



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, May 7, 2007

**4:00 P.M. – Study Session
Special Joint Meeting
City Council and Planning Commission
American River Community Room - North**

**5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers**

AGENDA

SPECIAL JOINT MEETING - STUDY SESSION

Call to Order

Roll Call: Council Members Cooley, Skoglund, McGarvey, Budge and Mayor Sander
Planning Commissioners Burke, Cummings, Savorn, Smith, Vance, Moe and Chair
Konarski

Public Comment

At a study session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

Study Session Item

- Subject:** Rio del Oro Parks and Open Space.
Recommendation: Consider the updated information on Rio del Oro parks and open space and provide input or direction as appropriate.
Result of Recommended Action: Inform Council regarding progress on Rio del Oro Specific Plan project with an emphasis on key policy issues and staff recommendations regarding parks and open space, including trails and pedestrian routes, and the Rancho Cordova Parkway segment through the preserve.
Staff Report: Pam Johns, PMC, Project Manager
Advances Goals: 1, 2, 4, 7, 8, and 9
Fosters Strong Neighborhood Initiative

ADJOURNMENT OF STUDY SESSION

REGULAR MEETING – CALL TO ORDER

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

2. Pastor Jeff Koons, First Covenant Church, will give the invocation.

Presentation(s)

3. Certificates of Recognition for Rancho Cordova Police Officers Honored for their Heroism.
4. Certificate of Recognition for Rancho Cordova Police Officer Wayne Stephens for his four years of dedicated service to the Weed and Seed Program as well as helping to reduce crime in the city.
5. Proclamation for Older American's Month.
6. Proclamation Honoring Council Member McGarvey for his Accomplishments in Support of the Sacramento Child Care Coalition.
7. Proclamation for Public Service Week.
8. Proclamation for Bike to Work Month.
9. Weed and Seed Update.

ORAL COMMUNICATIONS

10. **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 should submit a speaker card; 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 can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

11. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of March 27, 2007
 - b. Regular Meeting of April 2, 2007
 - c. Regular Meeting of April 16, 2007

Recommendation: Adopt Minutes.

Note: *Time listed on the agenda is approximate and for convenience only

Page 2 of 7

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

12. **Subject:** Ordinance Amending Title 16 of the Rancho Cordova Municipal Code, Adding Chapter 16.19 Relating to Maintenance of Boarded and Vacant Buildings.
Recommendation: Waive second reading and adopt Ordinance No. 11-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will establish enforceable minimum standards for vacant buildings and provide a self-supporting program for enforcing these standards.
Staff Report: Kerry Simpson, Neighborhood Services Department, and Curt Haven, Economic Development Department
Advances Goals: 1, 5, 6, 8, 10, 11, and 13
Fosters Strong Neighborhood Initiative
13. **Subject:** Resolution Authorizing the City Manager to Execute a Sub-Grant Agreement between the City and the Cordova Recreation and Park District for the Renovation of the Cordova Senior Center.
Recommendation: Adopt Resolution No. 44-2007.
Result of Recommended Action: The City applied for federal funds to be used by the Cordova Recreation and Park District (CRPD) for renovating the kitchen at the Cordova Senior Center, and will be able to expedite the process needed to pass through the funds to CRPD.
Staff Report: Stephanie Snyder, City Manager's Department
Advances Goals: 1, 4, 6, and 8
Fosters Strong Neighborhood Initiative
14. **Subject:** Resolution Amending Resolution No. 05-2007 to Utilize the State of California's Citizens Option For Public Safety Program Funds (COPS).
Recommendation: Adopt Resolution No. 41-2007.
Result of Recommended Action: This action will amend Resolution No. 05-2007 increasing the 2006-07 allocation from \$100,000 to \$109,688.
Staff Report: Sandy Salerno, Finance Department
Advances Goals: 4, 6 and 11
Fosters Strong Neighborhood Interest
15. **Subject:** Quarterly Treasurer's Report.
Recommendation: Receive and file report.
Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Sandy Salerno, Finance Department
Advances Goal: 10

CONSENT PUBLIC HEARING ITEM

16. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for Landscape and Lighting District No. 2005-1.
Recommendation: Staff recommends that Council:
a) Adopt Resolution 42-2007 calling for the preparation of an Engineer's Report; and

b) Adopt Resolution 36-2007 preliminary approving the Engineer's Report and initiating the proceedings for the annual levy and collection of assessments for Landscape and Lighting District No. 2005-1

Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District in the same amounts as charged in previous years. There are no new impacts to existing or new residents.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 4 and 11

***7:00 P.M. - BREAK & ADJOURN INTO CLOSED SESSION**

Council will meet in Closed Session to discuss the following:

- A. Conference with Legal Counsel – Anticipated Litigation – Government Code Section 54956.9(b): One case

RECONVENE INTO OPEN SESSION

PUBLIC HEARING ITEMS

17. **Subject:** Adoption of the Community Development Block Program (CDBG) 2007-08 Action Plan for Submittal to HUD on May 17, 2007.

Recommendation: Staff recommends that Council:

1. Adopt Resolution No. 45-2007 authorizing the submission of the following documents, due to HUD on May 17:
 - a) The Action Plan, which serves as the CDBG budget for July 1, 2007 to June 30, 2008 (FY2007-08) and amends the 2006-07 Action Plan.
 - b) Standard Form 424 (application for grant funds); and
 - c) Various certifications required by HUD.
2. Approve the allocation of \$702,906 CDBG funds for budget year 2007, starting July 1, 2007 to June 30, 2008 as outline in the Action Plan.

Result of Recommended Action: This action will qualify the City to receive \$702,906 in CDBG funding for the FY 2007-08 City budget and to reallocate \$155,850 of unspent funds from the 2006-07 program year.

Staff Report: Sarah Bontrager, Grants Specialist PMC, and Reed Flory, Housing Services Administrator

Advances Goals: 1, 4, 5, 6, 7, 8, and 9

Fosters Strong Neighborhood Initiative

18. **Subject:** Annexation - Prezoning the City's Sphere of Influence.

Recommendation: Staff recommends that Council:

1. Waive first reading and introduce Ordinance No. 12-2007.
2. Certify the Initial Study/Negative Declaration for the Annexation Prezoning as complete and adequate.

Result of Recommended Action: The proposed prezoning of the City's Sphere of Influence is a required component of the City's application to the Local Agency Formation Commission (LAFCo) to annex the area. With the Council's approval of the prezoning, staff will complete and submit the City's application to the LAFCo, beginning that agency's process of review and approval.

Staff Report: Paul Junker and Eric Norris, Planning Department

Advances Goals: 11 and 12

Fosters Strong Neighborhood Initiative

REGULAR CALENDAR ITEM

19. **Subject:** Upper Laguna Creek Collaborative – Status Report.

Recommendation: Receive and file report.

Result of Recommended Action: Council will receive a status report on the current efforts of the Upper Laguna Creek Collaborative and how the City of Rancho Cordova may participate in the future. The Upper Laguna Creek water shed connects the City to the jurisdictions to the south (Elk Grove and the County) and will serve as a major corridor for non-vehicular access, as well as protecting habitat associated with the creek.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1, 8, and 13

Fosters Strong Neighborhood Initiative

CITY MANAGER'S REPORT

Building Department Update

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
2.	Improve Transportation & Connectivity
4.	Ensure the Availability of the Best Public Services in the Region

Note: *Time listed on the agenda is approximate and for convenience only

Page 5 of 7

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CITYWIDE GOALS - (Adopted March 20, 2006)	
6.	Ensure a Safe Community
8.	Sustain a Livable Community
10.	Foster Responsible Citizenship
12.	Establish Logical (City) Boundaries
1.	Foster a Positive Image of Rancho Cordova
3.	Champion Employee Development & High Performance Work Environment
5.	Establish a Vibrant Downtown
7.	Improve the Quality of Housing In Rancho Cordova
9.	Drive Diverse Economic Opportunities
11.	Practice Sound Fiscal Management
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Monday, May 21, 2007</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, May 22, 2007</i>	<i>5:30 p.m. Work Session I on Budget</i>
<i>Monday, June 4, 2007</i>	<i>12:00 p.m. to 5:00 p.m. Study Session II on Budget – Tentative</i>
	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, June 18, 2007</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, June 26, 2007</i>	<i>5:30 p.m. Work Session on Folsom Blvd. Streetscape Improvement Project Phase 2</i>

If you have any technical questions related to the agenda items, please contact the appropriate department 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

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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Page 6 of 7

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

CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 7, 2007 Special Joint Meeting with the Planning Commission and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on May 3, 2007 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.cityofranhocordova.org.

Signed this 3rd day of May 2007 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: May 7, 2007

TO: Honorable Mayor, Council Members, Planning Commission Chair and Planning Commissioners

FROM: Pam Johns, Project Manager

SUBJECT: RIO DEL ORO PARKS AND OPEN SPACE

RECOMMENDATION

Consider the updated information on Rio del Oro parks and open space and provide input or direction as appropriate.

RESULT OF RECOMMENDED ACTION

Informed City Council regarding progress on Rio del Oro Specific Plan project with an emphasis on key policy issues and staff recommendations regarding parks and open space, including trails and pedestrian routes, and the Rancho Cordova Parkway segment through the preserve.

BACKGROUND

The proposed Rio del Oro project includes a request for a General Plan Amendment, Rezone, Special Planning Area Amendment/Specific Plan, Tentative Subdivision Maps, Development Agreement, and corresponding environmental review for a 3,828-acre mixed use community east of Sunrise Boulevard between White Rock and Douglas Roads. The development application was originally submitted to the County prior to City incorporation. Upon incorporation, the City took over responsibility for the evaluation and action on the proposed project.

Over the last three years, staff has been working with the applicant team to evaluate the project against the City's vision for future development, coordinating with other agencies, and preparing the environmental analysis of the proposed project impacts. Previous project discussions with the City Council include:

- December 2004 - staff presented to the City Council a project overview and progress report on the Rio del Oro application
- May 2005 - staff updated the City Council on the project progress and requested input on several key issues (land use plan and distribution, commercial sites, drainage facilities, and circulation plan)
- December 2006 - City Council study session focused on circulation and street design

The purpose of this meeting is to update the City Council and provide an opportunity for Council input on specific aspects of the project.

ANALYSIS

Described below are several key aspects of the proposed Rio del Oro project that staff will discuss with the City Council. Additional details will be provided at the study session.

Parks and Open Space

At the December 2006 Study Session on Rio del Oro, staff introduced the work in progress on the project parks and open space and discussed CRPD desire for an adult sports park and water park near the planned community park in Rio del Oro. Staff (including CRPD staff) and the applicant team have now completed additional work on the type, location, and distribution of parks and open space facilities. Staff will present the details at the study session.

Trail System and Pedestrian Routes

Rio del Oro proposed an extensive system of trails throughout the project area, including several grade separated crossings in conjunction with the planned drainage corridors. Staff will present the current proposal, along with any additional recommendations for trails and pedestrian routes at the study session.

Rancho Cordova Parkway Segment

At the December 2006 Study Session with City Council, staff and the applicant team presented a recommended road segment for Rancho Cordova Parkway through the preserve. This segment of Rancho Cordova Parkway has been designed with a special cross section that minimizes impacts to the wetland area. City Council discussed the road section and directed amendments to create minimum 6 foot sidewalks on each side of the road by eliminating the on-street bike lanes. Details will be provided at the study session.

NEXT STEPS

City Staff continues to work internally and with outside agencies to resolve outstanding issues and to formalize project recommendations for the proposed Rio del Oro project. Once these tasks are complete, staff will schedule public hearings with the Planning Commission and City Council to consider the details of the proposed project.



CITY COUNCIL SPECIAL MEETING

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Tuesday, March 27, 2007
5:30 P.M.

MINUTES

WORK SESSION

Call to Order

Mayor Sander called the work session to order in the American River North Community Room at 5:41 p.m.

Present: Council Members McGarvey, Skoglund, Cooley (arrived at 6:23 p.m.) Budge, and Mayor Sander.

Staff Present: Gaebler, Chinn, Junker, Olea-Moger, Lindgren, Salerno, Haven, Trimberger, Abhar, Thomas, Sparkman, Borre, and Johns.

Work Session Topic

1. Council Retreat Continuation and Future Development Policy Discussions.

ORAL COMMUNICATIONS

2. Public Comment

The following individuals addressed the Council:

- Tim Taron to encourage the City to restructure its fees to model Roseville's fee structure (i.e., phasing in infrastructure over time, giving developers 100% credit for building the infrastructure, and tempering what fees builders pay up front to those that are not shared costs.
- Bob Shattuck to point out that Roseville's fee structure balances infrastructure costs to the developer between before and after homes are sold.
- Sam Miller to recommend the Placer County fee model be pursued and to remind all of alternative forms of transportation.
- Jim Miller to recommend Roseville fee model be followed.

AT THIS POINT the Council took a brief recess. All of the Council Members reconvened.

- Russ Davis on Highway 50 Mobility Project relief for Sunrise Boulevard traffic and on finding creative ways to move projects forward and not front load all the fees.
- David Hatch on the need to correct the Nexus Study conclusions, as well as engage discussion on total fees.

- Ryan Fong on impact obtaining wetland permits have to moving forward on roadway improvements; need to find a way to remove roadway improvements permit from wetland permits.

ACTION: No action taken; discussion item only. General consensus for staff to continue working with developers and return to Council at future date with a comprehensive total fee structure policy.

ADJOURNMENT

Mayor Sander adjourned the meeting at 9:43 p.m.

Anna Olea-Moger, CMC, City Clerk



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, April 2, 2007

5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m. and announced the cablecast playback schedule.

Present: Council Members Cooley, McGarvey, Skoglund, Budge, and Mayor Sander
Staff Present: Androlowicz, Olea-Moger, Salerno, Richeal, Haven, Gaebler, Lindgren,
Beiswenger, Campbell, Flory, and Garcia

Pledge of Allegiance

Curt Haven led the pledge.

Invocation

1. Pastor Steve Curran, Mayhew Community Baptist Church, gave the invocation.

Presentation(s)

2. Certificate of Recognition for Eagle Scout Jason Bullock.
3. Presentation of Rose Plant by Capitol Pops Band.

ORAL COMMUNICATIONS

4. Public Comment

The following individuals addressed the Council:

- Neil Kramer on road construction on Mather Field Road at Croydon Way.
- Katherine Kasiborski on road construction on Mather Field Road at Croydon Way.
- Lois Wright, Government Affairs Representative with SMUD, in support of Item #9, waiving photovoltaic permits.
- Linda Smith on Rancho Cordova Weed and Seed Update.
- Charles Lotz on road construction on Mather Field Road at Croydon Way.
- Sylvia Duckworth on road construction on Mather Field Road at Croydon Way.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote, the Consent Calendar was approved.

5. **Subject:** Minutes of City Council Meetings:
 - a. Regular Meeting of March 19, 2007.**Recommendation:** Adopt Minutes.
6. **Subject:** Letter of Support for the Cordova Blue Marlins Swim Team.
Recommendation: Approve letter of support for the Cordova Blue Marlins Swim Team.
Result of Recommended Action: Council fulfills its desire to provide a letter of support for the Cordova Blue Marlins Swim Team by formalizing approval of the letter at a regular meeting.
Staff Report: Anna Moger, City Clerk's Department
7. **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 With Watkin & Bortolussi, Inc. To Decrease the Current Contract Amount From \$1,860,479.40 to \$1,708,142.00 for the Construction of the Mather Field Road/Highway 50 Interchange Landscaping Project.
Recommendation: Adopt Resolution No. 31-2007.
Result of Recommended Action: The contract change order will decrease the current contract amount of the Mather Field Road/Highway 50 Interchange Landscaping Project. The contract change order contains modifications to the irrigation system to accommodate future projects by the California Department of Transportation as well as establishes an irrigation point of connection from California American Water Company on the north side of the project and eliminates tunneling through the overpass structure at Mather Field Road and Highway 50 and extends the landscaping on the area on the south west side of Mather Field Road.
Staff Report: Cyrus Abhar, Public Works Department
8. **Subject:** Ordinance Amending Chapter 3.40, Section 3.40.060(e) of the Rancho Cordova Municipal Code, Clarifying the City's Original Intent Relating to the Telephone User Tax.
Recommendation: Waive first reading and introduce Ordinance No. 10-2007. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will clarify the City's original intent with respect to the application of the City's user utility tax.
Staff Report: Sandy Salerno, Finance Department and Joe Chapman, City Attorney's Office
9. **Subject:** Ordinance Temporarily Suspending Residential Photovoltaic Solar System Permit Fees as Found in Section 16.90.030 of the Rancho Cordova Municipal Code.
Recommendation: Waive second reading and adopt Ordinance No. 07-2007. **(Roll Call Vote)**

Result of Recommended Action: In order to encourage solar energy use within Rancho Cordova, permit fees relating to the installation and construction of photovoltaic solar systems will be waived for a period of 3 years.

Staff Report: Tom Trimberger, Building Department

10. **Subject:** Aerojet GET KA Tentative Parcel Map, Conditional Use Permit and Design Review, Project No. RC-06-232, Located at 10557 Coloma Road. **(Continued from December 18, 2006 and March 19, 2007)**

Recommendation: Adopt Resolution 30-2007.

Result of Recommended Action: Adoption of this resolution will approve conditional use permit, tentative subdivision map, and design review entitlements, allowing Aerojet to pursue the development of the groundwater treatment facility at the Coloma Road site.

Staff Report: William Campbell, Planning Department

Advances Goals: 6 and 8

CONSENT PUBLIC HEARING ITEM

Mayor Sander opened the Consent Public Hearing period. There were no speakers. Mayor Sander closed the Consent Public Hearing period.

ACTION: Motion by Budge second by McGarvey and carried by 5:0 vote, the Consent Public Hearing Item was approved.

11. **Subject:** Star Industries Design Review, Project Number RC-06-258, Located at Luyung Drive North of Hydraulic Drive. **(Continued from February 20, 2007 and March 19, 2007)**

Recommendation: Adopt Resolution No. 22-2007.

Result of Recommended Action: Approval of resolution would allow the applicant to apply for the permits necessary to construct the proposed warehouse/office building.

Staff Report: William Campbell, Planning Department

PUBLIC HEARING ITEMS

12. **Subject:** Appeal of the Planning Commission Denial of Gold Crossing Town Homes, Project No. RC-05-178, Tentative Subdivision Map and Special Development Permit, Located at 10880 – 10894 Coloma Road.

Recommendation: Adopt Resolution No. 33-2007.

Result of Recommended Action: The action would prohibit the applicant from dividing an existing apartment complex into twenty parcels for four-plex buildings for individual sale and one common area parcel for parking areas and open space.

Staff Report: Jeffrey S. Beiswenger, Planning Department

Mayor Sander opened the public hearing on Item #12. The following individuals addressed the Council:

- Caryn Rinaldi in support of the project and provided a signed petition supporting project approval.
- Andre Ashford in support of the project.
- Barbara Richard in support of the project.

Mayor Sander closed the public hearing on Item #12.

ACTION: Motion by Budge second by McGarvey and carried by 5:0, Council adopted Resolution No. 33-2007.

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

13. **Subject:** Resolutions Declaring Election Results and Amending Sunridge Park Area Community Facilities District (CFD) No. 2004-1.

Recommendation: Adopt Resolutions 34-2007 and 35-2007.

Result of Recommended Action: The result of the proposed actions will mean greater security of the police services special tax, without changing the police service tax rate paid by landowners. In addition, other changes bring the authorized facilities and special tax into conformity with Community Facilities District Law (Mello-Roos), allowing for more straight-forward ongoing administration by the City.

Staff Report: Sandy Salerno, Finance Department and Joe Chinn, City Manager's Office

Mayor Sander opened the public hearing on Item #13. There were no speakers. Mayor Sander closed the public hearing.

ACTION: Motion by Cooley second by Skoglund and carried by 5:0 vote, Council adopted Resolution No. 34-2007.

ACTION: Motion by Budge second by Skoglund and carried by 5:0 vote, Council adopted Resolution No. 35-2007 with amended Exhibit A Canvass and Statement of Election Results as read into the record by the City Clerk.

REGULAR CALENDAR ITEMS

14. **Subject:** Consideration of Funding Housing, Community Improvement Programs, and Non-Profit Public Services from New Community Development Block Grant Funds and Review of the Draft Five-Year Consolidated Plan, Draft 2007-08 Action Plan, and Draft Citizen Participation Plan.

Recommendation: Receive the information and provide direction to staff regarding preferences for consideration to applicants for the City's 2007/08 CDBG Program.

Result of Recommended Action: The re-allocation of previously allocated CDBG funds and identified preferences for consideration to applicants for the City's 2007/08 CDBG Program.

Staff Report: Reed Flory, Housing Services Division and Curt Haven, Economic Development Department

Mayor Sander opened the public comment period on Item #14. The following individuals addressed the Council:

- Michelle Coleman on bringing WEAVE, Inc. services to Rancho Cordova.
- Janine Brown on funding for Meals on Wheels.
- Flora Maloney on receiving all funds requested for CLUB (care, laugh, understand, belong).
- John Foley on self-help housing counseling in the Rancho area.
- Lee Frechette on White Rock Park Improvement District Project.
- Katie Willse and Paul Shane on funding for Roots and Horizons.

Mayor Sander closed the public comment period.

ACTION: Discussion item only, no action taken.

15. **Subject:** Resolution Authorizing the City Manager to Execute the Regional Human Rights / Fair Housing Commission Joint Exercise of Powers Agreement.

Recommendation: Adopt Resolution No. 32-2007.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute the Regional Human Rights/Fair Housing Commission Joint Exercise of Powers Agreement. Execution of this Joint Powers Agreement will give the City a seat on the Regional Human Rights/Fair Housing Commission's Governing Board and a seat on its Advisory Board. Becoming a member of the Commission will allow the City to benefit from programs implemented by the Commission that identify and seek to eradicate discrimination.

Staff Report: Curt Haven, Economic Development Department.

Mayor Sander opened the public comment period on Item #15. There were no speakers. Mayor Sander closed the public comment period.

ACTION: Motion by Budge second by Cooley and carried by 5:0 vote, Council adopted Resolution No. 32-2007.

CORRESPONDENCE

Council Members reported on various correspondence since last meeting.

COUNCIL REPORTS

Council Members reported on various events and activities since last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member Cooley requested a Proclamation for Child Abuse Month.
- Council Member McGarvey requested a resolution or certificate of recognition for four children who cleaned up graffiti.
- Council Member Budge will be forwarding potential proclamations to the City Clerk.

CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- City's Blood Drive on Tuesday, April 3rd.
- Internship Program and Presentation in June.
- Sacramento Area Public Relations Program.

ADJOURNMENT

Mayor Sander adjourned the meeting at 9:59 p.m.

Anna Olea-Moger, CMC, City Clerk



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, April 16, 2007

5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the David B. Council Chambers at 5:39 p.m. and announced the cablecast playback schedule.

Present: Council Members Skoglund, McGarvey, Budge, and Mayor Sander.
Absent: Council Member Cooley
Staff Present: Gaebler, Chinn, Olea-Moger, Lehr, Lindgren, Abhar, Campbell, Jordan, Miller, Treadwell, Sanchez, Haven, Simpson

Pledge of Allegiance

Girl Scout Color Guards Dalainy Salazar (American Flag), Haley Holsted (California Flag), Alani Echevarry (Council/Junior Flag) and Justyne Perkins (Color Guard) from Troop 928, performed a Flag Ceremony and led the Pledge of Allegiance.

Invocation

1. Pastor Matt Newton, First Covenant Church, gave the invocation.

Presentation(s)

2. Proclamation for Creek Week.
3. Certificates of Recognition for Heroism to Rancho Cordova Police Officers will be presented at the May 7th City Council Meeting/
4. Proclamation for Glen Reagan's Class: Asteroid Discovery and Certificates of Recognition for Cordova High School Asteroid Hunters were given to the following student achievers for outstanding discoveries in Astronomy leading to three new asteroids recognized by the Harvard University Minor Planet Center:
 - Josh Rose
 - Phillip DiJoseph
 - Jisel Moore

- Christine Sherer
 - Lycia Vang
 - Mike Sebastian
5. Certificates of Recognition for Graffiti Clean-up at Cordova Lane Elementary School Were Given to the Following Students:
- Joseph Harper from Rancho Cordova Elementary School.
 - Jenna Borchard from Cordova High School.
 - Yante Maten from Capital Christian Center School.
 - Joey Frei from Cordova High School.
6. Proclamation for Child Abuse Month.
7. Quarterly Status Report from Scottie Moore on the Rancho Cordova Sister Cities Council included the following topics:
- Committee name established as the Rancho Cordova Sister Cities Council and Articles of Incorporation filed;
 - A sub-committee was formed to draft the by-laws;

ORAL COMMUNICATIONS

8. Public Comment

The following individuals addressed the Council:

- Conrade Mayer and Bruce Risley on joint East Egg hunt sponsored by Cordova Community Council and Kiwanis Club.
- Conrade Mayer on Park District break-in's and vandalism.
- James Ottem from Alan Nakanishi's office on Legislative Priorities.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

9. **Subject:** Ordinance Amending Chapter 3.40, Section 3.40.060(e) of the Rancho Cordova Municipal Code, Clarifying the City's Original Intent Relating to the Telephone User Tax.
Recommendation: Waive second reading and adopt Ordinance No. 10-2007. **(Roll Call Vote)**

Result of Recommended Action: This ordinance will clarify the City's original intent with respect to the application of the City's user utility tax.

Staff Report: Sandy Salerno, Finance Department and Joe Chapman, City Attorney's Office

Advances Goal: 11

10. **Subject:** Resolution Declaring the Result of Mail Ballot Election Regarding the Special Tax for Police Services for Special Police Tax Area Zone 38 for Gold Flake Court Subdivision.
Recommendation: Adopt Resolution No. 29-2007.

Result of Recommended Action: Adoption of this resolution will declare the result of the police tax election concerning Special Police Tax Zone 38, which will assist the City to meet the costs of providing City law enforcement services by establishing a special tax for police protection services for the Gold Flake Court Subdivision.

Staff Report: Adam Lindgren and Jose Sanchez, City Attorney's Office

Advances Goals: 1, 6, 8, 11 and 13

Fosters Strong Neighborhood Initiative

11. **Subject:** Resolution Authorizing the City Manager to Execute Grant of Easement to the City for the Widening of Sunrise Boulevard.
Recommendation: Adopt Resolution No. 38-2007.
Result of Recommended Action: The result of the proposed action will provide access to lands owned by the Bureau of Reclamation, allow the construction along Sunrise Boulevard near the intersection of Sunrise Boulevard and Kiefer Road to continue and authorize the Public Works Director and City Manager to process future approvals.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 2
12. **Subject:** Resolution Authorizing the City Manager to Execute an Agreement Between the City of Rancho Cordova and the County of Sacramento for Household Hazardous Waste Collection Program.
Recommendation: Adopt Resolution No. 39-2007.
Result of Recommended Action: The agreement will allow Rancho Cordova residents to use the County's Permanent Household Hazardous Waste Collection Facility ("PHHWCF") at no charge.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 6 and 10

CONSENT PUBLIC HEARING ITEM

None

PUBLIC HEARING ITEMS

13. **Subject:** Ordinance Amending Title 16 of the City's Municipal Code, Adding Chapter 16.19 Relating to Maintenance of Boarded and Vacant Buildings.
Recommendation: Waive first reading and introduce Ordinance No. 11-2007. (**Roll Call Vote**)
Result of Recommended Action: Adoption of this ordinance will establish enforceable minimum standards for vacant buildings and provide a self-supporting program for enforcing these standards.
Staff Report: Jose Sanchez, City Attorney's Office; Curt Haven, Economic Development Department; and Kerry Simpson, Neighborhood Services
Advances Goals: 1, 5, 6, 8, 10, 11 and 13
Fosters Strong Neighborhood Initiative

Mayor Sander opened the public hearing on Item #13. The following individuals addressed the Council:

- Rex Albright in support of the ordinance.
- Scottie Moore in support of the ordinance.

Mayor Sander closed the public hearing on Item #13.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 (Cooley absent) roll call vote, Council waived the first reading and introduced Ordinance No. 11-2007 with the following modification: Council to delegate authority to City Manager to establish and adjust the fees.

- 13a. **Subject:** Ordinance Establishing Rules and Regulations for the Operation and Maintenance of Kilgore Cemetery.
Recommendation: Continue item to date not yet determined in the future. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will enable the City to begin interment at Kilgore Cemetery and directs the establishment of fees which pay for interment and long term care of the interment.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 1, 4, 8 and 10

Mayor Sander opened the public comment period on Item #13a. There were no speakers.
Mayor Sander closed the public comment period on Item #13a.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 (Cooley absent) roll call vote, Council continued Item 13a to a date not yet determined.

REGULAR CALENDAR ITEMS

14. **Subject:** General Plan 2006 Annual Report.
Recommendation: Receive the 2006 General Plan Annual Report from the Planning Commission as required by State Law.
Result of Recommended Action: By receiving this report from the Planning Commission, the Council satisfies statutory obligation under State Law. No further action is required.
Staff Report: Paul Junker and Christopher Jordan, Planning Department
Advances Goals: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13
Fosters Strong Neighborhood Initiative

Mayor Sander opened the public comment period on Item #14. The following individual addressed the Council:

- Conrad Mayer in support of the item.

Mayor Sander closed the public comment period on Item #14.

ACTION: Discussion item only; no action taken.

15. **Subject:** Legislative Program and 2007 Legislative Priorities.
Recommendation: Staff recommends that Council:
a) Approve the creation of a Legislative Program with accompanying process and priorities; and
b) Adopt the 2007 Legislative Priorities.
Result of Recommended Action: Council members and staff will be able to utilize a program and resources available to help track and provide advocacy on state and federal legislation. The 2007 Legislative Priorities will serve as a foundation for the City's legislative program that allows staff and council members to act quickly and consistently on legislative issues.
Staff Report: Stephanie Snyder and Alexandra Miller, City Manager's Office
Advances Goals: 1 through 13

Mayor Sander opened the public comment period on Item #15. There were no speakers.
Mayor Sander closed the public comment period on Item #15.

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 (Cooley absent) vote, Council approved the creation of a Legislative Program with accompanying process and adopted the 2007 Legislative Priorities as modified deleting the following statement: Monitor or sponsor legislation that requires County governments to submit to LAFCo processes for urban boundary growth

CORRESPONDENCE

Council Members reported on various correspondence since last meeting.

COUNCIL REPORTS

Council Members reported on various events and activities since last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

None

ADJOURNMENT

Mayor Sander adjourned the meeting at 7:59 p.m. in memory of Dave Roberts, City of Rancho Cordova's first Mayor.

Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 11-2007

**AN ORDINANCE OF THE CITY COUNCIL
AMENDING TITLE 16 OF THE CITY MUNICIPAL CODE, ADDING CHAPTER 16.19
RELATING TO MAINTENANCE OF BOARDED AND VACANT BUILDINGS**

WHEREAS, it is imperative to establish enforceable minimum standards for vacant buildings and to provide a program for enforcing these standards which is self-supporting. Vacant buildings are a major cause and source of blight in both residential and non-residential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Vacant buildings are potential fire hazards, pose attractive nuisances, are used by trespassers and often are not properly maintained; and

WHEREAS, violators of the California Building Code, the California Health and Safety Code and the Rancho Cordova Municipal Code must bear the cost of vacant building monitoring and code enforcement; and

WHEREAS, property owners derive substantial benefit including tax benefits from property ownership, and therefore should pay for program costs when buildings and property with buildings are vacant. Program costs shall include but shall not be limited to unsecured building board-up and property maintenance; and

WHEREAS, it is necessary to establish an operating fund, including a revolving fund for unsecured building board-up and property maintenance which is separate from the City's general fund for the purpose of implementing and operating a Vacant Building Monitoring Program on an ongoing basis. It is necessary that the source of funds be predictable and reliable for the efficient and continued operation of such a program. The imposition of a Vacant Building Monitoring Fee and a revolving fund for unsecured building board-up is an appropriate means to accomplish this purpose; and

WHEREAS, it is recognized that the majority of vacant building property owners comply with the state law and city ordinances, and that only a relatively small percentage violate these laws. It is the intent of this Chapter to have violators pay for the cost of a Vacant Building Monitoring Program. However, it is also recognized that the collection of enforcement fees and penalties from violators can be a protracted and costly process, and that reliance upon violators as the sole funding of such a program is inherently speculative and unrealistic. Therefore, while the primary source of revenue for this Vacant Building Monitoring Program is intended to come from the collection of enforcement fees and penalties from violators, in their absence, the Vacant Building Monitoring Program fee and ongoing revolving fund is intended to make up program cost deficiencies. Reliance on the City's general fund for its costs of operation shall be minimized to the greatest extent possible.

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby ordain as follows:

AGENDA ITEM # 12

SECTION 1. Rancho Cordova Municipal Code Title 16, "Building and Construction," is hereby amended to include Chapter "16.19," titled "Maintenance of Boarded and Vacant Buildings," to read as follows:

"CHAPTER 16.19 MAINTENANCE OF BOARDED AND VACANT BUILDINGS

16.19.010 Purpose

Vacant buildings are a major cause and source of blight in both residential and non-residential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Vacant buildings attract vagrants and transients and invite criminal activity. Use of vacant buildings by transients who may employ primitive cooking or heating methods, creates a risk of fire for vacant buildings and adjacent properties. Vacant buildings, whether or not those buildings are boarded, discourage economic development and retard appreciation of property values. It is the responsibility of the owner to prevent owned property from becoming a burden to the neighborhood and community, and a threat to the public health, safety and welfare.

Because of the potential economic and public health, safety and welfare problems caused by vacant buildings, the City needs to monitor vacant buildings so that they do not become attractive nuisances, are not used by vagrants or trespassers, are properly secured and maintained, and do not become a blighting influence in the neighborhood. City departments involved in such monitoring include the Police Department, Code Enforcement Department, Planning Department, Building Department and Engineering Department. There is a substantial cost to the City for monitoring vacant buildings which should be paid by the owners of the vacant buildings. The City has established the Vacant Building Monitoring Program to accomplish this purpose.

16.19.020 Definitions

- A. "Building" means any structure, including, but not limited to, any residential, commercial, industrial, or assembly structure approved for occupancy.
- B. "Vacant Building" means any structure or building that: 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or boarded.
- C. "Owner" for the purpose of this Chapter means a person listed on the last equalized tax roll, as maintained by the county and/or person designated by the owner who is in charge or control of the vacant building.

16.19.030 Enforcement and Remedies for Violation

A building that is vacant, or vacant and boarded in violation of this Chapter is a public nuisance. In addition to the provisions in this Chapter, the City is authorized to use the remedies set forth in state law, the California Building Code, the Uniform Code for the Abatement of Dangerous Buildings, and the Rancho Cordova Municipal Code.

The remedies, procedures and penalties provided by this Chapter are cumulative to each other and to any others available under state law or other City ordinances. The imposition of a Vacant Building Monitoring Program Fee shall not preclude the City Manager or his/her

designee from seeking all other remedial penalties available under the Rancho Cordova Municipal Code.

The City's failure to provide notices within the time specified does not constitute waiver by the City of the provisions of this Chapter.

16.19.040 Owner Responsibilities

- A. The owner of any vacant boarded building, whether boarded by voluntary action of the owner or as a result of enforcement activity by the City, shall cause the vacant boarded building to be rehabilitated for occupancy within thirty (30) days after the building is boarded.
- B. No person shall allow a building designed for human use or occupancy to stand vacant for more than thirty (30) days, unless the owner establishes by substantial evidence to the reasonable satisfaction of the City Manager or his/her designee that one of the following applies:
 - 1. The building is the subject of an active building permit for repair or rehabilitation and the owner is progressing diligently to complete the repair or rehabilitation.
 - 2. The building meets all applicable codes, does not contribute to blight, is ready for occupancy, and is actively being offered for sale, lease or rent.
 - 3. The building does not contribute to and is not likely to contribute to blight because the owner is actively maintaining and monitoring the building. Active maintenance and monitoring shall include, without limitation, all of the following:
 - a. Maintenance of landscaping and plant material in good condition; and
 - b. Maintenance of the exterior of the building, including but not limited to paint and finishes, in good condition; and
 - c. Prompt and regular removal of all exterior trash, debris and graffiti; and
 - d. Maintenance of the building in continuing compliance with all applicable codes and regulations; and
 - e. Prevention of criminal activity on the premises, including but not limited to use and sale of controlled substances, prostitution, criminal street gang activity, loitering or trespassing.
 - 4. The building is vacant due to fire, flood, earthquake, or other form of natural disaster and the owner is actively pursuing assistance for demolition, rehabilitation or restoration of the building and/or premises from local, state or federal assistance programs or from insurance agencies.
- C. The owner of any vacant boarded building, whether boarded by voluntary action of the owner or as a result of enforcement activity by the City, shall ensure that the building is

boarded pursuant to the Board-Up Standards provided in Section 16.19.060 of this Chapter.

16.19.050 Quarterly Monitoring Fee

- A. Purpose. The quarterly monitoring and inspection fee will be used to finance the cost of inspection and enforcement related to this Chapter. The revolving fund for board up of buildings and property maintenance shall be used to secure buildings and abate conditions on the property.
- B. Fee Imposed. A quarterly monitoring fee in an amount to be established from time-to-time by the City Manager shall be imposed upon every owner of a vacant building in violation of this Chapter, provided that the fee shall not exceed the estimated reasonable cost of monitoring vacant buildings in the City. The City Manager may adjust the fee as necessary. The quarterly monitoring fee is due within thirty (30) days of notice that the building is vacant and in violation of this Chapter. The fee is due for every quarter upon which the building is vacant, even if the building is only vacant part of the quarter. The owner will be billed at the beginning of each quarter while the building is in violation of this Chapter. The fee shall be payable as to any building, residential or non-residential, which the City Manager or his/her designee determines to be in violation of Section 16.19.040(A) and 16.19.040(B) of this Chapter.
- C. Fee Waiver. The vacant building monitoring fee may be waived by the City Manager or his/her designee upon a showing by the owner that:
 - 1. The owner has a building permit and is progressing diligently to repair the premises for occupancy or has an application pending for a building permit or other entitlement; or
 - 2. The building meets all applicable codes and is actively being offered for sale, lease, or rent; or
 - 3. The building does not contribute to and is not likely to contribute to blight because the owner is actively maintaining and monitoring the building. Active maintenance and monitoring shall include, without limitation, all of the following:
 - a. Maintenance of landscaping and plant material in good condition; and
 - b. Maintenance of the exterior of the building in good condition, including but not limited to paint and finishes; and
 - c. Prompt and regular removal of all exterior trash, debris and graffiti; and
 - d. Maintenance of the building in continuing compliance with all applicable codes and regulations; and
 - e. Prevention of criminal activity on the premises, including but not limited to use and sale of controlled substances, prostitution, criminal street gang activity, loitering or trespassing.

4. The building is vacant due to fire, flood, earthquake, or other form of natural disaster and the owner is actively pursuing assistance for demolition, rehabilitation or restoration of the building and/or premises from local, state or federal assistance programs or from insurance agencies.
- D. Notice and Procedures. The vacant building monitoring fee shall be billed to the owner of the property. Notice shall be served either personally, by first class mail, or by certified mail, addressed to the owner as the address appears on the last equalized assessment roll or as known to the enforcement officer. An owner is sent a bill with the notice stating a violation of this Chapter exists, and that notice shall constitute enrollment in the Vacant Building Monitoring Program. Any owner may apply for a waiver on the grounds set forth in Section 16.19.050(C) above by submitting a written statement setting forth the grounds for the waiver, and the owner's daytime telephone number, to the City Manager or his/her designee within ten (10) days after the billing is mailed to the owner. The owner shall provide substantial evidence in support of the owner's statement on the grounds for the waiver. The City Manager or his/her designee shall review the written statement and all related evidence and may contact the owner to discuss the application for waiver. The City Manager or his/her designee shall prepare a written decision which shall be mailed to the owner and shall set forth the reasons for the decision.
- E. The owner of a vacant building shall not allow or cause any use of the property or any buildings thereon unless the property owner has first corrected the violations which caused placement into the program and has paid the required quarterly monitoring fee, as well as any other penalties or fines owed to the City.
- F. Within ten (10) days of enrollment in the vacant building monitoring program, the owner must place a sign in a visible area in the front of the vacant building that indicates that the building has been enrolled in the City of Rancho Cordova's Vacant Building Monitoring Program. The sign will be provided to the owner by the City upon enrollment.
- G. Upon transfer or sale of a vacant building, the seller shall provide written notification to the City Manager or his/her designee that the property has been transferred or sold.
- H. Within fifteen (15) days of the bill for the Vacant Building Monitoring Program fee, or within fifteen (15) days after the decision of the City Manager or his/her designee, the City Manager or his/her designee shall file in the office of the County Recorder a notice that the building is subject to the Vacant Building Monitoring Program fee.
- I. Any fees established pursuant to this Chapter which are more than thirty (30) days delinquent, or not paid within thirty (30) days after the decision of the City Manager or his/her designee has been mailed to the owner, shall constitute an assessment against the property. The City may use all legally available procedures to collect any unpaid fee including, but not limited to, collecting the unpaid fee on the tax roll or recording a lien on the property, consistent with applicable law.

16.19.060 Standards for Boarding a Vacant Building

- A. The temporary boarding of the doors, windows or other openings of any building or structure or any means of securing such openings, other than by the conventional method used in the original construction and design of the building or structure, shall comply with the following minimum standards:

1. Windows. Windows and similar openings shall be boarded with exterior grade plywood of minimum thickness three-fourths inch (3/4") (to be consistent with door security standards) or its equivalent. Vent holes may be required, as deemed necessary by the Building Official. The plywood shall be secured in place, as a minimum standard, by a set of two (2) Grade No. 2 Douglas Fir two (2) by four (4) or four (4) by four (4) cross members set at two feet (2') on center vertically, secured to the plywood by three-eighths inch (3/8") plated carriage bolts with large washers at each end and with the cross member turned so that the carriage bolt goes through the larger dimension. Bolts used to secure the cross member shall be threaded to the correct length. A minimum of two (2) sets of such cross members shall be used on each window. Each cross member shall be a continuous piece of lumber, and each must extend at least one foot (1') past the window opening in each direction. Bolts and nuts used to secure the cross members to the plywood must be tightened enough to slightly deflect the wood. Bolt heads must fit tightly against the wood and not give a purchase for pliers or pry bars. The nuts are to be located on the interior side of the structure.
2. Exterior doors. The main exterior (required) residential exit door(s) and all commercial exterior exit doors shall be boarded with exterior grade plywood of a minimum thickness of three-fourths inch (3/4") or its equivalent, fitted to the entry door jamb with maximum one-eighth inch (1/8") clearance at each edge from the door jambs and threshold. The existing door should be removed. The plywood shall, as a minimum standard, be attached to three (3) Grade No. 2 Douglas Fir horizontal two (2) by four (4) wooden crossbars with two (2) each three-eighths inch (3/8") carriage bolts and matching hardware, with nuts located on the interior side of the structure. The plywood shall be attached to the door entry with three (3) case hardened strap hinges located at quarter points and the plywood shall be secured by two (2) case hardened steel hasps located at third points on the strike side of the door and minimum two inch (2") case hardened padlock. Fasteners used to attach the door hasp and hinges shall be the non-reversible type that do not give a purchase for pliers or pry bars. All other unsecured residential doors providing exterior access shall be removed and be secured in the same fashion as windows noted above.
3. Painting of boarded openings. All boarded openings shall be painted with a minimum of one coat of exterior paint which is of a dark gray or similar earth color or a color compatible with the exterior color of the building or structure.
4. Garages. Overhead garage doors shall be secured. Nailing the door to the jamb or nailing pieces of two (2) by four (4) to the jamb is not acceptable. The overhead door shall be padlocked with the existing garage lock or a newly installed one. In an attached garage it is acceptable, as a minimum standard, to insert a piece of Grade No. 2 Douglas Fir two (2) by four (4) lumber through the overhead mechanism on the inside of the door. The two (2) by four (4) shall be long enough to go through both sides of the mechanism or shall be nailed in place on the inside so that it cannot fall out. Secondary garage entrances to the outside of the garage shall be secured with strong-backed plywood as described for windows above. Access doors between the house and attached garage need not be boarded. Detached garages shall be secured as a separate structure. Access shall be provided by padlock as described for doors above.

- B. Alternative methods of securing a building. Notwithstanding Subsection A of this Section, the Building Official may approve alternative methods of securing doors, windows or other openings of any building or structure. In making the determination to approve any alternative method, the Building Official shall consider the aesthetic and other impacts of such method on the immediate neighborhood and the extent to which such method provides adequate and long-term security against the unauthorized entry to the property.
- C. During all times that persons are inside a boarded structure, all exits and entries shall be made accessible provided that the structure must be again secured when such persons are no longer inside.

16.19.070 Abatement Procedures for Vacant and Unsecured Buildings

- A. Notice of Violation. Whenever the City Manager or his/her designee determines that a vacant and unsecured building exists, an abatement notice and order may be sent to the owner directing abatement by boarding and compliance with the board-up standards, within a reasonable time of the notice.
- B. Time for Correction. The notice shall provide a reasonable time for correction depending on the severity of the violation. The owner may request an extension of time, which may be granted if the City Manager or his/her designee determines an extension is warranted. However, the building shall not be removed from the Program and the quarterly monitoring fee shall be charged until all violations of this Chapter have been corrected. It is the responsibility of the owner to alert the City of compliance and have the building removed from the Program. Boarding shall be done pursuant to the standards established in Section 16.19.060 of this Chapter.
- C. Service of Notice. Notice shall be served personally to the owner, or notice shall be posted on the premises and mailed by first class or certified mail to the owner's address set forth on the last equalized assessment roll or as known to the enforcement officer. Such notice shall be effective upon mailing or personal service. In addition to the mailed notice, the City shall post conspicuously at least one copy of the notice upon the real property where the vacant building exists. The enforcement officer shall retain in the file a declaration of the person effecting service, declaring the date, time and manner that service was made and the date of posting.
- D. The City Manager or his/her designee may also require as part of the abatement notice and order, that the owner erect fences, barriers or other suitable means to discourage access to the vacant building and to discourage illegal dumping or littering on the yards surrounding the vacant building. The City Manager or his/her designee may also require the owner to post signs visible to public view that prohibit trespassing, littering or illegal dumping. The City Manager or his/her designee may also require that the owner remove any litter, waste, rubbish, debris or excessive vegetation from the yard surrounding the vacant building.
- E. The City Manager or his/her designee may also require the owner of the property to complete and sign a letter with the Rancho Cordova Police Department authorizing the Department to enforce no trespassing on the premises.

- F. If the owner does not comply with the abatement notice and order within the specified time, and no appeal is filed, the City Manager or his/her designee may 1) board the unsecured vacant building; 2) remove all litter, waste, rubbish, debris or excessive vegetation from the yards surrounding the vacant building; and 3) recover all costs pursuant to the procedures in Section 16.19.100 of this Chapter.
- G. If the City boards the unsecured vacant building, all barricade materials supplied by the City shall become the property of the owner upon payment of all costs to the City.

16.19.080 Emergency Hazard Abatement

When any open building or structure constitutes such an imminent threat to life, limb or property such that it must be secured, closed or barricaded and compliance with other provisions of this Code becomes infeasible, as determined by the City Manager or his/her designee, the City Manager or his/her designee may summarily secure, close, barricade the building without prior notice to the property owner. All costs incurred by the City in abating the hazard shall be borne by the property owner and failure to receive prior notice shall not affect or relieve the property owner's obligation for payment of such costs. The City may proceed to collect the costs in the same manner as collection of unpaid Vacant Building Monitoring fees.

16.19.090 Additional Abatement

If a vacant building previously abated by the owner or the City pursuant to an abatement notice and order again becomes unsecured and open to unauthorized entry, the City Manager or his/her designee will provide written notice to the owner to secure the building within ten (10) calendar days. If the yard surrounding a vacant building again contains debris, rubbish, waste or excessive vegetation, the City Manager or his/her designee will provide notice to the owner to clean the property surrounding the building within ten (10) calendar days. If the owner fails to fix the condition within ten (10) calendar days of the notice, or if the owner fails to provide written notice to the City Manager or his/her designee as to why the City should not abate the condition ten (10) days from the notice, the City may abate the nuisance and recover costs as provided for in this Chapter. The time required for the abatement of violations may be less than ten (10) days depending on the severity of the violation.

16.19.100 Abatement Cost

- A. Abatement costs shall include the cost to perform the actual work, the City's cost to administer any abatement and all other expenses incurred.
- B. Once the abatement is complete, the City may use all legally available procedures to collect any unpaid fee including, but not limited to, collecting the unpaid fee on the tax roll or recording a lien on the property, consistent with applicable law.

16.19.110 Appeals Regarding Placement into Program

- A. The City Hearing Officer shall have the jurisdiction to hear appeals of the following:
 - 1. The placement of the building or property into the Vacant Building Monitoring Program; or
 - 2. The requirement to pay fees under this Chapter.

- B. A determination which is appealable under this Section may be appealed by the owner of the property to the City Hearing Officer by filing written notice of appeal to the City Manager or his/her designee within ten (10) days of the action for which the appeal is taken.
- C. The Hearing Officer shall set the date for the hearing and determination. The hearing dates shall not be less than ten (10) days nor more than sixty (60) days after the date on which the copy of the notice of appeal was filed. The decision of the hearing officer shall be final.
- D. At the Hearing. All notices related to the placement of the property in the Program and the fee, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the placement of the building into the Program or the fee shall be given the opportunity to testify and to present evidence concerning the penalty.
- E. Hearing Officer's Decision. After considering the testimony and evidence presented at the hearing, the Hearing Officer shall issue a written decision to uphold, dismiss or modify the administrative penalty. The Hearing Officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the Hearing Officer is final, and may not be appealed.
- F. Fees and Costs after Hearing Officer's Decision. All fees and costs owed after the Hearing Officer's decision are due within thirty (30) days of the decision. Fees and costs owed which are more than thirty (30) days delinquent shall constitute an assessment against the property for which the fees were billed. The City may use all procedures available to it, to collect any unpaid fee including, but not limited to, collecting the unpaid fee on the tax roll or recording a lien on the property, consistent with applicable law.

16.19.120 Vacant and Boarded Building Penalty

- A. Penalties. Any owner of a boarded building which remains boarded in violation of Section 16.19.040(A) or any owner of a building which remains vacant in violation of Section 16.19.040(B) shall be liable for the following administrative penalties per building:
 - 1. Any owner of a building that remains vacant beyond the initial thirty (30) days in violation of Section 16.19.040 of this Chapter shall be liable for an administrative penalty in an amount of five hundred dollars (\$500) for the first violation.
 - 2. Ninety (90) calendar days after the issuance of the first administrative penalty, as described in Section 16.19.120(A)(1) above, the owner of a vacant building which continues to be in violation of this Chapter shall be liable for an administrative penalty in an amount of one thousand dollars (\$1,000).
 - 3. Ninety (90) calendar days after the issuance of the second administrative penalty, as described in Section 16.19.120(A)(2) above, the owner of a vacant building which continues to be in violation of this Chapter shall be liable for an

administrative penalty in an amount of one thousand five hundred dollars (\$1,500).

4. For every additional ninety (90) calendar day period after the issuance of the third administrative penalty, as described in Section 16.19.120(A)(2) above, the owner of a vacant building which continues to be in violation of this Chapter shall be liable for an administrative penalty in an amount of two thousand dollars (\$2,000) per building.
- B. Unless otherwise expressly provided, the remedies, procedures and penalties provided by this Chapter are cumulative to each other and to any others available under state law or other City ordinances.
 - C. Issuance of Notice of Violation and Penalty. If the City Manager or his/her designee determines that a violation of this Chapter has occurred, the City Manager or his/her designee shall issue an administrative penalty to any person whose acts or omissions have caused or contributed to the violation.
 - D. Service of Notice. Notice shall be served personally to the owner, or notice shall be posted on the premises and mailed by first class or certified mail to the owner's address set forth on the last equalized assessment roll or as known to the enforcement officer. Such notice shall be effective upon mailing or personal service. In addition to the mailed notice, the City shall post conspicuously at least one copy of the notice upon the real property where the vacant building exists. The enforcement officer shall retain in the file a declaration of the person effecting service, declaring the date, time and manner that service was made and the date of posting. A separate Notice of Violation and Penalty shall be issued for each subsequent penalty that may be assessed pursuant to this Section.
 - E. Contents of Notice of Violation and Penalty. The notice of violation shall contain the date of the violation; information identifying the violating property; the amount of the penalty; a description of the penalty payment process, including time for paying the penalty; a description of the administrative penalty review process, including the requirements for requesting a hearing; the name and signature of the person issuing the notice of violation.
 - F. Payment of Penalty. The administrative penalty shall be paid to the City within thirty (30) days after the notice of violation is issued, unless a request for hearing pursuant to Section 16.19.130 of this Chapter is filed with the City Clerk within ten (10) days of the issuance of the penalty.
 - G. Delinquent Penalties. Penalties established pursuant to this Chapter which are more than thirty (30) days delinquent shall constitute an assessment against the property for which the fees were billed. The City may use all procedures available to it, to collect any unpaid fee including, but not limited to, collecting the unpaid fee on the tax roll or recording a lien on the property, consistent with applicable law.

16.19.130 Request for Hearing and Appeal of Boarded and Vacant Building Penalty

- A. Hearing Request. Any person receiving an administrative penalty may request a hearing to contest the penalty. Any request for a hearing must be filed in writing with the

Neighborhood Services Department within ten (10) days of the issuance of the penalty. At the time of requesting the hearing, the person requesting the appeal shall pay an appeals processing fee. No appeal shall proceed without payment of the fee at the time the appeal is filed provided that the Neighborhood Services Department Supervisor or any other person designated by City Manager may reduce, waive or defer the appeal fee upon written request for good cause shown. Good cause may include factors indicating good faith attempts to comply. Failure to timely request a hearing or to pay the appeals processing fee constitutes a waiver of the right to appeal and a failure to exhaust administrative remedies.

- B. Hearing Officer. The City Manager shall designate the hearing officer(s) for administrative penalty hearings.
- C. The Hearing Officer shall set the date for the hearing and determination. The hearing dates shall not be less than ten (10) days nor more than sixty (60) days after the date on which the copy of the notice of appeal was filed. The decision of the hearing officer shall be final.
- D. Administrative Hearing and Procedures. The Hearing Officer shall only consider evidence that is relevant to the following issues:
 - 1. Whether the building meets the definition of vacant building as provided in this Chapter for thirty (30) consecutive days; and
 - 2. Whether any of the exceptions set forth in Section 16.19.040(B) have been met.
- E. At the Hearing. The administrative penalty notice and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the administrative penalty shall be given the opportunity to testify and to present evidence concerning the penalty.
- F. Hearing Officer's Decision. After considering the testimony and evidence presented at the hearing, the Hearing Officer shall issue a written decision to uphold, dismiss or modify the administrative penalty. The Hearing Officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the Hearing Officer is final, and may not be appealed.
- G. Penalties and Costs after Hearing Officer's Decision. All penalties and costs owed after the Hearing Officer's decision are due within thirty (30) days of the decision. Penalties and costs owed which are more than thirty (30) days delinquent shall constitute an assessment against the property for which the fees were billed. The City may use all procedures available to it, to collect any unpaid fee including, but not limited to, collecting the unpaid fee on the tax roll or recording a lien on the property, consistent with applicable law.

