of 27°07'21", subtended by a chord which bears South 52°30'03" East for a distance of 31.02 feet;
C58) thence 34.84 feet along the arc of a tangent 22.30 foot radius curve to the left through a central angle of 89°30'52", subtended by a chord which bears North 69°10'51" East for a distance of 31.41 feet;
L238) thence South 68°10'35" East a distance of 52.16 feet;
C59) thence from a radial line which bears North 73°01'38" West, 218.62 feet along the arc of a non-tangent 506.57 foot radius curve to the left through a central angle of 24°43'36", subtended by a chord which bears South 04°36'34" West for a distance of 216.92 feet;
C60) thence 33.78 feet along the arc of a tangent 18.40 foot radius curve to the left through a central angle of 105°11'47", subtended by a chord which bears South 60°21'07" East for a distance of 29.23 feet;
C61) thence 81.86 feet along the arc of a tangent 248.92 foot radius curve to the right through a central angle of 18°50'30", subtended by a chord which bears North 76°28'14" East for a distance of 81.49 feet;
C62) thence from a radial line which bears North 09°39'35" West, 189.03 feet along the arc of a non-tangent 603.31 foot radius curve to the right through a central angle of 17°57'07", subtended by a chord which bears North 89°18'58" East for a distance of 188.26 feet;
C63) thence from a radial line which bears South 05°25'30" West, 375.40 feet along the arc of a non-tangent 426.38 foot radius curve to the left through a central angle of 50°26'42", subtended by a chord which bears North 70°12'09" East for a distance of 363.39 feet;
C64) thence 214.29 feet along the arc of a tangent 609.38 foot radius curve to the left through a central angle of 20°08'53", subtended by a chord which bears North 34°54'21" East for a distance of 213.19 feet;
L239) thence South 69°34'10" East a distance of 52.33 feet;
L240) thence South 26°45'29" West a distance of 19.24 feet;
C65) thence 29.51 feet along the arc of a tangent 20.19 foot radius curve to the left through a central angle of 83°45'22", subtended by a chord which bears South 15°07'12" East for a distance of 26.96 feet;
C66) thence 78.62 feet along the arc of a tangent 310.45 foot radius curve to the right through a central angle of 14°30'34", subtended by a chord which bears South 49°44'36" East for a distance of 78.41 feet;
C67) thence 106.02 feet along the arc of a tangent 283.83 foot radius curve to the right through a central angle of 21°24'04", subtended by a chord which bears South 31°47'18" East for a distance of 105.40 feet;
L241) thence South 24°00'33" East a distance of 81.41 feet;

L242) thence South 24°01'18" East a distance of 160.34 feet;
L243) thence North 66°38'43" East a distance of 272.35 feet;
L244) thence South 43°52'13" East a distance of 18.20 feet;
L245) thence North 88°21'40" East a distance of 100.11 feet;
L246) thence North 86°33'36" East a distance of 41.99 feet;
L247) thence South 03°26'24" East a distance of 38.94 feet;
L248) thence North 86°42'06" East a distance of 209.76 feet;
L249) thence North 87°37'35" East a distance of 42.00 feet;
L250) thence North 86°41'40" East a distance of 209.94 feet;
L251) thence North 03°19'35" West a distance of 41.67 feet;
L252) thence North 86°33'01" East a distance of 50.02 feet;
L253) thence North 86°33'01" East a distance of 92.15 feet;
L254) thence North 36°17'19" East a distance of 38.58 feet;
L255) thence North 89°55'18" East a distance of 79.59 feet;
L256) thence North 64°25'52" East a distance of 82.97 feet;
L257) thence North 66°01'21" East a distance of 42.01 feet;
L258) thence North 63°16'06" East a distance of 83.55 feet;
L259) thence North 03°36'54" West a distance of 70.12 feet;
L260) thence South 71°23'52" East a distance of 51.01 feet;
L261) thence North 68°18'40" East a distance of 99.34 feet;
L262) thence North 19°47'18" West a distance of 35.54 feet;
L263) thence North 71°11'52" East a distance of 41.96 feet;
L264) thence North 71°11'52" East a distance of 85.80 feet;
L265) thence North 35°07'57" East a distance of 75.07 feet;
L266) thence North 57°31'20" East a distance of 365.82 feet;
L267) thence North 66°01'49" East a distance of 118.47 feet;
L268) thence North 66°16'00" East a distance of 42.32 feet;
L269) thence North 65°54'11" East a distance of 115.93 feet;
L270) thence North 12°33'16" West a distance of 1059.11 feet;
L271) thence North 09°21'50" West a distance of 59.03 feet;
L272) thence North 40°53'40" West a distance of 73.74 feet;
L273) thence South 48°44'14" West a distance of 152.55 feet;
L274) thence South 51°32'49" West a distance of 78.44 feet;
C68) thence from a radial line which bears South 30°43'26" East, 185.17 feet along the arc of a non-tangent 232.80 foot radius curve to the right through a central angle of 45°34'30", subtended by a chord which bears South 82°03'49" West for a distance of 180.33 feet;
L275) thence North 67°49'51" West a distance of 76.55 feet;
L276) thence North 65°36'05" West a distance of 90.90 feet;
C69) thence 182.66 feet along the arc of a tangent 119.06 foot radius curve to the left through a central angle of 87°54'01", subtended by a chord which bears South 70°26'54" West for a distance of 165.26 feet;
L277) thence South 25°51'39" West a distance of 396.92 feet;
L278) thence South 33°35'33" West a distance of 76.84 feet;
C70) thence from a radial line which bears South 47°34'54" East, 137.51 feet along the arc of a non-tangent 248.50 foot radius curve to the right through

a central angle of 31°42'15", subtended by a chord which bears South 58°16'13" West for a distance of 135.76 feet;

C71) thence 27.03 feet along the arc of a tangent 19.96 foot radius curve to the left through a central angle of 77°35'38", subtended by a chord which bears South 35°19'31" West for a distance of 25.01 feet;

L279) thence South 86°42'26" West a distance of 50.01 feet;

L280) thence North 03°19'06" West a distance of 306.52 feet;

L281) thence North 03°19'08" West a distance of 82.01 feet;

L282) thence North 03°19'06" West a distance of 220.40 feet;

L283) thence North 03°19'08" West a distance of 82.01 feet;

L284) thence North 03°18'38" West a distance of 165.69 feet;

L285) thence South 81°27'39" West a distance of 456.68 feet;

L286) thence North 57°07'38" West a distance of 78.93 feet;

L287) thence South 77°19'07" West a distance of 107.81 feet;

L288) thence South 80°59'03" West a distance of 427.40 feet;

L289) thence South 80°33'11" West a distance of 66.68 feet;

L290) thence South 84°32'49" West a distance of 186.11 feet;

L291) thence North 08°46'17" West a distance of 1311.92 feet;

L292) thence North 81°28'32" East a distance of 378.97 feet;

L293) thence North 19°08'58" West a distance of 152.58 feet;

L294) thence North 47°05'42" West a distance of 381.39 feet;

L297) thence North 30°17'52" West a distance of 1153.67 feet;

L298) thence North 47°44'06" East a distance of 723.44 feet;

L299) thence North 45°03'54" West a distance of 293.20 feet;

L300) thence North 39°05'37" East a distance of 689.86 feet;

L301) thence North 49°23'02" East a distance of 475.40 feet;

L302) thence North 61°28'55" East a distance of 214.98 feet;

L303) thence North 66°06'13" East a distance of 456.03 feet;

L304) thence South 45°55'25" East a distance of 268.69 feet;

L305) thence North 50°45'38" East a distance of 257.88 feet;

L306) thence South 45°40'30" East a distance of 32.63 feet;

L307) thence North 49°35'27" East a distance of 301.29 feet;

L308) thence South 45°45'26" East a distance of 967.70 feet;

L309) thence South 44°40'37" West a distance of 300.00 feet;

L310) thence South 45°40'21" East a distance of 24.01 feet;

L311) thence South 44°37'19" West a distance of 252.51 feet;

L312) thence South 46°04'27" East a distance of 427.92 feet;

L313) thence North 44°20'25" East a distance of 442.95 feet;

L314) thence South 46°23'32" East a distance of 689.84 feet;

L315) thence North 44°16'24" East a distance of 466.79 feet;

L316) thence South 46°32'27" East a distance of 373.63 feet;

L317) thence South 45°57'32" East a distance of 194.46 feet;

L318) thence South 45°57'22" East a distance of 208.84 feet;

L319) thence North 43°34'50" East a distance of 125.18 feet;

L320) thence North 46°27'20" West a distance of 67.60 feet;

L321) thence North 40°18'16" East a distance of 50.09 feet;