16.19.140 Continuous Public Nuisance

Any vacant building that was originally secured by the owner or pursuant to an administrative order may be declared a continuing public nuisance by the City Manager or his/her designee if

the building continues to remain open and unsecured on a periodic basis, thereby requiring additional monitoring and resecuring of the building. The City Manager or his/her designee may seek demolition of this continuous public nuisance by following any of the administrative abatement procedures found in this Code and seeking a court order.

16.19.150 Right to Judicial Review

A person aggrieved by the Hearing Officer's decision under this Chapter may obtain review of the decision by filing a lawsuit with the Superior Court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in California Government Code Section 53069.4

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

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

ADOPTED, THIS 7th day of May, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: May 7, 2007
TO: Mayor and Council Members
FROM: Stephanie Snyder, City Manager's Office
SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUB-GRANT AGREEMENT BETWEEN THE CITY AND THE CORDOVA RECREATION AND PARK DISTRICT FOR THE RENOVATION OF THE CORDOVA SENIOR CENTER



RECOMMENDATION

Adopt Resolution #44-2007.

RESULT OF RECOMMENDED ACTION

The City applied for federal funds to be used by the Cordova Recreation and Park District (CRPD) for renovating the kitchen at the Cordova Senior Center, and will be able to expedite the process needed to pass through the funds to CRPD.

BACKGROUND

During the federal FY2006 appropriations request process, the City applied for funds to renovate and expand the kitchen at the Cordova Senior Center. Approval of the Special Projects grant funded by Congress in the Department of Housing and Urban Development (HUD) was received on February 9, 2007, requiring specific documents needed in order to activate the grant. A sub-grant agreement meeting HUD's specifications is the final step in the process of allowing the funds to flow from the City to CRPD necessary for the completion of the project.

The HUD grant allows for the conversion of the existing kitchen facilities from residential to commercial grade amenities and is expected to be completed within six months.

Attachment(s):

- Attachment 1: Resolution No. 44-2007
- Attachment A - Sub-Grant Agreement Between the City of Rancho Cordova and the Cordova Recreation and Park District for the Use of the FY2006 EDI-Special Project Grant to Renovate and Expand the Cordova Senior Center

RESOLUTION NO. 44-2007

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO
EXECUTE A SUB-GRANT AGREEMENT BETWEEN THE CITY AND THE
CORDOVA RECREATION AND PARK DISTRICT
FOR THE RENOVATION OF CORDOVA SENIOR CENTER**

WHEREAS, since incorporation in 2003, the City of Rancho Cordova has been committed to providing its residents superior public amenities; and

WHEREAS, the City has applied for and will be receiving a Special Project Grant from the FY2006 Economic Development Initiative with the Department of Housing and Urban Development ("HUD") for the amount of \$198,000; and

WHEREAS, the City plans to use the Special Project Grant for the expansion and renovation of the Cordova Senior Center; and

WHEREAS, as Grantee, the City has designated the Park District as the single Sub-Grantee and will pass through the grant funds necessary for the expansion and renovation of the Cordova Senior Center; and

WHEREAS, the Sub-Grant Agreement is needed in order to set out requirements for the disbursement of the Special Project Grant funds.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Manager is authorized to sign the Sub-Grant Agreement between the City and the Cordova Recreation and Park District for renovation of Cordova Senior Center, in substantially the form set forth in **Attachment A**.

PASSED AND ADOPTED by the City Council on the 7th day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**SUB-GRANT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA
AND THE CORDOVA RECREATION AND PARK DISTRICT
FOR THE USE OF THE FY2006 EDI-SPECIAL PROJECT GRANT TO
RENOVATE AND EXPAND THE CORDOVA SENIOR CENTER**

This Sub-Grant Agreement ("Agreement") by and between the City of Rancho Cordova ("City"), a municipal corporation, and the Cordova Recreation and Park District ("Park District"), a special district organized and operating pursuant to the statutes of the State of California (Public Resources Code Section 5780, *et seq.*), hereinafter referred to as "the Parties," is entered into this ____ day of _____, 2007 based on the facts and for the purposes set forth in the following recitals.

RECITALS

WHEREAS, since incorporation in 2003, the City of Rancho Cordova has been committed to providing its residents superior public amenities; and

WHEREAS, the City has applied for and will be receiving a Special Project Grant from the FY2006 Economic Development Initiative with the Department of Housing and Urban Development ("HUD") for the amount of \$198,000; and

WHEREAS, the City plans to use the Special Project Grant for the expansion and renovation of the Cordova Senior Center; and

WHEREAS, as Grantee, the City has designated the Park District as the single Sub-Grantee and will pass through the grant funds necessary for the expansion and renovation of the Cordova Senior Center; and

WHEREAS, this Agreement is needed in order to set out requirements for the distribution of the Special Project Grant funds.

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Park District agree as follows:

Section 1. Project.

- A. The funds that are the subject of this Agreement shall be used by the Park District exclusively for the expansion and renovation of the Cordova Senior Center located at 3480 Routier Road, Sacramento, CA 95827 ("Project"). All activities undertaken by the Park District to accomplish the expansion and renovation of the Senior Center shall be consistent with the activities described in the City's Special Grant application. The description of activities is attached hereto as **Exhibit A** ("Scope of Work").
- B. The City and the Park District anticipate that all work associated with the Project will be performed by a general contractor and various sub-contractors under the control and direction of the general contractor awarded the construction contract for the Project by the Park District. The Park District employees will supervise the work of the general contractor.

Section 2. Compliance with Grant Agreement.

As the Grantee and the Sub-Grantee, the City and the Park District shall comply with all applicable terms and conditions of the FY2006 EDI-Special Project No. B-06-SP-CA-0115 Grant Agreement between the City and HUD, attached hereto as **Exhibit B** ("Grant Agreement").

Section 3. Funds.

The funds for the Project will come from a Special Project Grant from the FY2006 Economic Development Initiative, and are committed only when, and if received. This Agreement creates no obligation for the City to transfer any funds from the City's General Fund.

Section 4. Working Capital Advance.

In order to assist the Park District in its efforts to efficiently expand and renovate the Cordova Senior Center, the City shall advance ninety-nine thousand dollars (\$99,000), half of the grant, as a Working Capital Advance to the Park District. This advance is only committed when, and if received by the City from HUD.

Section 5. Requirements for Reimbursement of Remaining Funds.

- A. Grant funds, other than the Working Capital Advance specified in Section 3 above, shall be disbursed to the Park District by way of reimbursements. The Park District shall, on a monthly basis, send the City an invoice that details the costs and particular services that have been provided by the Park District's employees, agents, contractors, and/or consultants. As part of the invoice, the Park District shall include the following:
 - i. An up-to-date Financial Status Report Form, attached hereto as **Exhibit C**;
 - ii. A narrative description of the work done, including a monthly progress report that details budget to actual cost comparisons and Project progress data.
- B. After receipt of a written invoice from the Park District, as described in Section 5(A) above, the City shall disburse funds to the Park District within fifteen (15) business days of the City's receipt of grant funds from HUD. City disbursements shall be to the Park District; City shall not directly pay employees, agents, contractors or consultants of the Park District.
- C. The City may refuse to continue to disburse funds for the Project if it concludes that the Project is not proceeding pursuant to the Scope of Work, attached hereto as **Exhibit A**. Such a determination generally shall be provided by the City to the Park District within thirty (30) days of the City's receipt of a monthly invoice which indicates non-performance or compliance. If the City decides to refuse disbursement of funds pursuant to this Section, the City shall provide written notice to the Park District and give the Park District an opportunity to respond.

Section 6. Record Keeping and Auditing of Park District Activities.

- A. The Park District is required to maintain the following records associated with the Project ("Records"):
 - i. All invoices received from the general contractor during the course of construction of the Project;
 - ii. All invoices from Park District's consultants including, but not limited to architects, construction inspectors, attorneys, accountants, and other consultants performing services related to the construction of the Project;
 - iii. Diagrams that show the actual technical specifications of the Project as constructed indicating any changes from the Project as designed; and
 - iv. Any other information and records necessary for the City to verify that the Project was completed pursuant to the Scope of Work, attached hereto as Exhibit A.
- B. Upon the completion of the Project, the Park District shall provide the Records to the City. The City shall review the Records, conduct field inspections, and perform other investigations it deems necessary to determine whether or not a Project was completed pursuant to the activities described in the City's Special Grant application. Upon completion of its review, if the City determines that the Project was completed pursuant to the terms provided by the Park District, the City shall notify the Park District in writing that the Project has been completed consistent with the requirements of this Agreement.

Section 7. Budget.

- A. The City shall disburse all amounts for the Project from the account established for the Special Project Grant from the FY2006 Economic Development Initiative.
- B. With the exception of the Working Capital Advance described in Section 4, the City shall not request or disburse funds until funds are needed and shall be the minimum amount necessary.

Section 8. Status of Park District.

The City of Rancho Cordova is a municipal corporation and the Park District is a special district organized and operating pursuant to the statutes of the State of California (Public Resources Code Section 5780, *et seq.*). The Parties are thus separate legal entities. The Park District is not an independent contractor, agent, or employee of the City. The City shall have the right to control the Park District only with respect to the Park District's services undertaken pursuant to this Agreement. Further, the Park District is not an agent of the City. The Park District shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 9. Miscellaneous.

A. Term.

The terms of this Agreement shall be from _____ to _____ or until the completion of the Project, whichever is first. This Agreement does not constitute the permanent terms or Agreement for future projects.

B. Indemnification.

The Park District shall indemnify, defend and hold harmless the City, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from the performance of this Agreement, caused in whole or in part by any negligent or willful act or omission of the Park District, its officers, agents, employees, or anyone directly or indirectly acting on behalf of the Park District, regardless of whether caused in part by a party indemnified hereunder.

The City shall indemnify, defend and hold harmless the Park District, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from the performance of this Agreement, caused in whole or in part by any negligent or willful act or omission of the City, its officers, agents, employees, or anyone directly or indirectly acting on behalf of the City, regardless of whether caused in part by a party indemnified hereunder.

C. Dispute Resolution and Opportunity to Cure.

Prior to filing suit for any claim under this Agreement for any alleged breach, the aggrieved Party shall first give the other Party an opportunity to cure the alleged breach by sending written notice to the breaching party and giving the breaching party a minimum of thirty (30) days from the receipt of notice to cure the alleged violation.

D. Prevailing Wages.

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by the Park District's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

E. Delegation of Authority.

The City Council hereby delegates to their respective City Manager, or his designee, the authority to approve Park District proposed Project consistent with the requirements of this Agreement.

F. Nondiscrimination and Equal Opportunity.

The Park District shall not discriminate on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by the Park District under this Agreement. The Park District shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of the Park District thereby. The Park District shall also comply with all applicable equal opportunity requirements as specified in Article 1, Section B of the Grant Agreement, attached hereto as **Exhibit B**.

G. Venue.

In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California, in the County of Sacramento, or in the United States District Court for the Eastern District of California.

H. Attorneys' Fees.

If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

I. Amendments.

The Parties may amend this Agreement only by a writing signed by all the parties. Accordingly, the parties agree to negotiate in good faith on such supplements, addenda or amendments to this Agreement as shall be necessary and appropriate to accomplish the common goals and purposes hereof. The Park District Board and the City Council hereby delegate to their respective District Administrator and City Manager the authority to enter into such supplements, addenda or amendments as are necessary to effectuate the purposes hereof, but which are not inconsistent with the intention of the parties.

J. Entire Understanding.

This Agreement constitutes the entire understanding between City and Park District regarding the expansion and renovation of the Cordova Senior Center.

K. Exhibits.

The Exhibits attached hereto are hereby incorporated herein by this reference.

L. Notices.

Notices concerning this Agreement shall be deemed to have been served when deposited in the United States Mail, first class postage prepaid, and addressed as follows:

To PARK DISTRICT:

Greg Foell, District Administrator
Cordova Recreation and Park District
2197 Chase Drive
Rancho Cordova, CA 95670

To CITY:

Ted A. Gaebler, City Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

(Remainder of this page intentionally left blank; signatures follow on next page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date and year first above written.

City of Rancho Cordova:

By: _____
Ted A. Gaebler
City Manager

Date: _____

Cordova Recreation and Park District:

By: _____
Greg Foell
District Administrator

Date: _____

Attest:

By: _____
City Clerk

Approved as to Form:

Adam U. Lindgren
City Attorney

Date: _____

District Counsel

Date: _____

EXHIBIT A

SCOPE OF WORK



Robert McGarvey
Mayor

David Sander
Vice Mayor

Linda Budge
Council Member

Ken Cooley
Council Member

Dan Skoglund
Council Member

Cordova Senior Center Expansion and Renovation

This project will convert the existing kitchen facilities from residential to commercial grade amenities. Gas service has been provided and the following appliances will be replaced: stove/oven, hood, and refrigerators. A new prep sink will be provided. Cabinets and counter tops will be replaced with flexible shelving and work surfaces and an alcove will be created to house the kitchen's refrigerators.

Refurbishing floors has been included as an *Add Alternate*. Carpets would be replaced in foyer, hallway and office spaces. Additionally, craft room tile would be replaced and adjacent classroom and poolroom carpeting would be replaced with tile.

As grantee, the City of Rancho Cordova has designated the Cordova Recreation and Park District a single sub-grantee and will pass through funds necessary for completion of project. The City of Rancho Cordova acknowledges responsibility for insuring sub-grantee's compliance with federal requirements.

EXHIBIT B

**FY 2006 EDI-SPECIAL PROJECT NO. B-06-SP-CA-0115
GRANT AGREEMENT**



David Sander
Mayor

Linda Budge
Vice Mayor

Ken Cooley
Council Member

Robert McGarvey
Council Member

Dan Skoglund
Council Member

March 26, 2007

U.S. Department of Housing and Urban Development
ATTN: Joanne Omega, Room 7146
451 Seventh Street, SW
Washington, D.C. 20410

Dear Ms. Omega:

Re: Project No. B-06-SP-CA-0115—Grant Agreement & Accompanying Forms

Please find enclosed the following documents from the City of Rancho Cordova needed to activate the FY 2006 Special Project grant noted above:

1. Three signed originals of the Grant Agreement
2. Three signed originals of the Assistance Award (Form 1044)
3. The completed Direct Deposit Form (SF 1199)
4. A voided bank deposit slip.

Please note that the notarized LOCCS Access Authorization Form ((HUD Form 27054) was sent directly to the CFO per instructions in the award letter, and environmental review documents have been sent directly to Mr. Ernest Molins, our assigned Regional Environmental Officer.

If you have any questions, please contact Project Manager Stephanie Snyder at (916) 851-8806 or ssnyder@cityofranhocordova.org.

Sincerely,

Ted A. Gaebler
City Manager

cc: Ernest Molins, HUD Regional Environmental Officer
Greg Foell, Executive Director, Cordova Recreation and Park District
Kristin Larsen, Finance Manager

FY 2006 EDI-SPECIAL PROJECT NO. B-06-SP-CA-0115

**GRANT AGREEMENT
(Includes Sub-Grantee)**

This Grant Agreement between the Department of Housing and Urban Development (HUD) and City of Rancho Cordova (the Grantee) is made pursuant to the authority of Public Law 109-115 (Department of Housing and Urban Development Appropriation Act of 2006) and a listing of certain specific Economic Development Initiative Special Projects specified in the Congressional Record of November 18, 2005. The amount shown below is 99.00% of the amount specified in the Congressional Record of November 18, 2005, because of a 1.00% rescission mandated in the Act. The Grantee's application package, as may be amended by the provisions of this Grant Agreement, is hereby incorporated into this Agreement.

In reliance upon and in consideration of the mutual representations and obligations hereunder, HUD and the Grantee agree as follows:

Subject to the provisions of the Grant Agreement, HUD will make grant funds in the amount of \$198,000 available to the Grantee.

The Grantee agrees to abide by the following:

ARTICLE I. HUD Requirements.

The Grantee agrees to comply with the following requirements for which HUD has enforcement responsibility.

A. The grant funds will only be used for activities described in the application, which is incorporated by reference and made part of this Agreement as may be modified by Article VIII (A) of this Grant Agreement.

B. EQUAL OPPORTUNITY REQUIREMENTS

The grant funds must be made available in accordance with the following:

1. For projects involving housing, the requirements of the Fair Housing Act (42 U.S.C. 3601-20) and implementing regulations at 24 CFR Part 100; Executive Order 11063 (Equal Opportunity in Housing) and implementing regulations at 24 CFR Part 107.
2. The requirements of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) (Nondiscrimination in Federally Assisted Programs) and implementing regulations issued at 24 CFR Part 1.
3. The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR Part 146, and the prohibitions against discrimination against handicapped individuals under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8.

4. The requirements of 24 CFR 5.105(a) regarding equal opportunity as well as the requirements of Executive Order 11246 (Equal Employment Opportunity) and the implementing regulations issued at 41 CFR Chapter 60.
5. For those grants funding construction covered by 24 CFR 135, the requirements of section 3 of the Housing and Urban Development Act of 1968, (12 U.S.C. 1701u) which requires that economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be given to low- and very low-income persons and to businesses that provide economic opportunities for these persons.
6. The requirements of Executive Orders 11625 and 12432 (concerning Minority Business Enterprise), and 12138 (concerning Women's Business Enterprise). Consistent with HUD's responsibilities under these Orders, the Grantee must make efforts to encourage the use of minority and women's business enterprises in connection with grant funded activities. See 24 CFR Part 85.36(e), which describes actions to be taken by the Grantee to assure that minority business enterprises and women business enterprises are used when possible in the procurement of property and services.
7. Where applicable, Grantee shall maintain records of its efforts to comply with the requirements cited in Paragraphs 5 and 6 above.

C. ENVIRONMENTAL REVIEW REQUIREMENTS.

1. If the Grantee is a unit of general local government, a State, an Indian Tribe, or an Alaskan Native Village, the Grantee agrees to assume all of the responsibilities for environmental review and decision-making and actions, as specified and required in regulations issued by the Secretary pursuant to the Multifamily Housing Property Disposition Reform Act of 1994 and published in 24 CFR Part 58.
2. If the Grantee is a housing authority, redevelopment agency, academic institution, hospital, or other non-profit organization, the Grantee shall request the unit of general local government, Indian Tribe, or Alaskan Native Village, within which the project is located and which exercises land use responsibility, to assume all of the responsibilities for environmental review and decision-making as specified in paragraph C.1 above, and the Grantee shall carry out all of the responsibilities of a recipient under 24 CFR Part 58.

- D. Administrative requirements of OMB Circular A-133 "Audits of States, Local governments and Non-Profit Organizations."
- E. For State and Local Governments, the Administrative requirements of 24 CFR Part 85, including the procurement requirements of 24 CFR Part 85.36, and the requirements of OMB Circular A-87 regarding Cost Principles for State and Local Governments. For Non-Profits, the Administrative requirements of 24 CFR Part 84, including the procurement requirements of 24 CFR Part 84.40, and OMB Circular A-122 regarding Cost Principles for Non-Profit Institutions. For Institutions of Higher Education the applicable OMB Circular regarding Cost Principles is A-21.
- F. The regulations at 24 CFR Part 87, related to lobbying, including the requirement that the Grantee obtain certifications and disclosures from all covered persons.
- G. The regulations at 24 CFR Part 21, regarding requirements for Drug- Free Workplace.
- H. The Uniform Relocation Act as implemented by regulations at 49 CFR Part 24.
- I. The Grantee will comply with all accessibility requirements under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8, where applicable.
- J. The regulations at 24 CFR Part 35, where applicable, regarding Lead-Based Paint Poisoning Prevention in Certain Residential Structures.

ARTICLE II. Agreement to Enforce Compliance by the Sub-Grantee with the requirements of this Grant Agreement.

- A. The Grantee agrees to enter into a Sub-Grant Agreement with each Sub-Grantee that will have responsibility for designated aspects of project performance as identified in the application and Article VIII (B) of the Grant Agreement. The Sub-Grant Agreement shall commit the Sub-Grantee to comply with the terms of this Grant Agreement.
- B. The Grantee agrees to enforce compliance by the Sub-Grantee with the terms of this Agreement.
- C. The Sub-Grant Agreement between the Grantee and the Sub-Grantee shall contain the following:
 - 1. The activities to be undertaken by the Sub-Grantee, consistent with the activities described in the Grantee's application as modified by Article VIII (A) of this Grant Agreement.
 - 2. All applicable equal opportunity requirements set forth in Article I, Section B of this Grant Agreement.

3. Anti-lobbying requirements in 24 CFR Part 87, including the requirement to provide certain certifications and/or disclosures to the Grantee.
4. The administrative requirements of 24 CFR Part 84 or Part 85 as appropriate and Treasury Circular 1075, that grants funds shall not be requested or disbursed by the Grantee until needed and shall be the minimum amount necessary. Additional requirements for draw downs are in Articles III and IV.
5. The cost charges to the grant must be allowable (including the "reasonable and necessary" standard) and allocable as specified in OMB Circular A-87, A-122 or A-21 as appropriate.
6. The Uniform Relocation Act as implemented by regulations at 49 CFR Part 24.
7. The Grantee will comply with all accessibility requirements under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8, where applicable.
8. Restrictions on participation by ineligible, debarred or suspended persons or entities as described in Executive Order 12549 and at CFR 24 Part 5.105(c).

ARTICLE III. Conditions Precedent to Draw Down.

The Grantee may not draw down grant funds until the following actions have taken place:

- A. The Grantee and each Sub-Grantee have executed a contract as required by Article II.
- B. The Grantee has received and approved any certifications and disclosures required by 24 CFR 87.100 concerning lobbying and by 24 CFR 24.510(b) regarding ineligibility, suspension and debarment.
- C. Any other conditions listed in Article VIII (C) of this Grant Agreement.

ARTICLE IV. Draw Downs.

- A. A request by the Grantee to draw down grant funds under the Voice Response Access system or any other payment system constitutes a representation by the Grantee that it and all participating parties are complying with the terms of this Grant Agreement.
- B. The Grantee will be paid on an advance basis provided that the Grantee minimizes the time elapsing between transfer of the grant funds and disbursement for project purposes and otherwise follows the requirements of 24 CFR Part 85 or Part 84 and Treasury Circular 1075 (31 CFR Part 205).

- C. Before the Grant Agreement is signed, the Grantee may incur cost for activities which are exempt from environmental review under 24 CFR Part 58 and may charge the costs to the grant.

ARTICLE V. Progress Reports.

- A. The Grantee shall submit to the Grant Officer a progress report every six-months after the effective date of the Grant Agreement. Progress reports shall consist of (1) a one-page narrative of work accomplished during the reporting period and (2) a completed Financial Status Report - Form 269 A. HUD may require additional information or increased frequency of reporting as described in article VIII C.
- B. The performance reports must contain the information required under 24 CFR Part 85.40(b) (2) or 24 CFR Part 84.51(a), as applicable including a comparison of actual accomplishment to the objectives indicated in the approved application, the reasons for slippage if established objectives were not met, and additional pertinent information including explanation of significant cost overruns.
- C. No grant drawdowns will be approved for projects with overdue progress reports.

ARTICLE VI. Project Close-out.

- A. The grantee shall submit to the Grant Officer a written request to close-out the grant 30 days after the grantee has drawn down all funds and completed the activities described in the application, as may be amended. The final report shall consist of (1) a narrative of all work accomplished during the project period and (2) a completed Financial Status Report - Form 269 A covering the entire project period.

HUD will then send the Close-out Agreement and Close-out Certification to the Grantee. At HUD's option, the Grantee may delay initiation of project close-out until the resolution of any HUD monitoring findings. If HUD exercises this option the Grantee must promptly resolve the findings.

- B. The Grantee recognizes that the close-out process may entail a review by HUD to determine compliance with the Grant Agreement by the Grantee and all participating parties. The Grantee agrees to cooperate with any review in any way possible, including making available records requested by HUD and the project for on-site HUD inspection.
- C. The Grantee shall provide to HUD the following documentation:
 - 1. A Certificate of Project Close-out.
 - 2. A Grant Close-out Agreement.

3. A final financial report giving the amount and types of project costs charged to the grant (that meet the allowability and allocability requirements of OMB Circular A-122, A-87 or A-21 as applicable, including the "necessary and reasonable" standard); a certification of the costs, and the amounts and sources of other project funds.
 4. A final performance report providing a comparison of actual accomplishment with each of the project commitments and objectives indicated in the approved application, the reasons for slippage if established objectives were not met and additional pertinent information including explanation of significant cost overruns.
- D. The Grantee agrees that the grant funds are allowable only to the extent that the project costs, meeting the standard of OMB Circular A-122, A-87, or A-21 as applicable, equal the grant amount plus other sources of projects funds provided.
- E. When HUD has determined that the grant funds are allowable, the activities were completed as described by the Grant Agreement, and all Federal requirements were satisfied, HUD and the Grantee will sign the Close-out Agreement and Close-out Certificate.

ARTICLE VII. Default.

A default under this Grant Agreement shall consist of using grant funds for a purpose other than as authorized by this Agreement, any noncompliance with legislative, regulatory, or other requirements applicable to the Agreement, any other material breach of this Agreement, or any material misrepresentation in the application submissions.

ARTICLE VIII. Additional Provisions.

- A. Project Description. The project is as described in the application with the following changes:
None

- B. Changes or Clarification to the Application Related to Participating Parties:
The grantee may elect to sub-grant all or a portion of this grant to:

Cordova Recreation & Park District

The Administrative Agent if any:

- C. Special Conditions:

The 2006 HUD Appropriations Act provides that no funds made available under the Act may be used to support any Federal, State or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use. For purposes of this provision, public use shall not be construed to include economic development that primarily benefits private entities.

U.S. Department of Housing
and Urban Development

City of Rancho Cordova
Mr. Ted A. Gaebler

Authorized Signature

Robert Duncan

Acting Deputy Assistant Secretary
for Economic Development

Date

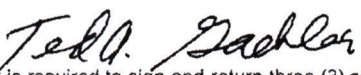
Ted A. Gaebler
Authorized Signature
3-8-07

CITY MANAGER
Title

Date

Assistance Award/Amendment

U.S. Department of Housing
and Urban Development
Office of Administration

1. Assistance Instrument ☐ Cooperative Agreement ☒ Grant		2. Type of Action ☒ Award ☐ Amendment																	
3. Instrument Number B-06-SP-CA-0115	4. Amendment Number	5. Effective Date of this Action	6. Control Number																
7. Name and Address of Recipient City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670 EIN: 80-0058934		8. HUD Administering Office CPD, EDI Special Project Division 451 7th Street, SW, Rm 7146 Washington, DC 20410-7000																	
10. Recipient Project Manager Ted A. Gaebler		9. HUD Government Technical Representative Joanne Omega 202-708-3773, Extension: 4661																	
11. Assistance Arrangement ☐ Cost Reimbursement ☐ Cost Sharing ☒ Fixed Price	12. Payment Method ☐ Treasury Check Reimbursement ☐ Advance Check ☒ Automated Clearinghouse	13. HUD Payment Office Chief Financial Officer																	
14. Assistance Amount <table border="1"><tr><td>Previous HUD Amount</td><td></td></tr><tr><td>HUD Amount this Action</td><td>\$198,000.00</td></tr><tr><td>Total HUD Amount</td><td>\$198,000.00</td></tr><tr><td>Recipient Amount</td><td></td></tr><tr><td>Total Instrument Amount</td><td>\$198,000.00</td></tr></table>		Previous HUD Amount		HUD Amount this Action	\$198,000.00	Total HUD Amount	\$198,000.00	Recipient Amount		Total Instrument Amount	\$198,000.00	15. HUD Accounting and Appropriation Data 15a. Appropriation Number 15b. Reservation Number EID 06 <table border="1"><tr><td>Amount Previously Obligated</td><td></td></tr><tr><td>Obligation by this Action</td><td>\$198,000.00</td></tr><tr><td>Total Obligation</td><td>\$198,000.00</td></tr></table>		Amount Previously Obligated		Obligation by this Action	\$198,000.00	Total Obligation	\$198,000.00
Previous HUD Amount																			
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Recipient Amount																			
Total Instrument Amount	\$198,000.00																		
Amount Previously Obligated																			
Obligation by this Action	\$198,000.00																		
Total Obligation	\$198,000.00																		
16. Description by the Department of Economic Development in Rancho Cordova, California for Cordova Senior Center Expansion This Award consists of the following items which are appended to and hereby made part of this Award: (A) Cover Page - HUD 1044 (B) Grant Agreement Special Conditions: Please contact Ernest Molins - HUD Area Environmental Officer at 415-489-6731, Ernest_Molins@hud.gov concerning environmental review. NO FUNDS may be committed to the project or drawn down prior to environmental release of funds approval. 																			
17. ☒ Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office.		18. ☐ Recipient is not required to sign this document.																	
19. Recipient (By Name): Mr. Ted A. Gaebler		20. HUD (By Name): Robert Duncan																	
Signature & Title: City Manager		Date: 3-8-07	Signature and Title: ADAS for Economic Development																

Previous Editions are Obsolete

form HUD-1044 (8/90)
Ref. Handbook 2210.17

DIRECT DEPOSIT SIGN-UP FORM

DIRECTIONS

- To sign up for Direct Deposit, the payee is to read the back of this form and fill in the information requested in Sections 1 and 2. Then take or mail this form to the financial institution. The financial institution will verify the information in Sections 1 and 2, and will complete Section 3. The completed form will be returned to the Government agency identified below.
- A separate form must be completed for each type of payment to be sent by Direct Deposit.
- The claim number and type of payment are printed on Government checks. (See the sample check on the back of this form.) This information is also stated on beneficiary/annuitant award letters and other documents from the Government agency.
- Payees must keep the Government agency informed of any address changes in order to receive important information about benefits and to remain qualified for payments.

SECTION 1 (TO BE COMPLETED BY PAYEE)

A NAME OF PAYEE (last, first, middle initial) CITY OF RANCHO CORDOVA		D TYPE OF DEPOSITOR ACCOUNT ☒ CHECKING ☐ SAVINGS	
ADDRESS (street, route, P.O. Box, APO/FPO) 2729 PROSPECT PARK DRIVE		E DEPOSITOR ACCOUNT NUMBER 4131310932	
CITY RANCHO CORDOVA	STATE CA	F TYPE OF PAYMENT (Check only one)	
ZIP CODE 95670		☐ Social Security ☐ Fed. Salary/Mil. Civilian Pay	
TELEPHONE NUMBER		☐ Supplemental Security Income ☐ Mil. Active	
AREA CODE 916 NUMBER 851-8700		☐ Railroad Retirement ☐ Mil. Retire.	
B NAME OF PERSON(S) ENTITLED TO PAYMENT B-06-SP-CA-0115		☐ Civil Service Retirement (OPM) ☐ Mil. Survivor	
C CLAIM OR PAYROLL ID NUMBER TAX ID #		☐ VA Compensation or Pension ☒ Other EDI-SP GRANT (specify)	
Prefix 80 Suffix 8934		G THIS BOX FOR ALLOTMENT OF PAYMENT ONLY (if applicable)	
PAYEE/JOINT PAYEE CERTIFICATION I certify that I am entitled to the payment identified above, and that I have read and understood the back of this form. In signing this form, I authorize my payment to be sent to the financial institution named below to be deposited to the designated account.		JOINT ACCOUNT HOLDERS' CERTIFICATION (optional) I certify that I have read and understood the back of this form, including the SPECIAL NOTICE TO JOINT ACCOUNT HOLDERS.	
SIGNATURE Ted G. Baehle	DATE 3-16-07	SIGNATURE	DATE
SIGNATURE	DATE	SIGNATURE	DATE

SECTION 2 (TO BE COMPLETED BY PAYEE OR FINANCIAL INSTITUTION)

GOVERNMENT AGENCY NAME HUD/OFFICE OF CPD	GOVERNMENT AGENCY ADDRESS 451 7th Street, SW, Rm 7146 Washington DC 20410
--	--

SECTION 3 (TO BE COMPLETED BY FINANCIAL INSTITUTION)

NAME AND ADDRESS OF FINANCIAL INSTITUTION Wells Fargo Bank 2010 Gold Field Dr. San Gold KMER, CA 95670		ROUTING NUMBER 107005432		CHECK DIGIT
DEPOSITOR ACCOUNT TITLE Checking				
FINANCIAL INSTITUTION CERTIFICATION I confirm the identity of the above-named payee(s) and the account number and title. As representative of the above-named financial institution, I certify that the financial institution agrees to receive and deposit the payment identified above in accordance with 31 CFR Parts 240, 209, and 210.				
PRINT OR TYPE REPRESENTATIVE'S NAME Eric Arth	SIGNATURE OF REPRESENTATIVE 	TELEPHONE NUMBER 916-852-1033	DATE 3/20/07	

Financial institutions should refer to the GREEN BOOK for further instructions.

EXHIBIT C

FINANCIAL STATUS REPORT (FORM 269 A)

FINANCIAL STATUS REPORT

(Short Form)

(Follow instructions on the back)

1. Federal Agency and Organizational Element to Which Report is Submitted		2. Federal Grant or Other Identifying Number Assigned By Federal Agency		OMB Approval No. 0348-0038	Page of pages
3. Recipient Organization (Name and complete address, including ZIP code)					
4. Employer Identification Number		5. Recipient Account Number or Identifying Number		6. Final Report ☐ Yes ☐ No	7. Basis ☐ Cash ☐ Accrual
8. Funding/Grant Period (See instructions) From: (Month, Day, Year)		To: (Month, Day, Year)		9. Period Covered by this Report From: (Month, Day, Year) To: (Month, Day, Year)	
10. Transactions:		I Previously Reported	II This Period	III Cumulative	
a. Total outlays				0.00	
b. Recipient share of outlays				0.00	
c. Federal share of outlays				0.00	
d. Total unliquidated obligations					
e. Recipient share of unliquidated obligations					
f. Federal share of unliquidated obligations					
g. Total Federal share (Sum of lines c and f)				0.00	
h. Total Federal funds authorized for this funding period					
i. Unobligated balance of Federal funds (Line h minus line g)				0.00	
11. Indirect Expense	a. Type of Rate (Place "X" in appropriate box) ☐ Provisional ☐ Predetermined ☐ Final ☐ Fixed				
	b. Rate	c. Base	d. Total Amount	e. Federal Share	
12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation.					
13. Certification: I certify to the best of my knowledge and belief that this report is correct and complete and that all outlays and unliquidated obligations are for the purposes set forth in the award documents.					
Typed or Printed Name and Title			Telephone (Area code, number and extension)		
Signature of Authorized Certifying Official			Date Report Submitted January 22, 2007		

MEMORANDUM



DATE: May 7, 2007

TO: Honorable Mayor and Council Members

FROM: Sandy Salerno, Interim Finance Director

SUBJECT: **RESOLUTION AMENDING RESOLUTION NO. 05-2007 TO
UTILIZE THE STATE OF CALIFORNIA'S CITIZENS OPTION FOR
PUBLIC SAFETY PROGRAM FUNDS (COPS)**

RECOMMENDATION

Adopt Resolution No. 41-2007 amending Resolution No. 05-2007 to utilize the State of California's Citizens Option for Public Safety Program Funds (COPS).

RESULT OF RECOMMENDED ACTION

This action will amend Resolution No. 05-2007 increasing the 2006-07 allocation from \$100,000 to \$109,688.

BACKGROUND

The State of California budget for FY 2006-07 includes appropriations for the State Supplemental Services Fund for distribution to cities and counties to support jails, criminal prosecution and front-line law enforcement operations and services. These funds are limited as follows:

- In the cases of cities, these funds must be used exclusively to fund front-line police operations and services in accordance with a written request from the Police Chief.
- For both county and cities, these funds must supplement existing services and cannot be used to supplant existing funding for current law enforcement services.

Government Code Section 30061 mandates that cities develop a plan for the expenditures of SLESF funds and that the City Council approve such expenditures as a separate matter (apart from the normal budget process). The funding for the City is \$109,688.

ATTACHMENT(S)

1. Resolution No. 41-2007
2. Resolution No. 05-2007

CITY OF RANCHO CORDOVA

RESOLUTION NO. 41-2007

**A RESOLUTION AMENDING RESOLUTION NO. 05-2007 RESOLUTION OF THE
CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA TO UTILIZE THE STATE CITIZEN'S OPTION
FOR PUBLIC SAFETY PROGRAM FUNDS (COPS)**

WHEREAS, under the State Supplemental Law Enforcement Services Fund (SLESF), the state appropriated funding for local law enforcement operations and services for Fiscal Year 2006-07; and

WHEREAS, Rancho Cordova's portion of the SLESF funding has been increased from \$100,000 to \$109,688 due to an increase in population; and

WHEREAS, it is necessary to appropriate this additional \$9,688 for the fiscal year 2006-07;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova hereby accepts the grant for the State's Citizen's Option for Public Safety Funding and increases the Fiscal Year 2006-07 Police Grants Fund revenue and expense budget by \$9,688 for the Fiscal Year 2006-07 funds.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rancho Cordova, held on the 1st day of May 2007 by the following vote:

AYES: Skoglund, McGarvey, Budge and Sander

NOES: None

ABSENT: Cooley

ABSTAIN: None

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. 05-2007

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA TO UTILIZE THE STATE CITIZEN'S OPTION
FOR PUBLIC SAFETY PROGRAM FUNDS (COPS)**

WHEREAS, under the State Supplemental Law Enforcement Services Fund (SLESF), the state appropriated funding for local law enforcement operations and services for Fiscal Year 2006-07; and

WHEREAS, Rancho Cordova's portion of the SLESF funding is \$100,000; and

WHEREAS, Rancho Cordova has remaining \$83,834 in SLESF funding from FY 2005-06 that has not been expended and

WHEREAS, the City Council, at a public hearing held on January 15, 2007 considered these written requests separate and apart from the process applicable to propose allocations of the City's General Fund.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova hereby accepts the grant for the State's Citizen's Option for Public Safety Funding and increases the Fiscal Year 2006-07 Police Grants Fund revenue and expense budget by \$100,000 for the Fiscal Year 2006-07 funds and \$83,384 for the remainder of the Fiscal Year 2005 -06 funds.

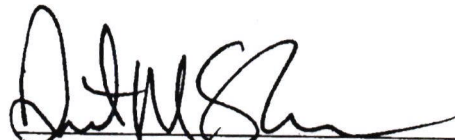
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rancho Cordova, held on the 16TH day of January 2007 by the following vote:

AYES: Skoglund, McGarvey, Budge and Sander

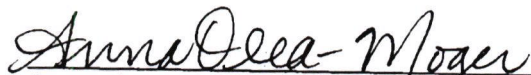
NOES: None

ABSENT: Cooley

ABSTAIN: None


David M. Sander, Mayor

ATTEST:


Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: May 07, 2007
TO: Honorable Mayor and Council Members
FROM: Sandra C. Salerno, Interim Finance Director
SUBJECT: QUARTERLY TREASURER'S REPORT

RECOMMENDATION

This report is informational only. It is recommended that the report is received and filed.

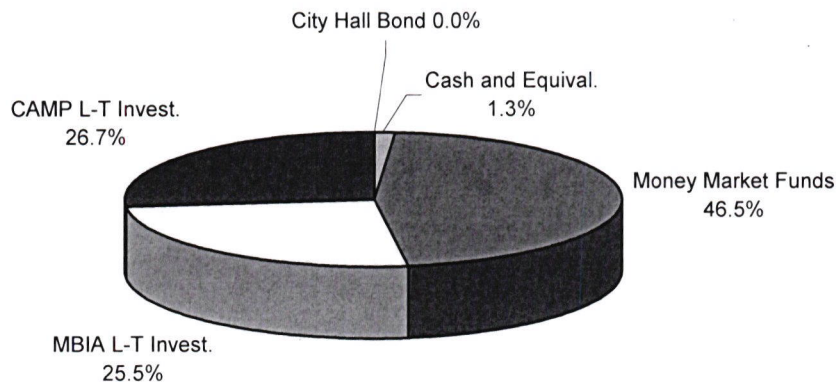
RESULT OF RECOMMENDED ACTION

This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

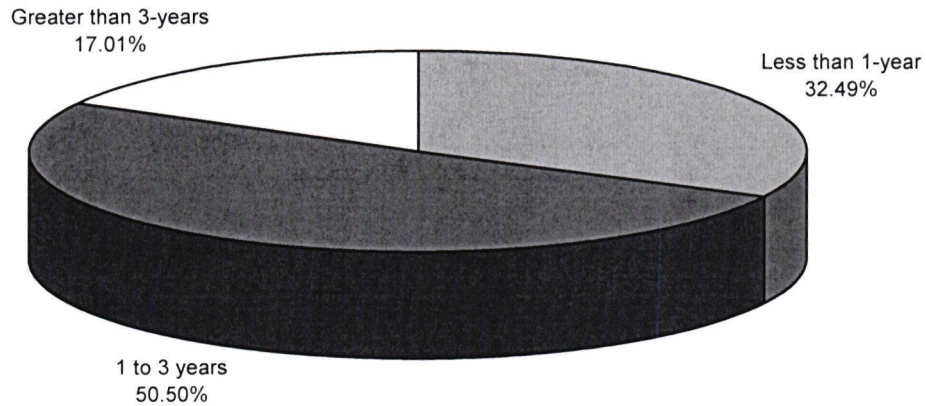
Attached is the first quarter's Treasurer's report for the period ending on March 31, 2007. Treasurer's reports are provided to Council on a quarterly basis.

At December 31, 2007 the City's total cash portfolio was \$50.6 million. Since that time, the balances have increased by 8.9 million due to the influx of cash from the County semi-annual payment, for an ending balance of \$59.5 at March 31, 2006. Of that, the General Fund Cash Balance was \$9.69 million. Cash and short term investments were reduced by \$12.4 million, while long term investments were increased by \$10.3 million. The overall portfolio is well diversified with \$31.0 million invested in long-term investments. An additional \$27.2 million is invested in short-term investments that are considered liquid (CAMP and LAIF). At March 31st, interest rates at LAIF and CAMP were 5.1% and 5.22% respectively. The remainder consists of \$1.2 million on deposit with our bank and \$5,466 invested in a City of Rancho Cordova City Hall bond.



Analysis of the long-term investments in the following categories:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 10,145,000	\$ 10,076,000	32.49%
1 to 3 years	15,745,000	15,658,047	50.50%
Greater than 3-years	5,250,000	5,273,949	17.01%
	<u>\$ 31,140,000</u>	<u>\$ 31,007,996</u>	100.00%



ATTACHMENT(S)

1. Treasurer's Report for March 31,2007

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
MARCH 31, 2007**

	Par Value	Current Value	Maturity Date
Cash and Cash Equivalents			
Wells Fargo Bank	554,367	554,367	n.a.
U.S. Bank Checking - old system	236,667	236,667	n.a.
U.S. Bank Checking - new system	-	-	n.a.
Sub-total	-	-	n.a.
	<u>791,034</u>	<u>791,034</u>	
Money Market Funds			
Wells Fargo Adv Treasury Plus MMF (MBIA)	<u>388,242</u>	<u>388,242</u>	n.a.
Sub-total	<u>388,242</u>	<u>388,242</u>	
Money Market Funds			
Local Agency Investment Fund (LAIF)	17,252,832	17,252,832	n.a.
California Asset Management Program (CAMP)	<u>9,965,959</u>	<u>9,965,959</u>	n.a.
Sub-total	<u>27,218,791</u>	<u>27,218,791</u>	
Long-Term Investments - MBIA:			
Freddie Mac Note	1,000,000	1,000,000	4/2/2007
Farm Credit Note	1,000,000	991,700	5/30/2007
U.S. Treasury Note	500,000	498,050	7/31/2007
Fannie Mae Discount Note	500,000	487,450	9/28/2007
Fannie Mae Note	750,000	750,000	10/30/2007
Federal Home Loan Note	1,000,000	1,002,200	12/27/2007
Federal Home Loan Note	500,000	498,850	2/6/2008
U.S. Treasury Note	500,000	498,650	3/31/2008
Fannie Mae Note	1,000,000	976,300	5/19/2008
Farm Credit Note	500,000	490,050	7/15/2008
U.S. Treasury Note	1,000,000	1,001,200	8/31/2008
U.S. Treasury Note	750,000	749,400	11/30/2008
U.S. Treasury Note	500,000	498,650	2/15/2009
Federal Home Loan Note	500,000	503,950	6/19/2009
Farm Credit Note	500,000	492,100	7/17/2009
Federal Home Loan Note	750,000	756,900	9/11/2009
U.S. Treasury Note	750,000	730,500	11/15/2009
Fannie Mae Note	500,000	488,050	2/15/2010
Federal Home Loan Note	500,000	506,400	6/11/2010
Federal Home Loan Note	750,000	747,225	12/10/2010
Fannie Mae Note	750,000	757,650	4/15/2011
Freddie Mac Note	<u>750,000</u>	<u>748,650</u>	10/6/2011
Sub-total	<u>15,250,000</u>	<u>15,173,925</u>	

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT (con't)
MARCH 31, 2007**

	Par Value	Current Value	Maturity Date
Long-Term Investments -CAMP:			
Federal Home Loan Global Notes	500,000	499,682	10/24/2007
Fannie Mae Global Notes	600,000	600,188	12/3/2007
Federal Home Loan Discount Note	1,000,000	999,567	4/3/2007
Federal Home Loan Discount Note	500,000	495,763	5/29/2007
Federal Home Loan Discount Note	500,000	492,701	7/11/2007
Fannie Mae Discount Note	1,295,000	1,261,881	9/28/2007
Federal Home Loan Reference Notes	500,000	497,969	2/21/2008
U.S. Treasury Note	300,000	296,426	5/15/2008
Fannie Mae Notes	700,000	688,625	9/15/2008
U.S. Treasury Note	1,000,000	998,359	9/30/2008
U.S. Treasury Note	495,000	496,044	10/31/2008
Federal Home Loan Global Notes	750,000	746,719	11/21/2008
Federal Home Loan Global Notes	500,000	499,837	12/11/2008
Federal Home Loan Global Notes	500,000	498,750	3/5/2009
Federal Home Loan Notes	500,000	499,531	3/19/2009
Federal Home Loan Notes	500,000	500,625	8/7/2009
U.S. Treasury Note	500,000	503,242	8/15/2009
U.S. Treasury Note	750,000	754,863	8/15/2009
U.S. Treasury Note	500,000	503,242	8/15/2009
U.S. Treasury Note	500,000	485,899	10/15/2009
U.S. Treasury Note	500,000	500,762	11/15/2009
Federal Home Loan Notes	500,000	499,375	1/22/2010
Fannie Mae Global Benchmark Notes	500,000	491,406	8/15/2010
Fannie Mae Global Benchmark Notes	500,000	505,156	4/15/2011
Federal Home Loan Global Reference Notes	1,000,000	1,015,625	7/18/2011
U.S. Treasury Note	500,000	501,836	8/31/2011
	<u>15,890,000</u>	<u>15,834,070</u>	
Long-Term Investments - Other			
City Hall COP Bond	5,000	5,466	2/1/2035
Total Portfolio	<u>\$ 59,543,067</u>	<u>\$ 59,411,529</u>	

MEMORANDUM



DATE: May 7, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTIONS INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR LANDSCAPE AND LIGHTING DISTRICT NO. 2005-1

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution 42-2007 calling for the preparation of an Engineer's Report; and
2. Adopt Resolution 36-2007 preliminarily approving the Engineer's Report and initiating the proceedings for the annual levy and collection of assessments for Landscape and Lighting District No. 2005-1

RESULT OF RECOMMENDED ACTION

The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District in the same amounts as charged in previous years. There are no new impacts to existing or new residents.

BACKGROUND

LLD 2005-1 was formed in June 2005 by your Council to continue a financial mechanism to provide landscape maintenance services previously funded since 1994 in Zone 4 and Zone 5 of the Sacramento County Landscape Maintenance District (SLMD). The assessments authorized under LLD 2005-1 are in the same amounts as those previously authorized in Zones 4 and 5 of the County's District.

State law requires the City Council direct an Engineer's Report to be prepared each year and to hold a public hearing on the report and the levy of the annual assessment. Resolution No. 42-2007, also attached as Attachment 1, directs MuniFinancial to prepare and file the Engineer's Report.

In anticipation of this resolution, the Engineer's Report has been prepared and is on file with the City Clerk. The Engineer's Report, also attached as Attachment 2, includes a diagram of the assessment area, a description of the maintenance services to be provided, a description of the property to be benefited, and the amount of the assessment to each individual property. The services performed within and funded by LLD 2005-1 include ongoing maintenance, operation and servicing of landscape medians and streetscape at the locations described in the Engineer's Report.

The proposed Fiscal Year 2007-2008 assessment rates per Zone are in the same amounts as previously levied by the County since 1994 and by the City in Fiscal Year 2006-2007, as follows:

- Zone 1 of the District is comprised of one hundred four (104) parcels that were previously part of the SMD Zone 4. The ninety-seven (97) residential parcels in the Ellenwood subdivision shall be assessed on a per parcel basis at the pre-existing rate of \$42.50 per parcel.
- Zone 2 of the District is comprised of one hundred fifty-nine (159) parcels that were previously par of SLMD Zone 5 and are part of the residential developments known as California Jazz Unit No. 1 and No. 2. The one hundred fifty-four (154) residential parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape and parkway landscape improvements associated with these parcels.
- Zone 3 of the District is comprised of eighteen (18) parcels that were previously part of SLMD Zone 5 and these parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscaping and \$1,382.76 per acre for the landscaping along the parkways of Zinfandel Drive totaling \$1,413.24 per acre.
- Zone 4 of the District is comprised of fifty-nine (59) parcels that were previously part of the SLMD Zone 5 that were not included as part of this District's Zone 2, 3 or 4A. The fifty two (52) parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape improvements within the District.
- Zone 4A is comprised of five hundred seven (507) parcels that are a part of the development known as Capital Village. Zone 4A has been established to account for overlapping boundaries with a Landscape Maintenance CFD formed by the City. The City's LMCFD will provide funding for landscape improvements within and adjacent to the development, including some median landscaping identified herein. The four hundred sixty two (462) parcels within Zone 4A will continue to be assessed up to \$30.48 per gross acre. Any supplemental funds generated by the LMCFD that will be used to finance the median landscape improvements that benefit Zone 4A shall be transferred by the CFD to the District as a contribution to Zone 4A.

The Fiscal Year 2007-2008 revenues are estimated at \$91,597 for the District. The District has an established Reserve Fund, which can be utilized for Working Capital, Special Projects and Rate Stabilization. The Working Capital provides cash for the operations and maintenance of the District, as well as providing financing for emergency expenditures. Special Projects Reserve can finance a central irrigation system project and revegetation project. Rate stabilization allows for stabilizing the levy without impacting the Working Capital Reserve and provides a mechanism for slowing the eventual increases in the assessment.

Over the past year, the City has been in a process of transitioning services previously provided by the County. In July 2006, the County transferred funds previously collected in the County's Zone 4 and 5 to the City, which funds were deposited on account for LLD 2005-1. The County continued to provide maintenance services under contract to the City until January 31, 2007 after which time the City contracted directly with Coast Landscape Management for landscape maintenance services.

In order to proceed with the levy of assessments after consideration and approval of the Engineer's Report, it is appropriate for the Council to adopt **Resolution No. 36-2007**, also attached as **Attachment 3**, which declares the Council's intention to levy assessments for Fiscal Year 2007-2008. It also sets June 4, 2007, at 5:30 pm or as soon thereafter as possible, as the date and time for a public hearing on the issue of the levy of Fiscal Year 2007-2008 assessments. Notice of the public hearing will be given by publication.

ATTACHMENTS

1. Resolution No. 42-2006
2. Engineer's Report
3. Resolution No. 36-2006

CITY OF RANCHO CORDOVA

RESOLUTION NO. 42-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION
OF ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT No. 2005-1,
FISCAL YEAR 2007/2008**

WHEREAS, the City Council has, by previous Resolutions, formed the Landscaping and Lighting District No. 2005-1 (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Sacramento for the City of Rancho Cordova to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and

WHEREAS, the City Council has retained MuniFinancial as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

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

Section 1: The City Council hereby orders MuniFinancial to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 7th day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA
ENGINEER'S ANNUAL LEVY REPORT
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
FISCAL YEAR 2007/2008



RANCHO CORDOVA
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1

Intent Meeting: May 7, 2007
Public Hearing: June 4, 2007



Corporate Office:		Office Locations:
27368 Via Industria Suite 110 Temecula, CA 92590 Tel: (951) 587-3500 Tel: (800) 755-MUNI (6864) Fax: (951) 587-3510		Lancaster, CA Oakland, CA Sacramento, CA Phoenix, AZ Orlando, FL Bellevue, WA Seattle, WA Memphis, TN
www.muni.com		

ENGINEER'S REPORT AFFIDAVIT

City of Rancho Cordova Landscaping and Lighting District No. 2005-1

formed pursuant to the

Landscape and Lighting Act of 1972

**City of Rancho Cordova,
County of Sacramento, State of California**

This Report contains the complete Engineer's Annual Levy Report for the City of Rancho Cordova Landscaping and Lighting District No. 2005-1 including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2007/2008, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2007.

MuniFinancial
Assessment Engineer
On Behalf of the City of Rancho Cordova

By: _____

Richard Kopecky
R. C. E. # 16742

TABLE OF CONTENTS

INTRODUCTION	1
PART I — PLANS AND SPECIFICATIONS	5
A. Description of the District	5
B. Description of Improvements and Services	6
PART II — METHOD OF APPORTIONMENT	11
A. General	11
B. Benefit Analysis	11
C. Assessment Methodology	13
PART III — DISTRICT BUDGET	16
PART IV — DISTRICT DIAGRAMS	18
PART V — ASSESSMENT ROLL	21

INTRODUCTION

Pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (hereafter referred to as the "California Constitution"), the City Council of the City of Rancho Cordova, County of Sacramento, State of California (hereafter referred to as "City"), has by resolution initiated proceedings in connection with the ongoing maintenance of the special assessment district designated as:

Landscaping and Lighting District No. 2005-1

(hereafter referred to as "District"), for the purpose of continuing and providing for the ongoing maintenance and operation of landscaping and lighting improvements within the District that has previously been provided and administered by the County of Sacramento as part of the Sacramento Landscape Maintenance District (hereafter referred to as "SLMD"). The District was formed in fiscal year 2005/2006 after the City conducted a property owner protest ballot proceedings and confirmed the assessments described herein. The maintenance and operation of the improvements became the responsibility of the City with the City Council acting as the legislative body for the District. The City Council proposes to continue the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements for the lots and parcels of land that were previously included in that portion of the SLMD Zone 4 and Zone 5 that are within the boundaries of the City and for which the County (hereafter referred to as "County") has been maintaining through the annual levy of assessments.

This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the annual administration of said District and the levy and collection of annual assessments related thereto for fiscal year 2007/2008, as required pursuant to Chapter 1, Article 4 of the 1972 Act. This Report describes the District, the improvements, and the proposed assessments to be levied on properties within the District in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements. The annual assessments will provide a continued funding source for the ongoing operation and maintenance of public landscaping and lighting improvements associated with the properties within the District.

The improvements and assessments described in this Report are based on the improvements and assessments previously established by the County for SLMD Zone 4 and Zone 5 and represent an estimate of the direct expenditures,

incidental expenses, and fund balances associated with the maintenance and servicing of those improvements. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein have been established to continue the maintenance of the existing improvements and assessments previously established by the County as outlined in the Fiscal Year 2005/2006 Engineer's Report for the SLMD.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the County Assessor's Office. The County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for special benefit assessments.

In fiscal year 2005/2006, as part of the District formation to continue the assessments previously levied by the County as part of the SLMD Zone 4 and Zone 5 for properties within the boundary of the City, the City conducted a Property Owner Protest Ballot proceeding for the District assessments pursuant to the provisions of the *California Constitution, Article XIID Section 4*. In conjunction with this ballot proceeding, the City Council also conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots shall be weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that a majority protest did not exist for the continuation and transfer of assessments presented and described in the fiscal year 2005/2006 Engineer's Report, the City Council approved the report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the Sacramento County Auditor/Controller for inclusion on the property tax roll for each parcel.

For fiscal year 2007/2008, this Report has been prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for this fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed annual assessments for the District or portion thereof, exceed the maximum assessments described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before the new or increased assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District. The District was formed with four (4) benefit zones encompassing all lots and parcels of land within the boundaries of the City that were included in Zone 4 and Zone 5 of the SLMD in fiscal year 2004/2005.

Part II

The Method of Apportionment: A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment.

Part III

The District Budget: An estimate of the annual costs to operate, maintain and service the landscaping and lighting improvements and facilities previously provided and maintained by the County as part of the SLMD. The special benefit assessments are based on the overall operation costs minus any costs that are considered general benefit. The proposed budget includes the anticipated costs for operating, maintaining and servicing the District improvements for fiscal year 2007/2008 including any funds necessary to perform maintenance activities that cannot be reasonably collected in a single fiscal year to establish the proposed assessments for that year. Should the proposed assessments exceed the assessments described herein, property owner ballot proceedings shall be conducted to approve such an increase before the increase may be imposed.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District and the Zones therein is provided in this Report and includes the parcels that receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the proposed assessment amount for each parcel within the District. The proposed assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed maximum assessment rate.

Part I — Plans and specifications

A. Description of the District

The territory within the District consists of the lots and parcels of land within the boundaries of the City that in fiscal year 2004/2005 were designated as a portion of Zone 4 and all of Zone 5 of the SLMD. Said territory encompasses an area of land totaling approximately five hundred twelve acres (512 acres) that is centrally located within the City, generally south of Highway 50 and north of the City limits. The District includes:

- That portion of SLMD Zone 4 that is within the City, which consists of the ninety seven (97) parcels within the residential subdivision known as Ellenwood Court located south of Ellenwood Avenue. These parcels were established in the District as Zone 1 to reflect the proportional special benefit these parcels receive from the District improvements, specifically the landscape improvements associated with the development located on the south side of Ellenwood Avenue.
- The parcels that were identified as SLMD Zone 5, which includes a total of six hundred eighty-six (686) non-exempt parcels generally located south of the American River, east of Mather Field Road and in close proximity to Zinfandel Drive and International Drive. These parcels were established in the District as Zones 2, 3, and 4 to reflect the proportional special benefit the various parcels receive from the District improvements namely:

Zone 2 includes the one hundred fifty-four (154) parcels within the residential subdivision known as California Jazz Units 1 & 2 generally located east of Data Drive, north of Reserve Drive, south of Capital Center Drive and west of International Drive. These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive within the boundaries of the District as well as the parkway landscaping surrounding and adjacent to this residential subdivision.

Zone 3 includes the eighteen (18) parcels located on either side of Zinfandel Drive from Data Drive to the southern boundary of the District (approximately 700 feet south of International Drive). These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive as well as the parkway landscaping on Zinfandel

Drive that is in close proximity to these parcels and within the District boundaries.

Zone 4 includes the remaining parcels that were previously included in SLMD Zone 5 that are not designated as either Zone 2 or Zone 3 of the District. This Zone includes parcels along Data Drive, International Drive, Capital Center Drive, White Rock Road, Quality Drive, Disk Drive, Prospect Park Drive and Kilgore Road. These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive within the District boundaries. Within Zone 4, there is a new residential subdivision development known as Capital Village. This new development is also within Community Facilities District No. 2005-2 (the "CFD"), which was established to finance landscape improvements installed along the rights-of-way within the subdivision and the median landscape improvements within Zone 4 that are adjacent to the development, so long as funds are available. Since the Capital Village development is also included within the CFD, all parcels within the development have been segregated and designated as Zone 4A, which will be providing a funding sources from the CFD to offset a portion or all of the District costs for this zone.

B. Description of Improvements and Services

Landscape Improvements

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements within the District that was previously funded in whole or in part by annual assessments associated with the SLMD. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District. These improvements may include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting and landscape improvements including but not limited to parkways, medians and other designated easements, right-of-ways or public areas within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape (parkway) landscaping along the South side of Ellenwood Avenue east of Routier Road that is within the public right-of-ways or easements and dedicated to the City for maintenance. The costs and special benefits of these improvements are proportionately shared by only the properties

within Zone 1 of the District.

- Streetscape (parkway) landscaping adjacent to the California Jazz subdivision on the north side of Reserve Drive from Data Drive to International Drive; the east side of Data Drive from Reserve Drive north to the end of the subdivision; the west side of Capital Center Drive from International Drive north to the end of the subdivision; and the north side of International Drive from Reserve Drive to Capital Center Drive. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 2 of the District.
- Streetscape (parkway) landscaping on both sides of Zinfandel Drive between International Drive and Data Drive. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 3 of the District.
- All median landscape improvements within the District located on International Drive from approximately 570 feet westerly of Data Drive to Kilgore Road and on Zinfandel Drive from Data Drive to International Drive. The costs and special benefits of these improvements are proportionately shared by all the properties within Zone 2, 3 and 4 of the District.
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or County and any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed descriptions of the location and extent of the specific improvements to be maintained by the District are on file with the City and by reference are made part of this Report. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District generally consist of the following:

- Approximately 9,600 square feet of streetscape (parkway) landscaping and 34 trees within the public right-of-ways located on the south side of Ellenwood Avenue.

- Approximately 11,000 square feet of turf, 28,455 square feet of streetscape (parkway) landscaping including 110 trees, located on the north side of Reserve Drive from Data Drive to International Drive; east side of Data Drive, from Reserve Drive north to end of California Jazz tract Unit No. 1; west side of Capital Center Drive, from International north to end of California Jazz Tract Unit No. 2; and north side of International Drive, from Reserve Drive to Capital Center Drive.
- Approximately 19,400 square feet of turf, 11,500 of streetscape (parkway) landscaping including 57 trees, located on the west side of Zinfandel Drive, south of International Drive.
- Approximately 152,340 square feet of turf, 55,600 square feet of streetscape and median landscaping including 392 trees along the medians and frontage corridors on Zinfandel Drive, from Data Drive to International Drive; and medians on International Drive, west of Data Drive to Kiloge Road.

Public Lighting Improvements

Lighting facilities that may be located within the landscaped areas including safety lights, security lights or ornamental lights installed as part of the landscape improvements are budgeted as part of the landscape maintenance costs.

Although the District improvements and associated assessments do not currently include public street lighting, these improvements may be incorporated into the District budget and assessments at a later date particularly to future annexations to the District. At such time, the lighting improvements may include but shall not be limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with the street lighting, safety lighting and/or traffic signals within the District including public lighting facilities on designated arterial and collector streets as well as lighting facilities within residential subdivisions or public areas such as parks. The cost of such improvements shall be allocated based on the proportional special benefits properties receive from these improvements.

Improvements and Services Permitted Pursuant to the 1972 Act

As generally defined by the 1972 Act, the improvements and associated assessments for this District may include now or in the future one or more of the following:

- 1) The installation or planting of landscaping;

- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- 3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- 5) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts, and public restrooms.
- 6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- 7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans,

specifications, estimates, diagram, and assessment;

- b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
- c) Compensation payable to the County for collection of assessments;
- d) Compensation of any engineer or attorney employed to render services;
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- f) Costs associated with any elections held for the approval of a new or increased assessment.

Part II — METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified, and allocated based on special benefit pursuant to the provisions of the California Constitution and 1972 Act. The improvements provided by the District and for which properties will be assessed have been identified as necessary, required and/or desired for the development of properties within the District and as such, the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of the parcels within the District. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

Special Benefit

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from specific improvements and the desirability and security of those properties is enhanced by the presence of well-maintained improvements in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

All of the preceding factors contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide special benefits to the properties. Furthermore, it has been determined that the a lack of funding to properly service and maintain the District improvements could have a negative impact on the properties within the District.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely for the benefit of properties within the District and the ongoing maintenance and operation of the improvements will directly effect the properties within the District. Although the improvements include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the construction and installation of these improvements were only in direct benefit to the properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

C. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

All costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of improvements to be maintained by the District as well as individual property development within the District. Upon review of the improvements to be maintained by the City that will be transferred from the SLMD, it has been determined that there are four (4) distinct areas that benefit differently from the improvements within the District and therefore the landscape maintenance and assessments have been established as four (4) benefit zones, including Zone 4A, for the allocation of the assessments and proportional special benefit.

Zones and Assessments:

Zone 1 of the District is comprised of one hundred four (104) parcels that were previously part of the SLMD Zone 4. The ninety-seven (97) residential parcels are assessed on a per parcel basis at the pre-existing rate of \$42.50 per parcel.

Zone 2 of the District is comprised of one hundred fifty-nine (159) parcels that were previously part of SLMD Zone 5 and are part of the residential developments known as California Jazz Unit No.1 and Unit No. 2. The one hundred fifty four (154) residential parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape improvements and parkway landscape improvements associated with these parcels.

Zone 3 of the District is comprised of eighteen (18) parcels that were previously part of SLMD Zone 5 and these parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscaping and \$1,382.76 per acre for the landscaping along the parkways of Zinfandel Drive, totaling \$1,413.24 per acre.

Zone 4 of the District is comprised of fifty nine (59) parcels that were previously part of the SLMD Zone 5 that are not included as part of this District's Zone 2, 3 or 4A. The fifty two (52) non-exempt parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape improvements within the District.

Zone 4A is comprised of five hundred seven (507) parcels that are a part of the development known as Capital Village. Zone 4A has been established to account for the overlapping CFD special taxes that will be levied on the Zone 4A parcels and contributed in part to the District. The CFD provides funding for landscape improvements within and adjacent to the development, including the median landscaping identified herein. Although the CFD may fund median landscaping, the special taxes levied within Capital Village may not provide sufficient funds to maintain both the

landscape improvements within the Capital Village development and the median landscape improvements within the District that specially benefit the parcels within Zone 4A. Therefore, the four hundred sixty two (462) non-exempt parcels within Zone 4A will continue to be assessed up to \$30.48 per gross acre until such time that the CFD generates sufficient revenue to fund the median landscape improvements. Any funds generated by the CFD that will be used to finance the median landscape improvements that benefit Zone 4A shall be transferred by the CFD to the District as a contribution to Zone 4A.

Exempt Parcels — Properties within the District that are not assessed for special benefit include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land uses and zones exist, the typical property classification and assessment methodology does not accurately identify the special benefits received from the improvements for each and every parcel. For example, in some cases, only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. These special circumstances will be reviewed annually by the assessment engineer.

Part III — DISTRICT BUDGET

The proposed Maximum Assessment per Parcel or Acre shown above is based on the cost of providing the District improvements and does not include any other assessments or charges imposed on the properties. The budget within this report identifies the cost to maintain the improvements within each specified Zone of the District. The budget has been prepared under the premises that the reserves previously collected by the SLMD would be transferred in proportion to the cost of maintaining the landscape area that will be part of the newly formed District.

This District has an established Reserve Fund, which can be utilized for Working Capital, Special Projects and Rate Stabilization. The Working Capital provides cash for the operations and maintenance of the District, as well as providing financing for emergency expenditures. Special Projects Reserve can finance the Central Irrigation System (CIS) project and re-vegetation project. Rate Stabilization allows for stabilizing the levy without impacting the Working Capital Reserve and provides a mechanism for slowing the eventual increases in the assessment.

City of Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1 FY 2007/2008 Budget Summary

BUDGET ITEM	Zone 1 Budget	Zone 2 Budget	Zone 3 Budget	Zone 4 Budget	Zone 4A Budget	2007/2008 Totals
MAINTENANCE (DIRECT COSTS)						
Contract Maintenance	\$2,430	\$8,318	\$18,290	\$6,393	\$1,569	\$37,000
Landscape Utilities (Water/Electricity)	1,839	6,295	13,841	4,838	1,187	28,000
Periodic Repair/Rehabilitation	657	2,248	4,943	1,728	424	10,000
ANNUAL DIRECT COSTS	\$4,926	\$16,861	\$37,074	\$12,958	\$3,181	\$75,000
ADMINISTRATION						
City Administration Overhead	\$328	\$1,124	\$2,472	\$864	\$212	5,000
Professional Fees for Admin	328	1,124	2,472	864	212	5,000
TOTAL ADMINISTRATION	\$656	\$2,248	\$4,944	\$1,728	\$424	\$10,000
TOTAL COSTS & EXPENSES	\$5,582	\$19,109	\$42,018	\$14,686	\$3,605	\$85,000
LEVY ADJUSTMENTS						
Reserve Fund Collection / Transfer	(\$1,422)		\$31,917		\$0	\$30,495
Undesignated Reserve Fund Transfer	(38)	(18,557)	-	(4,259)	-	(22,853)
Revenues from Other Sources ⁽¹⁾	-	-	-	-	(1,045)	(1,045)
BALANCE TO LEVY	\$4,123	\$552	\$73,935	\$10,427	\$2,559	\$91,597
DISTRICT STATISTICS						
Total Parcels	104	159	18	59	507	847
Parcels Levied	97	154	18	52	462	783
Total Acreage	NA	18.12	52.32	342.10	83.97	NA
Levy per Parcel / Acre	\$42.50	\$30.48	\$1,413.24	\$30.48	\$30.48	
Maximum Levy per Parcel / Acre	\$42.50	\$30.48	\$1,413.24	\$30.48	\$30.48	
Total Applied Levy						\$91,597
Balance to Levy						\$91,597
Variance⁽²⁾						\$0
UNDESIGNATED RESERVE FUND BALANCE⁽³⁾						
Estimated Beginning Reserve Fund Balance						\$249,043
Reserve Fund Adjustments						(22,853)
Estimated Ending Reserve Fund Balance						\$226,190
ZONE RESERVE FUND BALANCES						
Estimated Beginning Reserve Fund Balance	\$1,422	\$0	\$15,624	\$0	\$220	\$17,266
Reserve Fund Adjustments	(1,422)	-	31,917	-	-	30,495
Estimated Ending Reserve Fund Balance	\$0	\$0	\$47,541	\$0	\$220	\$47,761

⁽¹⁾ Contribution from LMCD No. 2005-2, Zone 1

⁽²⁾ Variance due to rounding differences

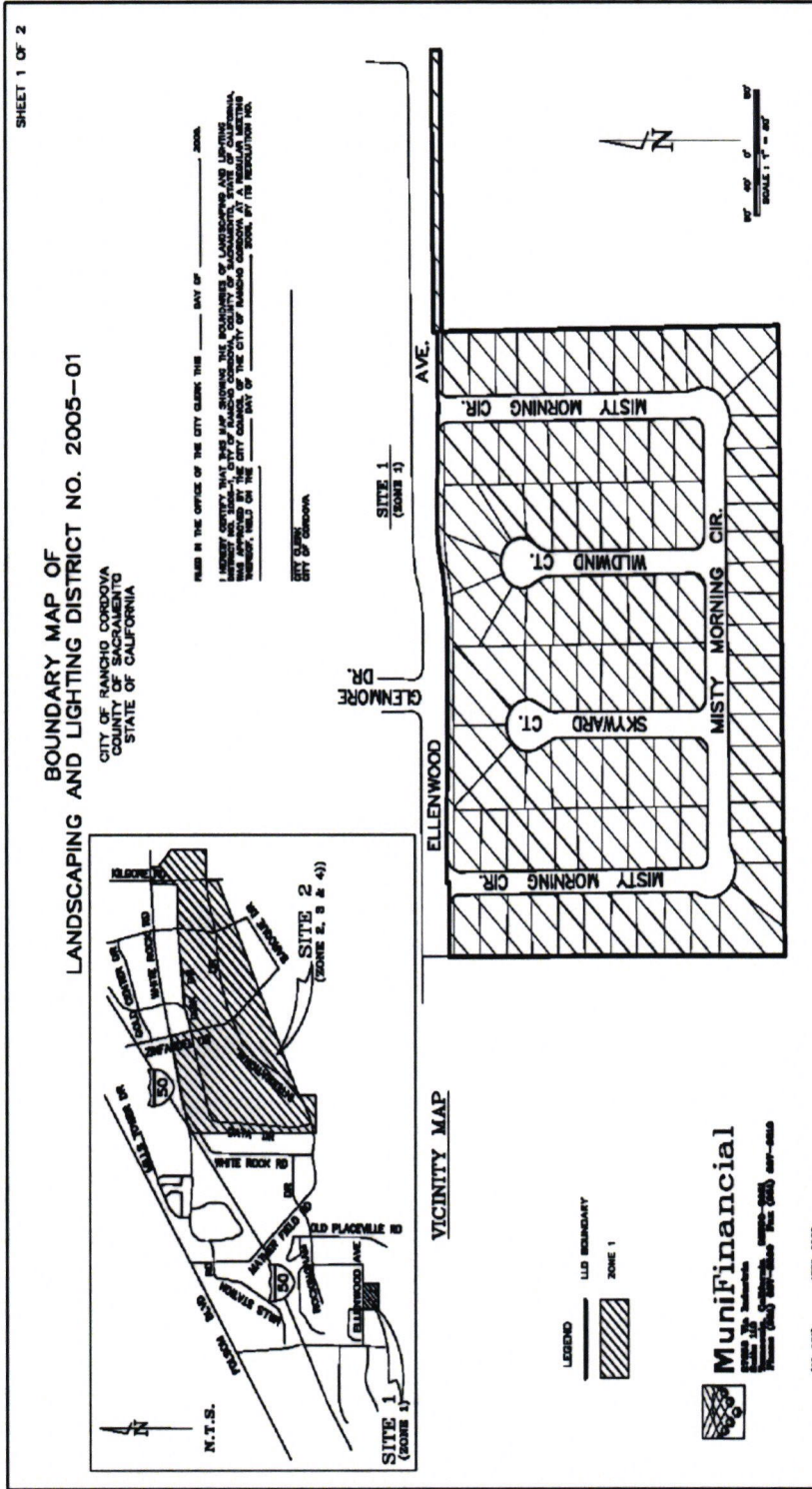
⁽³⁾ Undesignated Reserve Fund transferred from the County of Sacramento upon the formation of the District.

Part IV — DISTRICT DIAGRAMS

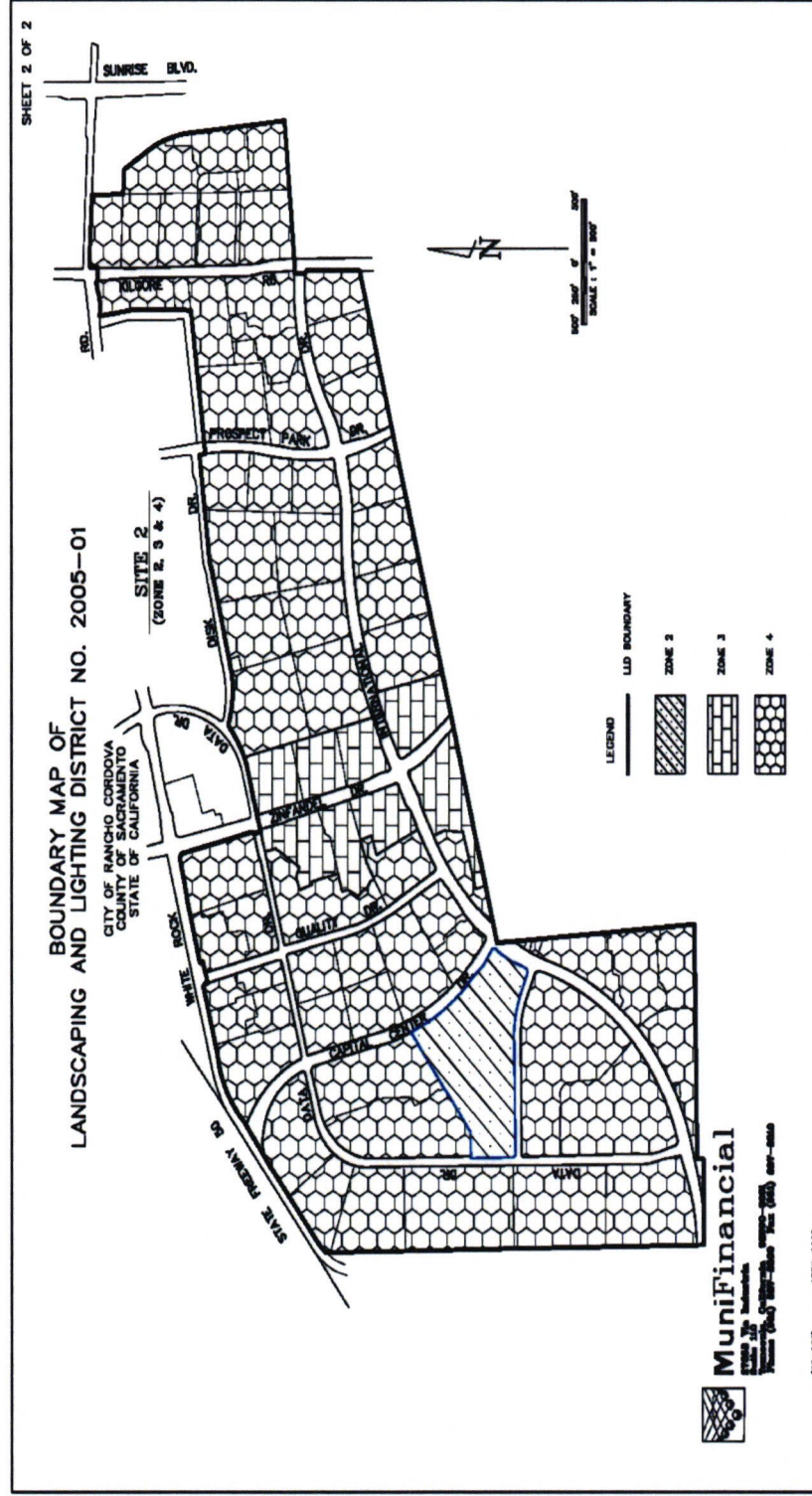
The parcels involved with the continuation of assessments through the transferring of the SLMD to the District consist of all lots, parcels and subdivisions of land located within the boundaries of the map designated as "Boundary Map of Landscaping and Lighting District No. 2005-1." The District covers approximately five hundred twelve acres (512 acres) within the City.

The following District Diagram is based on the County Assessor's Maps and the County Assessor's information and identifies all the parcels of land within the proposed District, as the same existed at the time this Report was prepared. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram. The maximum assessment rate and the continuation of assessments for each of the existing parcels within the District as described herein, shall be presented to the property owners of record for approval or protest in accordance with the provisions of the California Constitution.

**ASSESSMENT DIAGRAM FOR
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**



ASSESSMENT DIAGRAM FOR
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



Part V — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and proposed assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein:

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-002	1	1	\$42.50
077-0370-003	2	1	\$42.50
077-0370-004	3	1	\$42.50
077-0370-005	4	1	\$42.50
077-0370-006	5	1	\$42.50
077-0370-007	6	1	\$42.50
077-0370-008	7	1	\$42.50
077-0370-009	8	1	\$42.50
077-0370-010	9	1	\$42.50
077-0370-011	10	1	\$42.50
077-0370-012	11	1	\$42.50
077-0370-013	12	1	\$42.50
077-0370-014	13	1	\$42.50
077-0370-015	14	1	\$42.50
077-0370-016	15	1	\$42.50
077-0370-017	16	1	\$42.50
077-0370-018	17	1	\$42.50
077-0370-019	18	1	\$42.50
077-0370-020	19	1	\$42.50
077-0370-021	20	1	\$42.50
077-0370-022	21	1	\$42.50
077-0370-023	22	1	\$42.50
077-0370-024	23	1	\$42.50
077-0370-025	24	1	\$42.50
077-0370-026	25	1	\$42.50
077-0370-027	26	1	\$42.50
077-0370-028	27	1	\$42.50
077-0370-029	28	1	\$42.50
077-0370-030	29	1	\$42.50
077-0370-031	30	1	\$42.50
077-0370-032	31	1	\$42.50
077-0370-033	32	1	\$42.50
077-0370-034	33	1	\$42.50
077-0370-035	34	1	\$42.50
077-0370-036	35	1	\$42.50
077-0370-037	36	1	\$42.50
077-0370-038	37	1	\$42.50
077-0370-039	38	1	\$42.50
077-0370-042	39	1	\$42.50
077-0370-043	40	1	\$42.50
077-0370-044	41	1	\$42.50
077-0370-045	42	1	\$42.50
077-0370-046	43	1	\$42.50
077-0370-047	44	1	\$42.50

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-048	45	1	\$42.50
077-0370-049	46	1	\$42.50
077-0370-050	47	1	\$42.50
077-0370-051	48	1	\$42.50
077-0370-052	49	1	\$42.50
077-0370-053	50	1	\$42.50
077-0370-054	51	1	\$42.50
077-0370-055	52	1	\$42.50
077-0370-056	53	1	\$42.50
077-0370-057	54	1	\$42.50
077-0370-058	55	1	\$42.50
077-0370-059	56	1	\$42.50
077-0370-060	57	1	\$42.50
077-0370-061	58	1	\$42.50
077-0370-062	59	1	\$42.50
077-0370-063	60	1	\$42.50
077-0370-064	61	1	\$42.50
077-0370-065	62	1	\$42.50
077-0370-066	63	1	\$42.50
077-0370-067	64	1	\$42.50
077-0370-068	65	1	\$42.50
077-0370-069	66	1	\$42.50
077-0370-070	67	1	\$42.50
077-0370-071	68	1	\$42.50
077-0370-072	69	1	\$42.50
077-0370-073	70	1	\$42.50
077-0370-074	71	1	\$42.50
077-0370-075	72	1	\$42.50
077-0370-076	73	1	\$42.50
077-0370-077	74	1	\$42.50
077-0370-078	75	1	\$42.50
077-0370-079	76	1	\$42.50
077-0370-080	77	1	\$42.50
077-0370-081	78	1	\$42.50
077-0370-082	79	1	\$42.50
077-0370-083	80	1	\$42.50
077-0370-084	81	1	\$42.50
077-0370-085	82	1	\$42.50
077-0370-086	83	1	\$42.50
077-0370-087	84	1	\$42.50
077-0370-088	85	1	\$42.50
077-0370-089	86	1	\$42.50
077-0370-090	87	1	\$42.50
077-0370-091	88	1	\$42.50

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-092	89	1	\$42.50
077-0370-093	90	1	\$42.50
077-0370-094	91	1	\$42.50
077-0370-095	92	1	\$42.50
077-0370-096	93	1	\$42.50
077-0370-102	94	1	\$42.50
077-0370-105	95	1	\$42.50
077-0370-106	96	1	\$42.50
077-0370-109	97	1	\$42.50
072-1340-003	98	2	\$3.04
072-1340-004	99	2	\$3.04
072-1340-005	100	2	\$3.04
072-1340-006	101	2	\$3.04
072-1340-007	102	2	\$3.04
072-1340-008	103	2	\$3.04
072-1340-009	104	2	\$3.04
072-1340-010	105	2	\$3.04
072-1340-011	106	2	\$3.04
072-1340-012	107	2	\$3.04
072-1340-013	108	2	\$3.96
072-1340-014	109	2	\$4.26
072-1340-015	110	2	\$3.66
072-1340-016	111	2	\$3.04
072-1340-017	112	2	\$3.66
072-1340-018	113	2	\$3.96
072-1340-019	114	2	\$3.66
072-1340-020	115	2	\$3.36
072-1340-021	116	2	\$3.36
072-1340-022	117	2	\$3.04
072-1340-023	118	2	\$3.66
072-1340-024	119	2	\$3.96
072-1340-025	120	2	\$3.36
072-1340-026	121	2	\$4.58
072-1340-027	122	2	\$5.80
072-1340-028	123	2	\$5.18
072-1340-029	124	2	\$4.88
072-1340-030	125	2	\$3.04
072-1340-031	126	2	\$3.04
072-1340-032	127	2	\$4.26
072-1340-033	128	2	\$3.96
072-1340-034	129	2	\$3.04
072-1340-002	130	2	\$3.96
072-1340-001	131	2	\$3.96
072-1340-035	132	2	\$3.04

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1340-036	133	2	\$3.04
072-1340-037	134	2	\$3.04
072-1340-038	135	2	\$4.26
072-1340-039	136	2	\$5.48
072-1340-040	137	2	\$3.96
072-1340-041	138	2	\$3.36
072-1340-042	139	2	\$3.36
072-1340-043	140	2	\$3.36
072-1340-044	141	2	\$4.88
072-1340-045	142	2	\$5.18
072-1340-046	143	2	\$3.66
072-1340-047	144	2	\$3.04
072-1340-048	145	2	\$3.66
072-1340-049	146	2	\$3.04
072-1340-050	147	2	\$3.04
072-1340-051	148	2	\$3.04
072-1340-052	149	2	\$3.04
072-1340-053	150	2	\$3.04
072-1340-054	151	2	\$3.04
072-1340-055	152	2	\$3.04
072-1340-056	153	2	\$3.04
072-1340-057	154	2	\$3.04
072-1340-058	155	2	\$3.04
072-1340-059	156	2	\$3.66
072-1340-060	157	2	\$3.04
072-1340-061	158	2	\$3.04
072-1340-062	159	2	\$3.36
072-1340-063	160	2	\$3.36
072-1340-064	161	2	\$4.88
072-1340-065	162	2	\$3.96
072-1340-066	163	2	\$3.04
072-1340-067	164	2	\$3.04
072-1340-068	165	2	\$3.04
072-1340-069	166	2	\$3.04
072-1340-070	167	2	\$4.26
072-1340-071	168	2	\$4.26
072-1340-072	169	2	\$4.26
072-1340-073	170	2	\$4.58
072-1340-074	171	2	\$3.96
072-1350-001	172	2	\$5.48
072-1350-002	173	2	\$3.96
072-1350-003	174	2	\$3.96
072-1350-004	175	2	\$4.26
072-1350-005	176	2	\$5.18

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1350-006	177	2	\$5.18
072-1350-007	178	2	\$5.80
072-1350-008	179	2	\$6.10
072-1350-009	180	2	\$3.36
072-1350-010	181	2	\$3.36
072-1350-011	182	2	\$3.36
072-1350-012	183	2	\$3.36
072-1350-013	184	2	\$4.58
072-1350-014	185	2	\$3.66
072-1350-015	186	2	\$3.04
072-1350-016	187	2	\$3.36
072-1350-017	188	2	\$3.96
072-1350-018	189	2	\$3.96
072-1350-019	190	2	\$4.88
072-1350-020	191	2	\$3.04
072-1350-021	192	2	\$3.36
072-1350-022	193	2	\$3.66
072-1350-023	194	2	\$3.36
072-1350-024	195	2	\$3.36
072-1350-025	196	2	\$3.36
072-1350-026	197	2	\$3.36
072-1350-027	198	2	\$3.36
072-1350-028	199	2	\$3.36
072-1350-029	200	2	\$3.36
072-1350-030	201	2	\$3.36
072-1350-031	202	2	\$3.36
072-1350-032	203	2	\$3.96
072-1350-033	204	2	\$3.04
072-1350-034	205	2	\$3.04
072-1350-035	206	2	\$3.04
072-1350-036	207	2	\$3.04
072-1350-037	208	2	\$3.04
072-1350-038	209	2	\$3.04
072-1350-039	210	2	\$3.04
072-1350-040	211	2	\$3.04
072-1350-041	212	2	\$3.04
072-1350-042	213	2	\$3.04
072-1350-043	214	2	\$3.04
072-1350-044	215	2	\$3.04
072-1350-045	216	2	\$3.04
072-1350-046	217	2	\$3.04
072-1350-047	218	2	\$3.04
072-1350-051	219	2	\$3.04
072-1350-052	220	2	\$3.04

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1350-053	221	2	\$3.04
072-1350-054	222	2	\$3.36
072-1350-055	223	2	\$3.36
072-1350-056	224	2	\$3.36
072-1350-057	225	2	\$3.36
072-1350-058	226	2	\$3.04
072-1350-059	227	2	\$3.04
072-1350-060	228	2	\$3.36
072-1350-061	229	2	\$3.36
072-1350-062	230	2	\$3.36
072-1350-063	231	2	\$3.04
072-1350-064	232	2	\$3.04
072-1350-065	233	2	\$3.04
072-1350-066	234	2	\$3.36
072-1350-067	235	2	\$3.36
072-1350-068	236	2	\$4.58
072-1350-069	237	2	\$5.48
072-1350-070	238	2	\$3.66
072-1350-071	239	2	\$3.36
072-1350-072	240	2	\$3.96
072-1350-073	241	2	\$6.10
072-1350-074	242	2	\$4.26
072-1350-075	243	2	\$3.04
072-1350-076	244	2	\$3.36
072-1350-077	245	2	\$3.04
072-1350-078	246	2	\$3.36
072-1350-079	247	2	\$3.36
072-1350-080	248	2	\$3.36
072-1350-082	249	2	\$3.66
072-1350-084	250	2	\$3.04
072-1350-085	251	2	\$3.66
072-0690-098	252	3	\$7,449.48
072-0690-096	253	3	\$11,968.44
072-0690-091	254	3	\$7,160.74
072-0690-090	255	3	\$8,792.20
072-0680-075	256	3	\$3,405.90
072-3010-005	257	3	\$1,298.76
072-3010-006	258	3	\$1,086.78
072-3010-007	259	3	\$1,130.60
072-3010-008	260	3	\$2,317.72
072-3010-009	261	3	\$2,148.12
072-3010-010	262	3	\$1,625.22
072-3010-011	263	3	\$2,543.84
072-3010-012	264	3	\$2,232.92

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-3010-001	265	3	\$16,082.68
072-3010-002	266	3	\$1,256.38
072-3010-003	267	3	\$1,498.04
072-3010-004	268	3	\$1,401.94
072-3010-013	269	3	\$535.62
072-0690-114	270	4	\$221.28
072-0690-113	271	4	\$169.46
072-0690-108	272	4	\$499.88
072-0690-107	273	4	\$610.82
072-0690-105	274	4	\$157.28
072-0690-104	275	4	\$149.36
072-0680-062	276	4	\$203.60
072-0680-063	277	4	\$131.98
072-0680-064	278	4	\$183.18
072-0680-065	279	4	\$71.94
072-0680-067	280	4	\$214.28
072-0680-068	281	4	\$153.92
072-0680-069	282	4	\$134.42
072-0680-070	283	4	\$214.88
072-0690-101	284	4	\$128.02
072-0690-100	285	4	\$139.30
072-0690-099	286	4	\$164.60
072-0690-095	287	4	\$99.66
072-0690-094	288	4	\$117.66
072-0690-093	289	4	\$104.54
072-0690-089	290	4	\$311.82
072-0690-086	291	4	\$273.10
072-0690-085	292	4	\$367.28
072-0690-084	293	4	\$410.56
072-0690-082	294	4	\$89.00
072-0690-080	295	4	\$57.30
072-0690-079	296	4	\$47.86
072-0690-078	297	4	\$259.08
072-0690-064	298	4	\$257.56
072-0690-063	299	4	\$485.86
072-0690-062	300	4	\$281.64
072-0690-061	301	4	\$283.76
072-0690-060	302	4	\$181.66
072-0690-039	303	4	\$123.44
072-0690-038	304	4	\$138.38
072-0690-037	305	4	\$141.12
072-0690-036	306	4	\$146.92
072-0260-006	307	4	\$117.34
072-0260-031	308	4	\$144.78

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-0260-032	309	4	\$145.08
072-0260-049	310	4	\$144.48
072-0370-060	311	4	\$381.00
072-0370-063	312	4	\$380.08
072-0680-040	313	4	\$140.20
072-0680-042	314	4	\$285.90
072-0680-043	315	4	\$171.60
072-0680-048	316	4	\$148.44
072-0680-049	317	4	\$201.78
072-0680-050	318	4	\$201.48
072-0680-072	319	4	\$158.20
072-0690-115	320	4	\$45.72
072-0690-116	321	4	\$34.74
072-0680-034	322	4A	\$241.24
072-0680-035	323	4A	\$313.48
072-0680-036	324	4A	\$306.04
072-0680-076	325	4A	\$556.90
072-2970-001	326	4A	\$2.68
072-2970-002	327	4A	\$2.40
072-2970-003	328	4A	\$2.40
072-2970-004	329	4A	\$2.40
072-2970-005	330	4A	\$2.40
072-2970-006	331	4A	\$2.40
072-2970-007	332	4A	\$2.40
072-2970-008	333	4A	\$2.40
072-2970-009	334	4A	\$2.40
072-2970-010	335	4A	\$2.40
072-2970-011	336	4A	\$2.40
072-2970-012	337	4A	\$2.40
072-2970-013	338	4A	\$2.40
072-2970-014	339	4A	\$2.40
072-2970-015	340	4A	\$2.40
072-2970-016	341	4A	\$2.40
072-2970-017	342	4A	\$2.40
072-2970-018	343	4A	\$2.10
072-2970-019	344	4A	\$1.44
072-2970-020	345	4A	\$1.44
072-2970-021	346	4A	\$1.44
072-2970-022	347	4A	\$1.44
072-2970-023	348	4A	\$2.24
072-2970-024	349	4A	\$2.84
072-2970-025	350	4A	\$2.02
072-2970-026	351	4A	\$2.02
072-2970-027	352	4A	\$2.02

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2970-028	353	4A	\$2.02
072-2970-029	354	4A	\$2.02
072-2970-030	355	4A	\$2.02
072-2970-031	356	4A	\$2.02
072-2970-032	357	4A	\$2.02
072-2970-033	358	4A	\$2.02
072-2970-034	359	4A	\$2.02
072-2970-035	360	4A	\$2.02
072-2970-036	361	4A	\$2.02
072-2970-037	362	4A	\$2.02
072-2970-038	363	4A	\$2.02
072-2970-039	364	4A	\$2.02
072-2970-040	365	4A	\$2.62
072-2970-041	366	4A	\$2.02
072-2970-042	367	4A	\$1.44
072-2970-043	368	4A	\$1.36
072-2970-044	369	4A	\$1.36
072-2970-045	370	4A	\$1.44
072-2970-046	371	4A	\$1.88
072-2970-047	372	4A	\$1.88
072-2970-048	373	4A	\$1.44
072-2970-049	374	4A	\$1.32
072-2970-050	375	4A	\$1.32
072-2970-051	376	4A	\$1.44
072-2970-052	377	4A	\$2.10
072-2970-053	378	4A	\$2.88
072-2970-054	379	4A	\$2.28
072-2970-055	380	4A	\$2.18
072-2970-056	381	4A	\$2.14
072-2970-057	382	4A	\$2.10
072-2970-058	383	4A	\$2.36
072-2970-059	384	4A	\$2.28
072-2970-060	385	4A	\$2.06
072-2970-061	386	4A	\$2.06
072-2970-062	387	4A	\$2.80
072-2970-063	388	4A	\$3.20
072-2970-064	389	4A	\$2.46
072-2970-065	390	4A	\$2.46
072-2970-066	391	4A	\$2.46
072-2970-067	392	4A	\$2.46
072-2970-068	393	4A	\$2.46
072-2970-069	394	4A	\$2.46
072-2970-070	395	4A	\$2.94
072-2970-071	396	4A	\$2.98

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2970-072	397	4A	\$2.46
072-2970-073	398	4A	\$2.46
072-2970-074	399	4A	\$2.46
072-2970-075	400	4A	\$2.46
072-2970-076	401	4A	\$2.46
072-2970-077	402	4A	\$2.46
072-2970-078	403	4A	\$3.10
072-2970-079	404	4A	\$3.50
072-2970-080	405	4A	\$2.46
072-2970-081	406	4A	\$2.46
072-2970-082	407	4A	\$2.46
072-2970-083	408	4A	\$2.46
072-2970-084	409	4A	\$2.46
072-2970-085	410	4A	\$3.20
072-2970-086	411	4A	\$3.54
072-2970-087	412	4A	\$2.76
072-2970-088	413	4A	\$2.76
072-2970-089	414	4A	\$2.76
072-2970-090	415	4A	\$2.76
072-2970-091	416	4A	\$3.54
072-2970-092	417	4A	\$2.06
072-2970-093	418	4A	\$1.32
072-2970-094	419	4A	\$1.32
072-2970-095	420	4A	\$1.32
072-2970-096	421	4A	\$1.32
072-2970-097	422	4A	\$1.84
072-2970-098	423	4A	\$1.80
072-2970-099	424	4A	\$1.22
072-2970-100	425	4A	\$1.22
072-2970-101	426	4A	\$1.26
072-2970-102	427	4A	\$1.36
072-2970-103	428	4A	\$2.06
072-2970-104	429	4A	\$2.06
072-2970-105	430	4A	\$1.36
072-2970-106	431	4A	\$1.26
072-2970-107	432	4A	\$1.22
072-2970-108	433	4A	\$1.22
072-2970-109	434	4A	\$1.92
072-2970-110	435	4A	\$1.92
072-2970-111	436	4A	\$1.22
072-2970-112	437	4A	\$1.22
072-2970-113	438	4A	\$1.22
072-2970-114	439	4A	\$1.22
072-2970-115	440	4A	\$1.70

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2970-116	441	4A	\$2.02
072-2970-117	442	4A	\$1.22
072-2970-118	443	4A	\$1.22
072-2970-119	444	4A	\$1.22
072-2970-120	445	4A	\$1.22
072-2970-121	446	4A	\$1.70
072-2970-122	447	4A	\$1.66
072-2970-123	448	4A	\$1.26
072-2970-124	449	4A	\$1.18
072-2970-125	450	4A	\$1.18
072-2970-126	451	4A	\$1.32
072-2970-127	452	4A	\$2.06
072-2970-128	453	4A	\$2.10
072-2970-129	454	4A	\$1.62
072-2970-130	455	4A	\$1.48
072-2970-131	456	4A	\$1.48
072-2970-132	457	4A	\$1.66
072-2970-133	458	4A	\$2.54
072-2970-134	459	4A	\$1.76
072-2970-135	460	4A	\$1.36
072-2970-136	461	4A	\$1.22
072-2970-137	462	4A	\$1.22
072-2970-138	463	4A	\$1.40
072-2970-139	464	4A	\$2.14
072-2970-140	465	4A	\$1.76
072-2970-141	466	4A	\$1.36
072-2970-142	467	4A	\$1.22
072-2970-143	468	4A	\$1.22
072-2970-144	469	4A	\$1.36
072-2970-145	470	4A	\$1.76
072-2970-146	471	4A	\$1.76
072-2970-147	472	4A	\$1.36
072-2970-148	473	4A	\$1.22
072-2970-149	474	4A	\$1.22
072-2970-150	475	4A	\$1.36
072-2970-151	476	4A	\$1.76
072-2970-152	477	4A	\$2.10
072-2970-153	478	4A	\$1.36
072-2970-154	479	4A	\$1.22
072-2970-155	480	4A	\$1.22
072-2970-156	481	4A	\$1.36
072-2970-157	482	4A	\$1.76
072-2970-158	483	4A	\$3.94
072-2970-159	484	4A	\$2.98

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2970-160	485	4A	\$2.94
072-2970-161	486	4A	\$2.98
072-2970-162	487	4A	\$2.98
072-2970-163	488	4A	\$2.98
072-2970-164	489	4A	\$2.98
072-2970-165	490	4A	\$2.94
072-2970-166	491	4A	\$3.90
072-2980-001	492	4A	\$5.42
072-2980-002	493	4A	\$4.30
072-2980-003	494	4A	\$4.24
072-2980-004	495	4A	\$4.24
072-2980-005	496	4A	\$4.30
072-2980-006	497	4A	\$4.24
072-2980-007	498	4A	\$4.56
072-2980-008	499	4A	\$4.20
072-2980-009	500	4A	\$4.50
072-2980-010	501	4A	\$4.68
072-2980-011	502	4A	\$4.50
072-2980-012	503	4A	\$4.50
072-2980-013	504	4A	\$5.52
072-2980-014	505	4A	\$2.62
072-2980-015	506	4A	\$2.24
072-2980-016	507	4A	\$2.28
072-2980-017	508	4A	\$2.40
072-2980-018	509	4A	\$2.50
072-2980-019	510	4A	\$2.54
072-2980-020	511	4A	\$2.54
072-2980-021	512	4A	\$2.54
072-2980-022	513	4A	\$2.54
072-2980-023	514	4A	\$2.54
072-2980-024	515	4A	\$2.46
072-2980-025	516	4A	\$2.62
072-2980-026	517	4A	\$2.46
072-2980-027	518	4A	\$2.46
072-2980-028	519	4A	\$2.46
072-2980-029	520	4A	\$2.46
072-2980-030	521	4A	\$2.50
072-2980-031	522	4A	\$2.46
072-2980-032	523	4A	\$2.46
072-2980-033	524	4A	\$2.40
072-2980-034	525	4A	\$2.40
072-2980-035	526	4A	\$2.40
072-2980-036	527	4A	\$2.40
072-2980-037	528	4A	\$3.16

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2980-038	529	4A	\$2.36
072-2980-039	530	4A	\$1.92
072-2980-040	531	4A	\$1.92
072-2980-041	532	4A	\$1.88
072-2980-042	533	4A	\$1.88
072-2980-043	534	4A	\$1.92
072-2980-044	535	4A	\$1.92
072-2980-045	536	4A	\$1.92
072-2980-046	537	4A	\$1.92
072-2980-047	538	4A	\$1.88
072-2980-048	539	4A	\$1.88
072-2980-049	540	4A	\$1.92
072-2980-050	541	4A	\$1.92
072-2980-051	542	4A	\$1.92
072-2980-052	543	4A	\$1.92
072-2980-053	544	4A	\$1.92
072-2980-054	545	4A	\$1.92
072-2980-055	546	4A	\$1.92
072-2980-056	547	4A	\$2.40
072-2980-057	548	4A	\$4.94
072-2980-058	549	4A	\$3.94
072-2980-059	550	4A	\$3.68
072-2980-060	551	4A	\$3.68
072-2980-061	552	4A	\$3.68
072-2980-062	553	4A	\$3.68
072-2980-063	554	4A	\$3.68
072-2980-064	555	4A	\$3.72
072-2980-065	556	4A	\$3.76
072-2980-066	557	4A	\$3.76
072-2980-067	558	4A	\$3.76
072-2980-068	559	4A	\$5.00
072-2980-069	560	4A	\$5.38
072-2980-070	561	4A	\$3.76
072-2980-071	562	4A	\$3.76
072-2980-072	563	4A	\$3.76
072-2980-073	564	4A	\$3.72
072-2980-074	565	4A	\$3.68
072-2980-075	566	4A	\$3.68
072-2980-076	567	4A	\$3.68
072-2980-077	568	4A	\$3.68
072-2980-078	569	4A	\$5.96
072-2980-079	570	4A	\$5.52
072-2980-080	571	4A	\$3.60
072-2980-081	572	4A	\$3.60

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2980-082	573	4A	\$3.60
072-2980-083	574	4A	\$3.60
072-2980-084	575	4A	\$3.60
072-2980-085	576	4A	\$3.64
072-2980-086	577	4A	\$3.68
072-2980-087	578	4A	\$3.68
072-2980-088	579	4A	\$3.64
072-2980-089	580	4A	\$5.26
072-2990-001	581	4A	\$1.88
072-2990-002	582	4A	\$1.88
072-2990-003	583	4A	\$1.88
072-2990-004	584	4A	\$1.88
072-2990-005	585	4A	\$1.88
072-2990-006	586	4A	\$1.88
072-2990-007	587	4A	\$1.88
072-2990-008	588	4A	\$1.88
072-2990-009	589	4A	\$2.54
072-2990-010	590	4A	\$4.68
072-2990-011	591	4A	\$4.20
072-2990-012	592	4A	\$3.64
072-2990-013	593	4A	\$3.64
072-2990-014	594	4A	\$3.64
072-2990-015	595	4A	\$3.64
072-2990-016	596	4A	\$3.64
072-2990-024	597	4A	\$4.20
072-2990-025	598	4A	\$4.20
072-2990-026	599	4A	\$4.20
072-2990-027	600	4A	\$4.20
072-2990-028	601	4A	\$4.20
072-2990-029	602	4A	\$4.20
072-2990-030	603	4A	\$4.56
072-2990-031	604	4A	\$4.68
072-2990-032	605	4A	\$4.50
072-2990-033	606	4A	\$5.70
072-2990-034	607	4A	\$2.58
072-2990-035	608	4A	\$1.88
072-2990-036	609	4A	\$1.88
072-2990-037	610	4A	\$1.88
072-2990-038	611	4A	\$1.88
072-2990-039	612	4A	\$1.88
072-2990-040	613	4A	\$1.88
072-2990-041	614	4A	\$1.88
072-2990-042	615	4A	\$1.88
072-2990-043	616	4A	\$1.88

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2990-044	617	4A	\$1.88
072-2990-045	618	4A	\$1.88
072-2990-046	619	4A	\$1.88
072-2990-047	620	4A	\$1.88
072-2990-048	621	4A	\$2.50
072-2990-049	622	4A	\$1.48
072-2990-050	623	4A	\$1.32
072-2990-051	624	4A	\$1.32
072-2990-052	625	4A	\$1.48
072-2990-053	626	4A	\$2.14
072-2990-054	627	4A	\$2.06
072-2990-055	628	4A	\$1.32
072-2990-056	629	4A	\$1.26
072-2990-057	630	4A	\$1.26
072-2990-058	631	4A	\$1.26
072-2990-059	632	4A	\$2.18
072-2990-060	633	4A	\$2.02
072-2990-061	634	4A	\$1.22
072-2990-062	635	4A	\$1.22
072-2990-063	636	4A	\$1.26
072-2990-064	637	4A	\$1.36
072-2990-065	638	4A	\$2.14
072-2990-066	639	4A	\$2.06
072-2990-067	640	4A	\$1.36
072-2990-068	641	4A	\$1.32
072-2990-069	642	4A	\$1.22
072-2990-070	643	4A	\$1.22
072-2990-071	644	4A	\$1.98
072-2990-072	645	4A	\$1.98
072-2990-073	646	4A	\$1.22
072-2990-074	647	4A	\$1.22
072-2990-075	648	4A	\$1.22
072-2990-076	649	4A	\$1.22
072-2990-077	650	4A	\$1.76
072-2990-078	651	4A	\$2.02
072-2990-079	652	4A	\$1.18
072-2990-080	653	4A	\$1.18
072-2990-081	654	4A	\$1.18
072-2990-082	655	4A	\$1.22
072-2990-083	656	4A	\$2.14
072-2990-084	657	4A	\$1.76
072-2990-085	658	4A	\$1.36
072-2990-086	659	4A	\$1.22
072-2990-087	660	4A	\$1.22

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2990-088	661	4A	\$1.36
072-2990-089	662	4A	\$1.76
072-2990-090	663	4A	\$1.76
072-2990-091	664	4A	\$1.36
072-2990-092	665	4A	\$1.22
072-2990-093	666	4A	\$1.22
072-2990-094	667	4A	\$1.36
072-2990-095	668	4A	\$1.80
072-2990-096	669	4A	\$1.88
072-2990-097	670	4A	\$2.50
072-2990-098	671	4A	\$2.50
072-2990-099	672	4A	\$1.88
072-2990-100	673	4A	\$1.88
072-2990-101	674	4A	\$1.44
072-2990-102	675	4A	\$1.32
072-2990-103	676	4A	\$1.32
072-2990-104	677	4A	\$1.44
072-2990-105	678	4A	\$2.06
072-2990-106	679	4A	\$2.06
072-2990-107	680	4A	\$2.06
072-2990-108	681	4A	\$2.06
072-2990-109	682	4A	\$2.06
072-2990-110	683	4A	\$2.06
072-2990-111	684	4A	\$2.50
072-2990-112	685	4A	\$2.50
072-2990-113	686	4A	\$1.88
072-2990-114	687	4A	\$1.88
072-2990-115	688	4A	\$1.88
072-2990-116	689	4A	\$3.02
072-2990-117	690	4A	\$2.10
072-2990-118	691	4A	\$1.36
072-2990-119	692	4A	\$1.22
072-2990-120	693	4A	\$1.22
072-2990-121	694	4A	\$1.36
072-2990-122	695	4A	\$1.76
072-2990-123	696	4A	\$1.76
072-2990-124	697	4A	\$1.36
072-2990-125	698	4A	\$1.22
072-2990-126	699	4A	\$1.22
072-2990-127	700	4A	\$1.36
072-2990-128	701	4A	\$1.76
072-2990-129	702	4A	\$1.76
072-2990-130	703	4A	\$1.36
072-2990-131	704	4A	\$1.22

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-2990-132	705	4A	\$1.22
072-2990-133	706	4A	\$1.36
072-2990-134	707	4A	\$1.80
072-2990-135	708	4A	\$1.76
072-2990-136	709	4A	\$1.36
072-2990-137	710	4A	\$1.22
072-2990-138	711	4A	\$1.22
072-2990-139	712	4A	\$1.36
072-2990-140	713	4A	\$1.76
072-2990-141	714	4A	\$1.92
072-2990-142	715	4A	\$1.36
072-2990-143	716	4A	\$1.22
072-2990-144	717	4A	\$1.22
072-2990-145	718	4A	\$1.36
072-2990-146	719	4A	\$1.76
072-2990-147	720	4A	\$1.76
072-2990-148	721	4A	\$1.36
072-2990-149	722	4A	\$1.22
072-2990-150	723	4A	\$1.22
072-2990-151	724	4A	\$1.36
072-2990-152	725	4A	\$1.76
072-2990-153	726	4A	\$1.76
072-2990-154	727	4A	\$1.36
072-2990-155	728	4A	\$1.22
072-2990-156	729	4A	\$1.22
072-2990-157	730	4A	\$1.36
072-2990-158	731	4A	\$2.02
072-3000-001	732	4A	\$5.60
072-3000-002	733	4A	\$4.38
072-3000-003	734	4A	\$4.08
072-3000-004	735	4A	\$3.98
072-3000-005	736	4A	\$3.98
072-3000-006	737	4A	\$5.52
072-3000-007	738	4A	\$5.48
072-3000-008	739	4A	\$3.98
072-3000-009	740	4A	\$3.98
072-3000-010	741	4A	\$3.94
072-3000-011	742	4A	\$4.16
072-3000-012	743	4A	\$4.12
072-3000-013	744	4A	\$5.30
072-3000-014	745	4A	\$4.42
072-3000-015	746	4A	\$3.60
072-3000-016	747	4A	\$3.60
072-3000-017	748	4A	\$3.60

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-3000-018	749	4A	\$3.60
072-3000-019	750	4A	\$3.60
072-3000-020	751	4A	\$3.60
072-3000-021	752	4A	\$5.08
072-3000-022	753	4A	\$5.08
072-3000-023	754	4A	\$3.90
072-3000-024	755	4A	\$3.90
072-3000-025	756	4A	\$3.90
072-3000-026	757	4A	\$3.90
072-3000-027	758	4A	\$3.90
072-3000-028	759	4A	\$3.90
072-3000-029	760	4A	\$5.00
072-3000-030	761	4A	\$5.16
072-3000-031	762	4A	\$4.30
072-3000-032	763	4A	\$4.38
072-3000-033	764	4A	\$4.38
072-3000-034	765	4A	\$4.38
072-3000-035	766	4A	\$4.38
072-3000-036	767	4A	\$4.38
072-3000-037	768	4A	\$4.38
072-3000-038	769	4A	\$4.38
072-3000-039	770	4A	\$4.38
072-3000-040	771	4A	\$4.38
072-3000-041	772	4A	\$4.38
072-3000-042	773	4A	\$4.38
072-3000-043	774	4A	\$4.38
072-3000-044	775	4A	\$4.24
072-3000-045	776	4A	\$5.08
072-3000-046	777	4A	\$4.24
072-3000-047	778	4A	\$4.30
072-3000-048	779	4A	\$4.30
072-3000-049	780	4A	\$4.30
072-3000-050	781	4A	\$4.30
072-3000-051	782	4A	\$4.30
072-3000-052	783	4A	\$4.72

	<u>Parcel Count</u>	<u>Charge Amount</u>
Zone 1	97	\$4,122.50
Zone 2	154	\$552.04
Zone 3	18	\$73,935.38
Zone 4	52	\$10,427.22
Zone 4A	462	\$2,559.36
Total	783	\$91,596.50

CITY OF RANCHO CORDOVA

RESOLUTION NO. 36-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL
ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT No. 2005-1,
FISCAL YEAR 2007/2008.**

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Landscaping and Lighting District No. 2005-1" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2007/2008, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2007/2008 (Beginning July 1, 2007 and ending June 30, 2008) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or it may modify the report in any particular and approve it as modified.