L322) thence North 46°07'21" East a distance of 83.72 feet;
L323) thence North 00°38'31" West a distance of 42.04 feet;
L324) thence North 33°41'13" East a distance of 181.06 feet;
L325) thence North 46°22'19" West a distance of 293.26 feet;
L326) thence North 42°27'07" East a distance of 246.73 feet;
L327) thence South 46°06'59" East a distance of 323.58 feet;
L328) thence North 34°37'09" East a distance of 79.36 feet;
L329) thence North 37°50'45" East a distance of 75.32 feet;
L330) thence North 33°49'53" East a distance of 154.80 feet;
L331) thence North 34°02'50" East a distance of 75.80 feet;
L332) thence North 34°05'51" East a distance of 175.33 feet;
L333) thence North 45°49'53" West a distance of 55.42 feet;
L334) thence North 34°10'26" East a distance of 61.61 feet;
L335) thence North 55°47'18" West a distance of 40.04 feet;
L336) thence North 34°10'30" East a distance of 153.14 feet;
C72) thence 20.60 feet along the arc of a tangent 24.96 foot radius curve to the left through a central angle of 47°16'36", subtended by a chord which bears North 10°32'13" East for a distance of 20.02 feet;
C73) thence 92.94 feet along the arc of a tangent 40.02 foot radius curve to the right through a central angle of 133°03'46", subtended by a chord which bears North 53°25'48" East for a distance of 73.42 feet;
L337) thence North 40°51'04" East a distance of 19.84 feet;
L338) thence North 44°58'43" West a distance of 68.91 feet;
L339) thence North 37°24'40" East a distance of 411.98 feet;
L340) thence North 26°11'48" West a distance of 52.95 feet;
L341) thence North 35°48'21" East a distance of 99.92 feet;
L342) thence North 47°03'53" West a distance of 92.47 feet;
L343) thence North 33°41'24" West a distance of 42.21 feet;
L344) thence North 45°28'47" West a distance of 431.50 feet;
L345) thence North 31°32'29" East a distance of 487.13 feet;
L346) thence South 47°26'05" East a distance of 684.74 feet;
L347) thence North 48°25'01" East a distance of 204.67 feet;
L348) thence North 37°33'45" East a distance of 274.01 feet;
L349) thence North 38°28'41" East a distance of 60.69 feet;
L350) thence North 39°01'39" East a distance of 321.16 feet;
L351) thence North 38°02'04" East a distance of 56.00 feet;
L352) thence North 39°34'31" East a distance of 79.70 feet;
L353) thence North 31°29'12" East a distance of 119.21 feet;
L354) thence South 52°26'43" East a distance of 36.39 feet;
L355) thence North 46°21'35" East a distance of 111.23 feet;
C74) thence from a radial line which bears South 46°29'44" West, 99.65 feet along the arc of a non-tangent 578.35 foot radius curve to the right through a central angle of 09°52'18", subtended by a chord which bears North 38°34'07" West for a distance of 99.52 feet;
C75) thence from a radial line which bears North 60°05'59" East, 185.72 feet along the arc of a non-tangent 489.00 foot radius curve to the left through

a central angle of 21°45'39", subtended by a chord which bears North 40°46'50" West for a distance of 184.61 feet;

L356) thence North 52°37'43" West a distance of 106.06 feet;
L357) thence North 38°18'35" East a distance of 64.00 feet;
L358) thence North 37°43'03" East a distance of 508.66 feet;
L359) thence North 37°13'27" East a distance of 241.50 feet;
L360) thence North 39°11'52" East a distance of 429.18 feet;
L361) thence North 35°54'08" East a distance of 53.65 feet;
L362) thence North 57°04'16" East a distance of 450.97 feet;
L363) thence North 61°03'29" East a distance of 80.51 feet;
C76) thence from a radial line which bears North 12°07'09" East, 173.71 feet along the arc of a non-tangent 477.01 foot radius curve to the right through a central angle of 20°51'52", subtended by a chord which bears South 67°26'55" East for a distance of 172.75 feet;
C77) thence 222.04 feet along the arc of a tangent 455.88 foot radius curve to the right through a central angle of 27°54'25", subtended by a chord which bears South 43°03'46" East for a distance of 219.85 feet;
L364) thence North 59°49'32" East a distance of 205.72 feet;
L365) thence North 62°48'36" East a distance of 56.47 feet;
L366) thence North 65°22'35" East a distance of 361.68 feet;
L367) thence North 32°38'00" West a distance of 155.32 feet;
L368) thence South 66°00'59" West a distance of 59.74 feet;
L369) thence North 33°11'05" West a distance of 54.69 feet;
L370) thence North 31°32'04" West a distance of 160.35 feet;
L371) thence North 65°49'43" East a distance of 10.09 feet;
L372) thence North 24°00'30" West a distance of 106.09 feet;
L373) thence North 24°47'45" West a distance of 42.00 feet;
L374) thence North 23°44'15" West a distance of 101.20 feet;
L375) thence North 66°22'14" East a distance of 1.90 feet;
L376) thence North 25°24'54" West a distance of 103.36 feet;
L377) thence South 64°39'25" West a distance of 28.32 feet;
L378) thence North 24°50'42" West a distance of 41.99 feet;
L379) thence North 24°50'42" West a distance of 76.68 feet;
L380) thence North 49°34'00" West a distance of 32.19 feet;
L381) thence North 06°34'15" East a distance of 35.79 feet;
L382) thence North 26°29'57" West a distance of 70.34 feet;
L383) thence North 26°46'52" West a distance of 60.00 feet;
L384) thence North 63°13'43" East a distance of 184.09 feet;
L385) thence North 63°12'59" East a distance of 72.35 feet;
L386) thence South 25°41'54" East a distance of 138.22 feet;
L387) thence South 56°49'03" East a distance of 34.04 feet;
L388) thence South 06°53'56" West a distance of 35.30 feet;
L389) thence South 24°01'25" East a distance of 76.03 feet;
L390) thence South 25°20'46" East a distance of 42.00 feet;
L391) thence South 64°39'14" West a distance of 29.28 feet;
L392) thence South 24°18'55" East a distance of 208.52 feet;

L393) thence South 24°05'17" East a distance of 42.00 feet;
L394) thence South 24°16'20" East a distance of 106.15 feet;
L395) thence North 65°47'14" East a distance of 25.27 feet;
L396) thence South 24°19'40" East a distance of 159.85 feet;
L397) thence North 66°01'17" East a distance of 85.70 feet;
L398) thence South 37°09'27" East a distance of 55.48 feet;
L399) thence South 37°09'16" East a distance of 154.70 feet;
L400) thence North 65°23'01" East a distance of 886.61 feet;
L401) thence North 59°49'55" East a distance of 54.16 feet;
L402) thence South 24°54'42" East a distance of 29.77 feet;
L403) thence North 65°15'38" East a distance of 126.18 feet;
L404) thence North 49°45'30" East a distance of 46.96 feet;
L405) thence South 38°31'49" East a distance of 175.36 feet;
L406) thence North 81°46'06" East a distance of 205.55 feet;
L407) thence North 79°05'00" East a distance of 82.86 feet;
L408) thence North 77°38'32" East a distance of 54.02 feet;
C78) thence from a radial line which bears North 13°12'27" West, 143.45 feet along the arc of a non-tangent 510.83 foot radius curve to the right through a central angle of 16°05'22", subtended by a chord which bears North 84°50'14" East for a distance of 142.98 feet;
C79) thence 17.51 feet along the arc of a tangent 53.79 foot radius curve to the left through a central angle of 18°39'16", subtended by a chord which bears North 83°33'16" East for a distance of 17.43 feet;
L409) thence North 79°14'37" East a distance of 230.31 feet;
L410) thence North 78°57'48" East a distance of 2040.28 feet;
C80) thence 40.10 feet along the arc of a tangent 25.25 foot radius curve to the left through a central angle of 90°59'39", subtended by a chord which bears North 33°27'58" East for a distance of 36.02 feet;
C81) thence 87.74 feet along the arc of a tangent 881.13 foot radius curve to the right through a central angle of 05°42'20", subtended by a chord which bears North 09°10'41" West for a distance of 87.71 feet;
L411) thence North 03°15'51" East a distance of 101.21 feet;
C82) thence 165.95 feet along the arc of a tangent 892.49 foot radius curve to the right through a central angle of 10°39'13", subtended by a chord which bears North 08°35'27" East for a distance of 165.71 feet;
L412) thence North 14°09'14" East a distance of 89.82 feet;
L413) thence North 13°40'58" East a distance of 99.74 feet;
C83) thence 87.91 feet along the arc of a tangent 343.95 foot radius curve to the left through a central angle of 14°38'36", subtended by a chord which bears North 06°21'40" East for a distance of 87.67 feet;
L414) thence North 01°55'18" West a distance of 94.03 feet;
L415) thence North 02°55'30" West a distance of 187.51 feet;
L416) thence North 02°55'52" West a distance of 92.14 feet;
L417) thence North 02°41'44" West a distance of 176.48 feet;
L418) thence North 03°43'48" East a distance of 88.58 feet;

C84) thence 179.95 feet along the arc of a tangent 429.25 foot radius curve to the right through a central angle of 24°01'09", subtended by a chord which bears North 15°44'22" East for a distance of 178.63 feet;
L418a) thence North 27°43'41" East a distance of 88.64 feet;
C86) thence 97.46 feet along the arc of a tangent 342.42 foot radius curve to the right through a central angle of 16°18'27", subtended by a chord which bears North 35°51'39" East for a distance of 97.13 feet;
C87) thence 86.50 feet along the arc of a tangent 5395.65 foot radius curve to the right through a central angle of 00°55'07", subtended by a chord which bears North 44°28'25" East for a distance of 86.50 feet;
C88) thence 164.75 feet along the arc of a tangent 457.39 foot radius curve to the right through a central angle of 20°38'16", subtended by a chord which bears North 55°15'07" East for a distance of 163.86 feet;
L419) thence North 60°22'19" East a distance of 99.19 feet;
L420) thence North 63°11'19" East a distance of 241.29 feet;
L421) thence North 78°16'11" East a distance of 97.87 feet;
C89) thence from a radial line which bears North 07°09'17" West, 214.21 feet along the arc of a non-tangent 611.82 foot radius curve to the right through a central angle of 20°03'39", subtended by a chord which bears South 87°07'28" East for a distance of 213.12 feet;
L422) thence South 77°04'19" East a distance of 98.17 feet;
L423) thence South 79°10'19" East a distance of 75.04 feet;
L424) thence South 13°05'48" West a distance of 56.72 feet;
L425) thence South 13°05'09" West a distance of 583.01 feet;
L426) thence South 13°07'28" West a distance of 678.22 feet;
L427) thence South 13°07'06" West a distance of 442.81 feet;
L428) thence South 13°21'30" West a distance of 97.38 feet;
L429) thence North 80°16'57" East a distance of 54.14 feet;
L430) thence South 13°31'33" West a distance of 60.00 feet;
L431) thence South 13°37'56" West a distance of 1056.12 feet to the Point of Beginning.

Containing 2,520 acres of land, more or less.