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

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented consists of the following:

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2007/2008.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2007/2008.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: The territory within the District consists of the lots and parcels of land within the boundaries of the City of Rancho Cordova that in fiscal year 2004/2005 were designated as a portion of Zone 4 and all of Zone 5 of the Sacramento Landscape Maintenance District. Said territory encompasses an area of land totaling approximately five hundred twelve acres (512 acres) that is centrally located within the City of Rancho Cordova, generally south of Highway 50 and north of the City limits; within the County of Sacramento, State of California. The District is designated as "Landscaping and Lighting District 2005-1."

Section 9: The proposed assessment for Fiscal Year 2007/2008 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 4, 2007** or as soon thereafter as feasible in the City Hall Council Chambers, City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 7th day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: May 7, 2007

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Sarah Bontrager, Grants Specialist - PMC

SUBJECT: **ADOPTION OF THE COMMUNITY DEVELOPMENT BLOCK PROGRAM (CDBG) 2007-08 ACTION PLAN FOR SUBMITTAL TO HUD ON MAY 17, 2007.**

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. 45-2007 a Resolution of the City Council of the City of Rancho Cordova Approving the Adoption of the 2007/08 Action Plan, and Authorizing the City Manager to Execute and File all Documents Required by the U.S. Department of Housing and Urban Development to Receive Community Development Block Grant Funding (**Attachment 1**), and the following documents due to HUD on May 17, 2007:
 - a. The Action Plan, which serves as the CDBG budget for July 1, 2007 to June 30, 2008 (FY 2007-08) and amends the 2006-07 Action Plan;
 - b. Standard Form 424 (application for grant funds); and
 - c. Various certifications required by HUD.
2. Approve the allocation of \$702,906 CDBG funds for budget year 2007, starting July 1, 2007 to June 30, 2008 as outlined in the Action Plan (**Attachment 2**).

RESULT OF RECOMMENDED ACTION

This action will qualify the City to receive \$702,906 in CDBG funding for the FY 2007-08 City budget and to reallocate \$155,850 of unspent funds from the 2006-07 program year.

BACKGROUND

In order to approve the CDBG funding allocation to the City, HUD requires the City to prepare an Action Plan that discusses planned activities, outcomes, and spending. The

Action Plan will address the next funding year that begins on July 1, 2007 and ends on June 30, 2008. The Action Plan must address activities that meet community needs identified in the City's CDBG Consolidated Plan, which is a five-year planning document that was prepared in 2006. The Action Plan may be amended if community needs or priorities change significantly. The Action Plan must be approved by the City Council for submittal to HUD by May 17, 2007.

Following a 30-day citizen review period, the City Council is now asked to approve the Action Plan for submittal to HUD by May 17, 2007. The Council is also requested to approve the Standard Form 424 application to HUD for CDBG funds, as well as authorize various certifications required by HUD to receive grant funds, both of which are incorporated into the Action Plan.

CDBG Priorities and Funding

At the April 7, 2007 meeting, the Council approved a preliminary CDBG budget for FY 2007-08. Staff then released the Action Plan, with requested modifications, for review by members of the public. Staff recommends that the Council approve the CDBG funding levels outlined in the Action Plan, which shows current budget recommendations.

Staff recommends that the Council approve the CDBG funding levels outlined in the Action Plan, which shows current budget recommendations. Included with this report is a summary of all CDBG awards, projected expenditures and the recommended recapture/reprogramming and carryover amounts since the City has become an entitlement jurisdiction (**Attachment 3**). Also included as an Attachment is a summary of responses to questions and issues raised in the April 2, 2007 Public Hearing (**Attachment 4**).

Next Steps

Following City Council action to approve the 2007-08 Action Plan, the following steps will be taken to finalize the process that will result in Rancho Cordova receiving its first direct allocation of federal CDBG funds to address its housing and community needs starting July 1, 2007:

- | | |
|---|--------------|
| • Public Meeting and City Council adoption | May 7, 2007 |
| • Submit the Action Plan to HUD | May 16, 2007 |
| • HUD submission deadline | May 17, 2007 |
| • Receive HUD approvals and authorization to expend CDBG | June 2007 |
| • Prepare public services grant recipients to administer programs in accordance with CDBG regulations | June 2007 |
| • Finalize housing programs and public facilities projects | June 2007 |

- Receive funding from HUD - begin Rancho Cordova CDBG programs July 1, 2007
- Mid-year review of CDBG programs and projects January 2008

ATTACHMENT(S)

1. Resolution No. 45-2007
2. Draft 2007-08 Action Plan
3. Summary of CDBG Awards and Expenditures 2006/07 - 2007/08
4. Summary of Responses to Questions and Issues

CITY OF RANCHO CORDOVA

RESOLUTION NO. 45-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE ADOPTION OF THE 2007/08 ACTION PLAN, AND AUTHORIZING THE
CITY MANAGER TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED BY THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO RECEIVE
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

WHEREAS, the Community Development Block Grant Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income; and

WHEREAS, there has been presented to, and reviewed by this City Council, the 2007/08 Action Plan (Action Plan) which describes programs to be funded, in compliance with the goals and objectives of the Consolidated Plan, for the 2006/07 and 2007/08 program years; and

WHEREAS, there has been presented to, and reviewed by this City Council, Certifications to the U.S. Department of Housing and Urban Development (HUD), including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint; and

WHEREAS, there has been presented to, and reviewed by this City Council an application on Standard Form 424 (Application) to HUD for a Community Development Block Grant in the amount of \$702,906, for the period of July 1, 2007 through June 30, 2008; and

WHEREAS, the Action Plan, and a notice of the 30-day public comment period, have been published for citizen comment prior to forwarding the documents to City Council for approval; and

WHEREAS, the City Council held a public hearing on the Action Plan to provide an opportunity for the public to comment on the information provided in the Consolidated Plan and Action Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council hereby:

1. Approves the adoption of the City of Rancho Cordova 2007/08 Action Plan, certifying that that the City of Rancho Cordova has and will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG Program, as identified in the Certifications in Appendix C of the Action Plan.

2. Authorizes the City Manager, or his designee, to execute and file the Application, Certifications, and all documents, including the Action Plan and SF 424, that are required to receive CDBG funding for and on behalf of the City of Rancho Cordova, and to make minor changes to these documents where necessary.
3. Approves that this Resolution shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 7th day of May, 2007 by the following vote:

AYES:

NOES:

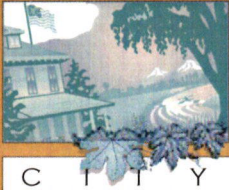
ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk



2007-2008 ACTION PLAN

C I T Y O F R A N C H O C O R D O V A



PUBLIC REVIEW DRAFT
APRIL 2007

COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

2007-08 ACTION PLAN

TABLE OF CONTENTS

Executive Summary.....	1
Introduction.....	2
Resources	3
Activities to be Undertaken	3
Housing Activities	5
Public Facilities	6
Public Services	7
Clearance.....	10
Planning and Administration Activities	10
Geographic Distribution	11
Minority Distribution.....	11
Homeless and Other Special Needs Populations.....	14
Address Obstacles to Meeting Underserved Needs	14
Foster and Maintain Affordable Housing	15

LIST OF TABLES

Table 1: Proposed CDBG Activities and Projects for Fiscal Year 2007-08	4
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LIST OF FIGURES

Figure 1: Location of Proposed Projects and Areas of Low- and Moderate-Income Concentration.....	12
Figure 2: Location of Proposed Projects and Areas of Low-Income Concentration	13
Figure 3: Location of Proposed Projects and Areas of Minority Concentration.....	14

2007-08 ACTION PLAN

EXECUTIVE SUMMARY

The 2007-08 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Rancho Cordova. It is the second Action Plan in the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the City housing staff.

The City anticipates receiving \$702,906 from the federal Community Development Block Grant (CDBG) program, and will be reallocating \$155,850 of unspent funds from the 2006-07 program year (\$129,600 from the Owner Occupied Rehabilitation Program and \$26,250 from the Kiwanis Club). The City also plans to meet its community development and housing needs using a variety of other funding sources, including the City's Very Low Income Housing Trust Fund, and funding received through Sacramento County's HOME Consortium.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City's key objectives for the 2007-08 funding period include the following:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;
- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts, and by providing incentive to residents who actively work to improve their neighborhoods;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents, especially seniors and youth; and
- Improve public facilities in target areas.

2007-08 ACTION PLAN

OUTCOMES

The City's housing outcomes for this planning period are primarily directed at improving affordability and accessibility of housing for target-income residents. Fourteen homes will be repaired, and approximately 1,300 units will be inspected for code violations.

The City also plans to improve living environments for target-income households by improving the White Rock Park, as well as providing a variety of public services. The City will fund seven programs, which are expected to benefit approximately 2,200 residents:

- Senior Nutrition Services (Meals on Wheels), which provides hot meals in the local senior center as well as to homebound seniors;
- Roots and Horizons, which offers a mentoring program to children of incarcerated parents;
- WEAVE, which offers assistance to victims of domestic violence;
- Sacramento Self-Help Housing, which provides services to homeless and near-homeless persons;
- Respite CLUB, which is a day program for seniors with severe memory loss;
- Human Rights/Fair Housing Commission, which provides fair housing services including a telephone hotline; and
- Homeownership counseling, which provides homebuyer education services.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2007 and June 30, 2008.

The major objectives of activities undertaken during the 2007-2008 funding year will be to:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;

2007-08 ACTION PLAN

- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts, and by providing incentive to residents who actively work to improve their neighborhoods;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents; and
- Improve public facilities in target areas.

RESOURCES

The City of Rancho Cordova will receive \$702,906 through the CDBG Program. In order to address the community's needs and the goals identified in the Strategic Plan, the City will also consider augmenting CDBG funds using a variety of additional funding sources. These funding sources may include the Very Low Income Housing Trust Fund, the California Department of Housing and Urban Development, other state and federal agencies, and local sources. In future years, CDBG program income may be an additional resource.

While some residents in the City may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency. The City supports private developers in their applications for low-income housing tax credits, when possible, but does not construct affordable housing.

ACTIVITIES TO BE UNDERTAKEN

Table 1 provides a description of the activities to be undertaken during fiscal year 2007-08. The one-year objective (output) and the amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the fiscal year. More detailed descriptions of activities follow the table.

The City chose to emphasize housing and public services activities with their CDBG funding, because there are relatively few other sources of funding available to finance these activities. Within public services, the City gave a high priority to activities serving seniors and youth, as well as activities which result in neighborhood revitalization.

2007-08 ACTION PLAN

TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS:
FISCAL YEAR 2007-08

Goal	Activity Name	Activity Description	Output	Funding
HOUSING				
HS-1	Emergency Repair Program	Provide emergency repair assistance to low-income homeowners, eliminating health and safety hazards in their units.	14 homes repaired.	\$100,000
HS-1, HS-2	Rental Housing Inspection Program	Inspect rental units in the redevelopment area to find and correct code violations.	700 homes inspected.	\$80,502*
HS-1, HS-2	Code Enforcement	Provide code enforcement services in the redevelopment area.	700 homes inspected.	\$73,700
PUBLIC FACILITIES				
CD-4	White Rock Park Improvements	Fund various improvements to enhance the park, which is located in a target-income area.	1,430 lf of curbs and gutters 10,010 sf of sidewalk	\$179,555
HS-1, HS-2	Strong Neighborhoods Initiative Incentive Program (SNIIP)	Provide an incentive program to reward low-income homeowners in target areas for successfully improving their neighborhoods.	22 homes repaired.	\$178,984*
CD-5	Clearance	Provide removal of non-functioning structures from properties	1 building demolished	\$35,300*
PUBLIC SERVICES				
CD-2, CD-3	Roots and Horizons	Foster safe and healthy mentoring relationships for children of incarcerated parents.	20 children mentored.	\$24,877
CD-1, CD-3	Meals on Wheels	Provide homebound seniors with hot meals and provide lunch to seniors at the Cordova Senior Center.	221 seniors provided meals.	\$34,990
CD-1, CD-3	Respite CLUB	Offer free care for patients with severe memory loss, benefiting both participants and their caregivers.	20 seniors provided care.	\$8,760
HA-1, CD-3	Sacramento Self-Help Housing	Provide counseling and housing referral services to homeless and near-homeless individuals and households.	50 households provided counseling.	\$6,932
CD-3	WEAVE	Provide assistance to victims of domestic violence, including individual and group counseling.	141 people provided counseling	\$16,875

2007-08 ACTION PLAN

Goal	Activity Name	Activity Description	Output	Funding
HS-1, HS-2	Human Rights/Fair Housing Commission	Provide fair housing assistance and education.	160 households provided assistance and education	\$10,000
CD-3	Homeownership Counseling	Provide home-buyer counseling and education.	TBD	\$3,000
PLANNING AND ADMINISTRATION				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program ad- ministration.	\$140,581

*Partially or fully funded with reprogrammed 2006-07 monies. Please see narratives for details.

HOUSING ACTIVITIES

Emergency Repair Program

The emergency repair program is intended to make minor repairs related to health and safety hazards in low-income owner-occupied housing. The program is an inexpensive and efficient way to preserve the habitability of the affordable housing stock, including mobile homes.

2007-08 Output: 14 homes repaired

Objective: Decent Housing

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed: HS-1

Funding: \$100,000 (\$84,033 for repair and \$15,967 for implementation)

Rental Housing Inspection Program

The rental housing inspection program will fund salary and benefits for a 0.75 FTE code enforcement officer whose duties will include inspecting rental units within the redevelopment area. The City has many rental units which are likely out of compliance with applicable codes, and this program, in coordination with public and private investment, will arrest the decline of the area by forcing rental property owners to improve their properties to a minimum standard. \$50,000 in funds are being carried over from the 2006-07 program year.

2007-08 Output: 700 rental units inspected

2007-08 ACTION PLAN

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of providing decent affordable housing

Goals Addressed: HS-1, HS-2

Funding: \$80,502 (\$50,000 in 2006-07 funds and \$30,502 in 2007-08 funds)

Code Enforcement

The code enforcement program will fund salary and benefits for a 0.75 FTE code enforcement officer whose responsibilities will include responding to code enforcement complaints and proactively enforcing code.

2007-08 Output: 700 units inspected

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of providing decent affordable housing

Goals Addressed: HS-1, HS-2

Funding: \$73,700

PUBLIC FACILITIES

Strong Neighborhoods Initiative Incentive Program (SNIIP)

The SNIIP program will provide an incentive to low-income homeowners who successfully contribute to the improvement of their target area neighborhood. Homeowners may be eligible to receive repairs to their homes, including weatherization.

2007-08 Output: 22 homes repaired

Objective: Decent Housing

Outcome Category: Accessibility for the purpose of providing decent affordable housing

Goals Addressed: HS-1, HS-2

Funding: \$178,984 (\$105,850 in 2006-07 funds, \$73,134 in 2007-08 funds)
(\$170,460 in repairs, \$8,524 in implementation)

2007-08 ACTION PLAN

White Rock Park Improvements

Improvements to White Rock Park, which is a community park located in a target area, will include general park and playground improvements.

2007-08 Output: 1,430 linear feet of new curbs and gutters
10,010 square feet of sidewalk

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-4

Funding: \$179,555

PUBLIC SERVICES

Roots and Horizons

Roots and Horizons is a program that fosters safe and healthy mentoring relationships between children of incarcerated parents and professionals within the City. Currently partially funded by other grants, CDBG funding will allow the program to hire a coordinator, who would be fully devoted to building mentor-child connections for residents of Rancho Cordova.

2007-08 Output: 20 children mentored

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-2, CD-3

Funding: \$24,809

2007-08 ACTION PLAN

Senior Nutrition Services (Meals on Wheels)

The Senior Nutrition Services program has two components: providing five hot meals per week to homebound seniors and providing lunches to seniors at the Cordova Senior Center. The program provides regular contact for homebound seniors. Funding will help pay for the personnel who prepare and deliver the meals.

2007-08 Output: 282 seniors provided with meals

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-1, CD-3

Funding: \$34,990

Respite CLUB

The Respite CLUB (Caring, Laughing, Understanding, and Belonging) offers eight to ten hours of care per week to seniors with severe memory loss. The program benefits both participants and their full-time caregivers. Funding will allow the program to expand its hours of operation.

2007-08 Output: 20 seniors provided care

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-1, CD-3

Funding: \$8,760

Sacramento Self-Help Housing

Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to establish a location in the City's primary low-income service center, the Rancho Cordova Neighborhood Center.

2007-08 Output: 50 households provided counseling

2007-08 ACTION PLAN

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: HA-1, CD-3

Funding: \$6,932

WEAVE

WEAVE is a domestic violence counseling program. They will extend their existing program to provide counseling services, including individual and group counseling, to residents of Rancho Cordova who have suffered from domestic violence.

2007-08 Output: 141 people provided counseling

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-3

Funding: \$16,875

Human Rights / Fair Housing Commission

The Human Rights/Fair Housing Commission provides fair housing services such as housing discrimination and tenant and landlord laws, complain investigation, outreach and education through public forums, distribution of fair housing brochures, and newspaper articles.

2007-08 Output: 160 households assisted

Objective: Suitable living environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: HS-1, HS-2

Funding: \$10,000

2007-08 ACTION PLAN

Ownership Counseling

NeighborWorks HomeOwnership Center assists potential homebuyers in the purchasing process, as well as providing home buying counseling and education.

2007-08 Output: TBD

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-3

Funding: \$3,068

CLEARANCE

The clearance program is intended to spur economic development in the redevelopment area by aiding property owners in removing non-functioning structures from their properties. This activity is being carried over from the 2006-07 program year.

2007-08 Output: 1 building demolished

Objective: Suitable Living Environment

Outcome Category: Sustainability for the purpose of crating economic opportunity

Goals Addressed: CD-5

Funding: \$35,300 (all funding from 2006-07)

PLANNING AND ADMINISTRATION ACTIVITIES

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2007-08 ACTION PLAN

2007-08 Output:	Quality administration of the CDBG program, 1-2 staff members trained as necessary
Objective:	Full compliance with all applicable CDBG and federal regulations and maintenance of a successful and innovative program.
Goals Addressed:	PA-1
Funding:	\$140,581

GEOGRAPHIC DISTRIBUTION

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity and many of the City's 2007-08 activities, such as home repair and Meals on Wheels, are able to take place across the entire City. Figure 1 shows the location of the activities proposed to be funded in program year 2007-08. Not all of the activities funded through the CDBG Program are shown in Figure 1 because some are community-wide, while the exact locations of others (e.g., housing rehabilitation) have yet to be determined. Figure 2 displays the location of activities in relation to low-income areas.

The rental housing inspection program and code enforcement activities funded by CDBG will take place in the City's designated redevelopment area. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

MINORITY DISTRIBUTION

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including emergency repair, senior services, and youth services, will be available to residents citywide. Programs with a specific location, such as White Rock Park, are located in areas with varying levels of minority concentration with an emphasis on higher concentration areas. Table 1 details the projects in the City; of these, the majority are available on a citywide basis. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in Figure 3.

2007-08 ACTION PLAN

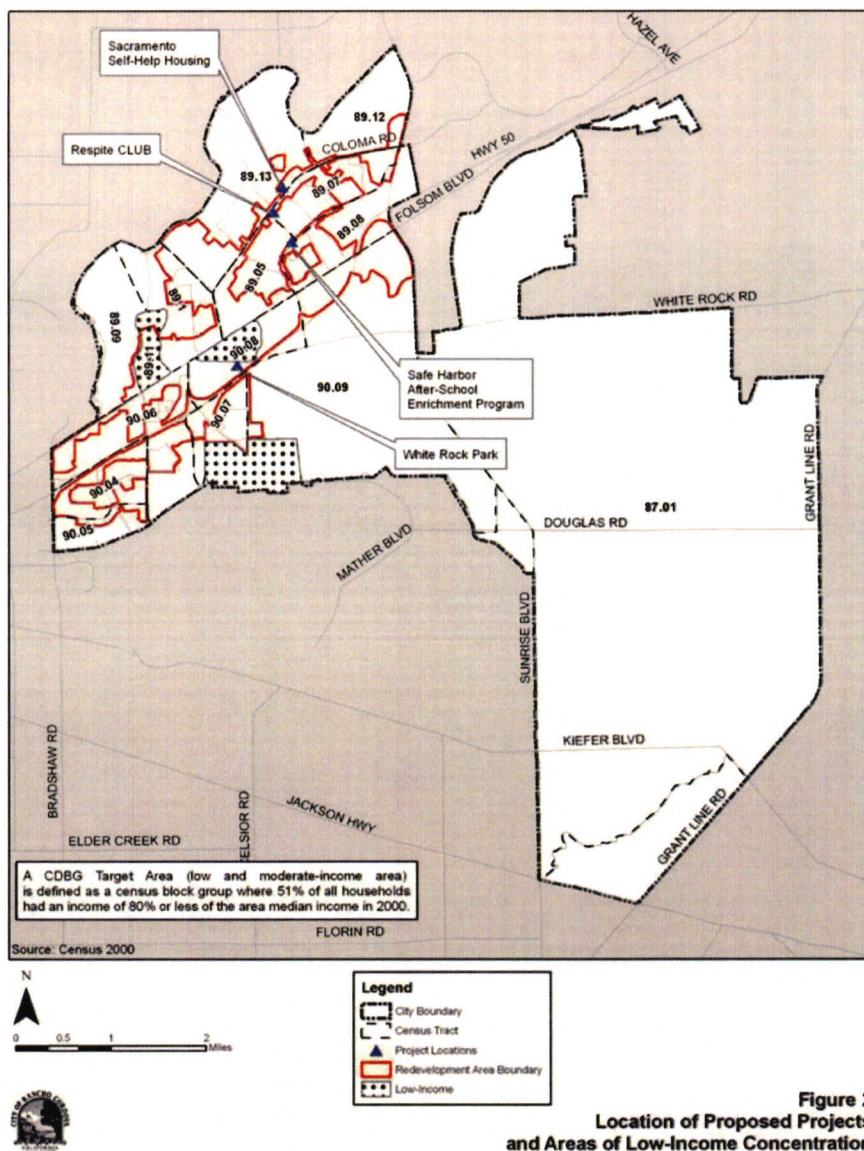


Figure 2
Location of Proposed Projects
and Areas of Low-Income Concentration

2007-08 ACTION PLAN

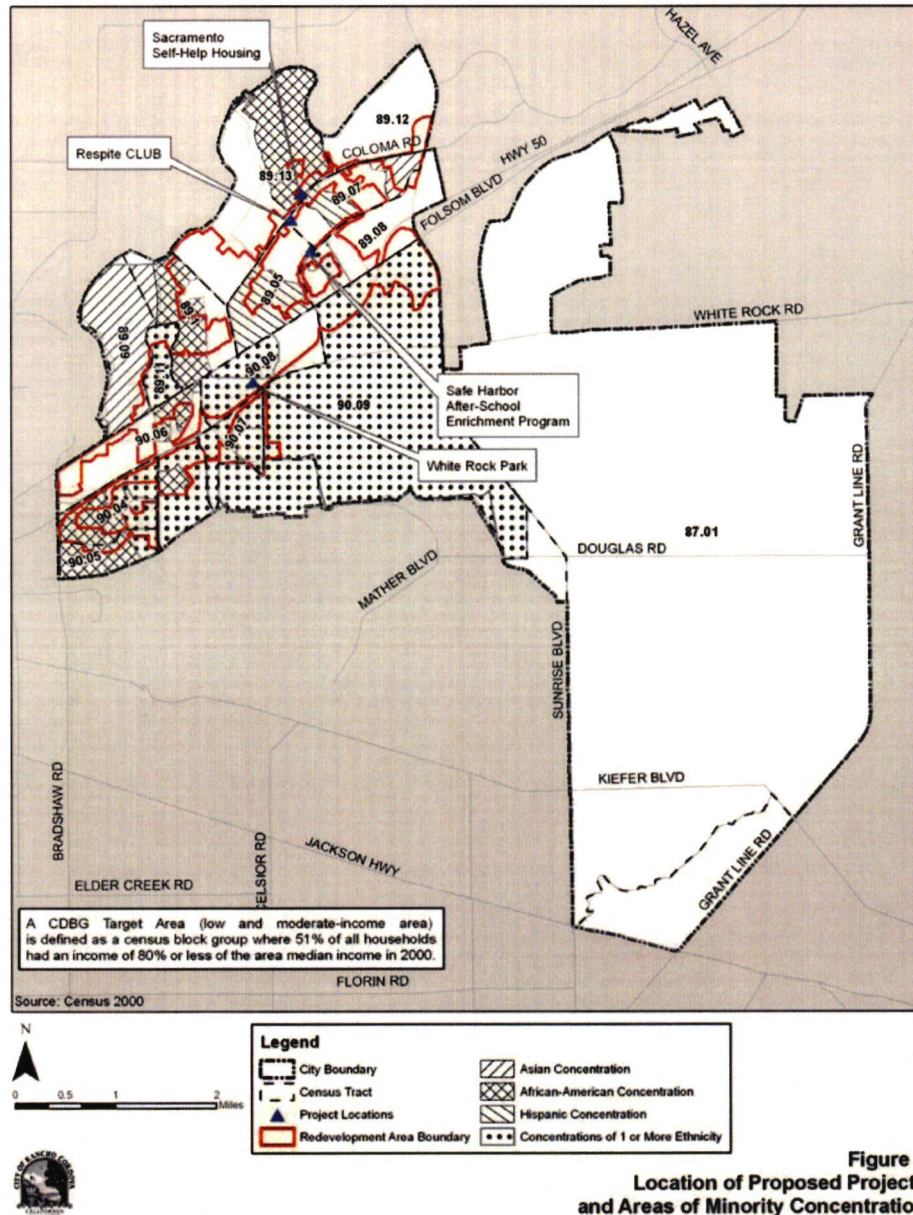


Figure 3
Location of Proposed Projects
and Areas of Minority Concentration

2007-08 ACTION PLAN

HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for homeless individuals, but other resources have limited capacity. As a part of the City's plan to encourage a system of supportive services located in the City to allow for accessibility for residents, the City is funding several programs and services to assist its homeless and special needs populations. In 2007-08, these include:

- Homeless and family assistance to locate temporary or permanent housing, provided by Sacramento Self-Help Housing;
- Services for persons with disabilities, provided by the Respite CLUB and others;
- Services for victims of domestic violence, provided by WEAVE;
- Accessibility improvements, provided mainly under the Home Repair Assistance Program;
- Senior services, provided by the Respite CLUB and Meals on Wheels; and
- Youth services, provided by Roots and Horizons.

In addition, the City's Housing Element includes several programs that provide for the development of affordable housing. The Element also removes potential constraints to housing for persons with disabilities.

ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available services **within the City's boundaries**. Many services are located in the City of Sacramento; additionally, those services located locally often do not have sufficient capacity to meet needs.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will also encourage area service providers to offer services in the community. In the 2007-08 program

2007-08 ACTION PLAN

year, several organizations (including Sacramento Self-Help Housing and WEAVE) are expected to provide services within Rancho Cordova.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City's 2005-2007 Housing Element includes a number of important programs to facilitate the development of affordable housing in Rancho Cordova. Some of these programs include:

- Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and that will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households. (Action H.1.1.3)
- Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. (Action H.7.2.1)
- Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of the City. (Action H.7.4.1)
- Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to very low-, low-, or moderate-income households. (Policy H.7.3)

Additional measures are identified and explained in detail in the City's Housing Element.

The City is currently exploring funding sources other than the Very Low Income Housing Trust Fund (VLIHTF) to promote affordable housing development. The VLIHTF is funded by impact fees collected on non-residential development in the City and funds housing **appropriate to the City's workforce and affordable** to households earning 0 to 50 percent of AMI. The City is exploring the option of collecting funds from market-rate residential development and using them to provide new housing affordable to households with incomes less than 80 percent of AMI (Action H.1.1.3).

In terms of maintaining affordable housing, the Housing Element includes an action item that promotes an owner-occupied housing rehabilitation program to assist the City in maintaining its stock of affordable ownership housing (Action H.2.2.1).

2007-08 ACTION PLAN

Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing as well as housing for special needs populations. These include creating funds in support of affordable housing development, as well as offering fee reductions, regulatory incentives, density incentives, and several other options. These are described in more detail in the City's 2005-2007 Housing Element.

Develop Institutional Structure

The planned Housing and Neighborhood Services Division, within the Economic Development Department, will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

The City will designate staff positions to administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works and Parks, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Enhance Coordination

The City will continue its work with neighboring jurisdictions such as the County and the City of Sacramento, including Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of target-income persons as well as special needs populations. The City will also work with service providers and local, state, and federal agencies (e.g., HUD).

Public Housing Needs

There are ten apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Some of these units are administered by Sacramento Housing and Redevelopment Agency (SHRA), which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA.

Anti-Poverty Strategy

The City's anti-poverty strategy is based on revitalizing the City's existing housing stock to provide safe and decent places to live, and supporting social services agencies that provide various services that promote income and housing stability. In addition, the City's strategy is

2007-08 ACTION PLAN

to provide supportive services for target-income residents, including senior and youth services.

In the 2007-08 program year, the City plans the following anti-poverty programs:

- Senior nutrition program, also known as Meals on Wheels;
- Housing crisis intervention services, provided by Sacramento Self-Help Housing;
- Homeless services, provided by Sacramento Self-Help Housing and other organizations; and
- Housing grants for emergency repairs and accessibility improvements to single-family and mobile homes.

Lead-Based Paint Hazards

The City will provide lead-abatement assistance for residential units through its owner-occupied housing rehabilitation and emergency repair programs. (The home repair assistance program is not expected to make repairs that involve paint.) The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include the following:

- Notification;
- Identification; and
- Treatment (if necessary).

Monitoring Plan

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

Discussion of CDBG Issues Raised at April 2, 2007 Public Hearing

Issues were discussed during the 4/2/07 Public Hearing and direction was given to the Mayor to review staff responses and to then authorize the release of the draft Action Plan for Public review. Included below is a summary of staff's responses.

Prior Year Funding, Carryover and Reprogramming of CDBG Funds

Attachment 2, "Summary of CDBG Awards and Expenditures 2006/2007 – 2007/2008" summarizes CDBG funding to the City as an 'Entitlement' jurisdiction. A similar matrix accounting for CDBG funds passed through the County to the City of Rancho Cordova will be forwarded to the City Council in the near future.

Discussion of Activities

1. **Emergency Repair Program** – There was concern that funds might be better leveraged through other programs. It was pointed out that beneficiaries were nearly all elderly (many as widows) in mobile homes. Mobile home loan limits are \$3000. This is very much "last resort" housing assistance needed to complement aggressive code enforcement and neighborhood cleanup efforts.
2. **Strong Neighborhoods Initiatives Incentives Program (SNIIP)** – There was a lack of detail. The purpose of this Program is to serve as a complement to the Strong Neighborhoods Initiatives Program. The CDBG sponsored incentives program proposes to reward CDBG target neighborhood efforts to organize and to clean up. Using police "neighborhood" maps and census Block Group designations identify and name neighborhoods within the CDBG target area. Within each neighborhood, work to identify and create a "Focus Group" from which neighborhood organization and leadership might arise. (This action is already identified as an effort to be undertaken as part of the Strong Neighborhood Initiatives Program). First efforts of the Focus Groups might be to define core neighborhood values and issues. Hopefully, values and issues would include neighborhood betterment and maintenance.

Neighborhoods would then be invited to develop plans for both neighborhood organization and neighborhood maintenance and to submit them as part of a competition for monies to do local improvements on public land. Plans would be due on or before March 1, 2008. The amount of first year grant would be \$175,000. Monies may be spent on such things as (street lights, curb/gutter/sidewalks, traffic calming improvements [speed bumps etc.], park improvements including equipment, buildings, parking etc., landscape improvements in public rights of way, and more. Subsequent annual awards will be made to neighborhoods who are most successful in implementing their organizational and cleanup plans. As part of the judging process, Focus Groups (or whatever they morph into) will catalog and report their

neighborhood efforts Judging to be performed by (as yet unknown, possibly Mayor, appointees of the Mayor (or City Council), churches, service groups, City department heads, local business, Police and Fire??)

4. **White Rock Park** – There was concern about the sufficiency of funding and the timeliness of completion of the proposed improvements. Negotiations are underway to generate funding sufficient to complete curb/gutter/sidewalk and paving improvements associated with the entry to the park.

5 **New Services**

- Ownership Counseling – Staff is requesting authorization to solicit bids to develop an Ownership Counseling Program design. Efforts to attract funding to support First-time Homebuyer/ Workforce Housing Ownership efforts frequently requires evidence of commitment to ownership counseling of buyers (debt management, home maintenance, home purchase education), and to others such as lenders, brokers and salespersons . Such services will support ownership initiatives.

Summary of CDBG Expenditures 2006/2007 - 2007/2008										
CDBG 2006-2007						CDBG 2007-2008				
activity/program	(Admin. Responsibility)	award	recaptured	reprogrammed	to be spent 2006-2007	carryover	activity/program (Admin. Responsibility)	awarded	carryover	total available 2007-2008
Owner occupied	(na - recaptured)	\$ 129,600	\$ (129,600)		none					
Emergency Repair	(City administered)	\$ 83,400		\$ 50,000	\$ 133,400		Emergency (City administered)	\$ 100,000		\$ 100,000
Rental Inspection	(City administered)	\$ 80,502			\$ 30,502	\$ 50,000	Rental Inst (City administered)	\$ 30,502	\$ 50,000	\$ 80,502
Code Enforcement	(City administered)	\$ 73,700			\$ 73,700		Code Enfo (City administered)	\$ 73,700		\$ 73,700
(New) Strong Neighborhoods Initiative Incentives Program (SNIIP)	(City administered)			\$ 105,850		\$ 105,850	SNIIP (City administered)	\$ 73,134	\$ 105,850	\$ 178,984
White Rock Park	(Parks District Administered)	\$ 28,996			\$ 28,996		White Roc (Parks District Administered)	\$ 179,555		\$ 179,555
Kiwanis Home Repair	(na - recaptured)	\$ 26,250	\$ (26,250)		none					
Safe Harbor After School	(St. Clement's Episcopal Church)	\$ 12,269			\$ 12,269					
Roots & Horizons	(Folsom Cordova Community Partnership)	\$ 24,375			\$ 24,375		Roots & Hc (Folsom Cordova Community Partnership)	\$ 24,877		\$ 52,108
Senior Nutrition	(Sacramento Co. Dept. of Human Asst.)	\$ 54,990			\$ 54,990		Senior Nut (Sacramento Co. Dept. of Human Asst.)	\$ 34,990		\$ 54,990
Respite Care	(Cordova Neighborhood Church)	\$ 7,000			\$ 7,000		Respite Ce (Cordova Neighborhood Church)	\$ 8,760		\$ 8,760
Housing Counseling	(Sacramento Self-Help Housing)	\$ 7,000			\$ 7,000		Housing C (Sacramento Self-Help Housing)	\$ 6,932		\$ 5,000
Clearance	(City Redevelopment Agency)	\$ 35,300				\$ 35,300	Clearance (RDA administered)		\$ 35,300	\$ 35,000
							Weave (nt Weave, Inc.)	\$ 16,875		\$ 16,875
							Ownership (City administered)	\$ 3,000		3000
							Fair Housit (City administered)	\$ 10,000		\$ 10,000
Planning Admin	(City Administered)	\$ 140,845			\$ 140,845		Admin/Plar (City administered)	\$ 140,581		\$ 140,581
		\$ 704,227	\$ (155,850)	\$ 155,850	\$ 513,077	\$ 191,150		\$ 702,906	\$ 191,150	\$ 939,055

MEMORANDUM



DATE: May 7, 2007
TO: Honorable Mayor and Council Members
FROM: Paul Junker, Planning Director
SUBJECT: ANNEXATION-PREZONING THE CITY'S SPHERE OF INFLUENCE

RECOMMENDATION

Certify the Initial Study/Negative Declaration for the Annexation Prezoning as complete and adequate and introduce and waive first reading of Ordinance No. 12-2007 establishing the recommended prezoning designations for the City's sphere of influence.

RESULT OF RECOMMENDED ACTION

The proposed prezoning of the City's Sphere of Influence is a required component of the City's application to the Local Agency Formation Commission (LAFCo) to annex the area. With the Council's approval of the prezoning, staff will complete and submit the City's application to the LAFCo, beginning that agency's process of review of the proposed annexation.

BACKGROUND

As part of the incorporation of Rancho Cordova in 2003, the City was granted a Sphere of Influence—an area which the Sacramento Local Agency Formation Commission (LAFCo) agreed would ultimately be annexed by the City. Since that time, annexation of the approximately 742-acre area has been a goal of the City Council.

In July 2005, the City Council adopted Resolution 84-2005, formally beginning the annexation process and notifying the LAFCo of the City's intention to annex the area. After adoption of Resolution 84-2005, staff waited for the City's first General Plan to be adopted in order to have the long-range planning and environmental analysis in place for the prezoning. With the completion of the General Plan and certification of the Final Environmental Impact Report, the prezoning process is now ready to move forward with the filing of an application with the LAFCo.

LAFCO PROCESS

As part of the City's application to annexation the Sphere of Influence, the Sacramento Local Agency Formation Commission (LAFCo) requires that the City "prezone" the annexation area. The prezoning establishes the zoning which will apply to properties upon annexation to the City of Rancho Cordova.

The City Council should note that state law provides that,

“... no subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the prezoning designations for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the prezoning in the application to the commission.” Government Code Section 56375(e)

The LAFCo also requires that the City prepare a Plan for Services (which describes how a wide range of public and private services, including police and fire protection, water, sewer, and government services) will be provided after annexation. The Plan for Services has been completed and is ready to submit to the LAFCo.

Once the City's application is submitted to the LAFCo, two processes will start: LAFCo staff will start their review and analysis of the proposed annexation, and the City and the County of Sacramento will enter into negotiations to share tax revenues collected in the annexation area. The tax sharing agreement process is expected to last up to 90 days, and must be completed before the LAFCo Board of Directors can hold a public hearing.

PROPOSED PREZONING

The proposed prezoning map (see Attachment 6) shows the proposed prezoning designations for the Sphere of Influence area. These designations implement the land use policies of the General Plan for the annexation area. These designations also meet the requirement in state law that zoning designations be consistent with the General Plan (Government Code Section 65860).

Seven different zoning categories—including four of the City's newly created mixed-use districts—are proposed to be applied to property in the area.

- CMU (Commercial Mixed Use)
- OPMU (Office Professional Mixed Use)
- OIMU (Office Industrial Mixed Use)
- LIBP (Light Industrial Business Park)
- M-2 (Heavy Industrial)
- O (Open Space)
- SPA (Aerojet Special Planning Area)

Below is a description of each of the prezoning designations taken from the City of Rancho Cordova Zoning Code (Chapters 20, 30, and 40). The mixed-use zoning designations were previously approved by City Council in November 2006 along with the adoption of the rezoning for the Folsom Boulevard and Sunrise Boulevard South areas.

CMU (Commercial Mixed Use) – The purpose of this district is to designate property for vibrant commercial and mixed use development. While a predominantly commercial district, this district is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple story buildings, retail uses are the predominant use on the ground floor. Commercial retail

and service uses (including general retail, personal services, minor auto services) are permitted by right and more intense commercial and service uses are conditionally permitted. Business and professional office uses, as well as residential uses (density between 10 and 18 units per acre; 10 to 40 units per acre in the Downtown), are also permitted by right when integrated vertically or horizontally with commercial uses.

OPMU (Office Professional Mixed Use) – The purpose of this district is to designate property for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows residential uses to be integrated with office uses where compatible at a density between 10 and 18 units per acre. Public and quasi public uses are permitted in this employment district by right.

OIMU (Office Industrial Mixed Use) – The purpose of this district is to designate property for a wide range of office and light industrial development. This district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi public uses are permitted by right in this district.

LIBP (Light Industrial Business Park) – The purpose of this district is to designate property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers, but precludes corporation yards and other heavy industrial uses. Limited office and retail service uses may be integrated into the predominantly industrial use of the property horizontally or vertically. This district also allows public and quasi public uses by right.

M-2 (Heavy Industrial) – This designation allows heavy industrial uses by right such as indoor auto storage and auto washes, animal and fiber processing, varied commercial uses, minimal government building uses, industrial yard use, manufacturing and fabrication, processing and assembly, storage and warehouse uses, and various other services. There are also a number of uses that are allowable under special conditions.

O (Recreation) – This zone only allows a few uses by right. Public parks and wildlife preserves are allowed, as well as crop fields, community gardens, and Federal and State government buildings on government owned land. Many other uses are allowable under special circumstances.

Upon annexation, property owners with inconsistent zoning designations or regulations who wish to develop/redevelop their property bear the burden of rezoning their property for consistency with the General Plan. This can cost property owners significant time and money. In an effort to shift the burden and encourage new development and redevelopment consistent with the General Plan, the City Council directed staff to create

several new mixed use zoning districts as described above, while rezoning the Folsom Boulevard and Sunrise Boulevard South corridors. At the same time, the City Council directed staff to amend the nonconforming use provisions to ensure that existing businesses can continue to operate in perpetuity in the same manner in which they exist today. Additionally, the City Council directed staff to amend the nonconforming regulations so nonconforming businesses can rebuild in a natural disaster and City Council could consider expansion of nonconforming uses on a case-by-case basis.

ENVIRONMENTAL ANALYSIS

An Initial Study/Negative Declaration (IS/ND) has been prepared for the proposed prezoning. The IS/ND was prepared for the project in compliance with the California Environmental Quality Act (CEQA) Guidelines. The document was released for public review on February 23, 2007, and was circulated for a review period ending on April 26, 2007.

In summary, the Initial Study concludes that, because the proposed prezoning is consistent with the adopted General Plan, the action would have no potentially significant environmental impacts other than those already identified in the General Plan Final EIR.

Subsequent to the release of the Initial Study, the following two changes to the Initial Study have occurred:

- The "Transportation" (T) zoning designation was removed from the prezoning map and replaced with the Commercial Mixed Use (CMU) designation, which allows transit uses by right. This change does not affect the conclusions of the Initial Study, in that it does not create the potential for development which would have occurred on the affected parcels (the existing RT light rail line) under the T zoning district.
- City staff is responding to late comments from LAFCo staff regarding the City's reliance on the General Plan Environmental Impact Report (GP EIR) to address potential impacts of the prezoning and subsequent annexation. Additional explanation of the analysis within the GP EIR will be added to the Annexation Initial Study and a revised Initial Study/Negative Declaration will be provided to Council prior to action on this item. These revisions will not change any analysis in the document, but rather will better explain analysis that occurred in the GP EIR.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended the following at their meeting of April 12, 2007:

- 1) Adoption of the Initial Study/Negative Declaration
- 2) Adoption of the proposed Prezoning designations for the Sphere of Influence/Annexation area

A copy of the Planning Commission's Meeting Minutes making these recommendations is included in the attachments to this staff report.

ATTACHMENTS

1. Ordinance 12-2007 including Prezoning Map (Exhibit A)
2. Initial Study/Negative Declaration

3. April 12 Planning Commission Meeting Minutes
4. Frequently Asked Questions
5. Annexation Primer
6. Rezoning Map
7. Aerial Shot
8. Annexation Timeline
9. Annexation Brochure
10. 500' Radius Map and Labels

CITY OF RANCHO CORDOVA

ORDINANCE NO. 12-2007

AN ORDINANCE OF THE CITY COUNCIL TO PREZONE PROPERTY
TO VARIOUS MIXED USE, INDUSTRIAL, AND OTHER DESIGNATIONS

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

WHEREAS, the City of Rancho Cordova ("City") has submitted an application to the Sacramento Local Agency Formation Commission ("LAFCO") to annex the City's Sphere of Influence, referred to below as the "Annexation Area"; and

WHEREAS, the City is required by LAFCO to prezone the proposed Annexation Area to indicate the zoning districts which will apply to lands within the area upon annexation pursuant to California Government Code Section 56375(a); and

WHEREAS, the City has the authority to adopt this Ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution and California Government Code Section 65859; and

WHEREAS, on June 26, 2006, the City adopted its first General Plan pursuant to Resolution 117-2006 and certified the General Plan's Environmental Impact Report pursuant to Resolution 116-2006; and

WHEREAS, the proposed rezoning is consistent with and implements the Land Use and other policies contained in the Rancho Cordova General Plan;

WHEREAS, the purpose of this Ordinance is to adopt the rezoning map, attached hereto as Exhibit A.

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby ordain as follows:

Section 1. Findings

A. The City finds that all requirements of the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, and the CEQA Guidelines, California Code of Regulations Title 14 Section 15000 *et seq.*, (Collectively "CEQA") have been complied with in approving this rezoning. The proposal to establish rezoning for the Annexation Area would not have a significant adverse impact on the environment and an Initial Study/Negative Declaration has been prepared and completed in accordance with the CEQA. **Evidence:** The proposed rezoning map is consistent with the land use designations set forth in the Rancho Cordova General Plan, and on the basis of the whole record, there is no substantial evidence that the project would have a significant adverse impact on the environment other than the impacts previously identified in the General Plan Final EIR.

B. The City finds that the proposed adoption of the rezoning map is in the public interest. **Evidence:** The City has reviewed the proposed rezoning map, reviewed the staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The proposed rezoning map is consistent with the allowed density ranges and uses in the General Plan. The proposed amendment is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local area.

Section 2. Action

The City Council hereby adopts the Annexation Area rezoning map, attached hereto as Exhibit A, subject to the findings contained in this Ordinance.

Section 3. 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 4. 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 5. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

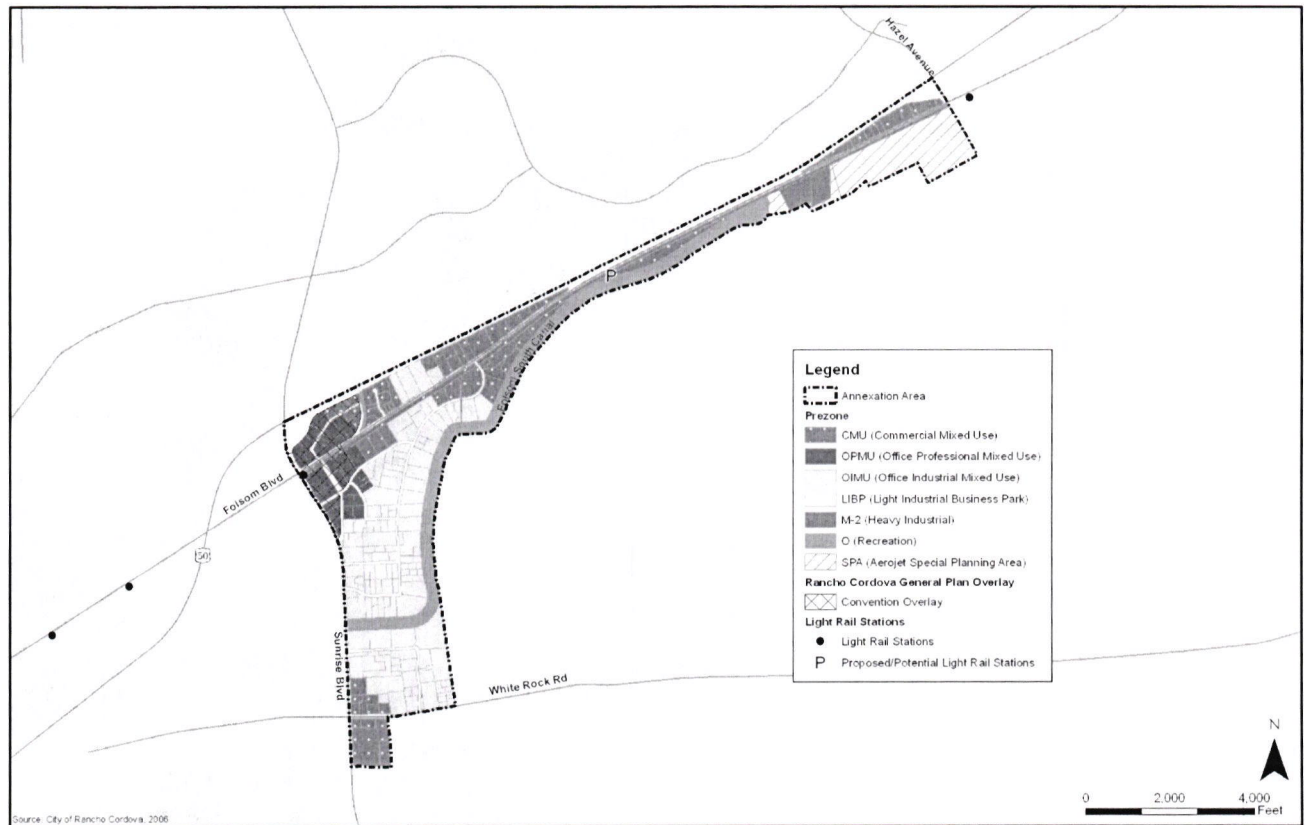
ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

Exhibit A: Pre-Zoning Map of Annexation Area



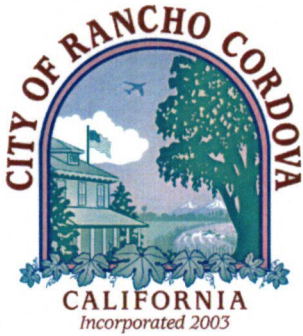
SPHERE OF INFLUENCE ANNEXATION AND PREZONING

Initial Study/Negative Declaration



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

February 2007



David Sander
Mayor

Linda Budge
Vice Mayor

Ken Cooley
Councilmember

Robert McGarvey
Councilmember

Dan Skoglund
Councilmember

MEMORANDUM

Date: May 1, 2007
To: Honorable Mayor and Council Members
From: Ben Ritchie, Environmental Coordinator
Subject: ANNEXATION CEQA DOCUMENT

City staff received last minute comments from Sacramento County Local Agency Formation Commission (LAFCo) questioning the approach to the environmental analysis in the Initial Study/Negative Declaration (IS/ND) prepared for the proposed annexation project. City staff met with LAFCo staff on April 30th to discuss their comments, and all parties agreed that the City's approach to the analysis was correct and adequate. However, it was agreed that minor revisions to the IS/ND would clarify the background assumptions that were used in the analysis.

Staff will make revisions to the IS/ND and submit a revised version to the City Council prior to the May 7, 2007 hearing on the issue annexation prezone. The revisions will be minor and will not result in any new environmental impacts. The document will not require additional public review time.

If you have any questions regarding this issue, please feel free to contact me directly.

Regards,

Ben Ritchie, Environmental Coordinator
City of Rancho Cordova
britchie@cityofranhocordova.org
916-549-3850



2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8750
Fax (916) 853-1691
www.cityofranhocordova.org

**NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY/NEGATIVE DECLARATION FOR
THE SPHERE OF INFLUENCE ANNEXATION AND PREZONING**

February 23, 2007

- LEAD AGENCY:** City of Rancho Cordova Planning Department
Ben Ritchie, 916-361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670
- PROJECT TITLE:** Sphere of Influence (SOI) Annexation and Prezoning
- PROJECT LOCATION:** The annexation area consists of approximately 748 acres of land equal to the City's existing Sphere of Influence. The annexation area is located adjacent to the northeastern portion of the City of Rancho Cordova, in eastern Sacramento County. The annexation area is bounded by Sunrise Boulevard to the west, Highway 50 to the north, Hazel Avenue to the east, and portions of Sanders Drive, Gold Valley Drive, and White Rock Road to the south, as well as portions of the Folsom South Canal to the south and east.
- PROJECT DESCRIPTION:** Annexation of the area to the City of Rancho Cordova would transfer land use authority for the area to the City, replacing Sacramento County planning and zoning designations. There are no physical improvements or construction activities proposed by the annexation itself, at this time. Future actions and development within the annexation area would be subject to additional environmental review on a project-by-project basis.
- FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Negative Declaration** for this project.
- PUBLIC REVIEW PERIOD:** A 30 day public review period for the Initial Study/Negative Declaration will commence on **February 23, 2007** and will end on **March 26, 2007** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Negative Declaration should be sent to the attention of Ben Ritchie and must be received at 2729 Prospect Park Drive, Rancho Cordova, CA 95670 by **5:00 PM on March 26, 2007**. Written comments may also be submitted via email to britchie@cityofranhocordova.org. Copies of the Initial Study/Negative Declaration are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at www.cityofranhocordova.org.

INITIAL STUDY/NEGATIVE DECLARATION
FOR
SPHERE OF INFLUENCE
ANNEXATION AND PREZONING
CITY OF RANCHO CORDOVA, CALIFORNIA



Prepared by:

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
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FEBRUARY 2007

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1	Introduction and Regulatory Guidance	1.0-1
1.2	Lead Agency	1.0-5
1.3	Purpose and Organization of the Document	1.0-5
1.4	Regulatory Framework and Assumptions.....	1.0-6

2.0 PROJECT DESCRIPTION

2.1	Project Background	2.0-1
2.2	Project Location and Existing Conditions	2.0-1
2.3	Project Description	2.0-1
2.4	Required Project Approvals.....	2.0-2
2.5	Project Assumptions.....	2.0-2

3.0 ENVIRONMENTAL SETTING AND IMPACTS

3.1	Introduction.....	3.0-1
I	Aesthetics	3.0-4
II	Agricultural Resources	3.0-6
III	Air Quality	3.0-8
IV	Biological Resources.....	3.0-11
V	Cultural Resources	3.0-14
VI	Geology and Soils	3.0-16
VII	Hazards and Hazardous Materials	3.0-19
VIII	Hydrology and Water Quality.....	3.0-23
IX	Land Use and Planning	3.0-27
X	Mineral Resources	3.0-29
XI	Noise	3.0-30
XII	Population and Housing	3.0-33
XIII	Public Services.....	3.0-35
XIV	Recreation	3.0-38
XV	Transportation and Traffic	3.0-39
XVI	Utility and Service Systems.....	3.0-42
XVII	Mandatory Findings of Significance	3.0-45

4.0 CUMULATIVE IMPACTS

4.1	Introduction.....	4.0-1
4.2	Cumulative Setting	4.0-1
4.3	Previous Cumulative Analysis Within the Cumulative Setting	4.0-1
4.4	Cumulative Impact Analysis	4.0-2

5.0 DETERMINATION

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1	Report Preparation	6.0-1
6.2	Persons and Agencies Consulted	6.0-1

7.0 REFERENCES

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed annexation and rezoning of the City of Rancho Cordova Sphere of Influence (the proposed project).

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 that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- b) *The Initial Study identifies potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are 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 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. This document does not include such revisions in the form of mitigation measures. Therefore, this document is an Initial Study/Negative Declaration. Hereafter this document is referred to as an IS/ND.

The City Council certified the Rancho Cordova General Plan EIR (GP-EIR) on June 26, 2006 (State Clearinghouse Number 2005022137). The GP-EIR was prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. According to Section 15168(a):

- (a) *General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as on large project and are related either:*
 - (1) *Geographically,*
 - (2) *As logical parts in the chain of contemplated actions,*
 - (3) *In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or*

1.0 INTRODUCTION

- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

The GP-EIR was intended to evaluate the environmental impacts of the General Plan to the greatest extent possible. The Program EIR is used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City. State CEQA Guidelines Section 15168(c) establishes the requirement that the Lead Agency (the City) determine if subsequent projects require additional environmental analysis. According to State CEQA Guidelines Section 15168(c), additional review is required:

- (1) If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or negative declaration.*

In addition to the rules governing the preparation and use of Program EIRs, other provisions of CEQA govern site-specific review of the proposed project. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an approved general plan, community plan, or zoning action for which an EIR was prepared 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. The proposed project is a qualified project pursuant to Section 21083.3(a-b), which states:

- (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 proposed project was generally described in the GP-EIR. However, specific information about the proposed project was not known at the time of the preparation of the GP-EIR and the project-specific impacts resulting from implementation of the proposed project were not fully identified or mitigated in the GP-EIR. Therefore, additional analysis and potential mitigation of the environmental effects of the proposed project are required. State CEQA Guidelines Section 15183 provides guidance as to the scope of this subsequent analysis. State CEQA Guidelines Section 15183 states:

- (a) *CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*
- (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.*
 - (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/Negative Declaration addresses project-specific impacts that were not fully addressed in the GP-EIR. Additionally, this IS/ND summarizes the findings of the City relating to the GP- EIR and how the criteria set forth in Guidelines Section 15183 have been met.

The GP-EIR analyzed the environmental effects of the General Plan and the twelve policy elements and the Land Use Map "implementation element". The twelve policy elements concentrated on providing policy guidance in the following areas:

- Land Use
- Urban Design
- Economic Development
- Housing
- Circulation
- Open Space, Parks, and Trails
- Infrastructure, Services, and Finance
- Natural Resources
- Cultural and Historic Resources
- Safety
- Air Quality
- Noise

The "implementation element" concerned the new Land Use Map for the City which combines specific land use designations in some areas of the City and more general descriptions of land uses in special areas planned for future growth referred to as "Planning Areas". The proposed

1.0 INTRODUCTION

project lies within one of these Planning Areas and is therefore only generally described in the General Plan and the GP-EIR.

In adopting the General Plan and certifying the GP-EIR as complete and adequate, the City Council adopted findings of fact and a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels.

Impacts deemed in the GP-EIR to be significant and unavoidable:

- Conflicts with applicable land use plans.
- Various impacts on agricultural land.
- Conflicts with Williamson Act contracts.
- Substantial population, housing, and employment growth.
- Deficient traffic level of service by 2030.
- Worsening of already unacceptable operations on US-50.
- Conflicts with the Regional Ozone Attainment Plan.
- Significant construction-based pollutant emissions.
- Significant operational pollutant emissions.
- Significant emissions of Toxic Air Contaminants.
- Creation of construction, traffic, and operational noise above standards.
- Creation of new noise-sensitive land uses within airport noise areas.
- Loss of availability of aggregate resources.
- Impacts on water supply (both availability of water and infrastructure required).
- Impacts to habitat and individuals of special status species.
- Impacts to raptors, migratory birds, and other wildlife.
- Impacts to jurisdictional waters of the U.S.
- Impacts to animal movement corridors.
- Loss of native and landmark trees.
- Disturbance of cultural resources and human remains.
- Environmental impacts resulting from the need for more wastewater infrastructure.
- Degradation of the existing visual character of the area.

The GP-EIR also identified several cumulative impacts that would be cumulatively considerable and significant and unavoidable. Those impacts included:

- Conflicts with area land use plans.
- Conversion of farmland to other uses and agricultural/urban interface conflicts.
- Substantial population, housing, and employment growth.
- Significant impacts to area traffic level of service.
- Increases in regional ozone and particulate matter emissions.
- Increases in regional traffic and operational noise.
- Cumulative loss of mineral resources.
- Increased regional demand for water supply and need for water infrastructure.
- Cumulative loss of biological resources.
- Cumulative loss of cultural resources.
- Increases in wastewater treatment capacity and infrastructure.
- Changes in area visual character and landscape.

Detailed information regarding both the project impacts and cumulative impacts identified above is included in the GP-EIR. The GP-EIR is available online at <http://gp.cityofranhocordova.org> and on request at the City at the following address:

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

In accordance with State CEQA Guidelines Section 15183, a discussion of each of the impacts found to be significant in the GP-EIR and the relative impact of the proposed project in each of those categories is provided in this IS/ND.

This IS/ND hereby incorporates the GP-EIR by reference. The Rancho Cordova General Plan received final approval by the City Council on June 26, 2006. The City Council certified the GP-EIR as adequate and complete on that date as well. As noted above, the GP-EIR is a Program EIR and the discussions of general issues included in the document are in some cases applicable to the proposed project.

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. State CEQA Guidelines 15051(b) states:

(a) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

(1) The lead agency will normally be the agency with the general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public service or public utility to the project.

The City of Rancho Cordova is the Lead Agency for this project.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this Initial Study/Negative Declaration is to evaluate the potential environmental impacts of the proposed 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 and Impacts – Describes the environmental setting for each of the environmental subject areas (as described in Appendix G of the State CEQA Guidelines), evaluates a range of impacts classified as “no impact,” “less than

1.0 INTRODUCTION

significant,” or “potentially significant” 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 – Provides 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.

7.0 References – Provides a list of references used to prepare the IS/ND.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan. On June 26, 2006 the City adopted its first General Plan and certified the Environmental Impact Report for the General Plan at that time (State Clearinghouse Number 2005022137). The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). Earlier draft versions of the General Plan are no longer valid and were not considered when determining the proposed project's consistency with City Policies.

For the purposes of this document, GP-EIR refers to the entirety of the General Plan EIR, GP FEIR refers to the Final EIR for the General Plan, and GP DEIR refers to the Draft EIR for the General Plan.

2.0 PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

The City of Rancho Cordova (City) incorporated in July of 2003. This triggered the requirement to adopt a complete General Plan. The City of Rancho Cordova General Plan process began in May 2004. On March 13, 2006, the City released the public draft General Plan and Draft Environmental Impact Report (EIR) for a 63-day review period. The General Plan and the General Plan EIR were adopted by the City Council in June 2006. The annexation area was established as part of the City's Sphere of Influence (SOI) at the time of incorporation of the City of Rancho Cordova.

2.2 PROJECT LOCATION AND EXISTING CONDITIONS

The annexation area consists of approximately 748 acres of land equal to the City's existing Sphere of Influence. The annexation area is located adjacent to the northeastern portion of the City of Rancho Cordova, in eastern Sacramento County (County). The annexation area is shown in **Figure 2-1**.

The annexation area is bounded by Sunrise Boulevard to the west, Highway 50 to the north, Hazel Avenue to the east, and portions of Sanders Drive, Gold Valley Drive and White Rock Road to the south, as well as portions of the Folsom South Canal to the south and east. The annexation area is mostly urbanized. A limited supply of vacant land is located in the annexation area along the south side of Folsom Boulevard. Retail commercial and light industrial represent the majority of existing uses, with retail establishments fronting along Folsom and Sunrise Boulevards. Most industrial establishments are found along the internal road network within the southern and western aspects of the annexation area. The existing land uses within the annexation area are shown in **Figure 2-2**.

2.3 PROJECT DESCRIPTION

Annexation of the area to the City of Rancho Cordova would transfer land use authority for the area to the City, replacing existing Sacramento County planning and zoning designations. As shown in **Figure 2-3**, the Sacramento County General Plan designates the majority of the annexation area as Intensive Industrial. The current Sacramento County zoning designations for the annexation area are shown in **Figure 2-4**.

The following actions are necessary for the implementation of the proposed project as addressed in this Initial Study:

1. Prezoning of the annexation area with the following zoning designations:

- Commercial Mixed Use (CMU)
- Office Professional Mixed Use (OPMU)
- Office Industrial Mixed Use (OIMU)
- Light Industrial Business Park (LIBP)
- Heavy Industrial (M-2)
- Open Space (O)

2.0 PROJECT DESCRIPTION

- Transportation Corridor (T)
- Aerojet Special Planning Area (SPA)

The proposed pre-zoning designations are shown in **Figure 2-5**.

2. Obtain LAFCo approval for annexation of 748 acres, which currently lies within the City's Sphere of Influence, into the City of Rancho Cordova. The City's General Plan will then take effect in the annexation area, replacing the County's General Plan. The City's General Plan designations for the annexation area are shown in **Figure 2-6**.

There are no physical improvements or construction activities proposed by the annexation itself, at this time. Future actions and development within the annexation area will be subject to additional environmental review on a project-by-project basis.

2.4 REQUIRED PROJECT APPROVALS

Prezoning Actions. The annexation area will be prezoned consistent with the land use designations provided under the existing City General Plan.

Tax Sharing. The City of Rancho Cordova and the County of Sacramento must arrive at a Tax Sharing Agreement. A public hearing on the proposed annexation cannot be scheduled until an agreement is in place.

Sacramento Local Agency Formation Commission. LAFCos are established by State Law (Government Code Sections 56000et seq.) to assist the Legislature in promoting orderly development and balancing development with competing state interest of discouraging urban sprawl, preserving open space, preserving prime agricultural resource lands, and extending governmental services efficiently. LAFCos are responsible for coordinating logical and timely changes in local government boundaries, including annexations and detachments of territory, incorporation of cities, formations of special districts, and consolidations, mergers, and dissolutions of districts. This proposed annexation would be subject to the approval of LAFCo prior to implementation. The Sacramento LAFCO will employ this environmental document in their consideration of the annexation proposed herein.

2.5 PROJECT ASSUMPTIONS

The following assumptions are considered to be part of the Project Description, and are included in the analyses of project-related impacts presented in this Initial Study/Negative Declaration:

- All future development and/or redevelopment in the proposed annexation area will be in conformance with the Rancho Cordova General Plan, Zoning Code, and other applicable planning documents.
- All applicable fees, charges, assessments, etc., will be paid by new development.
- All construction will be accomplished in compliance with all applicable building, plumbing, fire, and other codes, as well as with all applicable local, state, and federal regulations.

This IS/ND is tiered from the City of Rancho Cordova General Plan EIR (GP-EIR). The planning area analyzed in the GP-EIR included the City Limits, Sphere of Influence, and General Plan Planning Area (GP PA). The impacts associated with implementation of the General Plan in the annexation area were considered and mitigated as a part of the GP-EIR. The GP-EIR programmatically discussed the area-wide consequences of implementation of the General Plan; this project is one component of the program level analysis found in the GP-EIR. The proposed project is consistent with the General Plan; impacts associated with any future development under zoning designations allowed by the General Plan would be consistent with those evaluated in the GP-EIR. The GP-EIR determined impacts to land use, agriculture, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, and visual resources/light and glare, to be significant and unavoidable.

At the time of adoption of the GP-EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed all significant and unavoidable impacts.

Impacts from the proposed project would not be greater than those identified by the GP-EIR; therefore, the term "Less than Significant" is used in this document to indicate that impacts created by the proposed project have been mitigated in the GP-EIR or were addressed in the "Findings of Fact and a Statement of Overriding Considerations," adopted on June 26, 2006.

The proposed project creates potential for future projects to create significant impacts; such as, incompatibility with existing land uses, traffic and circulation impacts, air quality impacts, biological impacts, etc. The GP and GP-EIR programmatically addressed the environmental impacts of construction and redevelopment of land uses within the annexation area. As future projects are brought forward to the City, the City will determine, at that time, whether additional CEQA analysis is required pursuant to State CEQA Guidelines.

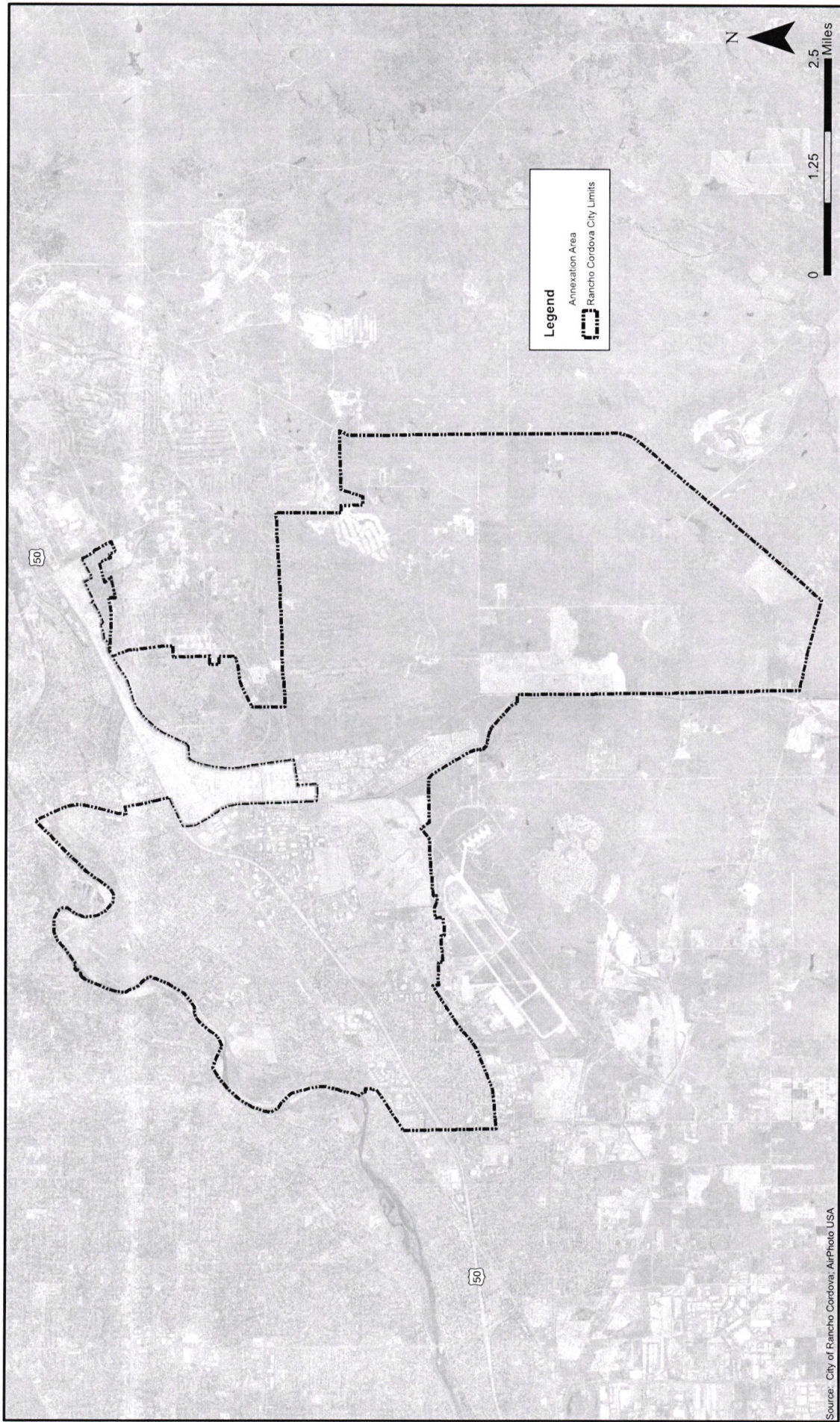


Figure 2-1
Project Location

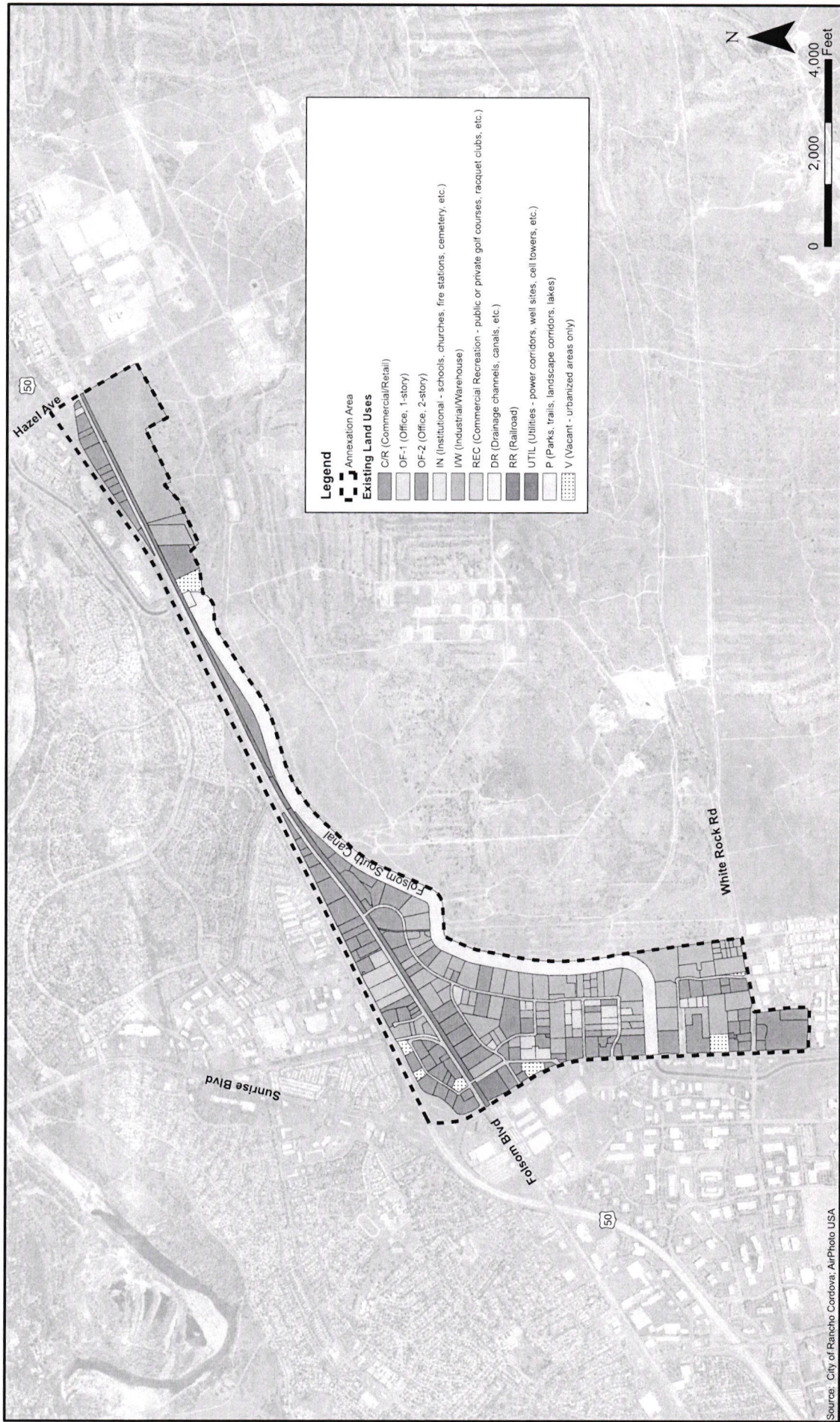


Figure 2-2
Existing Land Uses

Sources: City of Rancho Cordova; AirPhoto USA

City of Rancho Cordova
Planning Department



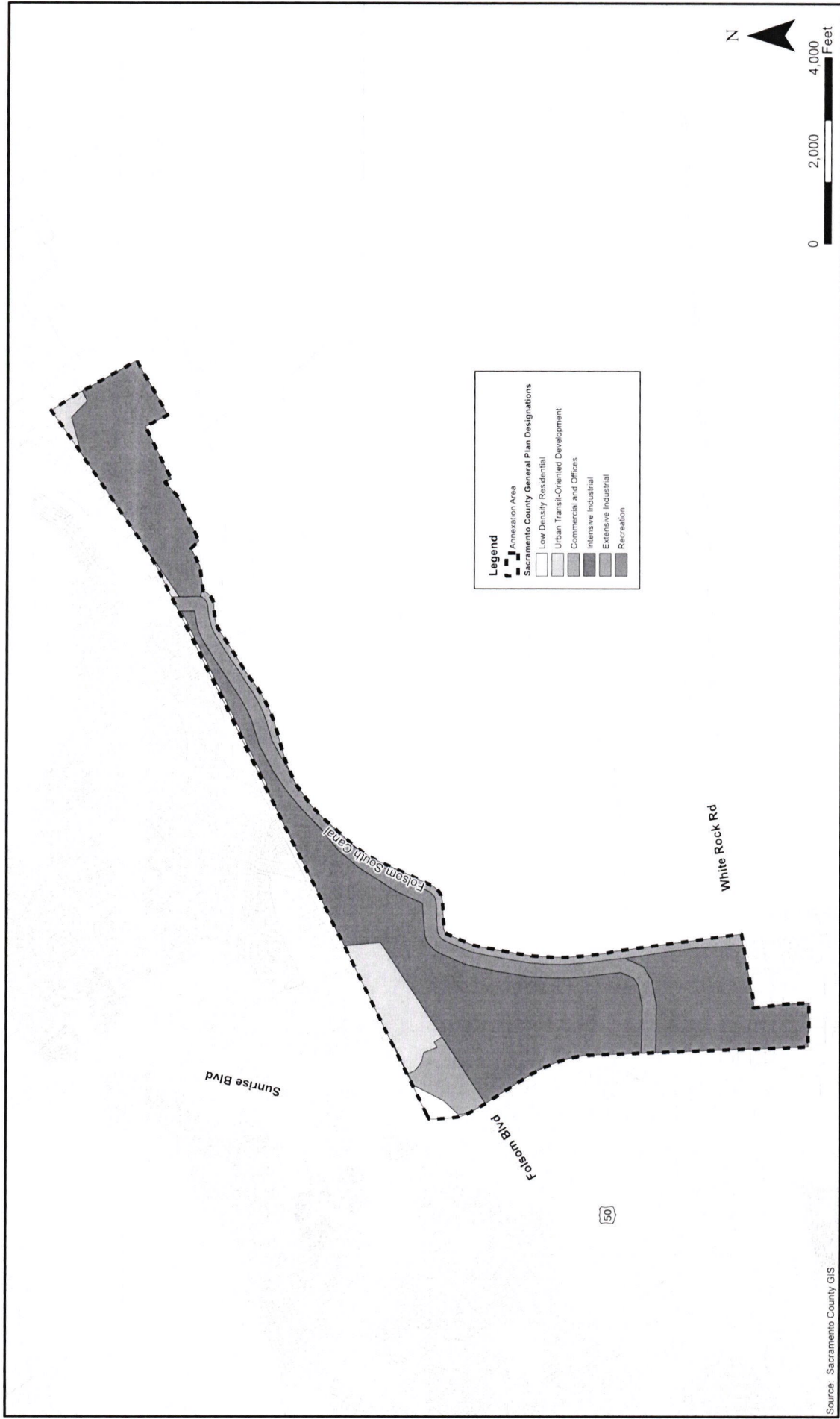
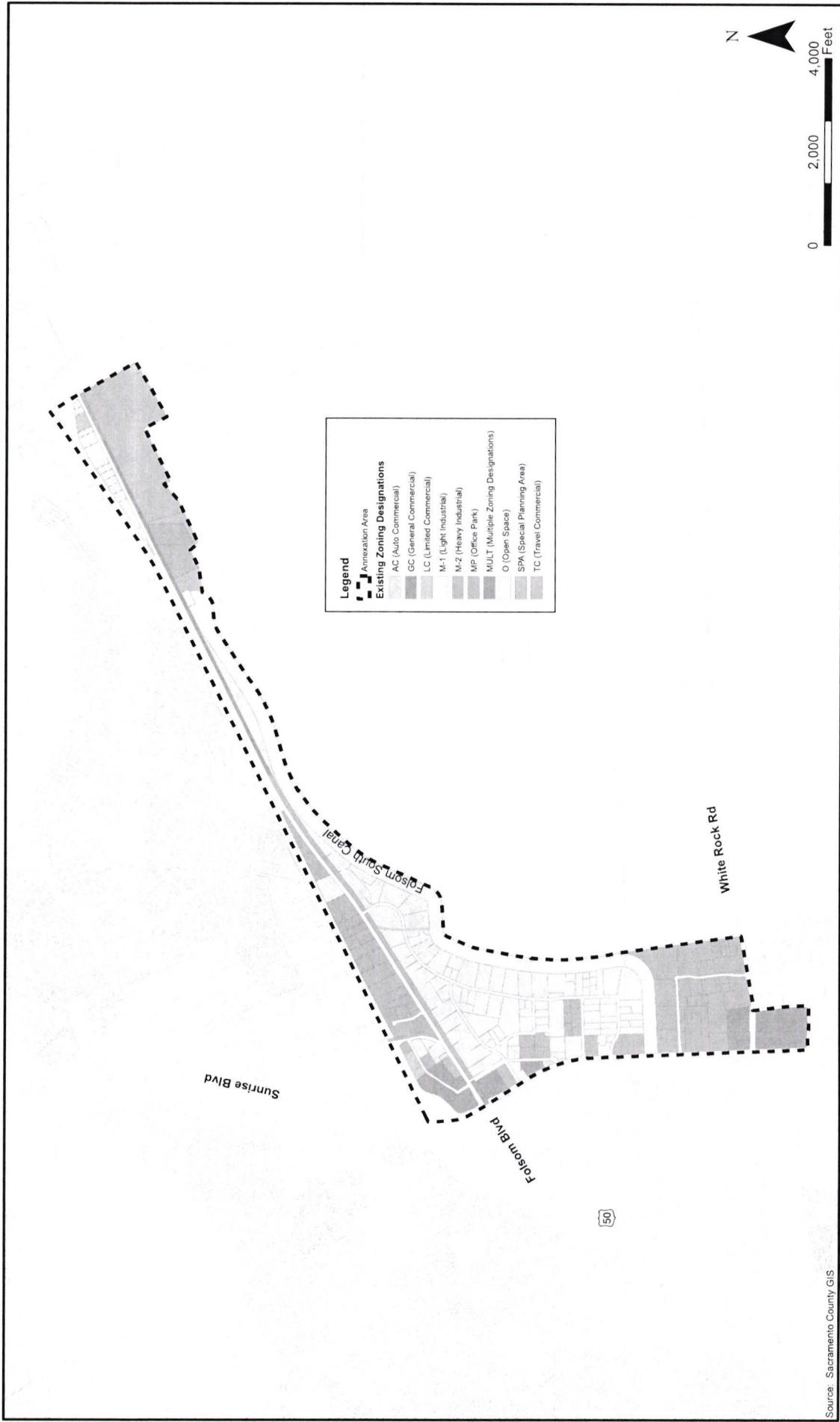


Figure 2-3
Existing Sacramento County
General Plan Designations

Source: Sacramento County GIS





Source: Sacramento County GIS

Figure 2-4
Existing Sacramento County
Zoning Designations

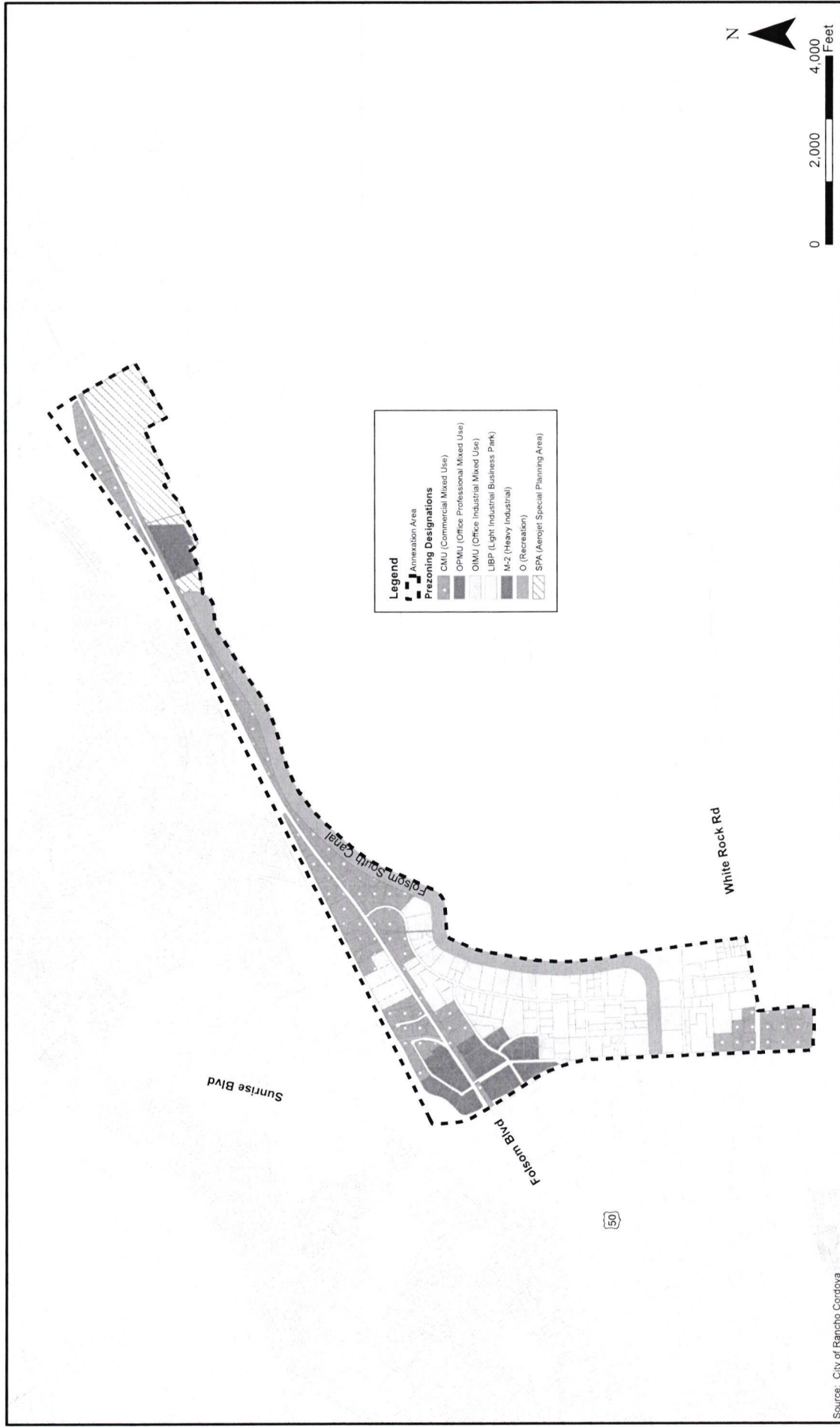
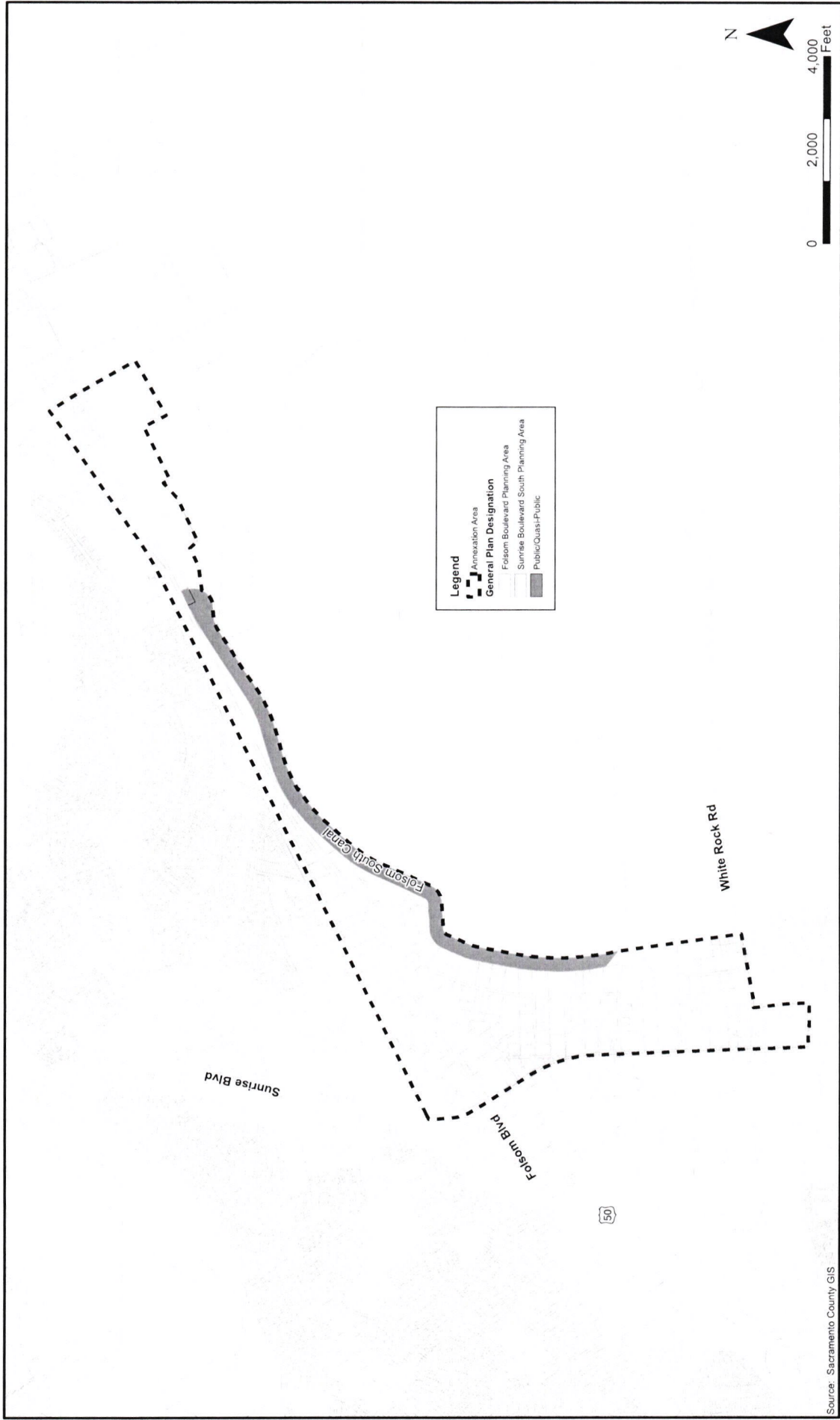


Figure 2-5
City of Rancho Cordova
Pre-zoning Designations



Source: Sacramento County GIS

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.0 ENVIRONMENTAL SETTING AND IMPACTS

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the California Environmental Quality Act (CEQA) Mandatory Findings of Significance. There are 16 specific environmental issues evaluated in this chapter. Cumulative impacts to these issues are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Services Systems

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;
- **Less than Significant Impact with Mitigation Incorporation:** 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; or,
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- **Reviewed Under Previous Document:** The impact has been adequately addressed in previous environmental documents, and further analysis is not required. The discussion will include reference to the previous documents.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporation" or "Potentially Significant/Reviewed Under Previous Document" 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 annexation and rezoning project, as proposed, may have a significant effect upon the environment. This document incorporates both an Initial Study and a Negative Declaration (IS/ND). The discussion below demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level or impacts that have not been fully addressed under a previous environmental document. Therefore, an Environmental Impact Report (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 a project 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 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) "*Less than Significant Impact with Mitigation Incorporation*" 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. Discussion will include reference to the previous documents. If an impact is reviewed under a previous document, an impact of "Potentially Significant" does not necessarily require an EIR. If the Program EIR identified a significant and unavoidable impact, and the proposed project was adequately described in the Program EIR, an impact of "Potentially Significant/Reviewed Under Previous Document" does not require an EIR, pursuant to Pub. Res. Code Section 21083.3.
- 7) Earlier analyses may be used where, pursuant to the tiering, program Environmental Impact Report, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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) *No Impact/Reviewed Under Previous Document.* The Rancho Cordova General Plan Environmental Impact Report (GP-EIR) identified that impacts to scenic vistas within the City would be less than significant (GP DEIR, p. 4.13-6). The primary scenic vistas identified within the City occur along the American River in the vicinity of the American River Parkway Plan (GP DEIR, p. 4.13-6). The American River Parkway Plan is currently under the jurisdiction of the Sacramento County Municipal Services Agency Department of Regional Parks, Recreation, and Open Space. Because the American River Parkway Plan is not under the jurisdiction of the City, the American River Parkway cannot be modified by development projects in the City.

The annexation area is largely urbanized and developed with no identified scenic views visible from any portion of the area. Therefore, implementation of the proposed annexation and rezoning would have **no impact** on scenic vistas.

- a) *No Impact/Reviewed Under Previous Document.* The GP-EIR found that there were no highways within the General Plan Planning Area (GP PA) that were designated by State or local agencies as "scenic highways" (GP DEIR, p. 4.13-6).

As identified above, the Rancho Cordova GP PA does not contain any state designated scenic highways. The annexation area is within the GP PA. Therefore, the proposed annexation and rezoning would have **no impact** associated with scenic highways.

- b) *Less Than Significant/Reviewed Under Previous Document.* Impacts relating to the alteration of scenic resources in the City were identified in the GP-EIR and were predominantly associated with the urbanization of the rural and undeveloped portions of the City and areas east of the incorporated boundaries (GP DEIR, pp. 4.13-8 through 4.13-10). Impacts of the General Plan to visual resources were found to be significant and unavoidable (GP DEIR, p. 4.13-10).

The annexation area currently consists of industrial and commercial development with the potential for new development and infill redevelopment in accordance with the City's General Plan. Redevelopment of the annexation area per the General Plan may include a

mix of high-density residential/office mixed use, transit oriented development, commercial, office and retail mixed use, with some industrial uses being allowed to continue or expand. This redevelopment potential could result in altering the existing visual character of the area. Implementation of the proposed annexation and rezoning would encourage new development and redevelopment activities that could alter the visual character of the annexation area. However, any impacts to the scenic character of the annexation area would not be greater than those impacts previously addressed in the GP-EIR. Therefore, this is considered a **less than significant** impact.

- c) *Less Than Significant/Reviewed Under Previous Document.* Impacts relating to light and glare were identified in the GP-EIR and were related to both reflective glare from new structures built under the General Plan and the introduction of new sources of light associated with development and redevelopment of the City (GP DEIR, p. 4.13-13). Areas of the City and the City's Planning Area that are currently undeveloped would see the majority of the impact due to the current lack of reflective surfaces and light sources in undeveloped areas (GP DEIR, p. 4.13-14). Due to design guidelines adopted by the City and adherence to City Policy UD.4.2, impacts of the General Plan due to light and glare were found to be less than significant.

Future development and redevelopment of the annexation area could introduce new sources of daytime glare and change levels of nighttime lighting and illumination. Though the proposed project could result in redevelopment that would introduce new sources of daytime glare, and change nighttime lighting and illumination levels in the annexation area, the proposed project would not increase impacts to lighting over the impacts previously discussed in the General Plan and GP-EIR. Therefore, the impacts from the annexation and rezoning would be **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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 the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☒
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

- a) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified that a significant amount of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance would be lost with urban development of previously undeveloped portions of the City and of the City Planning Area outside the incorporated boundaries (GP-DEIR, p. 4.2-17 through 4.2-18). Impacts from buildout of the General Plan were found to be significant and unavoidable.

The Important Farmland Map for Sacramento County designates the annexation area as Urban and Built-up Land, and Other Land as shown in Figure 4.2-1 of the GP DEIR. There would be **no impact** to Important Farmlands as a result of the proposed project.

- b) *No Impact/Reviewed Under Previous Document.* Just as with other types of farmland, the GP-EIR identified impacts to farmland currently under Williamson Act Contracts (GP-DEIR, pp. 4.2-22 through 4.2-23). Impacts from implementation of the General Plan to Williamson Act land were found to be significant and unavoidable due to the significant loss of such land at buildout of the General Plan.

Although the GP-EIR identified significant and unavoidable impacts to Williamson Act contracts, there are no agriculturally zoned land uses within the annexation area, and therefore are no existing zoning conflicts with agricultural uses. Additionally, Williamson Act lands do not exist within the annexation area. Implementation of the proposed annexation would have **no impact**.

- b) *No Impact/Reviewed Under Previous Document.* The GP-EIR stated that impacts could occur to agricultural land uses as a result of urbanization of adjacent areas to operating agricultural operations (GP DEIR, p. 4.2-20). Placing urban development immediately adjacent to agricultural uses can potentially result in interface conflicts between the uses, which could ultimately result in cessation of agricultural uses in those locations (GP DEIR,

3.0 ENVIRONMENTAL SETTING AND IMPACTS

pp. 4.2-20 through 4.2-21). Impacts to agriculture as a result of these interface conflicts from implementation of the General Plan would be significant and unavoidable.

Although the GP-EIR identified agricultural interface conflicts as significant and unavoidable, there are no operating agricultural uses that exist in the annexation area or adjacent area. Therefore, the proposed annexation and rezoning would have **no impact** to adjacent agricultural uses.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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) *Less Than Significant/Reviewed Under Previous Document.* The Sacramento region is currently out of compliance with federal requirements for 8-hour ozone air quality standards and 1-hour ozone air quality standards. The region is in compliance with all other emissions standards. SMAQMD released the final "Sacramento Regional Nonattainment Area 8-Hour Ozone Rate-of-Progress Plan" (Ozone Plan) in February 2006. According to the GP-EIR, projected buildout of the General Plan Planning Area would be consistent with the assumptions used during preparation of the Ozone Plan (GP FEIR, pp. 4.0-5 through 4.0-6). However, because there currently exists no feasible methods to completely offset air pollutant emission increases from land uses under the General Plan, the impact of the General Plan was considered to be significant and unavoidable (GP FEIR, pp. 4.0-6).

The proposed annexation and rezoning would have no direct impacts to air quality, however since the annexation area is located in the GP PA, some of the projected growth has the potential to take place within the annexation area and could result in impacts to air quality. Any impacts created by future redevelopment projects within the annexation area would be mitigated by complying with the applicable mitigation measures identified in the Air Quality section of the GP DEIR. Additionally, future projects within the annexation area could be subject to additional environmental review under CEQA, as determined by the City at the time of project submittal, and specific project-related impacts to air quality would be identified and mitigated. Therefore, impacts to air quality from the proposed annexation and rezoning would be **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential air quality impacts from both construction and operation of new development in the City (GP DEIR, pp. 4.6-17 through 4.6-26). While policies, actions, and mitigation was included in the EIR, development in the General Plan Planning Area would still be intensified from current

conditions. Therefore, significant and unavoidable impacts were expected as a result of the implementation of the General Plan (GP DEIR, pp. 4.6-20 and 4.6-26).

The GP and GP-EIR programmatically addressed the environmental impacts of construction and redevelopment of land uses within the annexation area. As future projects are brought forward to the City, the City will determine, at that time, whether additional CEQA analysis is required pursuant to State CEQA Guidelines. In addition, any impacts created from the proposed annexation and rezoning would not be greater than those impacts previously addressed in the GP-EIR. Therefore, impacts to air quality from construction and operation activities would be **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified that increases in Ozone precursors (NO_x and ROG) would result in significant and unavoidable impacts on the region's status of nonattainment (GP DEIR, pp. 4.6-17 through 4.6-26). See discussions a) and b) above for more information on the GP-EIR findings related to ozone precursors.

The proposed annexation and rezoning would not result in a cumulatively considerable net increase of any criteria pollutant for which the Sacramento region is in non-attainment under an applicable federal or state ambient air quality standard; therefore, impacts are considered **less than significant**.

- c) *Less Than Significant/Reviewed Under Previous Document.* Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The GP-EIR identified potential impacts to sensitive receptors due to both mobile and stationary sources of toxic air contaminants (TACs) and odors. Impacts of the General Plan from TACs were reduced by City Policies and Action Items, but the impact remained significant and unavoidable (GP DEIR, p. 4.6-31). Impacts to sensitive receptors from exposure to odors were reduced by City Policies and Action Items to a less than significant level (GP DEIR, p. 4.6-33).

Existing land uses within the annexation area do not currently include typical sensitive receptors. However, the redevelopment potential for the area as a result of the annexation could include some mixed used residential components that would lead to an increase in the total number of potential sensitive receptors. Since the annexation area is located in the GP PA, future development must be consistent with the General Plan. Impacts from the proposed annexation and rezoning would not be greater than those identified in the GP-EIR. Therefore, impacts from substantial pollutant concentrations on sensitive receptors from the proposed annexation and rezoning are considered **less than significant**.

- d) *Less Than Significant/Reviewed Under Previous Document.* See discussion d) above.

The proposed annexation and rezoning could lead to future development and redevelopment within the annexation area. Certain existing uses could create objectionable odors for any new population growth in the area. In addition, rezoning would encourage a long-term change in uses from industrial to residential/commercial/office mixed use in most of the annexation area, which has the potential to create short-term incompatibility if odor sensitive uses are located near existing industrial uses, but would result in long-term compatibility. Since the annexation area is located within the GP PA, the impacts from the annexation and rezoning would not be greater than those identified under the GP-EIR.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

Therefore, impacts from objectionable odors from the proposed annexation and rezoning are considered **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

- a) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential direct and indirect impacts to special-status species as a result of the implementation of the General Plan (GP DEIR, pp. 4.10-34 through 4.10-48). While City Policies and Action Items would mitigate much of the impact of General Plan implementation, widespread development of undeveloped portions of the General Plan Planning Area as well as construction of the Circulation Plan would result in a net loss of biological resources. Therefore, the General Plan was found to result in significant and unavoidable impacts to special-status species (GP DEIR, pp. 4.10-43 and 4.10-48).

There are no identified endangered, threatened, rare, proposed, or candidate status plant and/or animal species present in the annexation area. Implementation of the proposed annexation and rezoning would not result in direct or indirect loss of habitat; therefore, there would be **no impact** to special-status plant and/or animal species.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

- b) *No Impact/Reviewed Under Previous Document.* See discussion a) above for information on identified impacts of the General Plan on special-status species. The GP-EIR combined discussion of special-status species impacts to include impacts to habitat as well as individuals of special-status species. Impacts to habitat from the implementation of the General Plan occurred for the same reasons and in the same intensity as impacts to individuals of any special-status species (GP DEIR, pp. 4.10-34 through 4.10-48).

The annexation area is urbanized and any natural habitats have been disturbed. The existing cover types of high-density development, mine tailings and aqueduct (see Figure 4.10-1 of the GP DEIR) have limited functions to support foraging habitat for migratory birds and other wildlife. Future development within the annexation area would not have a major adverse effect on riparian habitat or other sensitive natural communities; therefore, the proposed annexation and rezoning would result in **no impact**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR addressed potential direct and indirect impacts to Jurisdictional Waters of the U.S. (Jurisdictional Waters) as a result of wide-spread development of the General Plan Planning Area (GP DEIR, pp. 4.10-52 through 4.10-56). Policies and Action Items included in the General Plan would reduce impacts to Jurisdictional Waters, especially Policy NR.2.1 which requires "no net loss" of wetlands (GP DEIR, p. 4.10-56). While no net loss of wetlands will occur regionally, some loss of Jurisdictional Waters will occur within the General Plan Planning Area (Ibid.). Because of this local loss of Jurisdictional Waters, the impact of the General Plan was found to be significant and unavoidable (Ibid.).

There have been no jurisdictional waters identified in the annexation area. Any future development could be subject to additional environmental review under CEQA, as determined by the City at the time of project submittal. Therefore, impacts to jurisdictional waters are considered **less than significant**.

- c) *No Impact/Reviewed Under Previous Document.* Impacts to habitat for raptors and other nesting birds were addressed in the GP-EIR (GP-DEIR, pp. 48 through 4.10-52). Raptors are protected by the California Department of Fish and Game and are considered a special-status species under CEQA. Just as with impacts to habitat for other special-status species, wide-spread development of the City and the General Plan Planning Area would result in a net loss of raptor and nesting habitat and a significant and unavoidable impact was expected (GP DEIR, pp. 52). Discussion of impacts to movement corridors was also included in the GP-EIR (GP DEIR, pp. 4.10-56 through 4.10-61). Development of greenfield areas of the General Plan Planning Area would change the biological condition and characteristics of the area, resulting in changes in animal movement throughout the area (GP DEIR, p. 4.10-56). While City Policies and Action Items would reduce this impact, loss and/or modification of movement corridors would still occur and the impact of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-61).

Any natural habitat within the annexation area has been disturbed, so future development within this area would not interfere with the movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors. The proposed annexation and rezoning would have **no impact** on wildlife movement corridors.

- d) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to trees from implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Development of greenfield areas of the City and the General Plan Planning Area could

potentially result in the removal of special-status, landmark, and other trees (GP DEIR, p. 4.10-61). Landmark and oak trees would be adequately protected by City Policies and Action Items, as well as large wooded areas and urban trees. However, some loss of native trees would occur and the overall impact to trees from implementation of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-62).

There have been few trees identified in the annexation area. In addition, any new development within the annexation area would have to comply with all local policies or ordinances protecting biological resources, as well as adhere to General Plan policies and action items. Therefore the proposed annexation and rezoning would not conflict with any adopted local policies and considered to have **no impact**.

- e) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential impacts related to conflicts between the General Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Since the annexation area is within the GP PA, there are also no conservation plans that cover this area. Therefore, there is **no impact** to adopted plans.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

f)

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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 Section 15064.5?	☐	☐	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☒	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified that known and unknown historic resources within the Rancho Cordova Planning Area could potentially be impacted by implementation of the General Plan (GP DEIR, pp. 4.11-9 through 4.11-14). These impacts were primarily associated with development in undeveloped areas and impacts to unknown resources in portions of the General Plan Planning Area that have not been studied. Rancho Cordova Policies mitigated some of the potential impacts to historical resources. However, as many resources could be located within the General Plan Planning Area that are previously unknown, accidental impacts may still occur and the impact of the General Plan was considered significant and unavoidable (GP DEIR, pp. 4.11-14).

The area adjacent to the annexation area contains dredge mining/tailings spanning the southern section between Sunrise Boulevard on the east and Sunrise Park Drive on the west, and the Folsom South Canal to the north. Though this area is designated as a mining district, the dredge tail minings are not of sufficient age to be considered for inclusion in the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHP). Historic and cultural resources research undertaken for the GP-EIR identified five sites located within the annexation area:

- CA-SAC-308-H: Dredge tail minings (P-34-335) – (not evaluated)
- CA-SAC-308-H: Southern Pacific Railroad, Fair Oaks Spur - (evaluated in 1995 and deemed "ineligible")
- Folsom Boulevard - (recognized as historically significant to local government)
- 12395 Folsom Boulevard – Fire Station # 63 – ("ineligible")
- Whiterock Road; 0.2 miles east of Whiterock Road/Sunrise Boulevard – 15 Mile House (demolished) – (State Historic Landmark # 698)

Other than Folsom Boulevard, which is only of significance to local government, none of the other four sites are of historical significance. Future urban development along Folsom Boulevard due to the proposed annexation and rezoning would not result in any impacts greater than those previously analyzed in the GP-EIR.

Therefore, impacts to existing historical resources from the proposed annexation and rezoning are considered **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above. There are no known archeological resources in the annexation area, which is wholly urbanized. Though future construction activity has the potential to discover archeological resources, urban development due to the proposed annexation and rezoning would not result in any impacts greater than those previously analyzed in the GP-EIR. Impacts to archeological resources from the proposed annexation and rezoning would be **less than significant**.
- c) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified possible impacts to paleontological resources as a result of implementation of the General Plan (GP DEIR, p. 4.11-14). However, no such paleontological resources were identified in the Rancho Cordova General Plan Planning Area and City policy would protect unknown resources. For these reasons, the impact of the General Plan was found to be less than significant (GP DEIR, p. 4.11-15).

Impacts to paleontological resources were found to be less than significant within the GP PA, which includes the annexation area. Any future development resulting from the proposed annexation and rezoning could be subject to additional environmental review under CEQA, as determined by the City at the time of project submittal. Impacts to paleontological resources resulting from the proposed annexation and rezoning are considered **less than significant**.

- d) *Less Than Significant/Reviewed Under Previous Document.* The discussion in the GP-EIR concerning historic resources impacts included discussion of potential impacts to human remains [see discussion a) above]. Impacts were the same in that known resources were adequately protected but unknown human remains outside established cemeteries could potentially be affected. Therefore, significant and unavoidable impacts as a result of General Plan implementation were expected (GP DEIR, p. 4.11-14).

The annexation area is mostly built out and preliminary research indicates that the area does not contain any known sites for human remains. There are no formal cemeteries located in the annexation area. However, as a result of the proposed annexation and rezoning, future development of the area and related construction activity has the potential to disturb undiscovered human remains. Potential impacts to human remains have been previously identified as significant and unavoidable within the GP PA, which includes the annexation area. Therefore, any additional impacts to undiscovered human remains from the proposed annexation and rezoning are considered **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a)

- i) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR stated that significant seismic shaking was not a concern within the Rancho Cordova General Plan Planning Area as there are no active faults within Sacramento County and because the City is not located within an Alquist-Priolo earthquake hazard zone (GP DEIR, p. 4.8-19). However, some minor seismic shaking is a possibility as the City is located within Seismic Zone 3, which is considered an area of relatively low ground shaking potential (GP DEIR, p. 4.8-20). Adherence to City policies as well as the California Building Code (CBC) and the Uniform Building Code (UBC) would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.8-21).

The annexation area also falls within Seismic Zone 3. Any future development activities would be required to adhere to the standards set forth by the CBC and UBC,

as well as General Plan Policies and Action Items for seismic safety. Impacts resulting from the proposed annexation and rezoning would be **less than significant**.

- ii) *Less Than Significant/Reviewed Under Previous Document.* See discussion under i) above.
- iii) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified that seismic shaking was not a concern in the City [see discussion i) above]. Liquefaction is the process in which water is combined with unconsolidated soils as a result of seismic activities involving ground motions and pressure. Without strong ground motion, liquefaction is unlikely. Additionally, the water table is generally too low in the areas of the City to provide enough moisture for liquefaction to occur (GP DEIR, p. 4.8-20). Therefore, the impact created by General Plan implementation was found to be less than significant.

The annexation area does not contain soils suitable for liquefaction or seismic ground shaking. Any future development could be subject to additional environmental review under CEQA, as determined by the City at the time of project submittal. As a result, impacts related to liquefaction and seismic ground shaking from the proposed annexation and rezoning are considered **less than significant**.

- iv) *No Impact.* The annexation area is flat and previously disturbed. There are no hillslopes in the area and no potential for landslides. Therefore, there would be **no impact** from landslides.
- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to soil erosion from implementation of the General Plan (GP DEIR, pp. 4.8-21 through 4.8-23). These erosion impacts were generally associated with construction of new roadways and other capital infrastructure and development of undeveloped portions of the City and the General Plan Planning Area. Additional impacts were due to increases in runoff due to a net increase in impervious surfaces in the City. However, compliance with the City's Erosion Control Ordinance and the current NPDES permit conditions for the City would ensure that impacts resulting from implementation of the General Plan would be less than significant (GP DEIR, p. 4.8-23).

Future redevelopment within the proposed annexation area could result in construction and site preparation activities that could result in soil erosion or the loss of topsoil. Though the proposed annexation and rezoning could result in the future redevelopment of this area, the annexation area is primarily urbanized; therefore, the proposed annexation and rezoning would not result in impacts to soil erosion greater than those identified in the GP-EIR. Therefore, impacts to soil erosion from the proposed annexation and rezoning are considered **less than significant**.