REDEVELOPMENT AREA 2

Beginning at a point on the centerline of Bradshaw Road; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L722) thence North 01°03'35" West a distance of 52.05 feet;
L723) thence North 01°08'04" West a distance of 227.29 feet;
L724) thence North 01°08'22" West a distance of 251.42 feet;

C115) thence 56.99 feet along the arc of a tangent 253.60 foot radius curve to the left through a central angle of 12°52'35", subtended by a chord which bears North 07°34'40" West for a distance of 56.87 feet;

C115a) thence 59.34 feet along the arc of a tangent 185.55 foot radius curve to the right through a central angle of 18°19'23", subtended by a chord which bears North 04°51'16" West for a distance of 59.09 feet;

L725) thence North 00°56'14" West a distance of 149.24 feet;

L732) thence North 88°54'10" East a distance of 66.02 feet;

L733) thence North 16°58'29" East a distance of 153.81 feet;

C116) thence from a radial line which bears North 73°02'16" West, 21.58 feet along the arc of a non-tangent 106.46 foot radius curve to the right through a central angle of 11°36'43", subtended by a chord which bears North 22°46'05" East for a distance of 21.54 feet;

L734) thence North 28°32'38" East a distance of 503.63 feet;

C117) thence from a radial line which bears North 61°27'09" West, 200.32 feet along the arc of a non-tangent 423.49 foot radius curve to the right through a central angle of 27°06'07", subtended by a chord which bears North 42°05'54" East for a distance of 198.46 feet;

L735) thence North 54°43'33" East a distance of 503.64 feet;

L736) thence North 54°42'57" East a distance of 260.89 feet;

L737) thence North 55°24'13" East a distance of 303.13 feet;

L738) thence North 56°12'28" East a distance of 118.53 feet;

L739) thence North 56°42'48" East a distance of 439.67 feet;

L740) thence North 56°42'41" East a distance of 345.81 feet;

L741) thence North 56°42'56" East a distance of 410.44 feet;

L742) thence North 56°42'41" East a distance of 341.39 feet;

L743) thence North 56°42'49" East a distance of 273.92 feet;

L744) thence North 57°37'44" East a distance of 249.79 feet;

L745) thence North 59°22'52" East a distance of 239.59 feet;

L746) thence North 61°52'52" East a distance of 548.14 feet;

L747) thence North 62°35'41" East a distance of 1263.47 feet;

L748) thence North 62°35'37" East a distance of 178.81 feet;

L749) thence South 03°30'36" East a distance of 548.18 feet;

L750) thence South 85°35'42" East a distance of 102.87 feet;

C118) thence from a radial line which bears North 87°35'51" West, 359.59 feet along the arc of a non-tangent 2476.11 foot radius curve to the right through a central angle of 08°19'14", subtended by a chord which bears North 06°33'47" East for a distance of 359.27 feet;

C119) thence 123.97 feet along the arc of a tangent 1083.42 foot radius curve to the left through a central angle of 06°33'23", subtended by a chord which bears North 07°26'42" East for a distance of 123.91 feet;

L751) thence North 04°10'58" East a distance of 182.86 feet;

L752) thence North 62°35'37" East a distance of 1320.35 feet;

C120) thence 87.14 feet along the arc of a tangent 777.95 foot radius curve to the right through a central angle of 06°25'05", subtended by a chord which bears North 65°48'10" East for a distance of 87.10 feet;

L753) thence North 69°01'03" East a distance of 1173.15 feet;
C121) thence from a radial line which bears North 20°58'08" West, 408.53 feet along the arc of a non-tangent 561.34 foot radius curve to the right through a central angle of 41°41'56", subtended by a chord which bears North 89°52'50" East for a distance of 399.58 feet;
L754) thence South 69°15'19" East a distance of 258.77 feet;
C122) thence from a radial line which bears North 18°02'00" East, 401.33 feet along the arc of a non-tangent 584.71 foot radius curve to the right through a central angle of 39°19'34", subtended by a chord which bears South 52°18'13" East for a distance of 393.50 feet;
L755) thence South 39°36'03" East a distance of 83.07 feet;
L756) thence North 41°46'18" East a distance of 43.69 feet;
L757) thence South 41°18'54" East a distance of 5.50 feet;
L759) thence North 59°56'55" East a distance of 189.04 feet;
L760) thence North 29°17'15" West a distance of 22.52 feet;
L761) thence North 59°53'47" East a distance of 240.55 feet;
C123) thence from a radial line which bears South 63°19'18" West, 391.25 feet along the arc of a non-tangent 598.88 foot radius curve to the right through a central angle of 37°25'53", subtended by a chord which bears North 07°57'46" West for a distance of 384.33 feet;
L762) thence North 79°26'31" West a distance of 132.72 feet;
L763) thence North 23°45'49" East a distance of 193.01 feet;
L764) thence North 23°45'27" East a distance of 523.49 feet;
L765) thence North 23°45'48" East a distance of 147.23 feet;
C124) thence from a radial line which bears North 66°13'35" West, 270.12 feet along the arc of a non-tangent 1150.43 foot radius curve to the right through a central angle of 13°27'10", subtended by a chord which bears North 30°30'00" East for a distance of 269.50 feet;
C125) thence 60.13 feet along the arc of a tangent 1141.55 foot radius curve to the right through a central angle of 03°01'05", subtended by a chord which bears North 38°44'07" East for a distance of 60.12 feet;
C126) thence 80.17 feet along the arc of a tangent 1165.76 foot radius curve to the right through a central angle of 03°56'25", subtended by a chord which bears North 42°12'52" East for a distance of 80.15 feet;
L766) thence North 50°21'54" East a distance of 65.51 feet;
L767) thence North 50°54'30" East a distance of 607.47 feet;
L768) thence North 51°32'13" East a distance of 829.08 feet;
L769) thence North 88°34'15" East a distance of 72.65 feet;
L770) thence North 56°19'04" East a distance of 223.96 feet;
L771) thence South 00°40'23" East a distance of 86.37 feet;
L772) thence South 00°50'31" East a distance of 730.00 feet;
L773) thence South 00°43'08" East a distance of 1060.03 feet;
L774) thence South 00°51'10" East a distance of 852.41 feet;
L775) thence North 90°00'00" East a distance of 648.71 feet;
L776) thence North 90°00'00" East a distance of 57.99 feet;
L777) thence South 00°00'00" West a distance of 306.76 feet;

C127) thence from a radial line which bears South 89°59'06" West, 247.70 feet along the arc of a non-tangent 1002.31 foot radius curve to the left through a central angle of 14°09'35", subtended by a chord which bears South 07°05'41" East for a distance of 247.07 feet;

L778) thence South 14°12'13" East a distance of 171.64 feet;

C128) thence from a radial line which bears South 75°53'35" West, 39.03 feet along the arc of a non-tangent 24.95 foot radius curve to the left through a central angle of 89°36'56", subtended by a chord which bears South 58°54'53" East for a distance of 35.17 feet;

L779) thence South 15°06'53" East a distance of 112.53 feet;

C129) thence from a radial line which bears South 13°26'37" East, 270.46 feet along the arc of a non-tangent 2127.30 foot radius curve to the right through a central angle of 07°17'04", subtended by a chord which bears South 80°11'55" West for a distance of 270.28 feet;

L780) thence South 89°22'47" West a distance of 699.85 feet;

L786) thence South 00°50'43" East a distance of 1014.53 feet;

L787) thence North 49°02'25" West a distance of 258.29 feet;

L788) thence North 44°01'12" West a distance of 112.39 feet;

L789) thence North 50°20'00" West a distance of 939.90 feet;

L790) thence South 89°19'38" West a distance of 1454.24 feet;

L791) thence North 00°49'02" West a distance of 174.64 feet;

C132) thence from a radial line which bears North 88°56'09" East, 32.22 feet along the arc of a non-tangent 20.08 foot radius curve to the left through a central angle of 94°56'26", subtended by a chord which bears South 47°02'04" East for a distance of 28.87 feet;

L792) thence South 86°44'35" West a distance of 588.15 feet;

L793) thence South 02°27'49" East a distance of 70.68 feet;

L794) thence South 85°56'34" West a distance of 71.03 feet;4

L795) thence South 86°35'40" West a distance of 122.03 feet;

L796) thence South 85°38'11" West a distance of 50.01 feet;

L797) thence South 86°31'27" West a distance of 105.81 feet;

L798) thence South 02°26'49" East a distance of 29.71 feet;

L799) thence South 87°21'46" West a distance of 225.27 feet;

L800) thence South 67°26'11" West a distance of 51.10 feet;

L801) thence South 53°51'23" West a distance of 382.02 feet;

L802) thence South 80°34'58" West a distance of 98.57 feet;

L803) thence South 78°46'09" West a distance of 39.91 feet;

C133) thence from a radial line which bears South 77°44'40" West, 36.15 feet along the arc of a non-tangent 254.60 foot radius curve to the right through a central angle of 08°08'07", subtended by a chord which bears North 08°11'16" West for a distance of 36.12 feet;

L804) thence South 87°36'01" West a distance of 101.28 feet;

L805) thence South 02°46'02" East a distance of 81.82 feet;

L806) thence South 73°12'28" West a distance of 29.98 feet;

L807) thence South 37°22'46" East a distance of 521.59 feet;

L808) thence South 37°22'56" East a distance of 92.41 feet;