- c) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR stated that impacts relating to soil stability as a result of implementation of the General Plan would be minor (GP DEIR, p. 4.8-23). Primary concerns with soil stability in the City are associated with shrink/swell potential – the potential of soils to expand during wet seasons and shrink during dry seasons. Impacts due to soil stability would be mitigated by consistency with the UBC and the CBC (GP DEIR, p. 4.8-24). Therefore, the impact of the implementation of the General Plan was found to be less than significant.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

The proposed annexation and rezoning could result in the future development and redevelopment of this area; however, impacts from unstable soil properties within the annexation area would not be greater than those previously analyzed in the GP-EIR.

In addition, compliance with the City's Uniform Building Code and California Building Code would ensure that unstable soil related impacts due to the proposed annexation and rezoning are **less than significant**.

- d) *Less Than Significant/Reviewed Under Previous Document.* See discussion c) above.
- e) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential soils impacts of the General Plan related to the use of alternative wastewater handling systems such as septic systems resulting from development of residential lots of two acres or more (GP DEIR, pp. 4.8-24 through 4.8-26). The portions of the Rancho Cordova General Plan Planning Area that could contain such lots exist outside the City boundaries in the outlying Planning Areas. For residential development with lots less than two acres in size, City policy requires the use of the public sewer system (GP DEIR, p. 4.8-26).

The annexation area is currently served by the County Sanitation District CSD-1 (CSD-1). Future development within the annexation area would continue to be served by CSD-1; therefore, there would be no requirement for the additional approval and installation of septic systems or alternative wastewater disposal systems. Therefore, **no impact** would occur as a result of the proposed annexation and rezoning.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials (GP DEIR, pp. 4.4-23 and 4.4-24). Impacts concerned transportation of hazardous materials on the roadway network within the City and the routine use, storage, and disposal of hazardous materials related to construction during development and redevelopment in the City. Adherence to General Plan policies and federal, state, and local regulations regarding hazardous material were found to reduce potential impacts of the General Plan to a less than significant level (GP DEIR, pp. 4.4-24 and 4.4-28).

There are no approved hazardous material transportation routes within the annexation area and the proposed annexation and rezoning would not create a significant hazard to the public or the environment through the routine transport of hazardous materials. However, there are existing industrial uses in the annexation area that may currently use or dispose of

3.0 ENVIRONMENTAL SETTING AND IMPACTS

hazardous materials. Any future non-industrial uses developed adjacent to these existing industrial uses could be impacted from the use or disposal of hazardous materials.

However, since the annexation area is located in the GP PA, adherence to General Plan policies, as well as federal, state, and local regulations regarding hazardous materials transport, would reduce any impacts to less than significant. Therefore, impacts from the use and disposal of hazardous materials due to the proposed annexation and rezoning would be **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR described potential impacts related to the accidental release of hazardous materials (GP DEIR, pp. 4.4-24 through 4.4-28). Primary sources of potential accidental release concerned PCB-containing transformers, groundwater pollution, and underground storage tanks (USTs). Consistency with City Policies and Action Items, as well as all applicable federal, State, and local regulations would result in a less than significant impact from the General Plan (GP DEIR, p. 4.4-28).

The redevelopment potential of the proposed annexation and rezoning may result in the storage and use of hazardous materials during construction and landscaping activities, which could lead to the accidental release of hazardous materials into the environment. Impacts from the accidental release of hazardous materials within the annexation area were found to be less than significant, as previously analyzed in the GP-EIR. In addition, rezoning to residential/commercial/office mixed uses could lead to the long-term reduction in uses potentially storing or using hazardous materials. Therefore, any additional impacts from the accidental release of hazardous materials due to the proposed annexation and rezoning would be considered **less than significant**.

- c) *No Impact/Reviewed Under Previous Document.* The GP-EIR discussed the siting of public schools as being subject to the siting requirements of the California Department of Education (GP-DEIR, p. 4.4-25). In addition to CEQA review, potential school sites will be reviewed by various agencies to ensure the new school site is safe from toxic hazards (GP-DEIR, p. 4.4-25). General Plan policies and action items will reduce the potential impacts of General Plan implementation from hazardous materials transport, use, and storage from surrounding uses, including school sites, to a less than significant level (GP DEIR, p. 4.4-28).

There are no existing schools within the annexation area, and there are currently no new schools proposed for the annexation area. Therefore the emission or handling of hazardous materials, substances or waste would have **no impacts** on existing schools.

- d) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR included information regarding federal and State listed hazardous materials sites as well as a map of such sites (GP DEIR, pp. 4.4-2 through 4.4-10). These sites included leaking underground storage sites, groundwater contamination plumes, PCB contaminated sites related to prior rocket engine testing (Aerojet/Gencorp), and other smaller sites (pp. 4.4-5, 4.4-6). Impact discussions were included in discussions of accidental release of hazardous materials [see discussion b) above] and were found to be less than significant due to compliance with federal, State, and local laws and regulations (GP DEIR, p. 4.4-28).

The annexation area has a large number of existing industrial uses and it is expected that there could be some expansion of industrial uses with the redevelopment potential under the

proposed annexation and rezoning. Research undertaken for the GP-EIR located a number of Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) sites in the annexation area. For the location of USTs and LUSTs, please refer to Figure 4.8-2 of the GP DEIR.

Future development within the annexation area has the potential to discover additional USTs/LUSTs. If UST/LUSTs are discovered during any phase of a project, removal is required prior to additional site preparation or development activities. This must be done in accordance with California Health and Safety Code 25282 and the California State Water Resources Control Board Underground Storage Tank Program.

Compliance with General Plan policies and action items, along with adherence to all federal, state and local regulations regarding the use and removal of USTs/LUSTs would reduce the potential impacts to known and unknown hazardous materials sites to **less than significant**.

- e) *No Impact/Reviewed Under Previous Document.* The GP EIR identified potential impacts of development within an airport land use plan (GP DEIR, p. 4.4-28). The Mather Airport CLUP Safety Restriction Area overlies several portions of the City, restricting development in those areas to uses allowed within the CLUP. Adherence to General Plan policies, federal regulations, the Comprehensive Land Use Plan, and Mather Airport Planning Area provisions would reduce the potential for safety hazards. Therefore, the General Plan was found to have a less than significant impact (GP FEIR, p. 4.0-29).

The Mather Airport and its associated safety zones are located over two miles from the boundaries of the annexation area. Therefore, there is **no impact** associated with airport safety hazards.

- f) *No Impact.* The annexation area is not located within two miles of any private airstrip. The nearest private airstrip to the annexation area is the Rancho Murieta Airport, located more than eight miles to the southeast. Additionally, per the Federal Aviation Administration's requirements, aircraft in the airspace directly over the annexation area would be under the control of Mather Airport's control tower, not the control tower of a private airport. Therefore, the proposed project would have **no impact** associated with hazards near private airstrips.
- g) *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts that could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (GP DEIR, p. 4.4-29). The GP-EIR found that implementation of the proposed roadway system within the General Plan would improve city roadway connectivity, allowing for better emergency access to residences as well as evacuation routes and resulting in a net positive effect on implementation success of the Sacramento County Multi-Hazard Disaster Plan. Therefore, the General Plan was found to have a less than significant impact (GP DEIR, p. 4.4-29).

The proposed annexation and rezoning would not impede the implementation of this plan. Therefore, **no impact** would occur.

- h) *No Impact/Reviewed Under Previous Document.* The GP EIR identified potential impacts of safety hazards associated with wildland fires due to the construction of residential areas adjacent to open space and natural areas (GP DEIR, pp.4.12-9). Adoption of General Plan policies and action items, as well as required project review by the Sacramento Metropolitan

3.0 ENVIRONMENTAL SETTING AND IMPACTS

Fire District (SMFD), would ensure minimal impacts to residential areas from wildland fires, resulting in a less than significant impact from implementation of the General Plan (GP DEIR, p. 4.12-10).

The proposed annexation area involves an urbanized area that would not be subject to wildland fire. **No impact** would occur.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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 to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☐	☒	☐	☒
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	☐	☒	☐	☒
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	☐	☒	☐	☒
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
i) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
j) 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?	☐	☐	☐	☒	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☒
l) 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?	☐	☐	☒	☐	☒
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

3.0 ENVIRONMENTAL SETTING AND IMPACTS

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential surface and ground water quality impacts that would occur as a result of implementation of the General Plan (GP DEIR, 4.9-34 through 4.9-40). Both impacts from implementation of the General Plan were found to be less than significant with implementation of City Policies and Action Items as well as compliance with the City's National Pollution Discharge Elimination System (NPDES) Permit conditions.

The proposed annexation and rezoning could result in the future development and redevelopment of the annexation area that could include construction, residential, commercial, recreation, and landscaping practices. This could potentially impact water quality and waste discharge requirements. However, impacts to water quality within the annexation area due to future development would not be greater than impacts to water quality in the overall GP PA. The GP-EIR addressed the water quality impacts related to the full buildout of the GP PA, which includes the annexation area. Therefore, any potential impacts to water quality in the annexation area are considered **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential ground water supply and recharge impacts (GP DEIR, p. 4.9-43 through 4.9-57). Both the addition of impervious material as well as additional use of groundwater in the region would result in significant and unavoidable impacts to groundwater levels from implementation of the General Plan (GP DEIR, p. 4.9-57).

Implementation of the proposed annexation and rezoning would not cause groundwater consumption to increase beyond the consumption levels considered in the GP-EIR. The GP-EIR identified impacts from increased demand for water supply and increased groundwater production for the GP PA as significant and unavoidable; since the annexation area is located in the GP PA, any impacts created by future development and redevelopment projects are considered **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts due to erosion and siltation as a result of new development in the City and the Planning Area (GP DEIR, p. 4.9-34 through 4.9-39). Adherence to City policies, action items, the conditions of the City's NPDES permit, and the City's Erosion Control Ordinance would result in less than significant impacts related to erosion and siltation as a result of implementation of the General Plan (GP DEIR, p. 4.9-39).

There are no streams or rivers in the annexation area. Though the proposed annexation and rezoning could result in the redevelopment of the annexation area, future construction and development activities would not alter the course of any streams or rivers in the area. Future development activities could, however, involve soil disturbing activities that in turn could result in erosion or siltation on- or off-site. Since the annexation area is located in the overall GP PA, any impacts from soil disturbing activities in the annexation area would not be greater than those previously identified in the GP-EIR. Therefore, impacts due to erosion and siltation are considered **less than significant**.

- c) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts from flooding due to implementation of the General Plan (GP DEIR, p. 4.9-41 through 4.9-43). These impacts were associated with the addition of impermeable surfaces, primarily roads, within the City. City Policies and Action Items would be adequate to reduce

any flooding impacts. Therefore, the GP-EIR found that the impact of the General Plan on flooding would be less than significant (GP DEIR, p. 4.9-43).

See discussion for c) above. The proposed annexation and rezoning project would not create impacts to existing drainage patterns over what was previously addressed in the GP-EIR. Therefore, impacts to existing drainage patterns would be **less than significant**.

- d) *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above for information on the GP-EIR and impacts to water quality.

The GP-EIR identified impacts to groundwater quality to be potentially significant. The GP-EIR also determined that with implementation of General Plan policies and mitigation, these impacts would be reduced to less than significant. Though the proposed annexation and rezoning could result in the future redevelopment of the annexation area, future uses would be consistent with those identified in the City's General Plan. Therefore, impacts to water quality are considered **less than significant**.

- e) *Less Than Significant/Reviewed Under Previous Document.* See discussions a), b), and d) above.
- f) *Less Than Significant/Reviewed Under Previous Document.* See discussion f) above.
- g) *Less Than Significant/Reviewed Under Previous Document.* See discussion c) above.

Urban development typically includes the addition of impervious surfaces (such as roads, parking lots, driveways and conventional roof tops) that alter drainage conditions and storm water runoff rates. Though the proposed annexation and rezoning would promote the redevelopment of this area, the annexation area is primarily built-out and has few vacant parcels that could support new development, and therefore increase the total impervious surfaces that would substantially alter drainage conditions and storm water runoff rates. Therefore surface runoff rates would not increase substantially, even though large storms may produce surface runoff that does have the potential to exacerbate existing flooding issues, particularly along Sunrise Boulevard south of White Rock Road. Therefore, impacts are considered **less than significant**.

- h) *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above.
- i) *No Impact/Reviewed Under Previous Document.* The GP-EIR discussed impacts related to flooding, which included consideration of housing within a 100-year flood hazard area (GP DEIR, pp. 4.9-41 through 4.9-43). City Policies and Action Items would prevent either an increase in the 100-year floodplain from the result of the construction of any structures as or the placement of housing within the 100-year floodplain. Therefore, impacts from the General Plan were found to be less than significant (GP DEIR, p. 4.9-43).

There is no housing that currently exists within the annexation area. The proposed annexation and rezoning would generate redevelopment activities and could result in the placement of housing within the area at a later date. However, any future housing projects would be required to adhere to policies and action items in the General Plan regarding development required outside the 100-year floodplain. Therefore, there would be **no impact** to placing housing in a 100-year flood hazard area.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

- j) *No Impact/Reviewed Under Previous Document.* See discussion j) above.
- k) *Less Than Significant/Reviewed Under Previous Document.* See discussions c), d), h), j), and k) above for information on the GP-EIR's findings regarding flooding impacts.

The annexation area faces the risk of flooding mainly due to a complete failure of the Folsom Dam. The GP-EIR however, concluded that such an event has an extremely low probability of occurring and is not considered to be a reasonable foreseeable event. Therefore, impacts are considered **less than significant**.

- l) *No Impact.* The annexation area is not located in an area subject to seiche, tsunami or mudflow. Therefore, **no impact** would occur.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING Would the project:					
a) Physically divide an existing community?	☐	☐	☐	☒	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

- a) *No Impact/Reviewed Under Previous Document.* The GP-EIR described possible impacts related to the division of existing communities (GP DEIR, pp. 4.1-38 through 4.1-40). The GP-EIR states that development and redevelopment described in the General Plan was specifically designed so that barriers between communities would be prevented. Additionally, City policies and action items were included in the General Plan to further prevent divisions of communities. The GP-EIR found that impacts of implementation of the General Plan to existing communities would be less than significant (GP DEIR, pp. 4.1-39 and 4.1-40).

Most of the annexation area is urbanized with commercial, retail, industrial and office uses comprising the majority of current land uses. There are no residential uses within the annexation area and as such, this area does not have an established residential community. New development, reinvestment and infill for the future development and redevelopment of the annexation area, as proposed under the City's General Plan would not result in adverse environmental impacts or substantial changes in the character of existing land uses, since the goals, policies and action items proposed under the City's General Plan seek to enhance and improve these areas. Implementation of the proposed annexation and rezoning would not result in the physical division of established communities and this is considered to have **no impact**.

- b) *No Impact/Reviewed Under Previous Document.* The GP-EIR included discussion of potential impacts to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area (GP DEIR, 4.1-46 through 4.1-56). Conflicts were identified between the General Plan and the Sacramento County General Plan and the Mather Airport Comprehensive Land Use Plan (Mather CLUP). While City policies were included in the General Plan to reduce these conflicts, significant and unavoidable conflicts were expected as a result of implementation of the General Plan (GP DEIR, p. 4.1-56; GP FEIR, p. 4.0-4).

The majority of the proposed annexation area is urbanized and built out with commercial, industrial, and office uses. Proposed land uses along the Folsom Boulevard corridor would include residential and office mixed use development, while the planned land uses for the

3.0 ENVIRONMENTAL SETTING AND IMPACTS

portion of the annexation area south of Folsom Boulevard and east of Sunrise Boulevard would include office and commercial mixed use with some limited expansion of existing industrial uses. Future land uses envisioned for the annexation area, under the City's General Plan would comply with all applicable plans, policies or regulations. Therefore, the proposed annexation would not conflict with applicable land use plans, policies and regulations. While the GP-EIR identified significant and unavoidable impacts to conflicts with existing plans, the proposed annexation would not create any additional impacts to those previously identified in the GP-EIR. Therefore, this project would have **no impact** to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area.

- c) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential impacts related to conflicts between the General Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Because of this, the General Plan would have no impact on adopted plans (Ibid.).

Since the GP-EIR also analyzed the annexation area, the proposed annexation would also have **no impact** to any adopted habitat conservation plans or natural community conservation plans.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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/Reviewed Under Previous Document.* The GP-EIR identified potential impacts resulting from the loss of availability of mineral resources in the General Plan Planning Area (GP DEIR, pp. 4.8-26 through 4.8-27). Only those areas already identified as either MRZ-2 or as containing existing mining operations were expected to be impacted by development of the General Plan Planning Area (GP DEIR, p. 4.8-26). Even with adoption of City Policies and Action Items regarding mineral resources and mining, the General Plan would still have a significant and unavoidable impact (GP DEIR, p. 4.8-27).

Portions of the annexation area have been designated with a MRZ-2 classification (see Figure 4.8-1 of the GP DEIR). An MRZ-2 classification identifies areas in which significant mineral deposits are known to exist. Future development in the annexation area could result in preventing mineral resources located in those areas from being mined.

The GP-EIR has identified impacts to loss of availability of locally important mineral resources sites as significant and unavoidable, which includes the annexation area. The proposed annexation and rezoning would not create any additional impacts over those previously identified in the GP-EIR. Therefore, impacts to mineral resources from the annexation process would be **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR addressed increases in noise levels as a result of buildout of the General Plan (GP DEIR, pp. 4.7-20 through 4.7-30). Significant and unavoidable impacts were expected due to construction noise, increased traffic noise, and the potential construction of noise generating land uses (GP DEIR, pp. 4.7-22, 4.7-27, 4.7-30). Policies and Action Items included in the General Plan would reduce these impacts; however, various factors exist throughout the General Plan Planning Area that would make total mitigation impossible. Therefore, the impact of implementation of the General Plan remained significant and unavoidable.

The annexation area is located within the GP PA. The proposed annexation and rezoning could lead to future development and redevelopment in the annexation area; however, it would not create noise impacts that are greater than the noise impacts discussed under the GP-EIR. Therefore, impacts from increased noise levels as a result of the proposed annexation and rezoning are considered **less than significant**.

- a. *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR discussed groundborne noise and vibration concurrently with construction related noise impacts [see discussion a) above; also GP-DEIR, pp. 4.7-20 through 4.7-22]. As large-scale construction of various land uses is ongoing in the City and will continue for some time, guided by the General Plan, significant noise and vibration generation is expected. While City Policies and Action Items would reduce the impact of such vibration and noise, significant and

unavoidable impacts as a result of implementation of the General Plan are expected in some cases (GP DEIR, p. 4.7-22).

Any impacts from excessive ground borne vibrations due to increased traffic, construction activities, and/or future stationary noise sources resulting from the proposed annexation and rezoning were analyzed in the GP-EIR. Impacts were identified as being significant and unavoidable. However, any impacts created from the proposed project would not result in any impacts greater than those discussed in the GP-EIR. Therefore, impacts from excessive ground borne vibrations are considered **less than significant**.

- b. *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified uses that may result in significant stationary (permanent) noise generation (GP DEIR, pp. 4.7-28 through 4.7-30). Uses and equipment that would generate significant permanent noise impacts include loading docks, industrial uses, HVAC equipment, car washes, daycare facilities, auto repair, as well as some recreational uses (GP DEIR, p. 4.7-28). While the impact of these and other significant sources of permanent noise would be lessened by Policies and Action Items included in the General Plan, some impacts would remain and the GP-EIR found impacts of the implementation of the General Plan to be significant and unavoidable (GP DEIR, p. 4.7-30).

Currently, the annexation area is predominantly built with industrial, office, and commercial/retail uses. There are no residential uses existing in this area. The proposed annexation and rezoning could result in future development and redevelopment projects with more residential components. In addition, some of the existing industrial uses would be allowed to continue or expand. These would all result in permanent increases in ambient noise levels in the annexation area. However, permanent increases in ambient noise levels for the annexation area would not be greater than those identified in the GP-EIR.

Therefore, impacts from permanent increases in ambient noise levels from the annexation process are considered **less than significant**.

- c. *Less Than Significant/Reviewed Under Previous Document.* See discussion b) above.
- d. *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed noise impacts related to airports, specifically the Mather Airport located immediately south and west of the City (GP DEIR, pp. 4.7-30 through 4.7-32). Five planning areas within the City were identified as having potential airport-related noise impacts: Mather Planning Area, Jackson Planning Area, Sunrise Boulevard South Planning Area, Rio del Oro Planning Area, and the Aerojet Planning Area (GP DEIR, p. 4.7-30). Single-event noise impacts were also identified for those portions of the City that lie under the primary flight paths for Mather Airport (GP DEIR, p. 4.7-30). For the five planning areas identified above and areas of the City directly under the approach path for Mather Airport the impact from the implementation of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.7-32).

The Mather Airport is located over two miles from the boundaries of the annexation area. Therefore, there is **no impact** from excessive airport noise levels.

- f) *No Impact.* The nearest private airport to the General Plan Planning Area is Rancho Murieta Airport, approximately 8 miles away to the southeast. Pursuant to Federal Aviation Regulations, aircraft flying over the General Plan Planning Area are under the control of Mather Airport and Sacramento Approach Control. The annexation area is located within

3.0 ENVIRONMENTAL SETTING AND IMPACTS

the GP PA. Therefore, there is **no impact** associated with excessive noise levels from private airstrips within the annexation area.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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/Reviewed Under Previous Document.* In the GP-EIR the General Plan was found to result in substantial increases in the number of dwellings, residents, and employees in the General Plan Planning Area (GP DEIR, pp. 4.3-10 through 4.3-14). These increases were higher than those previously anticipated by the Sacramento Area Council of Governments (SACOG). Substantial population growth is expected and significant and unavoidable impacts from the implementation of the General Plan were identified (GP-DEIR, p. 4.3-14).

Current land uses in the annexation area are primarily industrial, commercial/retail, and office uses. There are no residential uses in this area. The proposed annexation and rezoning would change existing zoning designations and allow for the development of residential, office, commercial, and industrial mixed uses. This would promote increases in population, housing and employment, and thus induce growth. However, the increases in population, housing and employment for the annexation area would not be greater than what was anticipated for the GP PA.

Therefore, impacts from population, housing and employment increases would be considered **less than significant**.

- b) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts due to the displacement of people and housing as a result of implementation of the General Plan (GP DEIR, p. 4.3-14). These impacts were primarily due to the installation of infrastructure such as streets (Ibid). Consistency with State and federal laws relating to displacement of existing residents and housing would ensure that impacts of the General Plan would be less than significant (Ibid.).

Currently, there are no housing units in the annexation area. Therefore, the implementation of the proposed annexation and rezoning would not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. **No impact** would occur.

- c) *No Impact/Reviewed Under Previous Document.* See discussion b) above.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

Though the proposed annexation would result in the redevelopment of the annexation area, the built-out character of this area would not require the construction of additional infrastructure such as new roadways. Therefore there would be no displacement of people and/or businesses, and there would not be any need for replacement housing elsewhere. **No impact** would occur.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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, the 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?	☐	☐	☒	☐	☐

EXISTING SETTING

The annexation area is located within the following public service districts:

- Fire Protection: Sacramento Metropolitan Fire District (SMFD)
- Police Protection – Rancho Cordova Police Department (RCPD)
- School District – Folsom Cordova Unified School District (FCUSD)
- Park District – Cordova Recreation and Park District (CRPD)
- Electrical Service – Sacramento Metropolitan Utilities District (SMUD)
- Natural Gas Service – Pacific Gas and Electric (PG&E)

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR analyzed the impact of the General Plan on fire protection services and the resulting environmental impact of any additional infrastructure required (GP DEIR, pp. 4.12-5 through 4.12-9). As the General Plan would result in substantial growth, additional fire stations and other infrastructure would be required to serve the increased number of dwellings and urban land uses (GP DEIR, pp. 4.12-5 and 4.12-6). Consistency with City Policies and Action Items would result in a less than significant impact from the implementation of the General Plan to the environment from construction and provision of additional infrastructure and facilities.

The annexation area is also located in the Sacramento Metropolitan Fire District (SMFD), and is in close proximity to three fire stations. These include:

- Station # 63 – 12395 Folsom Boulevard;
- Station # 65 – 11201 Coloma Road; and,
- Station # 66 – 3180 Kilgore Road.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

Though the proposed annexation and rezoning would result in the future redevelopment of the annexation area, future uses would be consistent with those identified in the City's General Plan, and impacts on fire service for the annexation area would not be greater than impacts identified in the GP-EIR, which includes the annexation area. Also, the potential growth in the annexation area would increase the tax revenues that support fire protection/emergency services and related infrastructure. Future development would also have to comply with SMFD standards. Therefore, impacts to fire protection services are considered **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to the need for additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 through 4.12-20). Just as with fire protection, the substantial growth predicted in the GP-EIR would require additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 and 4.12-17). Consistency with City Policies and Action Items would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-17).

The GP-EIR identified impacts to future law enforcement services and facilities to be less than significant within the GP PA (which includes the annexation area). Therefore, no additional impacts to law enforcement services are anticipated as a result of the proposed annexation and rezoning. Future police protection service impacts would be **less than significant**.

- c) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to all four school districts servicing the General Plan Planning Area as a result of substantial growth expected during the life of the General Plan (GP DEIR, pp. 4.12-77 through 4.12-80). While additional schools would be required as growth in the General Plan Planning Area continues, consistency with City Policies and Action Items, as well as required CEQA and State Board of Education review of future school sites would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-80).

The annexation area is located within the boundaries of the Folsom Cordova Unified School District (FCUSD) – see Figure 4.12.6-1 of the GP DEIR. On a district level, the FCUSD is operating at or near capacity for elementary and high schools. Currently, the annexation area does not include any school facilities and contains no residential uses.

The proposed annexation and rezoning could lead to increased development and redevelopment activities within the annexation area. Proposed land uses for this area, as identified by the City's General Plan include mixed-use residential uses that may increase demand for school facilities and services within the annexation area. However, the annexation area is urbanized and does not have large vacant parcels suitable for future school sites. The siting of new schools or expansion of nearby public schools, to accommodate an increase in residential population (and a potential need to accommodate school-age children) would have to be undertaken by the School Board.

The annexation area is located in the GP PA; therefore, any impacts to school facilities in the annexation area would not be greater than those impacts in the larger GP PA. The GP-EIR identified impacts to public school facilities to be less than significant. Though the proposed annexation could result in the future redevelopment of the annexation area, future uses would be consistent with those identified in the City's General Plan, and impacts to

schools would not be greater than those impacts identified in the GP-EIR. Therefore, no additional impacts to public school facilities are anticipated for the proposed annexation and rezoning, so impacts to public school facilities are considered **less than significant**.

- d) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential environmental impacts related to the provision of additional parks to serve the growth anticipated in the General Plan (GP DEIR, pp. 4.12-89 through 4.12-96). Adherence to City Policy and Action Items as well as the requirements of the Cordova Recreation and Park District (CRPD) would ensure less than significant impacts from implementation of the General Plan (GP DEIR, pp. 4.12-95 and 4.12-96).

The annexation area is located within the boundaries of the Cordova Recreation and Park District (CRPD). The proposed annexation could result in increased redevelopment activities within the annexation area, which in turn could result in an increased demand for park and recreational facilities. However, the annexation area is built-out and there are no large vacant parcels suitable for the dedication of park/recreation space at the 5 acres of land per 1,000 population ratio set by the CRPD.

The annexation area is located within the GP PA and as such, future impacts to parks due to increases in development activity in the annexation area would not be greater than impacts to parks in the GP PA. The GP-EIR identified impacts to park and recreational facilities to be less than significant. Therefore, impacts to park and recreational facilities are considered **less than significant**.

- e) *Less Than Significant.* The GP-EIR identified impacts to other public facilities (electrical, natural gas, and infrastructure) to be less than significant. Though the proposed annexation could result in the future redevelopment of the annexation area, future uses would be consistent with those identified in the City's General Plan. Since none of the utility companies currently serving the GP PA anticipate availability or service problems to meet the increased demands under the General Plan, there should be no additional problems with increased demand for public facilities in the annexation area. Therefore, impacts to other public facilities are considered **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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) *No Impact/Reviewed Under Previous Document.* See discussion d) of checklist XIII, Public Services above for information on the GP-EIR's conclusions as to impacts related to parks and recreation.

There are no existing neighborhood parks or other recreational facilities in the annexation area. Therefore, the proposed annexation and rezoning would have **no impact** to the physical deterioration of such facilities.

- o *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above.

The proposed annexation and rezoning does not include recreational facilities or require the construction or expansion of recreational facilities. However, implementation of the proposed annexation and rezoning could result in redevelopment of the annexation area, which includes commercial and office mixed uses with residential components. The GP-EIR identified impacts to existing or new recreational facilities as less than significant. Impacts resulting from the proposed annexation and rezoning would not be greater than the impacts previously addressed in the GP-EIR. Therefore, impacts to recreational facilities are considered **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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)?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR analyzed traffic impacts to the existing roadway network in the General Plan Planning Area as a result of the population, dwelling unit, and employee increases expected to occur with implementation of the General Plan (GP DEIR, pp. 4.5-27 through 4.5-45). Several new roadways and improvement of existing roadways were described in the General Plan in order to address the additional expected traffic load. However, even with these improvements and adherence to City Policies and Action Items the impact from implementation of the General Plan would remain significant and unavoidable (GP DEIR, p. 4.5-42).

The GP-EIR identified that levels of service for the major arterials within the annexation area (Folsom Boulevard, Sunrise Boulevard) would deteriorate, and the number of vehicle trips would increase under build out conditions. The GP-EIR also identified impacts from increases in traffic for the GP PA as significant and unavoidable. Any impacts to the existing traffic load and street system resulting from the proposed annexation and rezoning would not be greater than those previously analyzed in the GP-EIR. Therefore, impacts resulting from the proposed annexation and rezoning process are considered **less than significant**.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

- b) *Less Than Significant/Reviewed Under Previous Document.* See discussion a) above.

Any impacts from changes in levels of service resulting from the proposed annexation and rezoning would not be greater than those impacts identified in the GP-EIR. Therefore, impacts to levels of service standards are considered **less than significant**.

- c) *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed safety and hazards impacts related to the provision of land uses within the Mather Airport Comprehensive Land Use Plan (Mather CLUP) and their impact on safety related to air traffic in and out of the airport (GP DEIR, p. 4.4-28 and 4.4-29). The General Plan established the Mather Planning Area that corresponds to the Master Plan boundaries of the Mather Airport. Policies included in the General Plan were more stringent than the safety restrictions of the Mather CLUP (GP DEIR, p. 4.4-28). Consistency with City Policies and Action Items as well as the requirements of the Mather CLUP would ensure less than significant impacts from implementation of the General Plan (GP DEIR, p. 4.4-29).

There are no airstrips located within or adjacent to the annexation area. The proposed annexation would not result in changing air traffic patterns and would therefore have **no impact**.

- d) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts related to roadway safety as a result of implementation of the General Plan (GP DEIR, p. 4.5-48). The City's design standards for roadways, as well as the land use planning and other City Policies, would ensure that impacts from implementation of the General Plan related to roadway safety are less than significant (Ibid.).

The proposed annexation and rezoning could lead to future development and redevelopment in the annexation area. Since the GP-EIR identified impacts to roadway safety as less than significant, the proposed annexation and rezoning would not create any impacts greater than those previously analyzed. Therefore, impacts would be **less than significant**.

- e) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified impacts related to emergency access within the General Plan Planning Area (GP DEIR, p. 4.5-48). As the roadway network in the City was to be improved and additional routes were to be added by the General Plan, impacts were found to be less than significant (Ibid.).

The annexation could result in the redevelopment of the annexation area that could indirectly increase the amount of vehicular traffic and the number of potential safety and emergency access conflicts for this area. However, impacts from inadequate emergency access in the annexation area would not be greater than the impacts previously addressed in the GP-EIR. Therefore impacts to emergency access are considered **less than significant**.

- f) *Less Than Significant.* The proposed annexation and rezoning could result in the redevelopment of the annexation area. This could lead to increased parking needs for future uses. As a result of new zoning designations, redevelopment of existing properties and development of existing vacant properties could occur. The parking needs would be assessed on a project specific basis. Therefore, impacts to inadequate parking capacity created from the proposed annexation and rezoning are considered **less than significant**.

- g) *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts to transit, pedestrian, and bicycle provisions within the City (GP DEIR, pp. 4.5-49 through 4.5-53). Development of the City's Transit Master Plan and the City's Pedestrian and Bicycle Master Plan would ensure that impacts from implementation of the General Plan to these provisions would be less than significant (GP DEIR, pp. 4.5-49 and 4.5-50).

The proposed annexation and rezoning could lead to redevelopment of existing properties and development of existing vacant properties. The City of Rancho Cordova's Transit Master Plan includes the annexation area. The proposed annexation and rezoning project would not conflict with that plan. The City is also in process of preparing Bicycle and Pedestrian Master Plans, which would also include analysis in the annexation area. Therefore, the proposed annexation and rezoning would have **no impact** on alternative transportation plans or programs.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

- a) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts relating to the capacity of the Sacramento Regional County Sanitation District (SRCSD) treatment facilities to treat wastewater flows from the General Plan Planning Area (GP DEIR, pp. 4.12-45 through 4.12-51). Current capacity at the SRWTP is adequate to meet projected growth by 2020; however, growth beyond that point will require expansion of existing capacity which could result in environmental impacts (GP DEIR, p. 4.12-47). Because of this, the GP-EIR identified the impact from implementation the General Plan as significant and unavoidable (GP DEIR, p. 4.12-51).

The annexation area falls within the GP PA. Impacts to wastewater treatment facilities were previously addressed in the GP-EIR as being significant and unavoidable. Future development or redevelopment activities could occur as a result of the proposed annexation and rezoning. Since the GP-EIR previously identified impacts to wastewater treatment facilities, which included analysis for the annexation area, impacts resulting from the proposed annexation and rezoning project are considered **less than significant**.

- b) *Less Than Significant/Reviewed Under Previous Document.* In addition to required expansion in treatment capacity, the GP-EIR identified potential impacts associated with the construction of additional water and wastewater conveyance infrastructure (GP DEIR, pp.

4.12-45 through 4.12-51). CSD-1 has planned expansion of sewerage infrastructure into the General Plan Planning Area and the environmental effects of this expansion were addressed in an EIR (GP DEIR, pp. 4.12-46 and 4.12-47). However, increased growth expected with implementation of the General Plan will require more infrastructure than that currently planned by CSD-1. Therefore, the impact from implementation of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.12-51).

See discussion for a) above. The annexation area is currently served by the Golden State Water Company, the Sacramento County Water Agency, and the City of Folsom for water conveyance services (as indicated by Figure 4.9-3 in the City of Rancho Cordova General Plan EIR). The annexation area is served by the Sacramento County Sanitation District (CSD-1) for sewer conveyance services. The existing sewer and water infrastructure currently serves the annexation area. Any future redevelopment projects or new development that could occur from new zoning designations would connect with the existing infrastructure.

Therefore, impacts of construction or expansion of water or wastewater treatment facilities from the proposed annexation and rezoning process are considered **less than significant**.

- c) *Less Than Significant/Reviewed Under Previous Document.* See discussion h) in checklist VII, Hydrology and Water Quality for information on stormwater drainage facilities and their associated environmental effects.
- d) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential environmental impacts related to available water supplies and the increased demand in the City and the General Plan Planning Area (GP DEIR, pp. 4.9-43 through 4.9-57). According to the analysis in the GP-EIR, adequate supplies of water exist through buildout of the current incorporated boundaries of the City (GP DEIR, p. 45). However, new sources of water will be required to serve buildout conditions for those portions of the General Plan Planning Area that lie outside current City boundaries. Significant environmental effects may occur from the acquisition of these additional sources. Therefore, significant and unavoidable impacts from implementation of the General Plan are expected (GP DEIR, p. 4.9-57).

The GP-EIR identified impacts to the GP PA, which includes the annexation area, of availability of water supplies as significant and unavoidable. Development or redevelopment activities could occur in the annexation area. The annexation area is primarily built-out and is currently being served by existing water supplies. The proposed annexation and rezoning would not increase demands beyond what was previously analyzed in the GP-EIR. Therefore, water supply impacts are considered **less than significant**.

- e) *Less Than Significant/Reviewed Under Previous Document.* See discussions a) and b) above.
- f) *Less Than Significant/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to the capacity of local landfills and those landfills to which solid waste from the City and the General Plan Planning Area are shipped (GP DEIR, pp. 4.12-60 through 4.12-63). Current capacity exists at all landfills that serve the General Plan Planning Area and expansion in capacity is not expected to be required (GP DEIR, p. 4.12-61). Consistency with City Policies and Action Items as well as federal, State, and local laws and

3.0 ENVIRONMENTAL SETTING AND IMPACTS

ordinances would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.12-63).

Solid waste generated from the annexation area would be ultimately disposed of at one of the three facilities:

- Keifer Road Landfill;
- Forward Road Landfill (Manteca, CA); and,
- The Lockwood Regional Landfill (Storey County, Nevada).

The GP-EIR indicated that these three landfills have adequate capacity to accommodate waste generated from the GP PA. Since the annexation area is located within the GP PA, the above-mentioned landfills have adequate capacity to accommodate waste generated by existing and future uses in the annexation area. Therefore, impacts from solid waste disposal are considered **less than significant**.

- g) *No Impact*. The proposed annexation and rezoning project would be served by an existing waste handling service, provided by numerous solid waste handlers that currently serve the commercial and industrial uses in the annexation area. Each waste handler operates consistent with federal, State, and local statutes and regulations. Any future development or redevelopment activities that could occur in the annexation area would be served by Allied Waste for all residential solid waste services. Allied Waste also operates consistent with Federal, State and local statutes and regulations. All landfills that would serve the annexation area also conform to all applicable statutes and regulations. Therefore, the proposed annexation and rezoning project would **no impact** to solid waste regulations.

3.0 ENVIRONMENTAL SETTING AND IMPACTS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	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, substantially 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 the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐	☒
c) 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.	☐	☐	☒	☐	☒
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact/Reviewed Under Previous Document.* As demonstrated in checklists I through XVI above, the proposed annexation and rezoning project is not expected to result in any significant impacts related to biological or cultural resources. Therefore, impacts are considered **less than significant** to biological and cultural resources.
- b) *Less Than Significant Impact/Reviewed Under Previous Document.* Potential development within the annexation area does not include any development component or action plan targeting short-term environmental goals that may risk achieving long-term environmental goals. The proposed project would be required to adhere to all Rancho Cordova General Plan policies, ensuring that the long-term environmental goals of the City are adhered to. Therefore, the project would have a **less than significant** impact.
- c) *Less Than Significant Impact/Reviewed Under Previous Document.* Section 4.0 of this MND addresses the proposed project's contribution to cumulative impacts in the cumulative setting. See Section 4.4 for the project's contribution to cumulative impacts. The proposed annexation and rezoning would not contribute to cumulative impacts over those identified in the GP-EIR. Therefore, cumulative impacts are **less than significant**.
- d) *Less Than Significant Impact/Reviewed Under Previous Document.* The proposed annexation and rezoning does create potential for future projects to create significant impacts. However, any impacts to humans created from the proposed annexation and rezoning were previously analyzed in the GP-EIR. The annexation and rezoning would

3.0 ENVIRONMENTAL SETTING AND IMPACTS

not create additional impacts over what was previously analyzed in the GP-EIR. Therefore, impacts to humans are considered **less than significant**.

4.0 CUMULATIVE IMPACTS

4.1 INTRODUCTION

This section addresses the proposed project's potential to contribute to cumulative impacts in the region. California Environmental Quality Act (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." A project's incremental effects are considered significant if they are "cumulatively considerable" (CEQA Guidelines Sections 15065[a][3] and 15130[a]). "Cumulatively considerable" means the incremental effects of the project are considerable when viewed in connection with the effects of past, current, and future projects (see also CEQA Guidelines Appendix G, Section XVII).

4.2 CUMULATIVE SETTING

The Cumulative Setting establishes the area of effect in which the cumulative impact has been identified and inside which it will occur. Different cumulative settings can be established for each individual impact or impact area (checklist area). As the proposed project is a subsequent project identified in the General Plan, and as this IS/ND is tiered from the GP-EIR, the cumulative setting for the proposed project is identical to the cumulative settings identified in the GP-EIR.

4.3 PREVIOUS CUMULATIVE ANALYSIS WITHIN THE CUMULATIVE SETTING

The GP-EIR identified several cumulative impacts where expected development and establishment of the roadway network in the city, when combined with other planned, proposed, and approved development and roadway infrastructure projects in the area, would have a significant impact on the environment. The following impact areas were found in the GP-EIR to have cumulative impacts that would be cumulatively considerable:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality (water supply)
- Land Use and Planning
- Mineral Resources
- Noise (both traffic related and stationary)
- Population and Housing
- Utilities and Service Systems (water treatment and wastewater infrastructure)
- Transportation/Traffic (traffic congestion)

Areas in which cumulative impacts were found in the GP-EIR to be less than cumulatively considerable were:

- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Recreation

4.0 CUMULATIVE IMPACTS

4.4 CUMULATIVE IMPACT ANALYSIS

Cumulative impacts identified in the GP-EIR as being cumulatively considerable are largely due to increases in dwelling units, residents, and employees. The proposed project would not include the addition of any dwelling units, residents, or employees, as it is primarily for the annexation of the City of Rancho Cordova's Sphere of Influence. At this time, there are no cumulative impacts resulting from the proposed project. The GP-EIR programmatically addressed the environmental impacts of construction and redevelopment of land uses within the annexation area. As future projects are brought forward to the City, the City will determine, at that time, whether additional CEQA analysis is required pursuant to State CEQA Guidelines.

5.0 DETERMINATION

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, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Program EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Program EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Rancho Cordova General Plan, or (iii) that, due to substantial new information not known at the time the Program EIR was certified, are more severe than discussed in the prior Program EIR. [See State CEQA Guidelines, § 15183, subd. (c)]
- ☐ I find that the proposed project **MAY** have a significant effect on the environment that cannot be reduced in effect by changed to the proposed project, 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: _____ Date: _____

Printed Name: Ben Ritchie, Environmental Coordinator For: City of Rancho Cordova

6.0 REPORT PREPARATION AND CONSULTATIONS

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA – LEAD AGENCY

Paul Junker	Planning Director
Eric Norris	Special Project Manager
Ben Ritchie	Environmental Coordinator
Ananya Choudhuri	Environmental Planner
Catherine Lee	Environmental Planner

6.2 PERSONS AND AGENCIES CONSULTED

Sacramento Local Agency Formation Commission (LAFCo)

7.0 REFERENCES

7.0 REFERENCES

City of Rancho Cordova. 2006, March. *City of Rancho Cordova General Plan Environmental Impact Report*. Referenced in document as GP-EIR. Available for review at the City of Rancho Cordova on request or online at <http://gp.cityofranchocordova.org/>

City of Rancho Cordova. 2006, June 26. *City of Rancho Cordova General Plan*. Referenced in document as General Plan. Available for review at the City of Rancho Cordova on request or online at <http://gp.cityofranchocordova.org/>

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 12, 20071. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 12, 2007 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Troy Konarski called the meeting to order at 6:01 p.m.

Staff Present: Planning Director, Paul Junker; Principal Planner, William Campbell; Assistant Planner, Katja Irvin; Planning Commission Clerk, Charlene Fortunka

Roll Call:

Commissioners Present: Cummings, Konarski, Moe, Savorn, Smith, Vance
Commissioners Absent: Burke

- A. **Flag Salute** – Pledge of Allegiance was conducted.
- B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the April 12, 2007 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, seconded by Commissioner Cummings, to approve the agenda of the April 12, 2007 Planning Commission Meeting. Motion was approved unanimously.

- C. **Minutes** – The Planning Commission reviewed the minutes of the February 22, 2007 Meeting of the Planning Commission, and made an amendment.

Action: Commissioner Smith moved, seconded by Commissioner Moe, to approve the amended minutes of the February 22, 2007 Meeting. Motion was approved unanimously.

Minutes – The Planning Commission reviewed the minutes of the March 29 Special Meeting of the Planning Commission.

Action: Commissioner Cummings moved, seconded by Commissioner Moe, to approve the minutes of the minutes of the March 29 Special Meeting of the Planning Commission. Motion was approved unanimously.

2. PUBLIC COMMENT – There were no public comments heard at this meeting.

3. PUBLIC HEARINGA. **Consideration of the Conditional Use Permit for Zinfandel Place Signage- RC-06-267**

Request: The applicant is seeking approval for a Conditional Use Permit to allow two oversize monument signs in the Scenic Sign Corridor.

Project Applicant: Catlin Properties, Paul O'Sullivan, 3620 Fair Oaks Blvd., Suite 150, Sacramento, CA 95864

Project Location: APN: 072-0680-051; 3101 Zinfandel Drive

Assistant Planner Katja Irvin recommended the Planning Commission table the item to allow the applicant sufficient time to consider the entire sign package for the project before requesting approval of the Conditional Use Permit.

The Commissioners had the following concerns:

- Konarski-When do you anticipate this item coming before the Planning Commission in the future? Irvin-There is no anticipated future date for this item.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

Action:

Motion: Commissioner Smith moved, seconded by Commissioner Savorn, to table the item to allow the applicant sufficient time to consider the entire sign package for the project before requesting approval of the Conditional Use Permit.

Vote on the Motion:

AYES: Cummings, Konarski, Moe, Savorn, Smith, Vance

NOES: NONE

ABSTAIN: NONE

ABSENT: Burke

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

B. Consideration of the Rezoning the City's Sphere of Influence

Request: The requested action is the rezoning of land in the City's Sphere of Influence. Rezoning is required in order for the City to apply to annex the Sphere of Influence.

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

Project Location: Encompasses City's entire Sphere of Influence

Planning Director Paul Junker presented the staff report and recommended the Planning Commission consider the proposed rezoning of the City's Sphere of Influence, and, if appropriate, make a recommendation to City Council to adopt an Ordinance establishing the rezoning designations.

The Commissioners had the following concerns:

- Savorn-Do you need to address impacts of a fly zone? Junker-Not in this location, there is an over-flight zone associated with Mather Field to the south.
- Moe-Since this area has mixed use zoning, could there be residential projects here? Junker-Yes; residential and commercial are most compatible.

- Konarski-If a business were to move into the location previously occupied by the CHP and wanted to expand office use, would they need to pursue a CUP? Junker-The new tenant would need to obtain a nonconforming permit, allowing them to seek expansion of office use.
- Konarski-Is this done administratively? Junker-Such a permit would need to go through the Commission and the Council for approval.
- Cummings-Are we simplifying the current zoning in the sphere of influence and grouping them, as well as eliminating uses? Junker-We are consolidating designations, which is consistent with the General Plan, and these zoning designations will allow a greater range of uses.
- Cummings-Are there a large number of owners in this area?-Junker-There are many owners, around 50-60, some of whom own several parcels.
- Cummings-We need to be cautious in rezoning this area.
- Cummings-The CMU in the White Rock area seems disjointed with transit-why put it so far south? Junker-CMU is the only mixed use designation that accommodates a pure commercial project, and those southerly projects are existing pure commercial that make sense to allow predominantly commercial uses.
- Cummings-When we propose projects such as the mineshaft and Sunrise Tower proposal, do we need to provide parks and open space for potential residential uses? Junker-The mineshaft would be a park in lieu fee.
- Cummings-Avoid putting these two proposals in islands separated from basic services; are you encouraging services to come to these areas? Junker-Westborough is to the south with a town center and major retail, and will provide a wide variety of services.
- Cummings-Will TODs be a potential for this area? Junker-Sacramento County is in the process of transit planning around Sunrise and Hazel, but without a confirmed light rail station, we are not yet considering this for the mineshaft.
- Smith-Are there proposals of alternate commute modes, such as along Folsom South Canal? Junker-Those are efforts progressing along a separate track. There will be both transit and non-vehicular options.
- Savorn-Are there height restrictions in this area? Junker-Maximum building height in the CMU is 50 feet by right, but this provision can be exceeded if the project provides mixed use and structured parking.
- Savorn-Is it possible that the canal area could be bridged/covered providing connectivity, or would this require Federal government approval? Junker-it is conceivable but highly unlikely. There will be crossings, but no expansive cover.
- Savorn-What would be the timeline if this reaches LAFCO? Junker-LAFCO has been very supportive of this annexation-property owners with over 50% of the property in opposition would end the project, 25-50% opposing the annexation would require an election, and under 25% would allow the LAFCO board to make the decision. Anticipate a 6 month process.
- Savorn-Would any of the projects currently in the pipeline with Sacramento County come before us, and would we be able to make changes? Junker-If a project has received full entitlement from the County through to the issuance of building permit, it would be exempt from City review. The County may be applying an SPA, which would still subject the project to City review. If the City is the body issuing the building permits, the projects would need to go through a design review process.

PUBLIC COMMENT:

- Trisha Stevens, Principal Planner, County of Sacramento
 - Update and information on planning efforts in the County of Sacramento, and status of pending projects.
 - County of Sacramento underwent Cordova Community Plan and established SPA for Folsom Blvd, specifically to the west and east of the City, and transit supportive district planning recently received funding.
- Steve Kuhs, Business Representative for 2620 Mercantile Drive
 - Office uses adjacent to industrial uses create problems.
 - Concerned residential neighbors will complain if he runs a light industrial business, with heavy vehicle traffic, light fabrication, and night operation hours.
 - Limited on locations where corporation yards are permitted.
 - Kuhs-What will happen to my business if the area is annexed and rezoned? Junker-You will be able to continue with your business as a legal non-conforming use.
 - Kuhs-What will happen if tenants change? Junker-The same use will run with the land.
 - Konarski-Would you be amenable to changing the work hours if there are requests? Kuhs-There are night crews; right now it's not a problem.
 - Cummings-where is the light fabrication taking place? Both inside buildings and outside.
 - Cummings-what kind of fabrication do you do? Commercial service, construction, fabricating structural iron, etc.
 - Savorn-Could we grant a fence variance to put up a higher sound wall to mitigate noise and visual nuisance? Junker-It is possible, but there haven't been complaints yet.
 - Kuhs-Are you dropping the M-1 designation? Junker-Yes, as far as this area is concerned.
 - Konarski-Encourage you to work with staff to mitigate issues.
- Brian Cooley, Cooley and Associates, representing Mineshaft Property
 - General Plan calls for a light rail stop on the property, have had good reception from RT, and it is possible and in their long term plan, but funding for an additional stop is lacking.
 - We are transit oriented development.
 - We are planning 80 units to the acre, attached condo units.
 - There would be open space connections provided by the Reclamation Department.
 - Are in support of the annexation, and would like our design to be up to the standards of the City.
 - Konarski-How vertical are you planning to get with the tower? Cooley-Initially looking at 12-13 stories. Need to get the densities up due to the size of the parcel and to justify a transit stop for the light rail.
 - Cummings-Have you done design review for the property? Cooley-We submitted an application last week, so we are in the initial stages.
 - Cummings-This is a great project, especially with its inclusion of a TOD.
 - Konarski-Is the interchange only going to go north? Junker-The interchange would go westbound and eastbound and south with a connection to Westborough, but no vehicular connection to the Gold River.
 - Moe-Do you see anything with the zoning that is problematic? Cooley-The potential problem is with the language of the CMU zoning regarding height

restriction. It would be advantageous for us for the code to allow more flexibility for height.

- Moe-Given the softness of the market, how far in the future are you planning on building? Cooley-We are anticipating building out in 4-5 years. Westborough build out will also affect the market, as well as the interchange development.
- Moe-Given the wide open spaces, do you think there will be resistance to the density? Cooley-That has yet to be determined, and there are other buildings in the area that are mid-rise, but we will gauge the reaction of the community.
- Junker-What size are the dwellings? Cooley-900 to 2200 sq. ft.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Cummings, to forward a recommendation to City Council to adopt an Ordinance establishing the prezoning designations, and provided staff with direction to continue working with the applicants of the D and S project and the Westborough Station project (located in the SOI) and present to the City Council the feasibility of accommodating these projects under the prezoning of the project.

Vote on the Motion:

AYES: Cummings, Konarski, Moe, Savorn, Smith, Vance

NOES: NONE

ABSTAIN: NONE

ABSENT: Burke

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

C. Consideration of the Design Review and Conditional Use Permit for Mills Shopping Center Pad A- RC-06-269

Request: The applicant is requesting Design Review approval for the removal and replacement of Mills Shopping Center Pad A. The applicant is also seeking approval for a Conditional Use Permit to allow both drive-up and walk-up windows for automatic teller machines (ATMs). The project also includes minor parking lot revisions.

Project Applicant: Rauschenbach, Marvelli, and Becker Architects, Mark Marvelli, AIA, 2277 Watt Avenue, 2nd Floor, Sacramento, CA 95825

Project Location: APN: 076-0222-002; 10321 Folsom Blvd.

Assistant Planner Katja Irvin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines and adopt a resolution approving the Conditional Use Permit and Design Review for Project No. RC-06-269, subject to the findings, evidence, Conditions of Approval, and Design Package. Chair Konarski opened the public hearing and took testimony from Mark Marvelli, project applicant.

The Commissioners had the following concerns:

- Konarski-Do you consider 1/4 a mile to be close to the light rail station? Irvin-That is a typical figure for transit oriented development.
- Konarski-Is that vacant building the restaurant that closed? Irvin-Yes.
- Cummings-Will the people from Pad A have to walk across the parking lot to drop off their trash? Irvin-That is the current design-the proposed businesses are unlikely to generate much trash.
- Cummings-Would the OPMU zoning preclude a restaurant tenant in Pad 2? Irvin-The current zoning designation would allow for some accessory retail and dining.
- Cummings-Will the freestanding lights be replaced throughout the entire property? Irvin-The parking lot lighting will remain unchanged.
- Savorn-Was there any discussion of enhancing the rear elevation, mid-architectural features or an awning, since it will be viewable? Campbell-That is the western elevation and the drive through lane for the ATM canopy. The architect broke up the horizontal mass with the pop up and the drive through canopy projection. Irvin-This façade will also be fairly well screened by landscaping.
- Savorn-Consider coordinating the building design with that of the Raley's store.
- Vance-If this section is not used for a financial institution, what is another potential use? Irvin-They could apply for a conditional use permit to extend the drive through for a different use. Campbell-The site plan would need to be substantially changed-although the ATM could be removed, the canopy would probably remain.
- Vance-The conditions of approval refer to exposed aggregate-wouldn't this be difficult for a wheelchair to traverse? Irvin-That is in the advisory comments; there is no exposed aggregate in the plans at this point.
- Savorn-You mentioned that you would be back here for 6 more pads? Marvelli-The additional pads will include businesses such as a McDonald's and Las Palmas.
- Savorn-Have you considered branding the pads in a unique way? Marvelli-No, we are trying to maintain continuity with the other buildings.
- Savorn-Consider doing something asymmetrical to catch a person's eye.
- Konarski-How long does this style last in a remodel? Marvelli-Profitable retail centers have a lifespan of about 20 years.
- Cummings-What is the use of the area that is near Folsom? Marvelli-Not sure what it would be used for, more of a landscape feature.
- Cummings-Make each pad unique-there could be a mini-plaza, kind of a waiting area. Marvelli-Sees people as sitting down only for short periods of time.
- Cummings-Have you considered placing a water feature here to draw interest to the area, and perhaps create a gathering spot? Marvelli-Would prefer placing a piece of public art, etc.; it is easier to maintain and less likely to be vandalized.
- Cummings-Consider putting some sort of landscaping feature along the walls of the rear elevation, such as a trellis with star jasmine-could be a preventive measure against vandalism.
- Cummings-Will the street furniture be used in subsequent pads, and can it be upgraded? Marvelli-It is easiest to maintain continuity as far as property maintenance goes, but we can take a look at different designs.
- Konarski-Does this furniture match the other proposed furniture for Folsom Blvd.? Junker-We have not yet selected street furniture for the beautification of Folsom Blvd.
- Cummings-Is parking sufficient due to other parking spaces in the area? Campbell-Yes.

- Moe-Why is there a disconnect between the landscape plan and site plan as far as the sidewalk is concerned, where one shows landscaping and the other a sidewalk? Marvelli-There needs to be a rear fire exit out of the bank building, so we moved the sidewalk, and can try to get a small trellis of vines on the wall.
- Moe-Is it possible to provide glazing on the west elevation? Marvell-The financial institution is unlikely to agree to that, but we could put in some false windows along the back.
- Moe-What is to the west of this pad? Marvelli-Carl's Jr.
- Cummings-Are you adding any trees? Marvelli-All of the trees you see will be new trees.
- Smith-Concerned that the size of the building will make it difficult to make each one unique.
- Savorn-Need a canopy to hang over the street furniture in order to optimize its utility.
- Cummings-Look at these places as the gathering spots that they are supposed to be. Campbell-The main purpose of the plaza is to create more of an entryway to the building off of the right of way.
- Vance-That building is going to be primarily closed in the evenings-why make it a gathering spot?
- Savorn-What kind of accent pieces will be added? Marvelli-Intended stained and stamped concrete-would like to work more with the ground level of the property rather than introducing canopies.
- Cummings-Would a mosaic be more expensive to inlay than a water structure or art structure? Marvelli-Concerned about the slip resistance. Would like to put in a vine trellis.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Cummings, to forward a recommendation to the City Council to find the project Categorically Exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines and adopt a resolution approving the Conditional Use Permit and Design Review for Project No. RC-06-269, subject to the findings, evidence, Conditions of Approval, and Design Package. Commission also provided direction to add vine trellises to the building, and advised the applicant to work with staff to improve benches, trash receptacles, and develop the plaza more.

Vote on the Motion:

AYES: Cummings, Konarski, Moe, Savorn, Smith, Vance
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: Burke

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

D. Consideration of the Special Review of Parking for Contractor's Warehouse- RC-07-287

Request: The applicant is requesting a reduction to the required parking for the Contractors' Warehouse at 10060 Mills Station Rd. The site is 5.55 acres.

Project Applicant: HD Supply, Repair and Remodel, Ted Deehr, 3222 Winona Way, #201, North Highlands, CA 95660

Project Location: APN: 077-0020-057; 10060 Mills Station Rd.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the project Exempt under Section 15060 (c) (2) of the California Environmental Quality Act (CEQA) Guidelines and adopt Resolution No. 93-2007, approving the parking reduction for Contractors' Warehouse at 10060 Mills Station Rd. Chair Konarski opened the public hearing and took testimony from Ted Deehr, project applicant.

The Commissioners had the following concerns:

- Savorn-This request for parking reduction is reasonable considering the lack of vehicular traffic to the business.
- Moe-Why was the company rebranded? Deehr-The company Contractor's Warehouse was purchased by Home Depot a couple of years ago as part of an acquisition program. The parent company coalesced us under one banner, HD Supply, and our tagline is "Repair and Remodel" to distinguish us from a similar company.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

Action:

Motion: Commissioner Savorn moved, seconded by Commissioner Smith, to determine the project Exempt under Section 15060 (c) (2) of the California Environmental Quality Act (CEQA) Guidelines and adopt Resolution No. 93-2007, approving the parking reduction for Contractors' Warehouse at 10060 Mills Station Rd.

Vote on the Motion:

AYES: Cummings, Konarski, Moe, Savorn, Smith, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: Burke

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

4. REGULAR CALENDER

A. Planning Commission Training

The Commissioners had the following comments:

- Commission would like to have additional General Plan training.

- Savorn-Would it be possible to have a meeting with a couple of the major developers in order to gain more of an insider's view to the process they go through to assess cost? Campbell-Architects would perhaps be the best people to meet with on a project to discuss cost details.

5. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- Konarski-Create and present an excel spreadsheet with project, date approved, and status. Junker- Could give such a report a couple of meetings out.
- Cummings-Inform us of pulse point activity and development.
- Cummings-Ramifications of Sunrise Douglas Case.

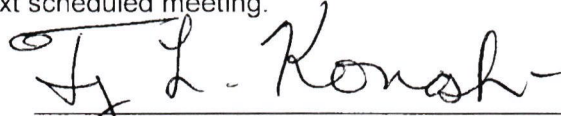
6. STAFF/COMMISSION COMMENTS

The Commissioners had the following concerns:

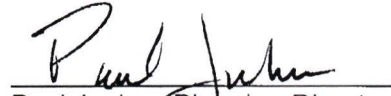
- Cummings-Would it be possible for you to create a Planning Checklist/General Plan reference guide? Junker-Will follow up on your request and develop a tool for the Commission to use.
- Cummings-Would like to receive quarterly updates dealing with state and federal legal issues that could impact future development. Junker-There are law firms that create brief public documents on current court decisions that may be too technical. Can circulate names of the law firms in your agenda packets.
- **San Diego Conference**
 - Seminar topics- eminent domain legislation; Brown Act discussion.
 - Planning Commission trends-pre-meetings for developer projects; quarterly breakfasts; condo conversion ordinances; quarterly legal debriefings; rotating chair position.
 - Cummings-Wished that the subjects at the conference had been repeated, but did pull important information out; City logo shirts were a hit.
 - Junker-Would you prefer taking trips other than this one? Moe-Found this Planner's Institute to be very successful and well attended.
 - Moe-Learned that some Commissioners disclose whether they have visited a site, or gotten a call from the developer; ex parte discussion
- Savorn-Would like to visit a Sister Development city that is maybe farther along.
- Commissioners expressed interest in participating in a tour that the planning department choreographs.
- Konarski-Would like to see all of the commissioners come together for a retreat to build on ideas.
- Moe-Send out a notice to the Commissioners when the public hearing notices are being sent out.
- Moe-Do we have bylaws? Junker-We don't have formalized bylaws.
- Discussion of ethics training.

7. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:55 p.m., April 12, 2007, to the next scheduled meeting.



Troy Konarski, Planning Commission Chair



Paul Junker, Planning Director

ATTEST: 

Charlene Fortunka, Commission Clerk

RANCHO CORDOVA ANNEXATION

The City of Rancho Cordova is planning to annex a part of unincorporated Sacramento County. An annexation is a process by which a City expands its boundaries to include surrounding areas that could logically be part of the City, or fall under its sphere of influence. When an area is annexed by a City, that City then assumes responsibility for providing City services to residents and businesses in the annexed area.

This proposed annexation area was originally intended to be part of the City of Rancho Cordova when it was established in 2003. Inclusion of this area has been a goal of the City Council since incorporation because the area is a logical part of the City boundaries. The City is also certain it could provide area residents and business owners with improved law enforcement and public works services, among others listed below.

The annexation area is approximately 1.2 square miles and stretches from Hwy 50 south down the Sunrise Blvd. corridor to just past White Rock Road. Stretching east, the area also follows HWY 50 and the Folsom Blvd corridor up to Hazel Ave. The area is outlined in the adjacent aerial and zoning maps.

Q: WHAT IS THE PROCESS OF ANNEXATION?

The annexation process requires several stages of review by a few different governmental bodies. That process includes public meetings and workshops, an environmental review of the proposed area, pre-zoning by the City's Planning Commission and finally an examination by the City Council. After the City Council review, the annexation will then enter another review and approval process with the area Local Agency Formation Commission (LAFCO).

LAFCOs exercise both regulatory and planning functions. A LAFCO will primarily determine whether or not the proposed annexation area falls under the City's "sphere of influence" and that zoning complies with City's General Plan.

Please refer to the attached flowchart for a visual depiction of the annexation process.

Q: WILL BUSINESS AND PROPERTY OWNERS HAVE A SAY IN THE ANNEXATION PROCESS?

Yes. Property and business owners will be invited to participate in a public workshop on the annexation with the Planning Commission in April. Public meetings are also a standard part of the annexation process.

Q: WHY WAS THIS AREA NOT INCLUDED IN THE ORIGINAL CITY BOUNDARIES?

It was believed in 2003 that by including this land in the proposed City limits, the required revenue neutrality payments to Sacramento County would have exceeded the City's property tax receipts, which are the source of the revenue neutrality payments. Upon incorporation, new Cities are required to compensate the County for the loss of tax revenue from the now incorporated area over 25 years.

With three successful years behind us, we now know the City is fiscally sound and the City is capable of entering a tax sharing agreement with the County for this area as well as provide expanded and improved services to businesses and residents in the proposed annexation area.

Q: HOW WILL BEING IN THE CITY AFFECT MY BUSINESS?

It will be a benefit to your business to be in the City. Rancho Cordova is a business-friendly and responsive partner here to provide you with improved services, which include:

- The City Economic Development Department will provide focused benefits and resources for area businesses.
- Consistent zoning and code enforcement.
- Timely and prompt responses to developer requests.
- Better access to local elected leaders. A Mayor and four council persons, keenly interested in making your businesses successful.
- Significantly improved Public Works services, that include:
 - 48-hour turnaround time on pothole repair;
 - Inclusion in the City's street resurfacing schedule (e.g., White Rock to Sunrise Blvd.)
 - Bi-weekly street cleaning, a first in the area;
- The City Police Department (RCPD) will provide improved preventative law enforcement and emergency response services in by increasing the number of officers on patrol in the annexation area. Specifically:
 - RCPD will assume current California Highway Patrol (CHP) responsibilities for traffic enforcement;
 - Expanded and improved criminal investigation services; and
 - With regular patrols, property owners can expect to see a significant reduction in the average response time to emergency calls.

Q: WILL THERE BE ZONING CHANGES THAT AFFECT MY BUSINESS?

There will be zoning changes, but they will not negatively impact your business. Current uses will be grandfathered in by the City, so that businesses currently in the proposed annexation area will be able to operate and expand.

New proposed zoning will also expand opportunities for use and development of property, giving current business and property owners more options than they have had to date.

Q: WILL MY TAXES GO UP WITH THE ANNEXATION?

No. Taxes will not be affected by the annexation.

Q: WILL MY FEES GO UP WITH THE ANNEXATION?

Maybe. The City of Rancho Cordova's charges fees for development and transportation based on the actual cost for providing the improvements and infrastructure needed. That way, we can ensure the improvements are actually built and are of high quality. These fees are charged when you are going to build from the ground up or physically expand your business. Currently fees charged by the City are more than Sacramento County.

If you have more questions about the annexation process, please email your question to the following address, and your question will be answered by a corresponding member of the City staff.

Annexations: A four part process

In its most basic form, an annexation can be considered a four part process. The general steps are outlined below.

1) PREFILING. An application may be filed with the LAFCO by petition of affected landowners or registered voters, or by resolution from the City of Rancho Cordova. Prior to filing, the City should meet with the LAFCO's executive officer to establish the minimum requirements for processing, then meet with any affected special districts and agencies (in this case the County) to agree upon a taxation scheme and needed property tax transfers.

Commission action is subject to CEQA and an initial study may be required. LAFCO typically requires pre-zoning of the site, which we'll have in March. This will make the City the lead agency for CEQA documents and the LAFCO a responsible agency. In most cases, the City will be responsible for preparing the initial study and the environmental document under LAFCO direction.

2) FILING, TAX SHARING AND LAFCO CONSIDERATION. LAFCO has 30 days to review the City's annexation application and determine that it is complete for processing. Once the application has been accepted as complete, the LAFCO will analyze the proposed annexation according to the commission's state mandated evaluation criteria, responsibilities and its own adopted policies.

Before the executive officer issues a certificate of filing, the City of Rancho Cordova and Sacramento County are required to negotiate the allocation of property tax revenues during a 30-day mandatory negotiation period. The executive officer is prohibited from issuing a certificate of filing if an agreement has not been reached, which is a precondition to LAFCO's hearing on an application for annexation.

LAFCO may approve, conditionally approve or deny the proposed annexation. The lead agency, whether it is the LAFCO or Rancho Cordova, must comply with CEQA requirements prior to the LAFCO's action. The conditions set by the commission's resolution will be the ground rules for the conducting authority's subsequent action. Within 30 days of the LAFCO's resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal.

3) PROCEEDINGS OF THE CONDUCTING AUTHORITY. Rancho Cordova, acting as the "conducting authority" will hold a public protest hearing to determine whether the proposed annexation must be approved without an election, terminated, or whether an election must be called to determine the proposal's outcome. The number of protests received before and during the hearing will determine which of these options the City must follow.

If the annexation is approved, the City will forward a resolution containing the results of its activities to the LAFCO for final review and ratification. If the proposal is terminated,

a resolution to this effect will be forwarded to the LAFCO and no new annexation may be proposed on the site for at least one year, unless the LAFCO waives the limitation upon finding that the limitation is detrimental to the public interest. When an election is held, only residents of the territory to be annexed have a right to vote on the issue of annexation.

4) FINAL CERTIFICATION. When the LAFCO executive officer is satisfied that all elements of the Act have been properly addressed, that the annexation approved by the City conforms to the annexation proposal approved by the Commission, and that all conditions have been met, he or she will certify that the annexation is complete. If the executive officer finds Rancho Cordova's submittal to be incomplete, then it will be returned to the City for completion. The annexation is not complete until it has been certified by the executive officer. The commission may establish an "effective date" for the annexation. Alternatively, the effective date will be the date the certificate of completion is recorded by the County Recorder.

Annexations and Consistency

State Law does not mandate that the annexation conform to the City General Plan beyond requiring that the LAFCO consider consistency with the City or County General and Specific Plans. Regardless, the statutes do attempt to link local land use and open-space policies to the annexation process. And the Commission will attempt to harmonize local planning policies with the intent of the State legislation. Where there is a clear conflict, such as incompatibility between the Rancho Cordova and Sacramento County General Plans, the State precepts should prevail.

In reviewing annexation proposals the LAFCO must consider the following (and sometimes other) factors:

1. Population, population density, land area and use, per capita assessed valuation, topography, natural boundaries, drainage basins, proximity to populated areas, and the likelihood of significant growth during the next ten years.
2. Need for organized community services, present cost and adequacy of government services and controls, probable future needs, probable effect of the annexation and of alternative courses of action on the cost and adequacy of services and controls in the area and vicinity.
3. The effect of the proposed annexation and of alternative actions on adjacent areas, on mutual social and economic interests and on the local government structure of the county.
4. Conformity of the proposal and its effects with LAFCO policies on providing planned, orderly, efficient patterns of urban development and with state policies and priorities in conversion of open-space lands to other uses.

5. Effect of the proposal on maintaining the physical and economic integrity of lands in an agricultural preserve in open-space use.
6. Clarity of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory and other similar matters affecting the proposed boundaries.
7. Consistency with appropriate city or county general and specific plans.
8. The sphere of influence of any agency which may be applicable to the proposal being reviewed.
9. The comments of any affected agency.

The LAFCO is required to approve the City's request to annex land adjacent to its borders when the commission finds that either of the following circumstances exists:

1. The land is substantially surrounded by the City, is substantially developed or developing, is not prime agricultural land, is designated for urban growth on the City's General Plan, and is not within the sphere of influence of another city. (See information on spheres of influence below.)
2. The land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth on the City's General Plan.

Both of these conditions require the LAFCO to review of Rancho Cordova's General Plan. A General Plan which reflects the proposed annexation improves the chances that the annexation will be approved.

LAFCO and the Sphere of Influence

LAFCOs exercise both regulatory and planning functions. While annexations are a regulatory act, LAFCOs' major planning task is establishing spheres of influence for the various governmental bodies within their jurisdictions.

The sphere of influence is an important benchmark because it defines the primary area within which urban development is to be encouraged. Like the City's General Plan, a sphere of influence should serve as an essential planning tool to combat urban sprawl and provide well-planned, efficient urban development patterns that consider the preservation of prime agricultural and other open-space lands.

LAFCO, in fact, has sole responsibility for establishing the City's sphere of influence. Further, the LAFCO is not required to establish a sphere that is greater than Rancho Cordova's existing boundaries. LAFCO may take joint action to approve an annexation while at the same time amending Rancho Cordova's sphere of influence.

LAFCO is required to send notice of pending annexation hearings to those affected agencies whose spheres contain territory within the proposal.

What defines the Sphere of Influence?

The sphere is considered to be a plan for the probable physical boundaries and service area of a local government agency. In preparing the written study required to establish each sphere, a LAFCO must consider and make written determinations that address:

1. Present and planned uses in the area, including agricultural and open-space lands.
2. Present and probable need for public facilities and services in the area.
3. Present capacity of public facilities and the adequacy of public services which the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

Pre-zoning

In March the City may choose to pre-zone the unincorporated territory that it expects to annex and a public hearing must be held just as with a common rezoning proposal. The LAFCO may require that the City pre-zone the area within a proposed annexation. It may not, however, dictate the specific zoning.

There are two advantages to pre-zoning:

- 1) The City will have zoning in effect immediately upon annexation. Local residents will thereby have prior knowledge of the land use regulations that would affect them should annexation occur.
- 2) Pre-zoning will serve notice to the LAFCO of the City's intentions regarding its adjacent areas.

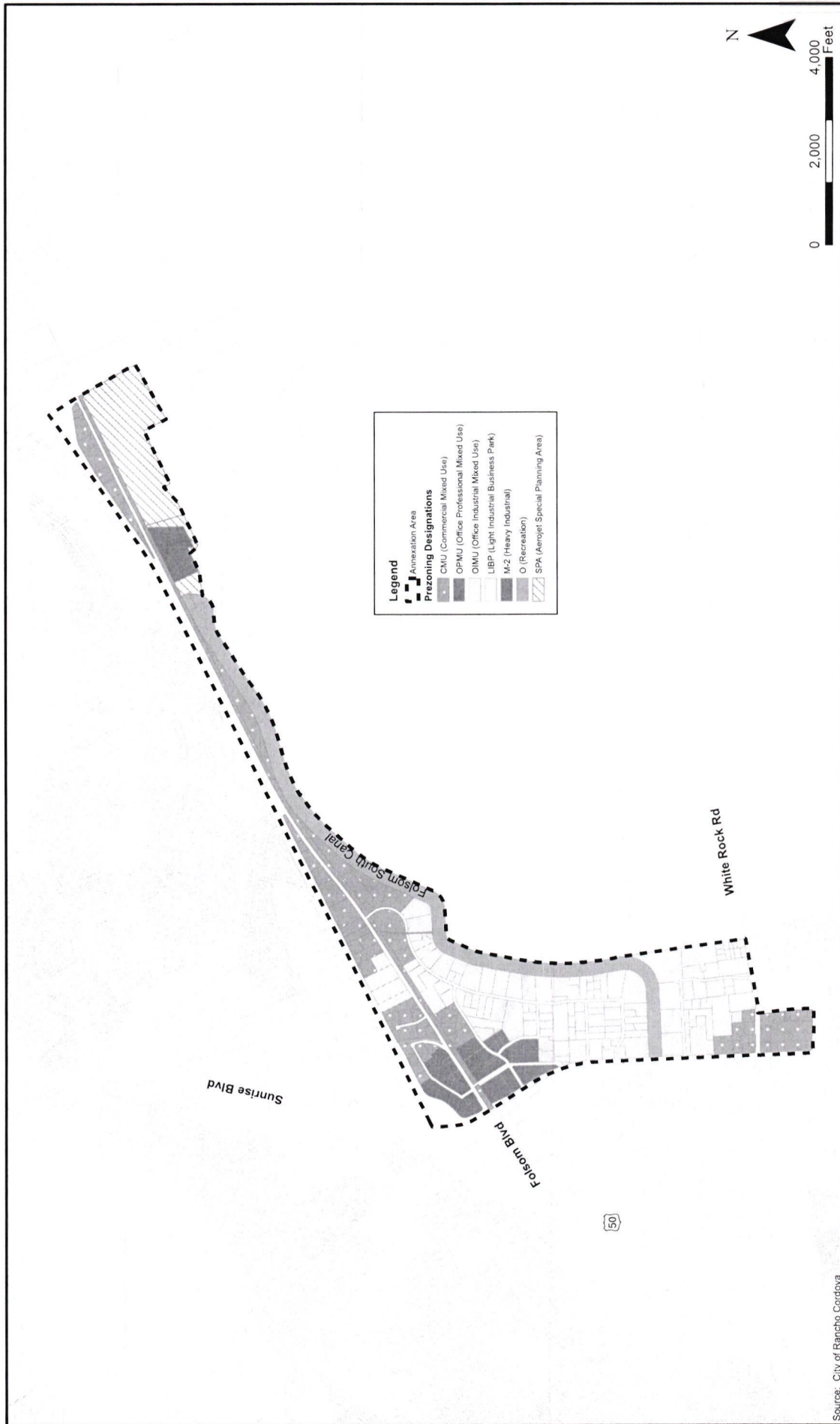
Environmental Review and the California Environmental Quality Act (CEQA)

The annexation is considered a project under CEQA and is subject to environmental analysis like the rest of the General Plan. When pre-zoning is proposed as part of an annexation request, the City would be the lead agency for CEQA purposes. As lead agency, it would be responsible for preparing the necessary environmental documents.

If the sphere of influence is amended, it may also be subject to CEQA if significant effects are possible. The City would then need to provide the LAFCO sufficient information to satisfy the environmental analysis requirements.

If the annexation will result in extending utilities beyond the level required to serve existing development, this exemption cannot be employed. Use of Section 15319 is limited to those instances where:

- 1) development already exists at the density allowed by the current zoning or pre-zoning;
- 2) utilities which may be required for the ultimate use will not serve more than the development in existence at the time of annexation; and
- 3) an annexation consists of individual small parcels of the minimum size for those facilities which are included in Section 15303 of the CEQA Guidelines.

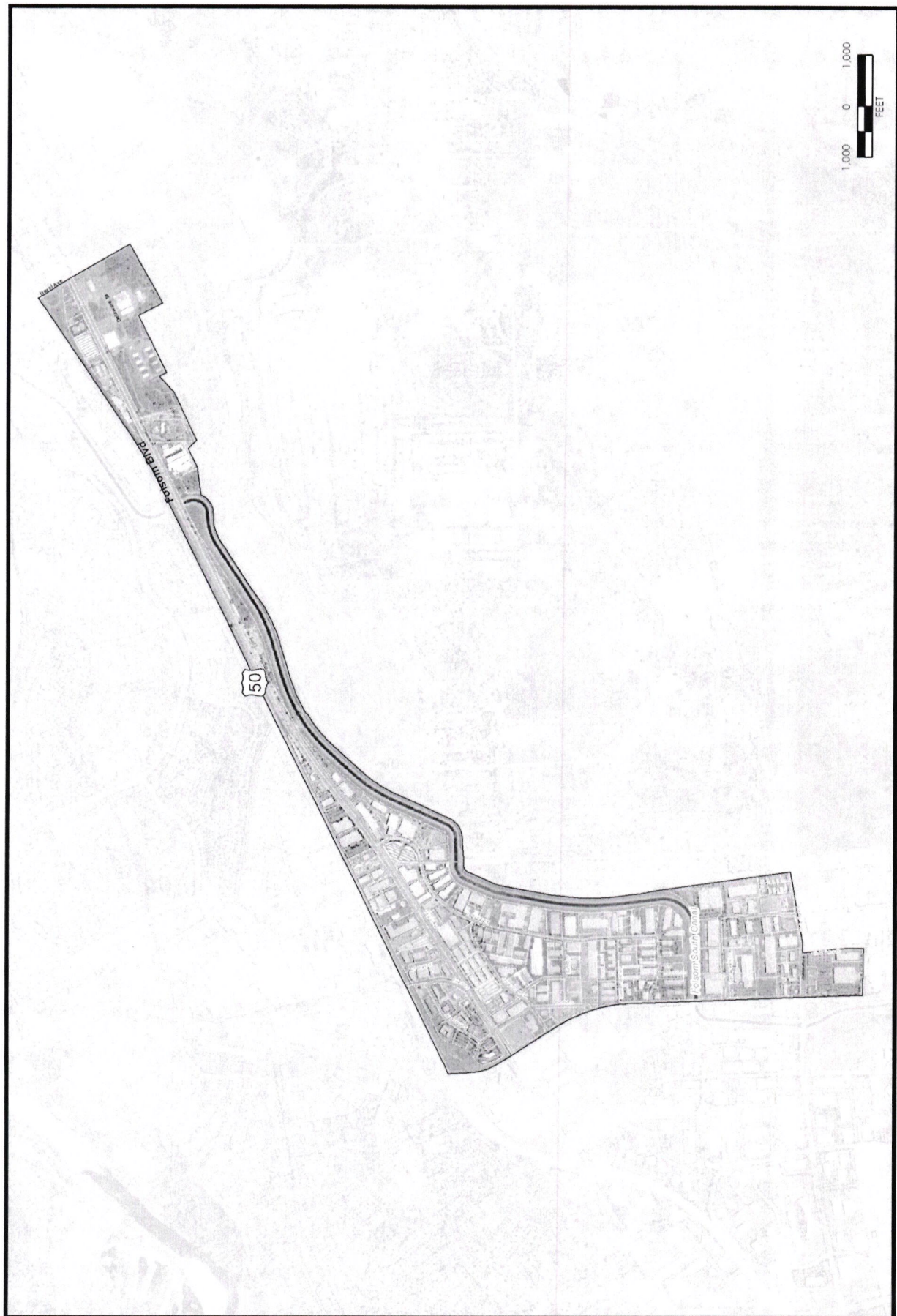


City of Rancho Cordova
Prezone Designations

City of Rancho Cordova
Planning Department

Source: City of Rancho Cordova





The City of Rancho Cordova invites business and property owners to discuss the proposed annexation

The City of Rancho Cordova is planning to annex a part of unincorporated Sacramento County that is within its sphere of influence. Inclusion of this area has been a goal of the City Council since incorporation because the area is a logical part of the City boundaries. The City will also provide area business and property owners with expanded services.

This invitation includes additional information on the annexation process and a map. For more information please go to cityofranhocordova.org.

This invitation includes additional information on the annexation process and a map. For more information please go to cityofranhocordova.org or contact Andrea Elliott at 361-8384.

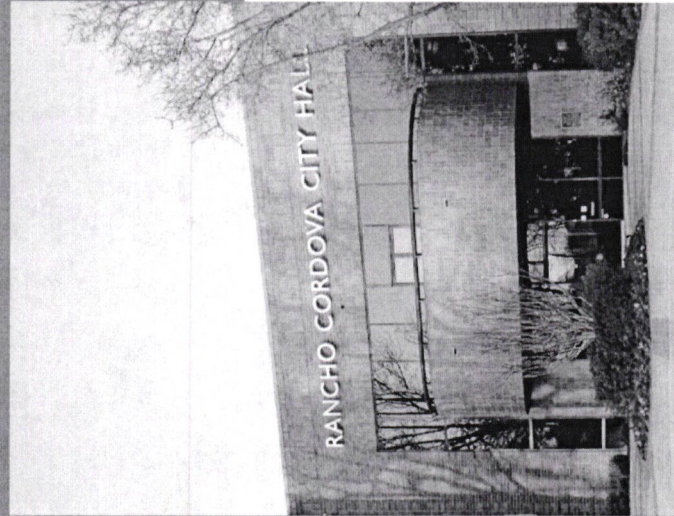
Please join City staff as we discuss:
Proposed Rancho Cordova Annexation

Monday, April 9, 4-6 pm

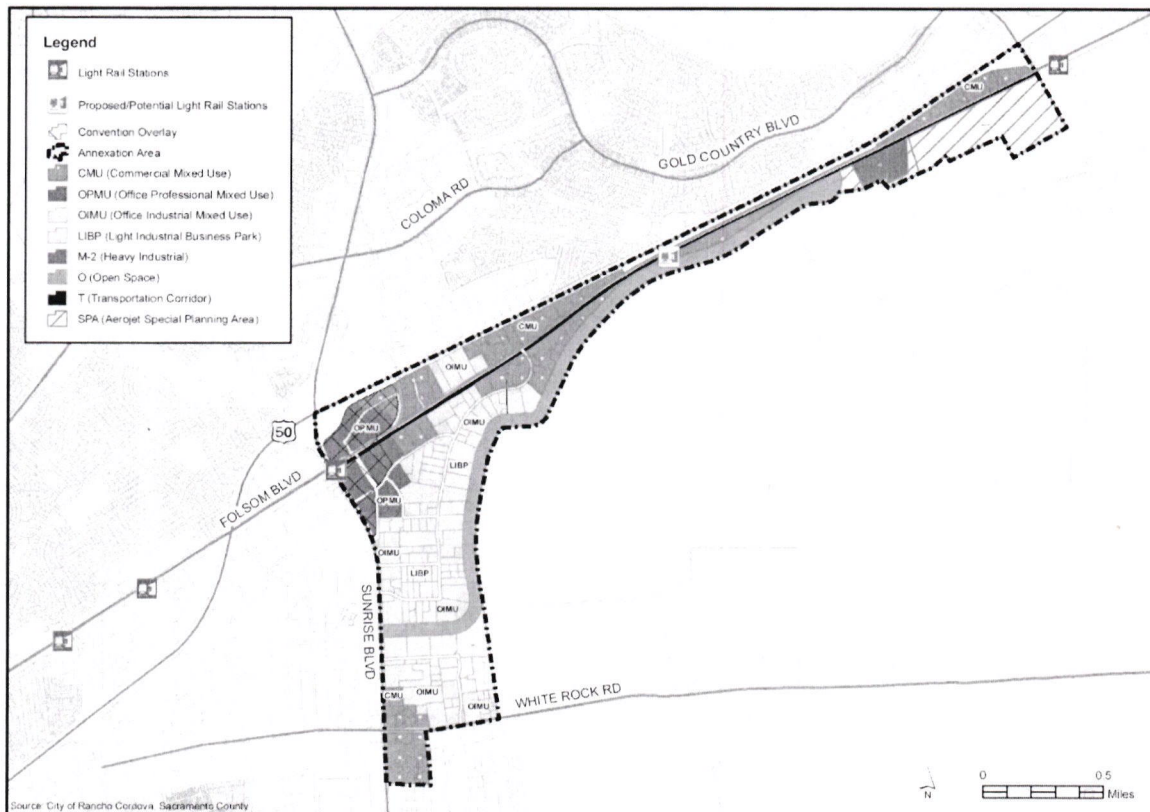
The American River Room, North
Rancho Cordova City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Following a detailed presentation on the annexation process, participants will have an opportunity to ask specific questions of senior members of City staff from the following departments:

- Economic Development
- Planning
- Building and Safety
- Public Works
- Rancho Cordova



Annexation Proposed Zoning Map



Please refer to the corresponding Land Use Zoning definitions on the previous page.

What is an Annexation?

An annexation is a process by which a City expands its boundaries to include surrounding areas that could or fall under its sphere of influence or logically be part of the City. When an area is annexed by a City, that City then assumes responsibility for providing services to businesses and residents in the annexed area.

What is the process of annexation?

The annexation process requires several stages of review by a few different governmental bodies. That process includes public meetings and workshops, an environmental review of the proposed area, pre-zoning by the City's Planning Commission and finally an examination by the City Council. After the City Council review, the annexation will then enter another review and approval process with the area Local Agency Formation Commission (LAFCO).

LAFCOs exercise both regulatory and planning functions. A LAFCO will primarily determine whether or not the proposed annexation area falls under the City's "sphere of influence" and that zoning complies with City's General Plan.

How will being in the City benefit my business?

It will be a benefit to your business to be in the City. Rancho Cordova is a business-friendly and responsive partner here to provide you with improved services, which include:

- The City Economic Development Department will provide focused benefits and resources for area businesses.
- Consistent zoning and code enforcement.
- Timely and prompt responses to developer requests.
- Better access to local elected leaders. A Mayor and four council persons, keenly interested in making your businesses successful.
- Significantly improved Public Works services, that include:
 - 48-hour turnaround time on pothole repair.
 - Inclusion in the City's street resurfacing schedule (e.g., White Rock to Sunrise Blvd.)
 - Bi-weekly street cleaning, a first in the area.
- The City Police Department (RCPD) will provide improved preventative law enforcement and emergency response services in by increasing the number of officers on patrol in the annexation area. Specifically:
 - RCPD will assume current California Highway Patrol (CHP) responsibilities for traffic enforcement;
 - Expanded and improved criminal investigation services; and
 - With regular patrols, property owners can expect to see a significant reduction in the average response time to emergency calls.

Will there be zoning changes that affect my business?

There will be zoning changes, but they will not negatively impact your business. Current uses will be grandfathered in by the City, so that businesses currently in the proposed annexation area will be able to operate and expand. New proposed zoning will also expand opportunities for use and development of property, giving current business and property owners more options than they have had to date.

Please see the zoning map on the back of this invitation and the corresponding Land Use Zoning definitions on the adjacent page.

Land Use Zones Description*

*Source: City of Rancho Cordova Zoning Code, 10/30/06

Commercial Mixed Use (CMU)

- Commercial and general retail and service uses
- Business and professional office uses, as well as residential uses

CMU is a commercial district designed to allow integration of retail and service commercial uses with office and/or residential uses. Commercial retail and service uses (e.g., general retail, personal services, minor auto services) are permitted by right. More intense commercial and service uses are conditionally permitted.

Office Professional Mixed Use (OPMU)

- Larger office buildings and business parks with supporting retail and service uses
- Allows residential uses to be integrated with office use

The OPMU district designates property for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial uses may be integrated into office buildings or located horizontally in free-standing buildings.

Residential uses can be integrated with office use when at a compatible density. Public and quasi public uses are permitted in this employment district by right.

Office Industrial Mixed Use (OIMU)

- Wide range of office and light industrial with supporting retail and service uses

The OIMU District designates property for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi public uses are permitted by right in this district.

Light Industrial Business Park (LIBP)

- Research and development, industrial, and/or manufacturing activities
- Allows warehousing activities or distribution centers, but precludes corporation yards and other heavy industrial uses
- Limited office and retail service uses

The LIBP District designates property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers, but precludes corporation yards and other heavy industrial uses. Limited office and retail service uses may be integrated. This district also allows public/quasi-public uses by right.

NAME	MAIL_ADDRE	MAIL_CITY	MAIL_STATE	MAIL_ZIP
CUMMINGS WILLIAM C	8615 ELDER CREEK RD 200	SACRAMENTO	CA	95828
HALLE ENTERPRISES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
LQ RANCHO CORDOVA LLC	909 HIDDEN RIDGE 600	IRVING	TX	75038
LSC	11135 FOLSOM BL	RANCHO CORDOVA	CA	95670
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS	PO BOX 2110	SACRAMENTO	CA	95812
EARL SCHEIB REALTY CORP	15206 VENTURA BL 200	SHERMAN OAKS	CA	91403
PUBLIC STORAGE PROPERTIES XV INC(PUB STORAGE IN P O BX 25025	3841 CHARBRAY CT	GLENDAL	CA	91201
LEPCZYNSKI FAMILY TRUST	4378 AUBURN BL 300	SHINGLE SPGS	CA	95682
SUNRISE TRADE CENTER L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
SUNRISE TRADE CENTER L P	P O BX 256	SACRAMENTO	CA	95841
WENDY INTERNATIONAL INC	1825 BELL ST 100	DUBLIN	OH	43017
JB MANAGEMENT LP	1825 BELL ST 100	SACRAMENTO	CA	95825
JB MANAGEMENT L P (HOME DEPOT USA INC)	P O BX 667	PRINEVILLE	CA	95825
SFP-B LIMITED PARTNERSHIP	PO BOX 4039	DAVIS	OR	97754
HNJ FARMS	PO BOX 1869	DAVIS	CA	95617
BUTCHER RHONDA/ROGER	8924 FAIR OAKS BL	ORANGEVALE	CA	95662
NADER/NASSRIN KHOSRAVIFARD FAMILY TRUST/ETAL	10385 PINE CONE DR	CARMICHAEL	CA	95608
ROBERT A BELL TRUST	11290 TRADE CENTER DR	TRUCKEE	CA	96161
TNT ENTERPRISES	1400 SPRINGS RD	RANCHO CORDOVA	CA	95742
PRB MANAGEMENT LLC	5172 DRAWER	VALLEJO	CA	94591
SAFOR CORPORATION	225 MUSE DR	CHICO	CA	95927
MCMILLAN GILMAN C	5770 ROOSEVELT BLVD	EL DORADO HILL	CA	95762
PIONEER SAVINGS BANK F S B	3915 SECURITY PARK DR B	CLEARWATER	FL	33760
INTERSTATE PROPERTIES LLC/METZGER 2000 REV TRUS	1401 BIRCHWOOD LN	RANCHO CORDOVA	CA	95742
HAZEL F WEBER TRUST/WEBER HOMES INCORPORATED	8532 WYNDRUSH WY	SACRAMENTO	CA	95822
NO SWETT COMMERCIAL LLC	3430 LUYUNG DR	EL DORADO HILL	CA	95762
SFC LEASING LP	0 SUNRISE BL	RANCHO CORDOVA	CA	95742
UNITED STATES OF AMERICA	2981 GOLD CANAL DR	RANCHO CORDOVA	CA	95742
ENERGY OPERATIONS MANAGEMENT INC	10933 TRADE CNTR DR 106	RANCHO CORDOVA	CA	95670
3000 SUNRISE LLC	6151 FAIR OAKS BL A	RANCHO CORDOVA	CA	95670
BERLE/CAROL CRISP FAMILY TRUST/LARRY A CARTER/E	6741 FIVE STAR BL G	CARMICHAEL	CA	95608
KOBRA PROPERTIES	3815 MARCONI AV 100	ROCKLIN	CA	95677
THREE OAKS PROPERTIES L P	801 WOODSIDE LN	SACRAMENTO	CA	95821
EMILY M DISNEY TRUST/STANLEY S KIM TRUST/ETAL	3396 KENNER RD	ENCINITAS	CA	92024
BRENKOWITZ LIVING TRUST	2130 CANTERBURY RD	TRACY	CA	95304
R MICHAEL/LINDA RAE MCNALLY REVOCABLE TRUST		SACRAMENTO	CA	95815

FLYERS LLC	2360 LINDBERG ST	AUBURN	CA	95602
SWEIS MOSES D/SHANON V	947 STERLING CIR	FOLSOM	CA	95630
WICHI OHARA 1993 REVOCABLE TRUST/ETAL	P O BX 4349	ANAHEIM	CA	92803
UNITED STATES OF AMERICA	0 SUNRISE BL	RANCHO CORDOVA	CA	95670
JOHN R/EVELYN B LEE 1998 REV TRUST/ETAL	690 SILVER LAKE DR	DANVILLE	CA	94526
PARCEL 4 LLC	2500 VENTURE OAKS WY 17	SACRAMENTO	CA	95833
PARCEL 4 LLC	2500 VENTURE OAKS WY 17	SACRAMENTO	CA	95833
PARCEL 4 LLC	2500 VENTURE OAKS WY 17	SACRAMENTO	CA	95833
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS	PO BOX 2110	SACRAMENTO	CA	95812
COBBLE OAKS APARTMENTS	1251 AV OF THE AMER FL35	NEW YORK	NY	10020
SMITH DAVID G/JOYE J	12220 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
UNITED STATES OF AMERICA	0 HAZEL AV	RANCHO CORDOVA	CA	95670
MCDONALD'S CORPORATION	2279 LOCH WY	EL DORADO HLS	CA	95762
LAKHA PROPERTIES SACRAMENTO II LLC	500 108TH AV NE 2050	BELLEVUE	WA	98004
HOMSY FAMILY REVOCABLE LIVING TRUST/ETAL	130 CYBER CT	ROCKLIN	CA	95765
SUKHA INVESTMENTS INC	3600 LAKE TAHOE BL	S LAKE TAHOE	CA	96150
LAKHA PROPERTIES SACRAMENTO II LLC	500 108TH AV NE 2050	BELLEVUE	WA	98004
JAMES A/ELIZABETH A REEGO FAMILY TRUST	9964 GRANITE CREST CT	GRANITE BAY	CA	95746
OTA JEFFREY D/JULIE K	712 BELL RUSSELL WY	SACRAMENTO	CA	95831
TRIBUTARY POINT LLC	1504 EUREKA RD 220	ROSEVILLE	CA	95661
AEROJET GENERAL CORPORATION	FOLSOM BL	RANCHO CORDOVA	CA	95742
WESTWOOD TRIBUTARY POINT	11231 GOLD EXP DR 108	GOLD RIVER	CA	95670
KANG HARWANT K	2318 MONTANA AV	SOUTH LAKE TAH	CA	96150
SACRAMENTO METROPOLITAN FIRE DISTRICT	2101 HURLEY WY	SACRAMENTO	CA	95825
STEVE/JULIE RYAN FAMILY 1996 REVOCABLE TRUST	12303 FOLSOM BL	RANCHO CORDOVA	CA	95742
CHOI BYONG ROK/KYUNG SOOK	12251 FOLSOM BL	RANCHO CORDOVA	CA	95742
WESTWOOD CURTIS A/DEBORAH A/ETAL	11231 GOLD EXP DR 108	GOLD RIVER	CA	95670
PRESTIGE HOSPITALITY INCORPORATED	8102 SUNBURST CT	ANTELOPE	CA	95843
GOLD POINTE CORPORATE CENTER ASSN	8395 JACKSON RD E	SACRAMENTO	CA	95826
SUSAN NAUSLAR REVOCABLE TRUST	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
HEALTH NET OF CALIFORNIA INC	21650 OXNARD ST	WOODLAND HILLS	CA	91367
PARK CHANG NOWOONG JA	9909 PORTOFINO OAK LN	FAIR OAKS	CA	95628
CARLSEN INVESMENTS LLC/ETAL	8395 JACKSON RD F	SACRAMENTO	CA	95826
NORMAN W/DOLORES A MONIZ FAMILY REVOCABLE TRU 5115 KENNETH AV		FAIR OAKS	CA	95628
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS PO BOX 2110		SACRAMENTO	CA	95812
NORMAN W/DOLORES A MONIZ FAMILY REVOCABLE TRU 5115 KENNETH AV		FAIR OAKS	CA	95628

HANSEN FAMILY REVOCABLE LIVING TRUST	12137 FOLSOM BL	RANCHO CORDOVA	CA	95742
HANSEN FAMILY REVOCABLE LIVING TRUST	6852 GOOT WY	CARMICHAEL	CA	95608
MCmorgan INSTITUTIONAL REAL ESTATE FUND	1 BUSH ST 800	SAN FRANCISCO	CA	94104
1998 KEYES FAMILY LIMITED PARTNERSHIP	PO BOX 128	RANCHO CORDOVA	CA	95741
ALICE A BACKER FAMILY PARTNERSHIP L P	8395 JACKSON RD F	SACRAMENTO	CA	95826
CARLSEN INVESTMENTS LLC (GOLD POINT E LLC)	8395 JACKSON RD F	SACRAMENTO	CA	95826
1998 KEYES FAMILY LIMITED PARTNERSHIP	PO BOX 128	RANCHO CORDOVA	CA	95741
SCHNITZER STEEL INDUSTRIES INC	PO BOX 10047	PORTLAND	OR	97296
SCHNITZER STEEL INDS INC	PO BOX 10047	PORTLAND	OR	97296
KNOX FAMILY TRUST	11908 S CARSON WY	RANCHO CORDOVA	CA	95670
ROBERT S/JERAL A BECKINGER 1991 REVOCABLE TRUST	11840 FOLSOM BL	RANCHO CORDOVA	CA	95742
KLINGER JOSEPH K/JENNIFER MEE	2175 PILOT CREEK CT	GOLD RIVER	CA	95670
PARKS ROBERT/LANE V	11904 SOUTH CARSON WY	RANCHO CORDOVA	CA	95670
KOMATSUBARA KURT H/LISA A	11907 S CARSON WY	RANCHO CORDOVA	CA	95670
TOVAR NICHOLAS M/SUZANNE	2179 PILOT CREEK CT	GOLD RIVER	CA	95670
MOHGA R BOCTOR FAMILY TRUST	11901 S CARSON WY	RANCHO CORDOVA	CA	95670
CATINARI GERALD J/NANCY HUNTING	11900 S CARSON WY	GOLD RIVER	CA	95670
RILEY KAREN J/ROGER K	11881 S CARSON WY	GOLD RIVER	CA	95670
YAMANISHI KEITH TADAHIKO/LYNN WALLACE	2169 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
PETERSON STEVE H	2178 PILOT CREEK CT	GOLD RIVER	CA	95670
HOWARD DAVID S/KATHLEEN L	2185 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
DISARIO PAUL C/KATHERINE A POLONI DISARIO	02166 NUGGET CREEK CT	GOLD RIVER	CA	95670
DUNCKHORST FAMILY TRUST	2182 PILOT CREEK CT	GOLD RIVER	CA	95670
VALLEJO GEORGE A JR/FALLON MITCHELL	11880 S CARSON WY	GOLD RIVER	CA	95670
AHERN ROBERT P JR/LINDA E	02171 NUGGET CREEK CT	GOLD RIVER	CA	95670
PERALTA JAIME/JOSEFINA M	2170 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
GAO PAUL Y/JIE-YAN BEI	11859 S CARSON WY	GOLD RIVER	CA	95670
BIRD DENNIS/STEPHANIE	2185 DUTCH CREEK CT	GOLD RIVER	CA	95670
HOWARD HONG TRUST	02186 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
OBAYASHI REVOCABLE LIVING TRUST/DONNA OBAYASH	11876 S CARSON WY	GOLD RIVER	CA	95670
ATLAS WILLIAM/SALLY O	11855 S CARSON WY	RANCHO CORDOVA	CA	95670
LIGSAY EDD B/JENNIFER M	116 SIMMONS WY	FOLSOM	CA	95630
TO HUE THI-HONG	11851 S CARSON WAY	GOLD RIVER	CA	95670
UNITED STATES OF AMERICA	0 SUNRISE BL	RANCHO CORDOVA	CA	95742
FERREIRA ANNA/RICHARD	2189 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
GOMEZ MARIE A/GOMEZ FAMILY 2000 TRUST	11868 S CARSON WY	RANCHO CORDOVA	CA	95670

HERBER NATHAN L/PAULA	2184 DUTCH CREEK CT	GOLD RIVER	CA	95670
POTERAN EDWARD P/CHERITA A	11847 S CARSON WY	RANCHO CORDOVA	CA	95670
WASKO JUANITA E	11864 S CARSON WY	RANCHO CORDOVA	CA	95670
PUTNAM ROY F/KATHLEEN A	11843 S CARSON WY	RANCHO CORDOVA	CA	95670
LEE HYUN CHUL/CHONG HEE	2183 COYOTE CREEK CT	RANCHO CORDOVA	CA	95670
TRAUD FAMILY 2005 TRUST	11860 S CARSON WY	GOLD RIVER	CA	95670
GHILARDI STEVEN K/CYNDEE M	2188 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
EVANS BETTY HAYES	8334 FOXFIRE DR	ORANGEVALE	CA	95662
RODRIGUEZ JOSE L/MARIA Y	11856 S CARSON WY	RANCHO CORDOVA	CA	95670
LEVALLOIS PAUL G/MARIA E	11852 S CARSON WY	RANCHO CORDOVA	CA	95670
UNITED STATES OF AMERICA	P O BX 3530	RANCHO CORDOVA	CA	95741
WOODARD BILLY J/PAULINE I	2192 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
AEROJET GENERAL CORPORATION	P O BX 13222	SACRAMENTO	CA	95813
GARY/JAN NISHI TRUST	2184 COYOTE CREEK CT	GOLD RIVER	CA	95670
SHAW PATRICIA D	2200 CLOUD CREEK CT	GOLD RIVER	CA	95670
HA THUVAN	11848 S CARSON WY	GOLD RIVER	CA	95670
KIM SUNG J/EUN LEE	02182 COYOTE CREEK CT	GOLD RIVER	CA	95670
PHUNG TRUONG REVOCABLE TRUST	11829 S CARSON WAY	GOLD RIVER	CA	95670
HAGEN JEANNETTE/RICHARD E KRUG	11844 S CARSON WAY	GOLD RIVER	CA	95670
CHARLES E/KARLENE C BROWN REVOCABLE TRUST	11825 S CARSON WY	RANCHO CORDOVA	CA	95670
LEDESMA JOHN S	11840 S CARSON WY	GOLD RIVER	CA	95670
PODANY MARLENE/RONALD	2201 CLOUD CREEK CT	GOLD RIVER	CA	95670
GUILLERMO ARISTOTLE V/AURORA G	11821 S CARSON WY	RANCHO CORDOVA	CA	95670
HERBER NATHAN L/PAULA C	11836 S CARSON WY	GOLD RIVER	CA	95670
EBERLY FRITZ V/DELFINA S	P O BX 2073	SARATOGA	CA	95070
KALAMARAS DANIEL	2204 CLOUD CREEK CT	GOLD RIVER	CA	95670
COCKE JOSEPH M/MARY E	11832 S CARSON WY	RANCHO CORDOVA	CA	95670
PATRICK K WILLIS FAMILY TRUST	PO BOX 1144	SACRAMENTO	CA	95812
ALVAREZ ABDIEL/TRICIA	11813 S CARSON WY	GOLD RIVER	CA	95670
DOWELL DANIEL S/JOYCE A	11772 S CARSON WY	RANCHO CORDOVA	CA	95670
PHYLLIS GHILARDI REVOCABLE 2005 TRUST	11828 S CARSON WY	GOLD RIVER	CA	95670
AEROJET GENERAL CORPORATION	PO BOX 13222	SACRAMENTO	CA	95813
STROUD AARON J	11805 S CARSON WY	GOLD RIVER	CA	95670
BEACH C STUART/WANDA D	11824 S CARSON WY	RANCHO CORDOVA	CA	95670
BURNS STEPHEN J/TERRY HOLMES	11776 SOUTH CARSON WY	GOLD RIVER	CA	95670
TAORMINA MARLENE	PO BOX 19757	STANFORD	CA	94309
CHEN CHIH-TSWEN/YU-CHIH TSAO	11758 TENDERFOOT DR	GOLD RIVER	CA	95670

BARAJAS GABRIEL/MARIA	11816 S CARSON WY	GOLD RIVER	CA	95630
PIDD MICHAEL J/MICHELE L RICKEY-PIDD	8312 NORTHWIND WY	ORANGEVALE	CA	95662
RAY T & EVE M BAISHIKI 1987 TRUST A	11812 S CARSON WY	GOLD RIVER	CA	95670
LAM ALEXANDER D/Uyen T PHAM	11754 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
FEUERWERKER REVOCABLE LIVING TRUST	11755 TENDERFOOT DR	GOLD RIVER	CA	95670
AUZA JOHN C/MARIA D	11808 S CARSON WY	GOLD RIVER	CA	95670
TOWNSEND TERESA	20 BICENTENNIAL CIR	SACRAMENTO	CA	95826
ENNIS NANCY/CYNTHIA A COLEMAN	11804 S CARSON WY	RANCHO CORDOVA	CA	95670
PELKA BENJAMIN P/CARLA V/CO-TR	2214 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
AEROJET GENERAL CORPORATION	PO BOX 13222	SACRAMENTO	CA	95813
WATNIK MITCHELL/CHRISTINE	32704 GILROY CT	UNION CITY	CA	94587
BUCHANAN FRANK/BETTY	11751 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
DAVIS STEVEN T/STACIE ANN	2123 GOLD HAVEN CT	GOLD RIVER	CA	95670
AHMED SARFRAZ	2215 BUCKS CREEK CT	GOLD RIVER	CA	95670
FONG DAVID W/CATHERINE G	11746 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
TAMPUS REVOCABLE LIVING TRUST	2218 BUCKS CREEK CT	GOLD RIVER	CA	95670
BAHTEN KRISTAN/BRENDA STEELE	11747 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
GRIFFIN JOHNNY L III/SHARON F	02219 BUCKS CREEK CT	GOLD RIVER	CA	95670
QU MICHAEL/LIAN-ING TJIO	2127 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
SHEPARD WILLIAM/MARY SHANNON	2126 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
FENG RICHARD T/PATTY P	10465 FINCH AVE	CUPERTINO	CA	95014
LOFTIN V TRUETT/CHRISTIE JANE	11743 TENDERFOOT DR	GOLD RIVER	CA	95670
CALDWELL DINA J	2133 GOLD HOLLOW CT	GOLD RIVER	CA	95670
MORGAN NATALIE A	2133 GOLD HAVEN CT	GOLD RIVER	CA	95670
HAAVISTO RICHARD M/GERALDINE M	2130 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
STEUBEN GENE E/PENNY E	2134 GOLD HOLLOW CT	GOLD RIVER	CA	95670
SAFWAT/SALWA DEMIAN REV TRUST	1425 FALCON POINTE LN	ROSEVILLE	CA	95661
RODRIGUEZ DANIEL/CHRISTOPHER ORTEGA	11738 TENDERFOOT DR	GOLD RIVER	CA	95670
GONZALEZ RAFAEL D/DELILAH O	11737 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
DENNY JACOB/JULIE	2134 GOLD HAVEN CT	GOLD RIVER	CA	95670
COFFIN MATTHEW J/SHELLEY L	2138 GOLD HOLLOW CT	GOLD RIVER	CA	95670
PABON-FONG TRUST	11733 TENDERFOOT DR	GOLD RIVER	CA	95670
CHOI YOUNG JIN/JUNG HWA LEE	2141 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
GOLD RIVER UNIT NO 17 HOMEOWNERS ASSOCIATION	11715 GOLD COUNTRY BL	GOLD COUNTRY	CA	95670
GONZALEZ MOSES D/MIRIAM R	11729 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
OPPERMAN DANIEL C/ROSANNA R	11701 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
KIM HYE K	02143 GOLD COIN CT	RANCHO CORDOVA	CA	95670

EVERETT J/CONSUELO GUGEL FAMILY TRUST	11697 TENDERFOOT DR	GOLD RIVER	CA	95670
JANOF LAWRENCE S/SHARON J	11725 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
SANCHEZ RAYMOND H/VIRGINIA G	11721 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
YOO EDWARD B/LORRAINE C	2144 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
CHAN DAN/MICHELLE	2147 GOLD HOLLOW CT	GOLD RIVER	CA	95670
COUNTY OF SACRAMENTO	10545 ARMSTRONG AV 201	MATHER	CA	95655
MONGAN PATRICK K/CYNTHIA E	2147 GOLD COIN CT	RANCHO CORDOVA	CA	95670
AEROJET GENERAL CORPORATION	P O BX 13222	SACRAMENTO	CA	95813
CORDOVA RECREATION/PARK DISTRICT	2197 CHASE DR	RANCHO CORDOVA	CA	95670
GOLD RIVER UNIT NO 17 HOMEOWNERS ASSOCIATION	11715 GOLD COUNTRY BL	GOLD COUNTRY	CA	95670
GOLD RIVER UNIT NO 17 HOMEOWNERS ASSOCIATION	11715 GOLD COUNTRY BL	GOLD COUNTRY	CA	95670
COUNTY OF SACRAMENTO	10545 ARMSTRONG AV 201	MATHER	CA	95655
AEROJET GENERAL CORPORATION	PO BOX 13222	SACRAMENTO	CA	95813
USI GEORGE/SHERIE LYNN	11654 TENDERFOOT DR	GOLD RIVER	CA	95670
LANE JACK DAVID/GAILE J	11660 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
WATANABE CYNTHIA K/STEVE K	11650 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
AEROJET GENERAL CORPORATION	PO BOX 13222	SACRAMENTO	CA	95813
COUNTY OF SACRAMENTO	10545 ARMSTRONG AV 201	MATHER	CA	95655
BASUKI FAMILY TRUST	11813 PROSPECT HILL DR	GOLD RIVER	CA	95670
LY KUVENG/KIEM BOUY	11817 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
TEHRANI FOROZAN	11821 PROSPECT HILL DR	GOLD RIVER	CA	95670
BOLTON JOE L/WANDERLYN P	11825 PROSPECT HILL DR	GOLD RIVER	CA	95670
BOLTON JOSEPH/JANICE	11829 PROSPECT HILL DR	GOLD RIVER	CA	95670
CASTILLO ALEX V/SUSAN P	11833 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
COUNTY OF SACRAMENTO	906 G ST 510	SACRAMENTO	CA	95814
LUGLIANI GLENN K/CYNTHIA J	2133 CAMPTON CIR	GOLD RIVER	CA	95670
MASARWEH NASR	11881 PROSPECT HILL DR	GOLD RIVER	CA	95670
WALTON JOYCE	11837 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
ROLLAG GREG A/KIM M	11877 PROSPECT HILL DR	GOLD RIVER	CA	95670
ESCHRICH KENNETH R/LAURIE	11841 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
MAC MULLAN NEIL O/LAURA D LYSTRUP	11873 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
CHRISTY CARTER	1413 BYRNE CT	FOLSOM	CA	95630
KAMINE JAY G/ZENAIDA F	11869 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
MCLAUGHLIN GARY P	11849 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
LUCCHESI SHAWN/ANNIE	11865 PROSPECT HILL DR	GOLD RIVER	CA	95670
MONTEERRUBIO ANTONIO J/ADELAIDE J	11853 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
ORTEGA DANIEL/LOREN RAMOS	11861 PROSPECT HILL DR	GOLD RIVER	CA	95670