L809) thence South 31°56'10" East a distance of 69.95 feet;
L810) thence South 22°07'53" East a distance of 169.41 feet;
L811) thence South 87°23'58" West a distance of 92.66 feet;
L812) thence South 00°00'00" West a distance of 120.65 feet;
L813) thence South 06°46'07" West a distance of 41.97 feet;
C134) thence from a radial line which bears South 05°36'22" West, 99.20 feet along the arc of a non-tangent 274.76 foot radius curve to the right through a central angle of 20°41'12", subtended by a chord which bears North 74°03'02" West for a distance of 98.66 feet;
L814) thence South 24°52'53" West a distance of 137.91 feet;
L815) thence North 59°38'09" West a distance of 20.79 feet;
L816) thence South 58°55'09" West a distance of 85.23 feet;
L817) thence South 00°29'20" West a distance of 101.95 feet;
L818) thence South 01°14'43" East a distance of 40.02 feet;
L819) thence South 00°00'00" West a distance of 210.39 feet;
L820) thence South 01°36'59" West a distance of 50.11 feet;
L821) thence South 89°06'27" West a distance of 23.27 feet;
L822) thence North 89°52'31" West a distance of 500.00 feet;
L823) thence North 00°00'00" East a distance of 7.97 feet;
L824) thence North 89°52'31" West a distance of 948.18 feet;
L825) thence South 89°32'31" West a distance of 99.98 feet;
L826) thence North 00°27'25" West a distance of 715.02 feet;
L827) thence North 89°32'16" West a distance of 206.66 feet;
L828) thence North 88°07'20" West a distance of 42.03 feet;
L829) thence South 88°59'52" West a distance of 99.46 feet;
L830) thence South 00°27'19" East a distance of 36.50 feet;
L831) thence North 89°15'56" West a distance of 124.39 feet;
L832) thence North 89°57'02" West a distance of 42.04 feet;
L833) thence North 89°28'57" West a distance of 124.39 feet;
L834) thence North 00°06'08" West a distance of 40.66 feet;
L835) thence South 89°27'51" West a distance of 100.76 feet;
L836) thence South 00°55'23" East a distance of 35.99 feet;
L837) thence North 87°05'18" West a distance of 42.10 feet;
L838) thence North 89°46'26" West a distance of 486.56 feet;
L839) thence South 89°55'01" West a distance of 49.98 feet;
L840) thence North 89°36'30" West a distance of 243.95 feet;
L841) thence South 86°12'24" West a distance of 59.71 feet;
L842) thence South 76°24'02" West a distance of 59.96 feet;
L843) thence South 68°32'46" West a distance of 55.49 feet;
L844) thence South 59°47'42" West a distance of 46.47 feet;
L845) thence South 52°59'15" West a distance of 58.28 feet;
L846) thence South 57°04'54" West a distance of 310.51 feet;
L847) thence South 57°53'35" West a distance of 42.02 feet;
L848) thence North 32°06'25" West a distance of 28.42 feet;
L849) thence South 57°13'32" West a distance of 98.75 feet;
L850) thence South 32°41'37" East a distance of 30.06 feet;

L851) thence South 56°54'45" West a distance of 110.87 feet;
L852) thence South 43°58'04" West a distance of 45.52 feet;
L853) thence South 07°31'04" West a distance of 44.60 feet;
L854) thence South 01°11'02" East a distance of 124.56 feet;
L855) thence South 11°34'50" East a distance of 162.49 feet;
L856) thence South 14°10'40" West a distance of 124.44 feet;
L857) thence South 02°34'52" East a distance of 153.72 feet;
L858) thence South 89°37'41" West a distance of 5.58 feet;
L859) thence South 22°10'36" West a distance of 117.14 feet;
L860) thence South 64°11'08" East a distance of 54.43 feet;
L861) thence South 25°19'39" West a distance of 84.04 feet;
C135) thence from a radial line which bears North 58°12'53" West, 97.79 feet along the arc of a non-tangent 765.13 foot radius curve to the left through a central angle of 07°19'22", subtended by a chord which bears South 28°07'25" West for a distance of 97.72 feet;
L862) thence North 64°03'40" West a distance of 60.82 feet;
L863) thence South 88°43'18" West a distance of 115.35 feet;
L864) thence South 00°23'42" East a distance of 10.51 feet;
L865) thence North 87°05'14" West a distance of 129.81 feet;
L866) thence South 81°01'21" West a distance of 65.50 feet;
L867) thence South 58°37'06" West a distance of 65.63 feet;
L868) thence North 88°31'40" West a distance of 139.65 feet;
L869) thence South 87°19'41" West a distance of 123.61 feet;
L870) thence South 80°08'11" West a distance of 205.01 feet;
L871) thence South 85°28'27" West a distance of 60.17 feet;
L872) thence North 89°47'37" West a distance of 351.95 feet;
L873) thence North 00°02'47" East a distance of 44.83 feet;
L874) thence South 74°22'07" West a distance of 110.83 feet;
C136) thence from a radial line which bears North 75°34'58" East, 58.30 feet along the arc of a non-tangent 226.83 foot radius curve to the right through a central angle of 14°43'34", subtended by a chord which bears South 07°03'15" East for a distance of 58.14 feet;
L875) thence South 00°22'54" West a distance of 67.41 feet;
L876) thence North 89°12'34" West a distance of 97.05 feet;
L877) thence South 55°15'13" West a distance of 223.01 feet;
L878) thence South 42°12'57" West a distance of 70.17 feet;
L879) thence South 22°33'23" West a distance of 40.34 feet;
L880) thence North 60°01'33" West a distance of 46.06 feet;
L881) thence South 31°50'33" West a distance of 101.33 feet;
L882) thence South 57°10'30" East a distance of 30.62 feet;
L883) thence South 51°36'21" East a distance of 68.39 feet;
L884) thence South 15°16'10" East a distance of 25.32 feet;
L885) thence North 88°56'10" West a distance of 89.79 feet;
L886) thence South 00°59'31" East a distance of 104.68 feet;
L887) thence South 89°12'54" East a distance of 11.82 feet;
L888) thence South 00°00'00" West a distance of 39.99 feet;

L889) thence South 00°00'00" West a distance of 115.14 feet;
L890) thence North 78°53'51" East a distance of 31.43 feet;
L891) thence South 00°57'00" West a distance of 104.94 feet;
L892) thence South 23°30'07" East a distance of 25.17 feet;
C137) thence from a radial line which bears North 24°27'31" West, 87.67 feet along the arc of a non-tangent 268.82 foot radius curve to the right through a central angle of 18°41'11", subtended by a chord which bears North 74°53'05" East for a distance of 87.28 feet;
L893) thence South 05°29'04" West a distance of 51.19 feet;
L894) thence South 00°44'38" West a distance of 106.09 feet;
L895) thence South 89°18'46" East a distance of 277.96 feet;
L896) thence South 89°18'29" East a distance of 42.01 feet;
L897) thence South 89°18'57" East a distance of 373.33 feet;
L898) thence South 88°36'59" East a distance of 60.04 feet;
L899) thence South 89°57'34" East a distance of 512.87 feet;
L900) thence South 00°00'00" West a distance of 260.69 feet;
L901) thence North 89°55'47" East a distance of 88.69 feet;
L902) thence South 89°40'56" East a distance of 71.86 feet;
L903) thence South 00°19'04" West a distance of 23.63 feet;
L904) thence South 89°41'44" East a distance of 211.44 feet;
L905) thence North 78°53'14" East a distance of 318.16 feet;
L906) thence North 86°00'27" East a distance of 157.20 feet;
L907) thence North 52°17'40" East a distance of 169.95 feet;
L908) thence North 62°57'19" East a distance of 121.95 feet;
L909) thence North 67°29'16" East a distance of 198.59 feet;
L910) thence North 21°40'42" West a distance of 165.91 feet;
L911) thence North 21°40'10" West a distance of 163.52 feet;
L912) thence North 22°16'02" West a distance of 101.00 feet;
L913) thence North 24°38'37" West a distance of 62.84 feet;
C138) thence 528.57 feet along the arc of a tangent 1612.58 foot radius curve to the left through a central angle of 18°46'49", subtended by a chord which bears North 34°02'01" West for a distance of 526.21 feet;
L914) thence North 43°04'45" West a distance of 28.36 feet;
L915) thence North 53°04'34" East a distance of 82.85 feet;
L916) thence North 53°21'52" East a distance of 141.82 feet;
L917) thence North 54°21'44" East a distance of 91.69 feet;
L918) thence North 55°26'08" East a distance of 162.71 feet;
L919) thence North 56°32'52" East a distance of 101.65 feet;
L920) thence North 57°19'47" East a distance of 76.81 feet;
L921) thence South 18°56'41" East a distance of 61.85 feet;
L922) thence South 33°02'16" East a distance of 643.69 feet;
L923) thence North 59°58'56" East a distance of 115.19 feet;
L924) thence North 56°42'46" East a distance of 50.00 feet;
L925) thence South 33°17'14" East a distance of 35.78 feet;
L926) thence South 31°42'23" East a distance of 20.62 feet;
L927) thence North 56°23'04" East a distance of 85.17 feet;

L928) thence North 82°20'44" East a distance of 185.84 feet;
L929) thence North 44°15'08" East a distance of 70.69 feet;
L930) thence North 08°43'53" West a distance of 85.47 feet;
L931) thence North 19°03'51" East a distance of 49.04 feet;
L932) thence North 04°52'38" West a distance of 94.21 feet;
L933) thence North 09°35'55" West a distance of 253.22 feet;
L934) thence North 42°16'25" West a distance of 9.16 feet;
L935) thence North 89°53'10" East a distance of 784.65 feet;
L936) thence North 89°32'23" East a distance of 61.98 feet;
L937) thence South 00°27'20" East a distance of 1334.96 feet;
L938) thence South 01°12'45" East a distance of 150.73 feet;
L939) thence South 00°27'18" East a distance of 529.52 feet;
C139) thence 254.63 feet along the arc of a tangent 583.82 foot radius curve to the left through a central angle of 24°59'22", subtended by a chord which bears South 12°56'59" East for a distance of 252.62 feet;
L940) thence South 69°44'36" West a distance of 90.13 feet;
L941) thence South 00°00'00" West a distance of 42.55 feet;
L942) thence South 61°11'29" West a distance of 127.93 feet;
L943) thence North 90°00'00" West a distance of 153.20 feet;
L944) thence South 76°18'50" West a distance of 77.66 feet;
L945) thence North 50°01'04" West a distance of 112.81 feet;
L946) thence North 63°54'03" West a distance of 51.82 feet;
L947) thence North 47°07'24" West a distance of 96.84 feet;
L948) thence North 33°46'38" East a distance of 52.80 feet;
L949) thence North 10°49'25" East a distance of 51.92 feet;
L950) thence North 00°00'00" East a distance of 387.65 feet;
L951) thence North 90°00'00" West a distance of 105.54 feet;
L952) thence South 00°17'02" East a distance of 28.13 feet;
L953) thence North 88°24'45" West a distance of 50.03 feet;
L954) thence South 89°31'46" West a distance of 653.04 feet;
L955) thence South 61°52'56" West a distance of 40.02 feet;
C140) thence from a radial line which bears South 61°30'11" West, 273.00 feet along the arc of a non-tangent 928.62 foot radius curve to the right through a central angle of 16°50'38", subtended by a chord which bears North 20°04'30" West for a distance of 272.01 feet;
L956) thence South 81°20'44" West a distance of 98.03 feet;
L957) thence South 27°21'00" West a distance of 50.88 feet;
L958) thence South 00°19'05" East a distance of 78.32 feet;
L959) thence South 31°19'56" East a distance of 127.55 feet;
L960) thence South 58°21'40" West a distance of 95.48 feet;
L961) thence South 58°32'15" West a distance of 59.99 feet;
L962) thence South 58°32'23" West a distance of 96.11 feet;
L963) thence South 31°04'02" East a distance of 20.65 feet;
L964) thence South 40°02'35" West a distance of 114.19 feet;
L965) thence South 19°35'45" West a distance of 48.09 feet;
L966) thence South 50°03'31" West a distance of 111.61 feet;

L967) thence South 12°25'37" East a distance of 33.18 feet;
L968) thence South 44°07'58" West a distance of 340.35 feet;
L969) thence South 59°15'16" West a distance of 142.07 feet;
L970) thence South 72°14'34" West a distance of 156.98 feet;
L971) thence South 71°53'36" West a distance of 53.99 feet;
L972) thence South 71°52'58" West a distance of 179.84 feet;
L973) thence North 89°53'03" West a distance of 358.55 feet;
L974) thence North 01°21'13" West a distance of 52.17 feet;
L975) thence North 89°57'30" West a distance of 997.32 feet;
L976) thence North 89°57'56" West a distance of 60.27 feet;
L977) thence North 07°29'03" East a distance of 278.25 feet;
C141) thence 35.89 feet along the arc of a tangent 26.16 foot radius curve to the left through a central angle of 78°35'38", subtended by a chord which bears North 31°48'46" West for a distance of 33.14 feet;
C142) thence from a radial line which bears South 10°36'51" West, 113.51 feet along the arc of a non-tangent 678.86 foot radius curve to the right through a central angle of 09°34'50", subtended by a chord which bears North 74°35'44" West for a distance of 113.38 feet;
C143) thence 21.09 feet along the arc of a tangent 130.55 foot radius curve to the left through a central angle of 09°15'25", subtended by a chord which bears North 74°26'01" West for a distance of 21.07 feet;
C144) thence from a radial line which bears North 12°52'49" East, 160.54 feet along the arc of a non-tangent 1831.16 foot radius curve to the left through a central angle of 05°01'24", subtended by a chord which bears North 79°37'53" West for a distance of 160.49 feet;
L978) thence North 83°30'49" West a distance of 87.91 feet;
L979) thence North 86°13'13" West a distance of 108.31 feet;
L980) thence North 89°45'00" West a distance of 664.15 feet;
L981) thence South 88°56'05" West a distance of 125.58 feet to the Point of Beginning.

Containing 534 acres of land, more or less.

REDEVELOPMENT AREA 3

Beginning at a point on the North Right-of-Way line of Ambassador Drive, from which, the centerline intersection of Ambassador Drive and Forest Lake Drive bears approximately South 76° East a distance of 111 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L990) South 00°23'35" East a distance of 59.99 feet;
L991) thence South 00°23'35" East a distance of 105.69 feet;
L992) thence South 69°39'16" West a distance of 32.31 feet;
L993) thence South 00°16'14" East a distance of 437.42 feet;

L994) thence South 04°22'20" West a distance of 59.90 feet;
L995) thence South 16°39'53" West a distance of 173.27 feet;
L996) thence South 24°14'44" West a distance of 111.73 feet;
L997) thence South 54°26'06" West a distance of 26.42 feet;
L998) thence North 73°25'39" West a distance of 152.35 feet;
L999) thence North 85°36'34" West a distance of 335.65 feet;
L1000) thence North 14°22'33" West a distance of 170.50 feet;
L1001) thence North 32°18'17" West a distance of 244.07 feet;
L1002) thence North 25°49'57" West a distance of 125.51 feet;
L1003) thence North 33°12'48" West a distance of 68.88 feet;
L1004) thence North 33°59'50" West a distance of 60.02 feet;
L1005) thence North 57°48'49" East a distance of 158.19 feet;
L1006) thence North 57°53'28" East a distance of 227.33 feet;
C152) thence from a radial line which bears North 30°22'07" West, 177.38 feet along the arc of a non-tangent 560.03 foot radius curve to the right through a central angle of 18°08'50", subtended by a chord which bears North 68°42'18" East for a distance of 176.64 feet;
C153) thence 105.05 feet along the arc of a tangent 834.94 foot radius curve to the right through a central angle of 07°12'33", subtended by a chord which bears North 81°22'59" East for a distance of 104.98 feet;
C154) thence 113.88 feet along the arc of a tangent 1675.75 foot radius curve to the right through a central angle of 03°53'37", subtended by a chord which bears North 86°56'04" East for a distance of 113.86 feet;
L1007) thence North 88°37'40" East a distance of 219.72 feet to the Point of Beginning.

Containing 15 acres of land, more or less.

EXCEPTING THEREFROM, the following 5 areas:

1: EXCEPTION AREA 1A

Beginning at a point on the Southerly Right-of-Way line Neiretto Court, from which, the centerline intersection of Chardonay Drive and Coloma Road bears approximately North 22° East a distance of 610 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L432) thence North 35°32'26" East a distance of 470.59 feet;
L433) thence South 55°22'46" East a distance of 212.94 feet;
L434) thence South 35°36'11" West a distance of 523.94 feet;
L435) thence South 73°15'33" West a distance of 186.09 feet;

L436) thence North 12°38'42" East a distance of 75.66 feet;
L437) thence North 55°28'34" West a distance of 69.06 feet;
L437a) thence North 35°32'26" East a distance of 128.65 feet to the Point of Beginning.

Containing 3 acres of land, more or less.

2: EXCEPTION AREA 1B

Beginning at a point on the Southwesterly Right-of-Way line of Belcan Drive, from which, the centerline intersection of Beclan Drive and Zinfandel Drive bears approximately North 45° West a distance of 137 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L438) thence North 36°52'12" East a distance of 52.01 feet;
L439) thence North 39°31'44" East a distance of 76.87 feet;
L440) thence North 43°46'45" East a distance of 67.36 feet;
L440a) thence South 51°57'11" East a distance of 1.06 feet;
L441) thence South 32°47'03" East a distance of 58.50 feet;
L442) thence North 51°17'35" East a distance of 281.73 feet;
L443) thence South 35°14'01" East a distance of 30.97 feet;
L444) thence South 25°33'17" East a distance of 92.84 feet;
L445) thence South 36°30'23" East a distance of 246.73 feet;
L446) thence North 50°17'19" East a distance of 93.14 feet;
L447) thence North 53°10'16" East a distance of 30.29 feet;
L448) thence North 39°21'25" East a distance of 164.71 feet;
L449) thence North 48°38'33" East a distance of 161.75 feet;
L450) thence North 29°59'57" West a distance of 110.40 feet;
L451) thence North 57°03'52" East a distance of 304.57 feet;
L452) thence North 58°42'30" East a distance of 283.44 feet;
L453) thence South 30°40'03" East a distance of 114.19 feet;
L454) thence South 28°18'33" East a distance of 50.06 feet;
L455) thence South 31°56'48" East a distance of 101.44 feet;
L456) thence South 13°38'14" West a distance of 47.96 feet;
L457) thence South 30°43'06" East a distance of 807.20 feet;
L458) thence South 58°45'28" West a distance of 368.33 feet;
L459) thence South 58°45'04" West a distance of 367.21 feet;
L460) thence South 60°04'24" West a distance of 79.33 feet;
L461) thence South 29°24'34" East a distance of 28.42 feet;
L462) thence South 27°47'47" East a distance of 128.24 feet;
L463) thence South 55°30'59" West a distance of 103.06 feet;
L464) thence South 33°25'45" East a distance of 57.37 feet;
L465) thence South 57°23'23" West a distance of 161.60 feet;
L466) thence South 32°32'27" East a distance of 73.17 feet;
L467) thence South 57°19'37" West a distance of 108.16 feet;

L468) thence South 32°31'03" East a distance of 84.50 feet;
L469) thence South 56°32'18" West a distance of 50.02 feet;
L470) thence South 56°32'18" West a distance of 100.83 feet;
L471) thence North 32°24'44" West a distance of 5.41 feet;
L472) thence South 59°09'16" West a distance of 135.72 feet;
L473) thence South 53°47'29" West a distance of 42.09 feet;
L474) thence South 57°09'58" West a distance of 274.46 feet;
C90) thence from a radial line which bears South 59°10'18" West, 71.98 feet along the arc of a non-tangent 894.00 foot radius curve to the right through a central angle of 04°36'48", subtended by a chord which bears North 28°31'18" West for a distance of 71.96 feet;
475) thence South 61°16'22" West a distance of 44.01 feet;
476) thence South 61°20'59" West a distance of 141.20 feet;
477) thence North 28°00'06" West a distance of 20.69 feet;
478) thence North 09°29'42" West a distance of 240.14 feet;
479) thence North 19°02'43" West a distance of 225.91 feet;
480) thence North 33°46'20" West a distance of 160.97 feet;
481) thence North 32°46'56" West a distance of 140.83 feet;
482) thence North 32°47'51" West a distance of 40.01 feet;
483) thence North 32°47'23" West a distance of 192.54 feet;
484) thence North 16°34'31" West a distance of 182.94 feet;
485) thence North 00°03'22" West a distance of 185.38 feet;
486) thence North 19°13'54" East a distance of 126.09 feet;
487) thence North 22°09'00" East a distance of 60.85 feet;
488) thence North 01°01'21" West a distance of 71.08 feet;
489) thence North 43°22'30" East a distance of 65.97 feet to the Point of Beginning.

Containing 55 acres of land, more or less.

3: EXCEPTION AREA 1C

Beginning at a point on the Southeasterly Right-of-Way line of Chassella Way, from which, the centerline intersection of Zinfandel Drive and Chassella Way bears approximately North 45° East a distance of 114 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L490) thence South 30°07'03" East a distance of 118.24 feet;
L491) thence South 56°40'47" West a distance of 35.83 feet;
L492) thence North 34°19'49" West a distance of 19.79 feet;
L493) thence South 56°50'15" West a distance of 62.21 feet;
L494) thence North 83°48'32" West a distance of 172.40 feet;
L495) thence North 47°28'17" West a distance of 183.05 feet;
L496) thence North 73°22'20" West a distance of 58.51 feet;
L497) thence South 66°16'18" West a distance of 397.91 feet;

L498) thence South 51°27'56" West a distance of 28.45 feet;
L499) thence South 33°29'56" East a distance of 42.16 feet;
L500) thence South 56°44'35" West a distance of 21.28 feet;
L501) thence North 33°33'40" West a distance of 40.19 feet;
L502) thence South 51°27'10" West a distance of 195.65 feet;
L503) thence South 40°35'52" West a distance of 331.88 feet;
L504) thence South 33°23'46" East a distance of 274.31 feet;
L505) thence South 00°00'00" West a distance of 93.00 feet;
L506) thence North 84°26'25" West a distance of 126.06 feet;
L507) thence North 82°36'40" West a distance of 40.02 feet;
C91) thence from a radial line which bears South 81°53'19" East, 88.98 feet along the arc of a non-tangent 109.92 foot radius curve to the right through a central angle of 46°22'47", subtended by a chord which bears South 31°18'04" West for a distance of 86.57 feet;
L508) thence North 34°29'49" West a distance of 102.77 feet;
L509) thence North 23°53'45" West a distance of 63.35 feet;
L510) thence North 32°44'56" West a distance of 267.39 feet;
L511) thence North 24°30'01" West a distance of 109.77 feet;
L512) thence North 11°23'54" West a distance of 110.40 feet;
L513) thence North 00°34'36" East a distance of 54.00 feet;
L514) thence North 88°54'32" West a distance of 106.57 feet;
L515) thence North 87°40'54" West a distance of 60.03 feet;
L516) thence South 00°00'00" West a distance of 16.89 feet;
C92) thence 34.97 feet along the arc of a tangent 20.22 foot radius curve to the right through a central angle of 99°04'32", subtended by a chord which bears South 49°32'16" West for a distance of 30.77 feet;
C93) thence 97.60 feet along the arc of a tangent 124.30 foot radius curve to the right through a central angle of 44°59'22", subtended by a chord which bears North 58°25'47" West for a distance of 95.12 feet;
L517) thence North 36°40'57" West a distance of 217.20 feet;
C94) thence 83.08 feet along the arc of a tangent 137.21 foot radius curve to the left through a central angle of 34°41'32", subtended by a chord which bears North 54°01'43" West for a distance of 81.82 feet;
C95) thence 122.28 feet along the arc of a tangent 159.21 foot radius curve to the left through a central angle of 44°00'29", subtended by a chord which bears South 86°37'17" West for a distance of 119.30 feet;
C96) thence 25.46 feet along the arc of a tangent 125.94 foot radius curve to the left through a central angle of 11°34'57", subtended by a chord which bears South 58°49'34" West for a distance of 25.42 feet;
L518) thence South 56°47'31" West a distance of 63.33 feet;
C97) thence 33.53 feet along the arc of a tangent 25.04 foot radius curve to the right through a central angle of 76°43'13", subtended by a chord which bears North 84°50'53" West for a distance of 31.08 feet;
L519) thence North 35°45'47" West a distance of 72.80 feet;
L520) thence South 55°16'24" West a distance of 50.01 feet;
L521) thence South 56°01'00" West a distance of 115.87 feet;

L522) thence North 34°25'35" West a distance of 3.91 feet;
L523) thence South 53°52'36" West a distance of 111.27 feet;
L524) thence South 55°22'54" West a distance of 117.89 feet;
L525) thence North 80°32'45" West a distance of 42.58 feet;
L526) thence South 10°42'57" West a distance of 42.49 feet;
L527) thence South 55°18'43" West a distance of 74.45 feet;
L528) thence South 54°59'58" West a distance of 40.00 feet;
L529) thence South 54°07'44" West a distance of 106.45 feet;
L530) thence South 34°38'01" East a distance of 21.36 feet;
L531) thence South 37°33'20" West a distance of 96.92 feet;
L532) thence South 43°05'45" West a distance of 40.10 feet;
C98) thence from a radial line which bears South 39°08'33" West, 56.94 feet along the arc of a non-tangent 369.07 foot radius curve to the left through a central angle of 08°50'22", subtended by a chord which bears South 55°16'38" East for a distance of 56.88 feet;
L533) thence South 30°07'26" West a distance of 116.19 feet;
L534) thence North 77°36'33" West a distance of 53.88 feet;
L535) thence North 34°33'06" West a distance of 628.29 feet;
L536) thence North 23°33'42" East a distance of 26.29 feet;
L537) thence North 55°03'14" West a distance of 96.30 feet;
L538) thence North 34°35'07" East a distance of 151.83 feet;
L539) thence North 34°24'59" East a distance of 273.61 feet;
L540) thence North 34°24'42" East a distance of 196.37 feet;
L541) thence North 31°31'31" East a distance of 97.66 feet;
C99) thence from a radial line which bears South 64°21'33" East, 152.25 feet along the arc of a non-tangent 476.40 foot radius curve to the left through a central angle of 18°18'39", subtended by a chord which bears North 16°29'07" East for a distance of 151.60 feet;
L542) thence North 47°33'50" West a distance of 56.72 feet;
L543) thence North 34°52'02" West a distance of 197.67 feet;
L544) thence North 10°02'08" East a distance of 61.36 feet;
L545) thence North 33°27'19" East a distance of 245.35 feet;
L546) thence North 72°05'09" East a distance of 182.87 feet;
L547) thence North 35°27'30" East a distance of 574.96 feet;
L548) thence North 73°45'45" East a distance of 73.23 feet;
L549) thence North 73°46'14" East a distance of 51.22 feet;
C100) thence from a radial line which bears North 86°05'20" East, 168.62 feet along the arc of a non-tangent 970.52 foot radius curve to the left through a central angle of 09°57'18", subtended by a chord which bears North 08°53'19" West for a distance of 168.41 feet;
L550) thence North 16°13'35" West a distance of 79.18 feet;
L551) thence South 73°46'37" West a distance of 89.21 feet;
C101) thence 95.98 feet along the arc of a tangent 205.45 foot radius curve to the right through a central angle of 26°46'01", subtended by a chord which bears South 87°09'38" West for a distance of 95.11 feet;
L552) thence North 12°02'12" East a distance of 92.46 feet;

L553) thence North 58°40'05" East a distance of 122.88 feet;
L554) thence North 27°47'20" East a distance of 195.05 feet;
L555) thence North 33°54'46" East a distance of 1382.78 feet;
L556) thence North 43°13'39" East a distance of 58.00 feet;
L557) thence North 47°13'23" West a distance of 69.37 feet;
L558) thence North 41°58'51" East a distance of 142.56 feet;
L559) thence South 46°56'06" East a distance of 278.55 feet;
L560) thence North 42°26'53" East a distance of 360.32 feet;
L561) thence North 44°38'17" West a distance of 365.25 feet;
L562) thence North 77°05'53" East a distance of 122.55 feet;
L563) thence North 85°00'16" East a distance of 59.52 feet;
C102) thence from a radial line which bears South 76°57'49" West, 19.20 feet along the arc of a non-tangent 20.30 foot radius curve to the right through a central angle of 54°11'58", subtended by a chord which bears North 14°03'49" East for a distance of 18.49 feet;
L564) thence North 41°35'09" East a distance of 72.30 feet;
C103) thence 31.90 feet along the arc of a tangent 20.02 foot radius curve to the right through a central angle of 91°18'49", subtended by a chord which bears North 87°14'33" East for a distance of 28.63 feet;
L565) thence South 47°03'35" East a distance of 47.77 feet;
L566) thence North 45°00'00" East a distance of 60.02 feet;
L567) thence North 38°02'20" East a distance of 738.39 feet;
L568) thence North 46°50'29" West a distance of 90.92 feet;
L569) thence North 38°20'01" East a distance of 469.34 feet;
L570) thence North 38°25'55" East a distance of 64.01 feet;
L571) thence South 51°34'46" East a distance of 40.62 feet;
L572) thence North 37°38'47" East a distance of 105.92 feet;
L573) thence South 52°03'52" East a distance of 30.01 feet;
L574) thence North 37°35'38" East a distance of 34.99 feet;
L575) thence South 52°03'02" East a distance of 75.79 feet;
L576) thence South 63°33'05" East a distance of 127.75 feet;
L577) thence North 34°08'43" East a distance of 201.13 feet;
L578) thence North 38°17'14" East a distance of 489.35 feet;
L579) thence North 50°42'18" East a distance of 77.08 feet;
L580) thence North 35°11'37" East a distance of 204.18 feet;
L581) thence South 57°27'22" East a distance of 74.38 feet;
L582) thence North 34°14'06" East a distance of 60.23 feet;
L583) thence North 28°40'16" East a distance of 79.39 feet;
L584) thence North 57°57'16" East a distance of 663.04 feet;
L585) thence South 43°23'52" East a distance of 107.24 feet;
L586) thence South 44°33'33" West a distance of 19.99 feet;
C104) thence 230.82 feet along the arc of a tangent 432.48 foot radius curve to the left through a central angle of 30°34'47", subtended by a chord which bears South 29°16'10" West for a distance of 228.09 feet;
L587) thence South 15°09'24" West a distance of 227.47 feet;
L588) thence South 15°45'44" West a distance of 102.73 feet;

L589) thence South 73°24'19" East a distance of 51.39 feet;
C105) thence from a radial line which bears North 69°02'58" West, 36.22 feet along the arc of a non-tangent 24.93 foot radius curve to the right through a central angle of 83°13'49", subtended by a chord which bears North 62°33'56" East for a distance of 33.12 feet;
L590) thence South 75°57'38" East a distance of 158.51 feet;
L591) thence South 75°56'32" East a distance of 94.00 feet;
C106) thence 178.52 feet along the arc of a tangent 1825.12 foot radius curve to the right through a central angle of 05°36'15", subtended by a chord which bears South 73°08'25" East for a distance of 178.45 feet;
C107) thence 106.88 feet along the arc of a tangent 495.41 foot radius curve to the right through a central angle of 12°21'41", subtended by a chord which bears South 64°09'27" East for a distance of 106.67 feet;
C108) thence 92.04 feet along the arc of a tangent 695.72 foot radius curve to the right through a central angle of 07°34'49", subtended by a chord which bears South 54°11'12" East for a distance of 91.98 feet;
L592) thence North 23°37'53" East a distance of 62.39 feet;
L593) thence North 37°48'11" East a distance of 129.08 feet;
L594) thence South 43°39'32" East a distance of 1185.82 feet;
L595) thence South 60°35'08" West a distance of 139.55 feet;
L596) thence South 58°36'53" West a distance of 59.99 feet;
L597) thence South 58°01'46" West a distance of 101.51 feet;
L598) thence North 58°41'08" West a distance of 32.50 feet;
L599) thence South 65°08'14" West a distance of 233.52 feet;
L600) thence South 78°04'55" West a distance of 65.64 feet;
L601) thence South 24°16'09" East a distance of 41.27 feet;
L602) thence South 59°29'35" West a distance of 169.99 feet;
L603) thence South 58°40'22" West a distance of 113.62 feet;
L604) thence North 28°17'37" West a distance of 58.57 feet;
L605) thence South 55°47'45" West a distance of 262.14 feet;
L606) thence South 38°07'03" West a distance of 76.56 feet;
L607) thence South 47°47'34" West a distance of 531.22 feet;
L608) thence South 67°41'40" West a distance of 68.08 feet;
L609) thence South 67°47'07" West a distance of 55.98 feet;
C109) thence from a radial line which bears South 67°19'44" West, 58.13 feet along the arc of a non-tangent 504.24 foot radius curve to the left through a central angle of 06°36'17", subtended by a chord which bears South 25°58'25" East for a distance of 58.09 feet;
L610) thence South 60°56'24" West a distance of 114.68 feet;
L611) thence South 34°00'29" West a distance of 68.82 feet;
L612) thence South 46°16'30" West a distance of 126.68 feet;
L613) thence South 74°37'25" West a distance of 54.13 feet;
L614) thence South 40°07'23" West a distance of 139.87 feet;
L615) thence South 45°16'48" West a distance of 131.14 feet;
L616) thence South 46°31'28" West a distance of 243.73 feet;
L617) thence South 00°36'14" West a distance of 30.95 feet;

L618) thence South 47°23'09" West a distance of 110.81 feet;
L619) thence South 48°16'39" West a distance of 54.24 feet;
L620) thence South 46°02'57" West a distance of 106.37 feet;
L621) thence North 46°54'00" West a distance of 5.41 feet;
L622) thence South 41°26'02" West a distance of 99.29 feet;
L623) thence North 47°02'43" West a distance of 175.94 feet;
L624) thence South 37°59'24" West a distance of 60.24 feet;
L625) thence South 37°58'39" West a distance of 430.13 feet;
L626) thence South 49°30'15" East a distance of 93.98 feet;
L627) thence South 44°34'12" West a distance of 215.10 feet;
L628) thence South 35°37'15" West a distance of 159.61 feet;
L629) thence South 31°57'01" West a distance of 44.04 feet;
L630) thence South 32°49'14" West a distance of 103.98 feet;
L631) thence North 55°26'35" West a distance of 6.65 feet;
L632) thence South 41°05'14" West a distance of 51.45 feet;
L633) thence South 18°13'47" West a distance of 51.21 feet;
L634) thence South 24°14'32" West a distance of 51.99 feet;
L634a thence South 17°44'20" West a distance of 82.08 feet;
L635) thence South 49°06'25" West a distance of 161.38 feet;
L636) thence South 69°00'04" East a distance of 77.37 feet;
L637) thence South 04°07'49" West a distance of 106.18 feet;
L638) thence North 87°06'55" West a distance of 64.81 feet;
L639) thence South 00°22'26" East a distance of 49.98 feet;
L640) thence South 00°00'00" West a distance of 73.25 feet;
L641) thence South 19°26'16" West a distance of 161.07 feet;
L642) thence North 86°23'53" East a distance of 60.57 feet;
L643) thence South 18°56'50" East a distance of 84.61 feet;
L644) thence South 11°59'03" East a distance of 99.66 feet;
L645) thence South 09°11'13" East a distance of 83.08 feet;
L646) thence South 19°05'42" West a distance of 102.48 feet;
L647) thence South 55°27'29" East a distance of 159.54 feet;
L648) thence South 31°47'07" East a distance of 65.02 feet;
L649) thence South 29°45'03" East a distance of 44.04 feet;
L650) thence South 33°07'40" East a distance of 201.80 feet;
L651) thence South 31°33'28" East a distance of 122.92 feet;
L652) thence South 11°16'34" East a distance of 144.20 feet;
L653) thence South 04°40'25" East a distance of 181.93 feet;
L654) thence South 01°18'03" West a distance of 76.64 feet;
L655) thence South 52°54'08" East a distance of 58.34 feet;
L656) thence South 31°54'12" East a distance of 81.88 feet;
L657) thence South 30°03'30" East a distance of 46.02 feet to the Point of Beginning.

Containing 341 acres of land, more or less.

5: EXCEPTION AREA 1D

Beginning at a point on the Northerly Right-of-Way line of Zinfandel Drive, from which, the centerline intersection of Zinfandel Drive and Bridlewood Drive bears approximately North 38° East a distance of 62 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L666) South 65°16'47" West a distance of 179.74 feet;
L667) thence North 40°03'50" West a distance of 1214.86 feet;
L668) thence North 39°33'16" West a distance of 54.01 feet;
L669) thence South 52°48'55" West a distance of 21.11 feet;
L670) thence South 60°34'06" West a distance of 32.08 feet;
C110) thence from a radial line which bears North 31°27'14" West, 95.78 feet along the arc of a non-tangent 314.00 foot radius curve to the left through a central angle of 17°28'40", subtended by a chord which bears South 49°48'26" West for a distance of 95.41 feet;
C111) thence 34.74 feet along the arc of a tangent 18.75 foot radius curve to the right through a central angle of 106°10'59", subtended by a chord which bears North 85°50'25" West for a distance of 29.98 feet;
L671) thence North 35°35'16" West a distance of 41.72 feet;
L672) thence South 57°00'54" West a distance of 50.00 feet;
L673) thence South 57°00'54" West a distance of 123.36 feet;
L674) thence South 69°45'18" West a distance of 30.48 feet;
L675) thence South 36°05'33" West a distance of 84.41 feet;
L676) thence South 44°57'55" West a distance of 84.47 feet;
L677) thence South 58°21'08" West a distance of 50.49 feet;
L678) thence North 56°20'42" West a distance of 163.76 feet;
L679) thence North 31°57'42" West a distance of 65.66 feet;
L680) thence North 48°23'31" West a distance of 68.01 feet;
L681) thence North 45°18'15" East a distance of 120.68 feet;
L682) thence North 46°06'58" East a distance of 41.99 feet;
L683) thence North 43°53'02" West a distance of 11.40 feet;
L684) thence North 50°05'11" East a distance of 152.62 feet;
L685) thence North 15°20'27" West a distance of 55.21 feet;
L686) thence North 51°11'27" East a distance of 117.16 feet;
L687) thence North 49°30'27" East a distance of 53.80 feet;
C112) thence from a radial line which bears North 52°04'14" East, 197.65 feet along the arc of a non-tangent 464.80 foot radius curve to the left through a central angle of 24°21'52", subtended by a chord which bears North 50°06'42" West for a distance of 196.16 feet;
L688) thence North 62°18'48" West a distance of 103.51 feet;
L689) thence South 23°17'08" West a distance of 50.15 feet;
L690) thence South 27°36'14" West a distance of 106.38 feet;
L691) thence North 81°03'02" West a distance of 51.25 feet;
L692) thence South 18°29'40" West a distance of 44.10 feet;
L693) thence South 42°54'47" West a distance of 60.52 feet;
L694) thence South 37°04'09" West a distance of 75.04 feet;

L695) thence South 40°27'42" West a distance of 67.69 feet;
L696) thence South 47°00'06" West a distance of 82.90 feet;
L697) thence North 70°19'08" West a distance of 76.41 feet;
L698) thence North 47°18'05" West a distance of 87.43 feet;
L699) thence North 82°46'40" West a distance of 100.61 feet;
L700) thence South 70°06'04" West a distance of 75.82 feet;
L701) thence North 22°25'34" West a distance of 95.67 feet;
L702) thence North 22°30'07" West a distance of 50.10 feet;
L703) thence South 63°26'06" West a distance of 55.59 feet;
L704) thence South 59°59'19" West a distance of 23.19 feet;
L705) thence North 33°37'07" West a distance of 112.72 feet;
L706) thence South 64°01'20" West a distance of 14.23 feet;
L707) thence North 40°15'10" West a distance of 257.95 feet;
L708) thence North 64°01'01" East a distance of 154.78 feet;
L709) thence South 40°15'10" East a distance of 257.95 feet;
L710) thence North 64°00'59" East a distance of 260.33 feet;
L711) thence North 39°52'09" West a distance of 293.15 feet;
L712) thence North 64°10'43" East a distance of 525.71 feet;
L713) thence North 39°55'22" West a distance of 52.13 feet;
C113) thence from a radial line which bears North 19°53'33" West, 173.45 feet along the arc of a non-tangent 847.24 foot radius curve to the right through a central angle of 11°43'47", subtended by a chord which bears North 75°58'21" East for a distance of 173.15 feet;
L714) thence North 81°49'23" East a distance of 475.22 feet;
L715) thence North 86°03'59" East a distance of 129.44 feet;
L716) thence North 78°47'22" East a distance of 606.05 feet;
L717) thence South 10°12'16" East a distance of 434.32 feet;
L718) thence North 79°54'03" East a distance of 352.19 feet;
L719) thence South 11°55'50" East a distance of 1141.66 feet;
L720) thence South 69°32'49" East a distance of 552.60 feet;
C114) thence from a radial line which bears South 61°44'25" East, 273.39 feet along the arc of a non-tangent 456.70 foot radius curve to the right through a central angle of 34°17'54", subtended by a chord which bears South 45°24'32" West for a distance of 269.33 feet;
L722) thence South 65°18'32" West a distance of 595.27 feet to the Point of Beginning.

Containing 72 acres of land, more or less.

6: EXCEPTION AREA 2A

Beginning at a point on the Easterly Right-of-Way line of Old Placerville Road, from which, the centerline intersection of Rockingham Drive and Old Placerville Road bears approximately North 48° East a distance of 46 feet; thence from said **POINT OF BEGINNING**, the following arcs, courses and distances:

L982) thence South 02°29'05" East a distance of 56.01 feet;
L793) thence South 02°28'23" East a distance of 70.68 feet;
L794) thence South 85°56'34" West a distance of 71.03 feet;
L982a) thence North 02°28'11" West a distance of 336.43 feet;
C145) thence 291.17 feet along the arc of a tangent 438.99 foot radius curve to the left through a central angle of 38°00'09", subtended by a chord which bears North 21°28'15" West for a distance of 285.86 feet;
L983) thence North 42°48'00" West a distance of 159.55 feet;
C146) thence from a radial line which bears South 48°22'58" West, 345.88 feet along the arc of a non-tangent 474.57 foot radius curve to the right through a central angle of 41°45'31", subtended by a chord which bears North 20°44'16" West for a distance of 338.28 feet;
L984) thence North 00°09'22" East a distance of 93.14 feet;
L984a) thence North 69°00'48" East a distance of 64.36 feet;
L984b) thence South 00°09'41" West a distance of 64.33 feet;
L985) thence North 69°01'01" East a distance of 311.43 feet;
C147) thence 364.85 feet along the arc of a tangent 501.05 foot radius curve to the right through a central angle of 41°43'17", subtended by a chord which bears North 89°52'40" East for a distance of 356.85 feet;
L986) thence South 69°15'19" East a distance of 258.77 feet;
C148) thence 92.69 feet along the arc of a tangent 801.43 foot radius curve to the right through a central angle of 06°37'35", subtended by a chord which bears South 65°56'31" East for a distance of 92.64 feet;
L987) thence South 00°49'10" East a distance of 299.07 feet;
C149) thence from a radial line which bears South 13°38'51" East, 110.57 feet along the arc of a non-tangent 58.64 foot radius curve to the left through a central angle of 108°02'14", subtended by a chord which bears South 22°20'01" West for a distance of 94.90 feet;
C150) thence from a radial line which bears South 51°28'30" West, 38.04 feet along the arc of a non-tangent 59.05 foot radius curve to the right through a central angle of 36°54'47", subtended by a chord which bears South 20°04'07" East for a distance of 37.39 feet;
L988) thence South 00°49'31" East a distance of 462.94 feet;
C151) thence from a radial line which bears South 89°11'00" West, 30.59 feet along the arc of a non-tangent 20.01 foot radius curve to the right through a central angle of 87°36'11", subtended by a chord which bears South 42°59'06" West for a distance of 27.69 feet;

L989) thence South 86°44'37" West a distance of 591.46 feet to the Point of Beginning.

Containing 20 acres of land, more or less.

TOTAL ACREAGE:

1. Acreage for Redevelopment Area 1:	2,520 acres, more or less
Less Exception Area 1A:	3 acres, more or less
Less Exception Area 1B:	55 acres, more or less
Less Exception Area 1C:	341 acres, more or less
Less Exception Area 1D:	72 acres, more or less
Net Acreage for Redevelopment Area 1:	**2,049 acres, more or less**

2. Acreage for Redevelopment Area 2	534 acres, more or less
Less Exception Area 2A:	20 acres, more or less
Net Acreage for Redevelopment Area 2:	**514 acres, more or less**

3. Acreage for Redevelopment Area 3	15 acres, more or less
[No Exception Areas]	
Net Acreage for Redevelopment Area 3:	**15 acres, more or less**

Total Net Acreage for Rancho Cordova Redevelopment Project Area:	**2,578 acres, more or less**

END OF DESCRIPTION.

Douglas R. Owyang P.L.S. 6046
Expires June 30, 2007

PREPARED BY WOOD • RODGERS, INC.
SACRAMENTO, CALIFORNIA

LICENSED LAND SURVEYOR
DOUGLAS R. OWYANG
Exp. 6-30-07
No. 6046
STATE OF CALIFORNIA

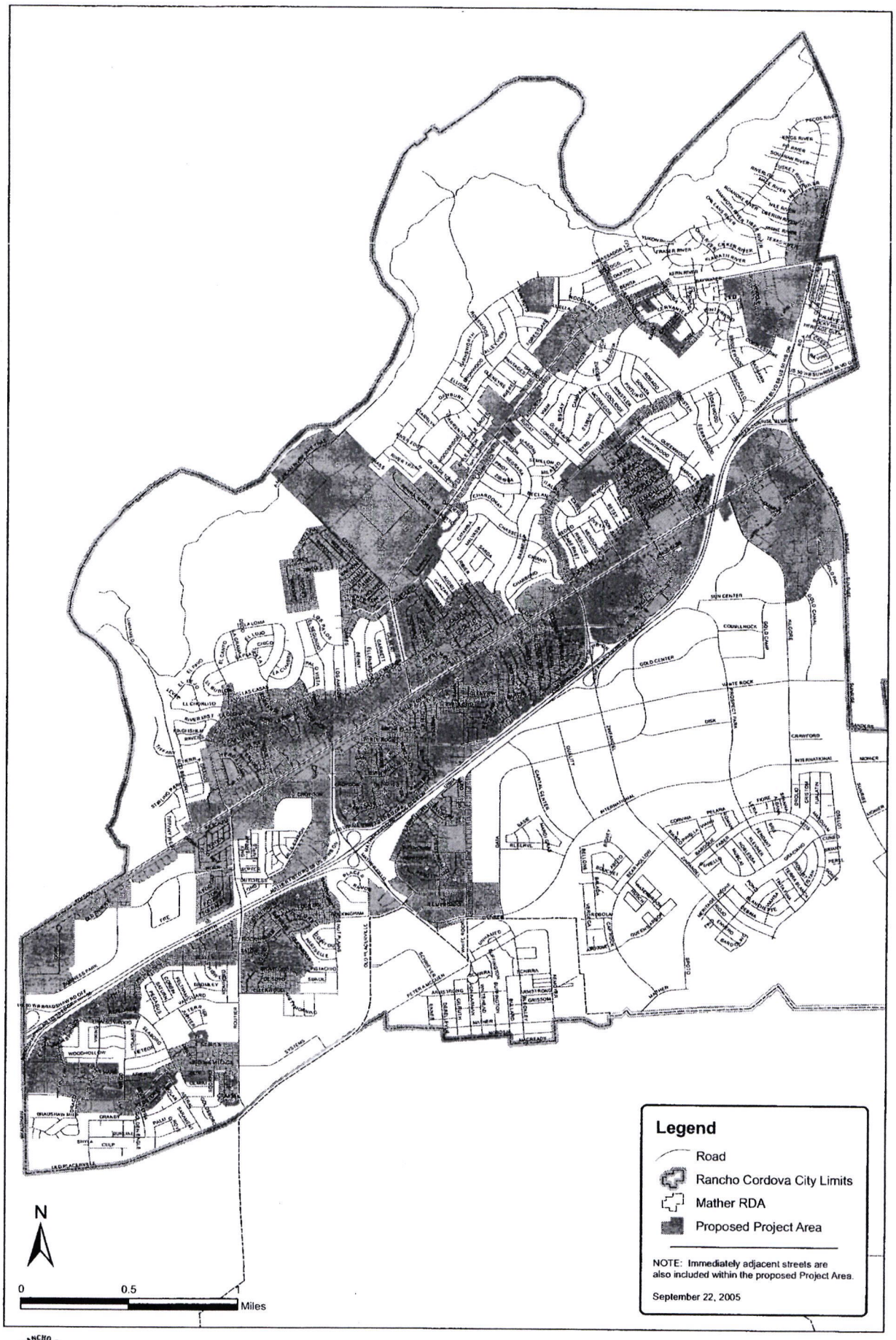
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RANCHO CORDOVA REDEVELOPMENT PLAN

ATTACHMENT B

PROJECT AREA MAP

[Attach Project Area Map]



City of Rancho Cordova
Planning Department

Proposed Rancho Cordova Redevelopment Project Area

RANCHO CORDOVA REDEVELOPMENT PLAN

ATTACHMENT C

PUBLIC IMPROVEMENTS

The Agency may acquire property and/or pay for, install, develop, construct, or rehabilitate the publicly-owned buildings, facilities, structures, or other improvements set forth in the attached list in connection with the Project:

1. Streets and roadways
   - Road widening
   - Intersection improvements
   - Traffic signalization
   - Roadway resurfacing
   - Installation of overpasses and underpasses
   - Street signage

2. Streetscape
   - Sidewalks
   - Curbs and gutters
   - Street medians
   - Street lighting
   - Street furniture
   - Landscaping
   - Street beautification

3. Public transit and bicycle facilities

4. Water, natural gas and electricity distribution systems

5. Sanitary sewer systems
   - " Wastewater treatment improvements
   - Upgrading and replacing deteriorated sewer pipes

6. Storm drainage systems
   - Reconstruction of damaged catch basins and broken storm drain lines
   - Construction of concrete cross drains

7. Telecommunications systems, including installation of fiber optic and other cabling

8. Undergrounding of overhead utility lines Parking facilities and improvements

9. Parks, plazas, landscaped areas, pedestrian paths, playgrounds, recreational facilities, and open space

10. Public housing and shelters

11. Police, fire, emergency response, and other public safety facilities

12. Public schools, colleges, universities, training centers, libraries, and community centers

13. Public health facilities and human services facilities