HOMER BARRY R/KATHY J	11857 PROSPECT HILL DR	GOLD RIVER	CA	95670
YUN KUN SOO/TAE HUI	11482 PYRITES WY	GOLD RIVER	CA	95670
COUNTY OF SACRAMENTO	10454 ARMSTRONG AV 2021 MATHER		CA	95655
SINHA IRA/NAVIN	26071 RAVENNA RD	MISSION VIEJO	CA	92692
JANG HOON	11581 MARISSA WY	RANCHO CORDOVA	CA	95670
JENSEN KATHRINE AWAYNE C	11585 MARISSA CT	GOLD RIVER	CA	95670
CASTRO OSCAR PADILLA	11556 MARISSA WY	RANCHO CORDOVA	CA	95670
CHANDLER TONSTAD STEPHANIE	11589 MARISSA CT	GOLD RIVER	CA	95670
DONG ROBERT X/ANNIE C	7616 MARINA COVE DR	SACRAMENTO	CA	95831
VANHORSSEN STEVEN D/TRACY L SCHNEID	11564 MARISSA WY	RANCHO CORDOVA	CA	95670
VATS ANITA/ASHWANI	11593 MARISSA CT	RANCHO CORDOVA	CA	95670
TRAN BAO/AMBER NGOC THUY TRAN	11568 MARISSA WY	GOLD RIVER	CA	95670
ZIA AMIR	11572 MARISSA WY	RANCHO CORDOVA	CA	95670
BASSAM A DAHDULI LIVING TRUST	5175 RIDGEVINE WY	FAIR OAKS	CA	95628
FITCH JASON/MARY JANE ARNDT	11576 MARISSA WY	GOLD RIVER	CA	95670
MORAN BRIAN P	11599 MARISSA CT	GOLD RIVER	CA	95670
BUI HANNAH	11580 MARISSA WY	GOLD RIVER	CA	95670
KUMAR MADHUR/VIJAY	2338 STAHL CT	GOLD RIVER	CA	95670
NJENGA ELIZABETH N	02339 STAHL CT	GOLD RIVER	CA	95670
NICODEMUS-FISCHER FAMILY REV LIVING TRUST	2343 STAHL CT	GOLD RIVER	CA	95670
COUNTY OF SACRAMENTO	827 SEVENTH ST 304	SACRAMENTO	CA	95814
LORENCE SCOTT G/THERESA M	11588 MARISSA CT	GOLD RIVER	CA	95670
SAPUTRA MONITA S/MONIKA	3417 NOBLESSA WY	RANCHO CORDOVA	CA	95670
TRAN TRONG/THUYHANH NGUYEN	11593 LINDAY WY	GOLD RIVER	CA	95670
BARRINO SANFORD E/SHARON F	11587 LINDAY WY	GOLD RIVER	CA	95670
POERIO JOHN N	02347 STAHL CT	GOLD RIVER	CA	95670
YOUNG LEE 2005 TRUST	2025 LARKHALL CIR	FOLSOM	CA	95630
COUNTY OF SACRAMENTO	906 G ST 510	SACRAMENTO	CA	95814
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS/PO BOX 2110	2342 STAHL CT	SACRAMENTO	CA	95812
MUKHERJEE JOY/SUVRA	11583 LINDAY WY	RANCHO CORDOVA	CA	95670
DELFIN ROMEO T/LELA D	02339 CABO WY	RANCHO CORDOVA	CA	95670
ZAMANIAN ALEX M	11596 LINDAY WY	GOLD RIVER	CA	95670
OPPELT ROGER D/STEPHANIE G	251 STAHL CT	GOLD RIVER	CA	95670
VAKILI MEHRNOOSH	11598 MARISSA CT	GOLD RIVER	CA	95670
RITTIRON SAKCHAI J/REBECA	2342 CABO WAY	GOLD RIVER	CA	95670
WRIGHT BOBBIE/NAOMI	2343 CABO WY	GOLD RIVER	CA	95670
DAVIS COLLETTE			CA	95670

OAKLEY THOMAS/PAULINE	11592 LINDAY WAY	GOLD RIVER	CA	95670
SMITH FAMILY TRUST	2142 SEA ISLAND PL	SAN MARCOS	CA	92078
ROACH CHRISTOPHER	2355 STAHL CT	GOLD RIVER	CA	95670
KAUR JASBIR/SANJAY SAXENA	2346 CABO WY	RANCHO CORDOVA	CA	95670
GOODRICH ANTHONY JEVON/THI HUYNH	2350 STAHL CT	RANCHO CORDOVA	CA	95670
SHARON L BRAINARD REVOCABLE TRUST	1900 POINT WEST WY 142	SACRAMENTO	CA	95815
GUERRERO SELINA	11588 LINDAY WY	GOLD RIVER	CA	95670
VALDIVIA MARIA G	2347 CABO WY	RANCHO CORDOVA	CA	95670
CHOOPANI GHOLAMREZA/SOUDABEH MADADIAN	02351 PLAYA WY	RANCHO CORDOVA	CA	95670
FLORENTZ SKY F	11584 LINDAY WY	RANCHO CORDOVA	CA	95670
FORD YOUNG JR	667 PARISIO CIR	FAIRFIELD	CA	94534
BOORANG HOSSEIN/MEHRNOSH SHARIF-BIKDELI	2350 CABO WY	GOLD RIVER	CA	95670
BARTLETT TAEKO K/ WILLIAM C	2354 STAHL CT	GOLD RIVER	CA	95670
BAHRAMAND ELYAS	11557 LINDAY WY	RANCHO CORDOVA	CA	95670
PETTUS CLAYTON W	11580 LINDAY WY	GOLD RIVER	CA	95670
ARSHI SAIRAZIA ZAFIR/2004-0000182 LLC	2351 CABO WAY	GOLD RIVER	CA	95670
MOON HEE SUK/IN SUNG	2355 PLAYA WY	GOLD RIVER	CA	95670
SUBRAMANIAN ARUNACHALAM/ALAMELU ARUNACHALAM	02358 PLAYA WY	RANCHO CORDOVA	CA	95670
STERMER DONALD A	11576 LINDAY WY	RANCHO CORDOVA	CA	95670
FORD YOUNG JR	667 PARISIO CIR	FAIRFIELD	CA	94534
SMITH PONCE DELEONG	2354 CABO WY	GOLD RIVER	CA	95670
PAUL SHOMEER/MALOSREE	02355 CABO WY	GOLD RIVER	CA	95670
WILEY KRISTINA	11572 LINDAY WY	GOLD RIVER	CA	95670
DEL CASTILLO JOSE/TERESITA	02359 PLAYA WY	GOLD RIVER	CA	95670
ALLISON JORELL A	11568 LINDAY WY	GOLD RIVER	CA	95670
KHIEU MONY K/SAMBATH THEAM	2362 PLAYA WY	GOLD RIVER	CA	95670
JORDAN SCOTT/LAURIE WENDIE	2358 CABO WY	GOLD RIVER	CA	95670
FERNANDEZ-BEALL AGATHA S/MICHAEL C BEALL	11564 LINDAY WY	GOLD RIVER	CA	95670
MASTERSON DEBORAH	02361 CABO WY	RANCHO CORDOVA	CA	95670
MONGE FIDES	2363 PLAYA WY	RANCHO CORDOVA	CA	95670
NAHEED SHAZIA/ABDUL SALAM	11560 LINDAY WAY	GOLD RIVER	CA	95670
SINGLEMAN RONNY MOON	2366 PLAYA WY	GOLD RIVER	CA	95670
NOLASCO ROBERT A/GAYLE BOWEN/ETAL	4429 WHISPERING OAKS CII	GRANITE BAY	CA	95746
PERNG VICKIE S	02362 CABO WY	RANCHO CORDOVA	CA	95670
FORD YOUNG JR	667 PARISIO CIR	FAIRFIELD	CA	94534
OLASO LISA R	2367 PLAYA WY	GOLD RIVER	CA	95670
SAPUTRA MONITA S/MONIKA	3417 NOBLESSA WY	RANCHO CORDOVA	CA	95670

LY LICH	11552 LINDAY WY	GOLD RIVER	CA	95670
TALAVERA FRANCISCO/EVA	2366 CABO WY	GOLD RIVER	CA	95670
BROWN ROBERT/CLAIRETTA CASON	11548 LINDAY WY	RANCHO CORDOVA	CA	95670
ANZELC 2006 FAMILY TRUST	8 NADER CT	SACRAMENTO	CA	95831
SIRIMONGKOLKITTI ORRANUCH	11544 LINDAY WAY	GOLD RIVER	CA	95670
LEE JAE W/JOON H	02374 PLAYA WY	RANCHO CORDOVA	CA	95670
RANCHO EL REFUGIO L P	34800 LITTLE BEAR CRK LN	ALTA	CA	95701
COUNTY OF SACRAMENTO	906 G ST 510	SACRAMENTO	CA	95814
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS/PO BOX 2110		SACRAMENTO	CA	95812
WILLIAMS GALE/STEVEN	11540 LINDAY WY	GOLD RIVER	CA	95670
MOLINA ARNEL/MA PURIFICACI	02381 PLAYA WY	RANCHO CORDOVA	CA	95670
U-HAUL REAL ESTATE COMPANY	P O BX 29046	PHOENIX	AZ	85038
KONJKAV BIJAN	11536 LINDAY WY	RANCHO CORDOVA	CA	95670
WHEELER KATHRYN L/STANLEY L	2378 PLAYA WY	GOLD RIVER	CA	95670
YU HEE	11532 LINDAY WY	RANCHO CORDOVA	CA	95670
SUNRISE RIVER INDUSTRIAL PARK	3415 AMERICAN RIVER DR /	SACRAMENTO	CA	95864
HUNG CANNIC	11528 LINDAY WAY	GOLD RIVER	CA	95670
SINGH AMANPREET	2382 PLAYA WY	GOLD RIVER	CA	95670
JONES LOUIS E III/REBECCA S	1601 RESPONSE RD 160	SACRAMENTO	CA	95815
ELLY CATHY A/DOROTHY HAIRSTON	11524 LINDAY WY	GOLD RIVER	CA	95670
YUN JENNIFER	11520 LINDAY WAY	GOLD RIVER	CA	95670
DARRYL G WAGNER 1998 REVOCABLE TRUST	3309 WHITE OAK CT	SACRAMENTO	CA	95825
SINGH RAJDEEP	11516 LINDAY WY	GOLD RIVER	CA	95670
GRAHAM REVOCABLE TRUST	1590 DAY DR	CARMICHAEL	CA	95608
BARRY R/GAIL L PAULSEN TRUST	11521 FOLSOM BL	RANCHO CORDOVA	CA	95742
RALPH PROPERTIES	P O BX 1803	VISALIA	CA	93279
SURAT BRIJ/RAM	11512 LINDAY WY	GOLD RIVER	CA	95670
ERNEST/JENNIFER RUOFF TRUST	11508 LINDAY WY	GOLD RIVER	CA	95670
TSITSYURA LILIYA V/GENNADIY M	11500 LINDAY WY	GOLD RIVER	CA	95670
WILLHITE RANDALL L	11504 LINDAY WY	GOLD RIVER	CA	95670
THOMAS E MARTIN TRUST	8600 WILMA CT	FAIR OAKS	CA	95628
JAMES R KIDDER TRUST	4068 MOTHER LODGE DR C	SHINGLE SPGS	CA	95682
GRB PROPERTIES	11367 PYRITES WY	RANCHO CORDOVA	CA	95670
TUOHY THOMAS J	4620 HOLM RD	PLACERVILLE	CA	95667
ROEDER SHIRLEY BETH/ETAL	11085 JOEGER RD	AUBURN	CA	95603
TUOHY THOMAS J	4620 HOLM RD	PLACERVILLE	CA	95667
GOLD RIVER BUSINESS PARK LLC	4949 SW MEADOWS RD 400	LAKE OSWEGO	OR	97035

TURNER FAMILY TRUST	11455 FOLSOM BL	RANCHO CORDOVA	CA	95742
GOLD RIVER BUSINESS PARK LLC	4949 SW MEADOWS RD 400	LAKE OSWEGO	OR	97035
GOLD RIVER BUSINESS PARK LLC	4949 SW MEADOWS RD 400	LAKE OSWEGO	OR	97035
BENNETT RICHARD J	1657 LAPOTE DR	ROSEVILLE	CA	95747
STEELE 1994 FAMILY TRUST/ETAL	2882 PROSPECT PRK DR 25	RANCHO CORDOVA	CA	95670
AEROJET GENERAL CORPORATION	620 COOLIDGE DR 100	FOLSOM	CA	95630
DARYLL/LINDA TETZ 2003 REVOCABLE TRUST	2401 GOLD RIVER RD	RANCHO CORDOVA	CA	95670
JUDSON ASSOCS LLC	2440 GOLD RIVER RD	RANCHO CORDOVA	CA	95670
STEELE CHRISTOPHER R/SHARON L/ETAL	8925 CAMINO DEL AVION	GRANITE BAY	CA	95746
MORSE FAMILY TRUST	1146 BROADMOOR DR	NAPA	CA	94558
JUDSON ASSOCS LLC	11261 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
LANGDON FAMILY TRUST	5215 LIL BIT CT	SHINGLE SPRING	CA	95682
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
BERNHARDT STREET LLC	12976 SANDOVAL ST	SANTA FE SPRIN	CA	90670
DENTON A/CAROLYN BEAM FAMILY TRUST	P O BX 4420	GEORGETOWN	CA	95634
FOLSOM ELDORADO INC	641 FULTON AV 202	SACRAMENTO	CA	95825
MARVIN L OATES TRUST	960 FULTON AV 100	SACRAMENTO	CA	95825
GMAC PROPERTIES LLC	2429 MERCANTILE DR	RANCHO CORDOVA	CA	95742
JONES FAMILY TRUST/LOUIS E JONES JR/MARY M	1401 BOOTH RD 160	ROSEVILLE	CA	95747
COUNTRY CLUB INVESTORS	9152 GREENBACK LN 3	ORANGEVALE	CA	95662
Z SPORTS LLC	11282 PYRITES WY	GOLD RIVER	CA	95670
HCF INC	11347-D FOLSOM BL	RANCHO CORDOVA	CA	95742
HUNT ASSET MANAGMENT LLC	137 CASCADE FALLS DR	FOLSOM	CA	95630
NIMBUS LLC	11390 SUNRISE GLD CR 300	RANCHO CORDOVA	CA	95742
CARL L HAWORTH/KATHRYN S CLOUGH LIVING TRUST	141 OLYMPIC	GRANITE BAY	CA	95746
BARTA INVS INCORPORATED	2400 VALLEJO ST	SAN FRANCISCO	CA	94123
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
STRUVE CHRISTOPHER A	1404 CROCKER DR	EL DORADO HILL	CA	95762
HARDCASTLE MARITAL TRUST	11347 FOLSOM BL D	RANCHO CORDOVA	CA	95742
SOUTHERN CALIF WATER CO	3625 WEST SIXTH ST	LOS ANGELES	CA	90020
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS/PO BOX 2110		SACRAMENTO	CA	95812
ESS PRISA LLC	PO BOX 19156	ALEXANDRIA	VA	22320
HCF INC	11347-D FOLSOM BL	RANCHO CORDOVA	CA	95742
HARDCASTLE MARITAL TRUST	11347 FOLSOM BL D	RANCHO CORDOVA	CA	95742
GEORGE M ANSELMO REVOCABLE TRUST/ETAL	P O BX 1154	LOTUS	CA	95651
SOUTHERN PACIFIC TRANSPORTATION CO	1400 DOUGLAS ST 1640	OMAHA	NE	68179
SACRAMENTO REGIONAL TRANSIT DISTRICT	2811 O ST	SACRAMENTO	CA	95816

FOLSOM LAKE PROPERTIES LLC	12755 FOLSOM BL	FOLSOM	CA	95630
SUSAN NAUSLAR REVOCABLE TRUST	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
WILLIAM E MEE BYPASS TRUST	9337 CALTROP CT	FAIR OAKS	CA	95628
COUNTY OF SACRAMENTO	827 SEVENTH ST 304	SACRAMENTO	CA	95814
KOHOUT DAROLD D/LYNNE M	108 COPPER CREEK DR	FOLSOM	CA	95630
W/M MACLAUGHLIN PARTNERSHIP	1401 SHORE ST	W SACRAMENTO	CA	95691
HABRAMASTERS	2504 MERCANTILE DR	RANCHO CORDOVA	CA	95742
SOUTHERN PACIFIC TRANSPORTN CO	1400 DOUGLAS ST 1640	OMAHA	NE	68179
SHOEMAKER FAMILY TRUST	3811 CLINTON WY	FAIR OAKS	CA	95628
HARMONY INVESTMENTS L P	10605 SW ALLEN BL	BEAVERTON	OR	97005
MERCANTILE COMMONS GL	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
H HARRY/MARIANNE L MUEGGENBURG	11230 GOLD EXP DR 310334	GOLD RIVER	CA	95670
MERCANTILE COMMONS GL	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
AURA LIVING TRUST/BRETT J AURA/KELLEN	2477 MERCANTILE DR	RANCHO CORDOVA	CA	95742
CRIBBINS FAMILY LIVING TRUST	11311 TRADE CTR DR 130	RANCHO CORDOVA	CA	95742
BRE/ESA PROPERTIES INCORPORATED	345 PARK AV	NEW YORK	NY	10154
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
JARWIN ANDREW/KAREN	11315 FOLSOM BL	RANCHO CORDOVA	CA	95742
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
MERCANTILE COMMONS GL	5101 FLORIN PERKINS RD	SACRAMENTO	CA	95826
MACLAUGHLIN PROPERTIES	1401 SHORE ST	W SACRAMENTO	CA	95691
STROPPINI GILBERT W	2546 MERCANTILE DR	RANCHO CORDOVA	CA	95742
SHOEMAKER E FRANK/BILLIE P	3811 CLINTON WY	FAIR OAKS	CA	95628
YATES THOMAS G/MILDRED L	11311 FOLSOM BL	RANCHO CORDOVA	CA	95742
GAMBOA FAMILY TRUST/EXCHANGE INTERMEDIARY INC	5630 GRAZING HILL RD	SHINGLE SPRING	CA	95682
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
RATANJEE JAYA	618 LARCH ST	CHICO	CA	95926
MACLAUGHLIN PROPERTIES	1401 SHORE ST	W SACRAMENTO	CA	95691
DALMARK ENTERPRISES LLC	2550 MERCANTILE DR	RANCHO CORDOVA	CA	95742
2590 MERCANTILE BLDG LLC	2590 MERCANTILE DR C	RANCHO CORDOVA	CA	95742
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
RANCHO INVESTMENTS INC	220 HARDING BL	ROSEVILLE	CA	95678
WRIGHT FAMILY TRUST/FRED KNOWLES/SHELBY/ETAL	11290 POINT EAST DR	RANCHO CORDOVA	CA	95742
SUBURBAN PROPANE L P	2510 CITRUS RD	RANCHO CORDOVA	CA	95742
MACLAUGHLIN PROPERTIES	1401 SHORE ST	W SACRAMENTO	CA	95691
ICON VENTURES LLC	2489 MERCANTILE DR	RANCHO CORDOVA	CA	95742
DRAKE ENTERPRISES INC	490 WATT AV	FAIRFIELD	CA	94585

VALLEY PROPERTIES HOTEL PARTNERSHIP	11260 POINT EAST DR	RANCHO CORDOVA	CA	95742
RAYMOND E/GLORIA M ANTHONY TRUST B/ETAL	3942 OAK HURST CR	FAIR OAKS	CA	95628
2590 MERCANTILE BUILDING LLC	2590 MERCANTILE DR C	RANCHO CORDOVA	CA	95742
JOHNSON 1996 TRUST	PO BOX 1003	CITRUS HTS	CA	95611
HV-HOUSTON DEVELOPMENT INC	433 CALIFORNIA ST 7	SAN FRANCISCO	CA	94104
ROLFF KENNETH/REBECA	11389 TRADE CENTER DR	RANCHO CORDOVA	CA	95742
CRIBBINS FAMILY LIVING TRUST	11311 TRADE CTR DR 130	RANCHO CORDOVA	CA	95742
CHUNG SUN M/DAE/HAE	3012 WOODRAE CT	HAYWARD	CA	94541
VALLEY PROPERTIES HOTEL PARTNERSHIP	11260 POINT EAST DR	RANCHO CORDOVA	CA	95742
CAPITAL CITY DEVELOPMENT INCORPORATED	1329 H ST	SACRAMENTO	CA	95814
MENASCO OTIS W/CAROL M	2587-B MERCANTILE DR	RANCHO CORDOVA	CA	95742
HV-HOUSTON DEVELOPMENT INC	433 CALIFORNIA ST 7	SAN FRANCISCO	CA	94104
CRIBBINS FAMILY LIVING TRUST	11311 TRADE CTR DR 130	RANCHO CORDOVA	CA	95742
VALLEY PROPERTIES HOTEL PARTNERSHIP	11260 POINT EAST DR	RANCHO CORDOVA	CA	95742
MENASCO OTIS W/CAROL M	2587 B MERCANTILE DR	RANCHO CORDOVA	CA	95742
CAPITAL CITY DEVELOPMENT INCORPORATED	1329 H ST	SACRAMENTO	CA	95814
PARKER JED R	2591 MERCANTILE DR	RANCHO CORDOVA	CA	95742
MURRAY FAMILY LIVING TRUST	11370 TRADE CENTER DR	RANCHO CORDOVA	CA	95742
HV-HOUSTON DEVELOPMENT INC	433 CALIFORNIA ST 7	SAN FRANCISCO	CA	94104
SUNRISE TRADE CENTER STORAGE LLC	11364 GOLD COUNTRY BLVD	GOLD RIVER	CA	95670
ROBERT L/WILMA C THOMAS TRUST/ETAL	176 MCNEAR DR	SAN RAFAEL	CA	94901
DAVID M SCHOENFELD FAMILY PARTNERSHIP	347 SANTA ANA AV	SAN FRANCISCO	CA	94127
WAYSIDE LUMBER INCORPORATED	11277 TRADE CENTER DR	RANCHO CORDOVA	CA	95742
LYRA ASSOCIATES	2620 MERCANTILE DR	RANCHO CORDOVA	CA	95742
HV-HOUSTON DEVELOPMENT INC	433 CALIFORNIA ST 7	SAN FRANCISCO	CA	94104
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
B3K LLC	2620 MERCANTILE DR	RANCHO CORDOVA	CA	95742
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
CHA INDUSTRIES LLC	11300 TRADE CENTER DR	RANCHO CORDOVA	CA	95742
SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS/	PO BOX 2110	SACRAMENTO	CA	95812
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
BROWNE CATTLE COMPANY OF CALIFORNIA INC	875-A ISLAND DR 390	ALAMEDA	CA	94502
SACRAMENTO REGIONAL TRANSIT DISTRICT	P O BX 2110	SACRAMENTO	CA	95812
WILSON SURVIVORS TRUST/WILSON EXEMPTION TRUST	6721 RYAN RANCH RD	EL DORADO HILL	CA	95762
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
RC TRADE CENTER ASSOCIATES LLC	701 N PARK CENTER DR	SANT ANA	CA	92705

BBP GENERAL PARTNERSHIP	3710 RAWLINS ST 1500	DALLAS	TX	75219
KUHL BYRON A/SHARON R	11241 SUNCO DR	RANCHO CORDOVA	CA	95742
JAMES D/CHERYL K SEWELL REVOCABLE TRUST	2665 MERCANTILE DR	RANCHO CORDOVA	CA	95742
RICE TRUST	11249 SUNCO DR	RANCHO CORDOVA	CA	95742
BEDROSIAN JANICE A/ETAL	4285 W COLDEN STATE BL	FRESNO	CA	93722
APPLEGATE DEFINED BENEFIT PLAN	4804 BROMPTON CT	CARMICHAEL	CA	95608
FJM SUNRISE ASSOCIATES LLC	11230 GOLD EXPRESS DR	GOLD RIVER	CA	95670
JOHN AVIRGINIA S KEYES 1981 REVOCABLE TRUST	PO BOX 128	RANCHO CORDOVA	CA	95670
CHRISTOPHER/CAROL HILL 2001 REVOCABLE TRUST	3012 PARKWOOD CT	CARMICHAEL	CA	95608
SNIDER FAMILY TRUST	5150 MADISON AVE	SACRAMENTO	CA	95841
NUNN HENRY W	11230 TRADE CENTER DR	RANCHO CORDOVA	CA	95742
CLOVER TRUST OF 1997-1	PO BOX 1539	PASO ROBLES	CA	93447
NATURWOOD HOME FURNISHINGS INC	PO BOX 128	RANCHO CORDOVA	CA	95741
ROBERT A BELL TRUST	1850 IDLEWILD DR C-06	RENO	NV	89509
JONES FAMILY TRUST	1401 BOOTH RD	ROSEVILLE	CA	95678
CLAY STATE CAPITAL INC	550 MONTGOMERY ST 200	SAN FRANCISCO	CA	94111
PHILIP MICHAEL/PATRICIA SUE GELHAUS REV TRUST	200 RAVENNA WY	EL DORADO HLS	CA	95762
KEENAN COMM REAL ESTATE LLC	2701 CITRUS RD	RANCHO CORDOVA	CA	95742
WILSON LOUELLA B	PO BOX 35	RANCHO CORDOVA	CA	95741
MCDONALD CAROLYN S/LYNN H	2718 MERCANTILE DR	RANCHO CORDOVA	CA	95742
MERCANTILE INVESTMENTS LLC	540 FULTON AVE	SACRAMENTO	CA	95825
KEENAN COMM REAL ESTATE LLC	2701 CITRUS RD	RANCHO CORDOVA	CA	95742
HEMBUZZ INCORPORATED	2939 MATHER FIELD RD	RANCHO CORDOVA	CA	95670
NOLASCO ROBERT A/GAYLE BOWEN	P O BX 15263	SACRAMENTO	CA	95851
ROBERT KEITH BOHANNON FAMILY TRUST B	4272 WILD OAT WY	ROSEVILLE	CA	95747
DISCLAIMER TRUST C/JACKSON TRUST/ETAL	11607 INVERNESS WY	AUBURN	CA	95602
RAMOS OIL COMPANY INCORPORATED	1515 S RIVER RD	WEST SACRAMENT	CA	95691
SACRAMENTO MUNICIPAL UTILITY DISTRICT	P O BX 15830	SACRAMENTO	CA	95813
D BENVENUTI HOLDINGS LLC	4378 AUBURN BLVD 300	SACRAMENTO	CA	95841
D BENVENUTI HOLDINGS LLC	4378 AUBURN BLVD 300	SACRAMENTO	CA	95841
MERCANTILE TRADE CENTER L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
LODGE 946 HOLDING CORP	2749 SUNRISE BL	RANCHO CORDOVA	CA	95742
ENTERPRISE RENT-A-CAR COMPANY/SACRAMENTO	4515 AUBURN BL	SACRAMENTO	CA	95841
ENTERPRISE RENT-A-CAR COMPANY/SACRAMENTO	4623 MCHENRY AV	MODESTO	CA	95356
MILLER FAMILY 1995 TRUST	1312 RAMSAY CIR	WALNUT CREEK	CA	94597
DIMMICK DAVID W/DONNA J/WALTER F	PO BOX 188	COOL	CA	95614
FINCH 1988 TRUST	1111 CIVIC DR 285	WALNUT CREEK	CA	94596

BRUCE/BARBARA ASHWILL REVOCABLE TRUST	3181 CAMERON PARK DR 10	CAMERON PARK	CA	95682
11353 CIR LLC SUNRISE GOLD	788 UNIVERSITY AVE	SACRAMENTO	CA	95825
TAJLIL 1999 REVOCABLE TRUST	3611 WINDING CREEK RD	SACRAMENTO	CA	95864
ELVIDGE RONALD PWYN TRUST/ETAL	1343 LOCUST ST 204	WALNUT CREEK	CA	94596
HAGEN BARBARA J/KENT E	PO BOX 2143	ORINDA	CA	94563
11353 CIR LLC SUNRISE GOLD	788 UNIVERSITY AV	SACRAMENTO	CA	95825
MILLER LAWRENCE M/JOANN	P O BX 1537	FAIR OAKS	CA	95628
COHEN FLORENCE/GERALD	8747 COOPERSTON WY	ELK GROVE	CA	95624
CCC UNITED LLC/WARREN TOM/TOM EMILY MAR/ETAL	PO BOX 19581	SACRAMENTO	CA	95819
GODINES DAVID L/ROBERT F JAMESON/ETAL	4410 NORTHSTAR ST	ROCKLIN	CA	95677
MCJ PROP LLC	PO BOX 1887	RANCHO CORDOVA	CA	95742
VANDYKE REAL ESTATE HOLDINGS LLC	11312 SUNRISE GOLD CR	RANCHO CORDOVA	CA	95742
JONES LOUIS E III/REBECCA S	1601 RESPONSE RD 160	SACRAMENTO	CA	95815
SHARON L BRAINARD REVOCABLE TRUST	1900 POINT WEST WY 142	SACRAMENTO	CA	95815
2865 SUNRISE TWS LLC	6960 DESTINY DR 101	ROCKLIN	CA	95677
PEDERSEN ELIZABETH/PETER M/MARK F/DENISE	11365 SUNRISE GOLD CIR	RANCHO CORDOVA	CA	95742
GORDON FAMILY LIVING TRUST/ETAL	11633 CIRCLE WY	DUBLIN	CA	94568
SIMON BILL/ED/NEIL NOFALEY	459 POWERS DR	EL DORADO HLS	CA	95630
NEWTON REVOCABLE TRUST	2438 RADLEY CT	HAYWARD	CA	94545
BLUMENFELD PROPS LLC	1401 SHORE ST	W SACRAMENTO	CA	95691
BLUMENFELD PROPS LLC	1401 SHORE ST	W SACRAMENTO	CA	95691
DELGADO DENISE E/RALPH J/STOICS LLC	11390 SUNRISE GOLD CR	RANCHO CORDOVA	CA	95742
NORTHMAN G ERIC/SALLY R/KEITH J BRIGHTON/ANNE E	5665 POWER INN RD 140	SACRAMENTO	CA	95824
11460 ASSOCIATES	1900 POINT WEST WY 142	SACRAMENTO	CA	95815
SUNRISE GOLD II LLC	4949 SW MEADOWS RD 400	LAKE OSWEGO	OR	97035
MOORE ENTERPRISES L P	3030 BRIDGEWAY 212	SAUSALITO	CA	94965
BLUMENFELD PROPS LLC	1401 SHORE ST	W SACRAMENTO	CA	95691
FOURWAY INCORPORATED	5175 RIDGEVINE WY	FAIR OAKS	CA	95628
FOURWAY INCORPORATED	5175 RIDGEVINE WY	FAIR OAKS	CA	95628
TELEDYNE WIRELESS INC	12333 W OLYMPIC BL	LOS ANGELES	CA	90064
HERMCO INC	1850 RALSTON AV	HILLSBOROUGH	CA	94010
PECK FAMILY 2000 TRUST	1126 DENISE WY	SAN JOSE	CA	95125
NUNES WILLIAM H III/DENISE R	11441 SUNRISE GOLD CR	RANCHO CORDOVA	CA	95742
NUNES WILLIAM H III/DENISE R	11453 SUNRISE GOLD CIR	RANCHO CORDOVA	CA	95742
HERMCO INC	1850 RALSTON AV	HILLSBOROUGH	CA	94010
FIRST RELATED L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
WOLF JOSEPH W/BONNIE P	1591 CALYPSO DR	APTOS	CA	95003

BEDROSIAN SUNRISE LLC	4285 N GOLDEN STATE BL	FRESNO	CA	93722
JW PROPERTIES LLC	435 MOSLEY RD	HILLSBOROUGH	CA	94010
JW PROPERTIES LLC	435 MOSLEY RD	HILLSBOROUGH	CA	94010
JW PROPERTIES LLC	435 MOSLEY RD	HILLSBOROUGH	CA	94010
FFSG PARTNERS-1996	11330 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
NURSS RONALD	11292 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
SFC LEASING	3430 LUYUNG DR	RANCHO CORDOVA	CA	95742
CHEUNG JOSEPH L S	3517 BLANCHETTE WY	RANCHO CORDOVA	CA	95670
CHEUNG JOSEPH L S	3517 BLANCHETTE WY	RANCHO CORDOVA	CA	95670
COPELAND REALTY INC	25809 BUSINESS CENTER DR	REDLANDS	CA	92374
COPELAND PROPS THREE LP	25809 BUSINESS CENTER DR	REDLANDS	CA	92374
NURSS RONALD	11292 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
WESTCO PRODUCTS INC	11350 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
POLARITY INC	11294 SUNRISE PARK DR	RANCHO CORDOVA	CA	95742
BENVENUTI DANIEL JR/KAREN	4378 AUBURN BL 300	SACRAMENTO	CA	95841
WIEGAND CARL F/NELLIE J	415 S ALMOND	DIXON	CA	95620
YEH-SEET 2001 TRUST/FRANCIS CARRINGTON/ETAL	2540 FOX CIR	WALNUT CREEK	CA	94596
KARABINOS FAMILY TRUST/EDWARD F KARABINOS	1052 MANNING DR	EL DORADO HILL	CA	95762
D BENVENUTI HOLDINGS LLC	4378 AUBURN BLVD 300	SACRAMENTO	CA	95841
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
KLEIN DAVID M/GREGORY P/LINDA E/LINDA J/ETAL	1065 WASHINGTON ST	SAN CARLOS	CA	94070
WHITE TERRY M/ELENA M	600 PLATT CIR	EL DORADO HILL	CA	95762
ELLIOTT WHITEROCK LLC	80 IRON POINT CIR 110	FOLSOM	CA	95630
WALLIS WILLIAM C/CAROL A	11409 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
SACRAMENTO VIKING LLC/JEROME M JOHNSON/MARY J	15451 PALOS VERDES DR	MONTE SERENO	CA	95030
C R/R INC	P O BX 125	STANTON	CA	90680
SK LLC	14341 PIERITE RD	NEVADA CITY	CA	95959
SFC LEASING L P	3322 LUYUNG DR	RANCHO CORDOVA	CA	95742
SFC LEASING L P	3322 LUYUNG DR	RANCHO CORDOVA	CA	95742
SK LLC	14341 PIERITE RD	NEVADA CITY	CA	95959
SK LLC	14341 PIERITE RD	NEVADA CITY	CA	95959
D BENVENUTI HOLDINGS LLC	4378 AUBURN BLVD 300	SACRAMENTO	CA	95841
SK LLC	14341 PIERITE RD	NEVADA CITY	CA	95959
WINN PROPERTIES LLC	11285 WHITE ROCK RD	RANCHO CORDOVA	CA	95742

WINN PROPERTIES LLC	11285 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
BRUCE/BARBARA ASHWILL REVOCABLE TRUST	3181 CAMERON PARK DR 1C	CAMERON PARK	CA	95682
COUNTY OF SACRAMENTO	827 7TH ST 304	SACRAMENTO	CA	95814
GARY W JEFFERY REV LIVING TRUST	8581 VIA GWYNN WY	FAIR OAKS	CA	95628
HUNT ASSET MANAGMENT LLC	137 CASCADE FALLS DR	FOLSOM	CA	95630
BRUCE/BARBARA ASHWILL REVOCABLE TRUST	3181 CAMERON PARK DR 1C	CAMERON PARK	CA	95682
CR/R INCORPORATED	11292 WESTERN AV	STANTON	CA	90680
HTRINKEL ENTERPRISES	11125 PORTAGE RIVER CT	RANCHO CORDOVA	CA	95670
BRUCE/BARBARA ASHWILL REVOCABLE TRUST	3181 CAMERON PARK DR 1C	CAMERON PARK	CA	95682
GUDEL ERNEST J	3920 ORANGEWOOD DR	FAIR OAKS	CA	95628
BP WEST COAST PRODUCTS LLC	PO BOX 5015	BUENA PARK	CA	90622
REXFORD LLC	11273 WHITE ROCK RD	RANCHO CORDOVA	CA	95682
MCMILLAN GILMAN C	225 MUSE DR	EL DORADO HILL	CA	95762
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
BENVENUTI DANIEL JR/1325 J STREET L P	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	4378 AUBURN BL 300	SACRAMENTO	CA	95841
HENDERSON BRENT	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
GOLDEN ARCH LIMITED PARTNERSHIP	9616 WEXFORD CIR	GRANITE BAY	CA	95746
PRICE COMPANY	2400 SUNRISE BL	RANCHO CORDOVA	CA	95670
PRICE COMPANY	999 LAKE DR	ISSAQUAH	WA	98027
JAMAL LLC	999 LAKE DR	ISSAQUAH	WA	98027
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
JAMAL LLC	11354 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
ALVARADO RAYMOND G JR	4209 MEPHAM CT	EL DORADO HLS	CA	95673
AMERICAN RIVER DEVELOPMENT	3400 SUNRISE BL	RANCHO CORDOVA	CA	95742
DOS HOMBRES LLC	3150 FITZGERALD RD	RANCHO CORDOVA	CA	95742
BARBERA CHRISTOPHER AJ/JILL M	5912 BEECH AV	ORANGEVALE	CA	95662
BENVENUTI DANIEL JR/1325 J STREET L P	4378 AUBURN BL 300	SACRAMENTO	CA	95841
AHLSTROM STEVEN G/SCOTT/ETAL	3166 FITZGERALD RD	RANCHO CORDOVA	CA	95742
STATE OF CALIFORNIA	P O BX 911	MARYSVILLE	CA	95901
PEASE TRUST	2391 ARDEN WY 220	SACRAMENTO	CA	95825
GRADUATE N/C MACHINING	1860 CARL RD	RESCUE	CA	95672

GRADUATE N/C MACHINING	1860 CARL RD	RESCUE	CA	95672
NOLASCO GAYLE B/ROBERT A/ETAL	P O BX 15263	SACRAMENTO	CA	95851
RUGEN FAMILY GENERAL PARTNERSHIP	3257-A MONIER CIR	RANCHO CORDOVA	CA	95742
CHAMBERS NORMAN L/TR	6468 WASHINGTON ST 98	YOUNTVILLE	CA	94599
RUSSELL ADVENTURES LLC	3251 MONIER CR	RANCHO CORDOVA	CA	95742
WINTERLING DEBRA L/PETER M	3450 PALMER DR 4-251	CAMERON PARK	CA	95682
FIORI LEO Q/DIANNE L	3235 MONIER CR	RANCHO CORDOVA	CA	95742
VAN HILL JAMES/ANITA	3223 MONIER CR	RANCHO CORDOVA	CA	95742
NURTER LLC	541 E MAIN ST	ONTARIO	CA	91761
SIMON ED/JOHN/BILL/JOSEPH/NEIL	459 POWERS DR	EL DORADO HLS	CA	95762

Parcels	APN	Street_Add	CITY	ZIP
058-0280-027	05802800270000	11115 FOLSOM BL	RANCHO CORDOVA	CA 95670
058-0280-023	05802800230000	11127 FOLSOM BL	RANCHO CORDOVA	CA 95670
058-0280-016	05802800160000	11131 FOLSOM BL	RANCHO CORDOVA	CA 95670
058-0280-021	05802800210000	11135 FOLSOM BL	RANCHO CORDOVA	CA 95670
072-0222-001	07202220010000	0 FOLSOM BL	RANCHO CORDOVA	CA 95670
072-0222-012	07202220120000	2650 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0222-011	07202220110000	2656 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0222-013	07202220130000	2720 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0222-014	07202220140000	0 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0222-031	07202220310000	2690 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0223-011	07202230110000	2710 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0223-012	07202230120000	2738 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0223-010	07202230100000	2756 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0260-047	07202600470000	2838 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0490-018	07204900180000	2880 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0490-007	07204900070000	2851 GOLD TAILINGS CT	RANCHO CORDOVA	CA 95670
072-0490-008	07204900080000	0 GOLD TAILING CT	RANCHO CORDOVA	CA 95670
072-0490-009	07204900090000	0 GOLD TAILING CT	RANCHO CORDOVA	CA 95670
072-0490-022	07204900220000	0 SUN CENTER DR	RANCHO CORDOVA	CA 95670
072-0490-020	07204900200000	11230 SUN CENTER DR	RANCHO CORDOVA	CA 95670
072-0490-013	07204900130000	11190 SUN CENTER DR	RANCHO CORDOVA	CA 95670
072-0480-010	07204800100000	2925 GOLD PAN CT	RANCHO CORDOVA	CA 95670
072-0480-028	07204800280000	0 SUN CENTER DR	RANCHO CORDOVA	CA 95670
072-0480-014	07204800140000	2934 GOLD PAN CT	RANCHO CORDOVA	CA 95670
072-0480-011	07204800110000	2933 GOLD PAN CT	RANCHO CORDOVA	CA 95670
072-0480-012	07204800120000	2943 GOLD PAN CT	RANCHO CORDOVA	CA 95670
072-0480-023	07204800230000	11140 SUN CENTER DR	RANCHO CORDOVA	CA 95670
072-0260-009	07202600090000	0 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0480-024	07204800240000	2981 GOLD CANAL DR	RANCHO CORDOVA	CA 95670
072-0260-029	07202600290000	2990 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0470-013	07204700130000	2991 GOLD CANAL DR	RANCHO CORDOVA	CA 95670
072-0260-043	07202600430000	3040 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0260-044	07202600440000	3050 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0260-027	07202600270000	3054 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0260-026	07202600260000	3084 SUNRISE BL	RANCHO CORDOVA	CA 95742
072-0260-045	07202600450000	3090 SUNRISE BL	RANCHO CORDOVA	CA 95742

072-0260-034	07202600340000	3096 SUNRISE BL	RANCHO CORDOVA	CA	95742
072-0260-046	07202600460000	0 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
072-0340-089	07203400890000	3100 SUNRISE BL	RANCHO CORDOVA	CA	95742
072-0370-009	07203700090000	0 SUNRISE BL	RANCHO CORDOVA	CA	95670
072-0340-090	07203400900000	3110 SUNRISE BL	RANCHO CORDOVA	CA	95742
072-0680-070	07206800700000	0 KILGORE RD	RANCHO CORDOVA	CA	95670
072-0680-069	07206800690000	0 KILGORE RD	RANCHO CORDOVA	CA	95670
072-0680-068	07206800680000	0 KILGORE RD	RANCHO CORDOVA	CA	95670
072-0231-033	07202310330000	0 U S HWY 50	RANCHO CORDOVA	CA	95742
069-0650-001	06906500010000	12155 TRIBUTARY PT DR	RANCHO CORDOVA	CA	95670
069-0650-008	06906500080000	12220 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0040-073	06900400730000	0 HAZEL AV	RANCHO CORDOVA	CA	95670
069-0650-006	06906500060000	12190 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0050-011	06900500110000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0650-009	06906500090000	12210 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0650-017	06906500170000	12173 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0050-006	06900500060000	12401 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0650-010	06906500100000	12190 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0650-011	06906500110000	12171 TRIBUTARY LN	RANCHO CORDOVA	CA	95670
069-0650-015	06906500150000	12150 TRIBUTARY PT DR	RANCHO CORDOVA	CA	95670
072-0231-079	07202310790000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0650-016	06906500160000	12130 TRIBUTARY PT DR	RANCHO CORDOVA	CA	95670
069-0160-012	06901600120000	12399 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0160-011	06901600110000	12395 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0160-014	06901600140000	12303 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0160-020	06901600200000	12251 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0650-014	06906500140000	12100 TRIBUTARY PT DR	RANCHO CORDOVA	CA	95670
069-0160-019	06901600190000	12249 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0260-019	06902600190000	0 FOUNDATION PL	RANCHO CORDOVA	CA	95670
069-0160-015	06901600150000	12233 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0260-018	06902600180000	12033 FOUNDATION PL	RANCHO CORDOVA	CA	95670
072-0231-058	07202310580000		CA	0	
069-0160-008	06901600080000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0260-017	06902600170000	12009 FOUNDATION PL	RANCHO CORDOVA	CA	95670
069-0160-007	06901600070000	12175 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0040-014	06900400140000	0	RANCHO CORDOVA	CA	95742
069-0160-006	06901600060000	12161 FOLSOM BL	RANCHO CORDOVA	CA	95742

069-0160-005	06901600050000	12137 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0160-004	06901600040000	12137 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0260-016	06902600160000	11971 FOUNDATION PL	RANCHO CORDOVA	CA	95670
069-0160-022	06901600220000	12125 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0260-015	06902600150000	11931 FOUNDATION PL	RANCHO CORDOVA	CA	95670
069-0260-014	06902600140000	11919 FOUNDATION PL	RANCHO CORDOVA	CA	95670
069-0160-021	06901600210000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
072-0231-096	07202310960000	12000 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0040-080	06900400800000	12000 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0570-015	06905700150000	11908 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0040-093	06900400930000	11840 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0570-036	06905700360000	2175 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-016	06905700160000	11904 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-041	06905700410000	11907 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-037	06905700370000	2179 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-040	06905700400000	11901 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-017	06905700170000	11900 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-039	06905700390000	11881 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-051	06905700510000	2169 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-033	06905700330000	2178 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-038	06905700380000	2185 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-054	06905700540000	2166 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-032	06905700320000	2182 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-018	06905700180000	11880 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-052	06905700520000	2171 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
072-0231-060	07202310600000			CA	0
069-0570-053	06905700530000	2170 NUGGET CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-030	06905700300000	11859 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-026	06905600260000	2185 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-031	06905700310000	2186 PILOT CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-019	06905700190000	11876 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-029	06905700290000	11855 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-020	06905700200000	11872 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-028	06905700280000	11851 S CARSON WY	RANCHO CORDOVA	CA	95670
072-0231-027	07202310270000	0 SUNRISE BL	RANCHO CORDOVA	CA	95742
069-0560-025	06905600250000	2189 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-021	06905700210000	11868 S CARSON WY	RANCHO CORDOVA	CA	95670

069-0560-029	06905600290000	2184 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-027	06905700270000	11847 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-022	06905700220000	11864 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-023	06905600230000	11843 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-050	06905600500000	2183 COYOTE CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-023	06905700230000	11860 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-030	06905600300000	2188 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-024	06905600240000	2193 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-024	06905700240000	11856 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0570-025	06905700250000	11852 S CARSON WY	RANCHO CORDOVA	CA	95670
072-0231-022	07202310220000	0 SUNRISE BL	RANCHO CORDOVA	CA	95742
069-0560-031	06905600310000	2192 DUTCH CREEK CT	RANCHO CORDOVA	CA	95670
072-0231-059	07202310590000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0560-049	06905600490000	2184 COYOTE CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-039	06905600390000	2200 CLOUD CREEK CT	RANCHO CORDOVA	CA	95670
069-0570-026	06905700260000	11848 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-048	06905600480000	2182 COYOTE CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-032	06905600320000	11829 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-022	06905600220000	11844 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-033	06905600330000	11825 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-021	06905600210000	11840 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-038	06905600380000	2201 CLOUD CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-034	06905600340000	11821 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-020	06905600200000	11836 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-035	06905600350000	11817 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-040	06905600400000	2204 CLOUD CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-019	06905600190000	11832 S CARSON WY	RANCHO CORDOVA	CA	95670
072-0231-014	07202310140000	2300 MINE SHAFT LN	RANCHO CORDOVA	CA	95742
069-0560-036	06905600360000	11813 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-004	06905600040000	11772 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-018	06905600180000	11828 S CARSON WY	RANCHO CORDOVA	CA	95670
072-0231-087	07202310870000	0 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
069-0560-037	06905600370000	11805 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-017	06905600170000	11824 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-005	06905600050000	11776 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-016	06905600160000	11820 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0680-043	06906800430000	11758 TENDERFOOT DR	RANCHO CORDOVA	CA	95670

069-0560-015	06905600150000	11816 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-006	06905600060000	2210 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-014	06905600140000	11812 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0680-044	06906800440000	11754 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-018	06906800180000	11755 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0560-013	06905600130000	11808 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-011	06905600110000	2211 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
069-0560-012	06905600120000	11804 S CARSON WY	RANCHO CORDOVA	CA	95670
069-0560-007	06905600070000	2214 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
072-0231-078	07202310780000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0680-045	06906800450000	11750 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-017	06906800170000	11751 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-022	06906800220000	2123 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0560-010	06905600100000	2215 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
069-0680-046	06906800460000	11746 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0560-008	06905600080000	2218 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
069-0680-016	06906800160000	11747 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0560-009	06905600090000	2219 BUCKS CREEK CT	RANCHO CORDOVA	CA	95670
069-0680-023	06906800230000	2127 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0680-027	06906800270000	2126 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0680-047	06906800470000	11742 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-015	06906800150000	11743 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-006	06906800060000	2133 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0680-024	06906800240000	2133 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0680-026	06906800260000	2130 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0680-003	06906800030000	2134 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0680-007	06906800070000	2137 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0680-048	06906800480000	11738 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-014	06906800140000	11737 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-025	06906800250000	2134 GOLD HAVEN CT	RANCHO CORDOVA	CA	95670
069-0680-002	06906800020000	2138 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0680-013	06906800130000	11733 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-008	06906800080000	2141 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
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069-0670-024	06906700240000	11701 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0670-021	06906700210000	2143 GOLD COIN CT	RANCHO CORDOVA	CA	95670

069-0670-023	06906700230000	11697 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-011	06906800110000	11725 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-010	06906800100000	11721 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0680-001	06906800010000	2144 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0680-009	06906800090000	2147 GOLD HOLLOW CT	RANCHO CORDOVA	CA	95670
069-0040-062	06900400620000	0 GOLD COUNTRY BL	RANCHO CORDOVA	CA	95670
069-0670-022	06906700220000	2147 GOLD COIN CT	RANCHO CORDOVA	CA	95670
072-0231-068	07202310680000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0330-036	06903300360000	11840 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0670-062	06906700620000	0 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0670-061	06906700610000	0 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0110-033	06901100330000	0 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
072-0231-074	07202310740000	0 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
069-0670-006	06906700060000	11654 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0670-005	06906700050000	11660 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
069-0670-007	06906700070000	11650 TENDERFOOT DR	RANCHO CORDOVA	CA	95670
072-0231-071	07202310710000	0 WHITE ROCK RD	RANCHO CORDOVA	CA	95742
069-0110-035	06901100350000	0 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0670-004	06906700040000	11813 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0670-003	06906700030000	11817 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0670-002	06906700020000	11821 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0670-001	06906700010000	11825 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-035	06903300350000	11829 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-034	06903300340000	11833 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0800-080	06908000800000	0 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0330-021	06903300210000	11885 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-022	06903300220000	11881 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-033	06903300330000	11837 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-023	06903300230000	11877 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-032	06903300320000	11841 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-024	06903300240000	11873 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-031	06903300310000	11845 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-025	06903300250000	11869 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-030	06903300300000	11849 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-026	06903300260000	11865 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-029	06903300290000	11853 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0330-027	06903300270000	11861 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670

069-0330-028	06903300280000	11857 PROSPECT HILL DR	RANCHO CORDOVA	CA	95670
069-0800-017	06908000170000	11573 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0810-056	06908100560000	0 PYRITES WY	RANCHO CORDOVA	CA	95670
069-0800-018	06908000180000	11577 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-019	06908000190000	11581 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-020	06908000200000	11585 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-056	06908000560000	11556 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-021	06908000210000	11589 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-057	06908000570000	11560 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-058	06908000580000	11564 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-022	06908000220000	11593 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-059	06908000590000	11568 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-060	06908000600000	11572 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-023	06908000230000	11597 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-061	06908000610000	11576 MARISSA WY	RANCHO CORDOVA	CA	95670
069-0800-024	06908000240000	11599 MARISSA CT	RANCHO CORDOVA	CA	95670
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069-0800-071	06908000710000	2338 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-070	06908000700000	2339 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-069	06908000690000	2343 STAHL CT	RANCHO CORDOVA	CA	95670
069-0031-004	06900310040000	2473 COLOMA RD	RANCHO CORDOVA	CA	95670
069-0800-027	06908000270000	11588 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-026	06908000260000	11592 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0800-063	06908000630000	11593 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-064	06908000640000	11587 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-068	06908000680000	2347 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-048	06908000480000	2335 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-079	06908000790000	0 MARISSA CT	RANCHO CORDOVA	CA	95670
072-0350-013	07203500130000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0800-072	06908000720000	2342 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-065	06908000650000	11583 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-047	06908000470000	2339 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-028	06908000280000	11596 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-067	06908000670000	251 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-025	06908000250000	11598 MARISSA CT	RANCHO CORDOVA	CA	95670
069-0810-049	06908100490000	2342 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-046	06908000460000	2343 CABO WY	RANCHO CORDOVA	CA	95670

069-0800-029	06908000290000	11592 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-073	06908000730000	2346 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-066	06908000660000	2355 STAHL CT	RANCHO CORDOVA	CA	95670
069-0810-048	06908100480000	2346 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-074	06908000740000	2350 STAHL CT	RANCHO CORDOVA	CA	95670
069-0140-018	06901400180000	11395 AMALGAM WY	RANCHO CORDOVA	CA	95670
069-0800-030	06908000300000	11588 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-045	06908000450000	2347 CABO WY	RANCHO CORDOVA	CA	95670
069-0810-036	06908100360000	2351 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0800-031	06908000310000	11584 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-076	06908000760000	11561 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-047	06908100470000	2350 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-075	06908000750000	2354 STAHL CT	RANCHO CORDOVA	CA	95670
069-0800-077	06908000770000	11557 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-032	06908000320000	11580 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0800-044	06908000440000	2351 CABO WY	RANCHO CORDOVA	CA	95670
069-0810-037	06908100370000	2355 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0810-018	06908100180000	2358 PLAYA WY	RANCHO CORDOVA	CA	95670
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069-0800-035	06908000350000	11568 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-017	06908100170000	2362 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0810-045	06908100450000	2358 CABO WY	RANCHO CORDOVA	CA	95670
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069-0800-042	06908000420000	2361 CABO WY	RANCHO CORDOVA	CA	95670
069-0810-039	06908100390000	2363 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0800-037	06908000370000	11560 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-016	06908100160000	2366 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0120-008	06901200080000	11541 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0810-044	06908100440000	2362 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-038	06908000380000	11556 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-040	06908100400000	2367 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0810-015	06908100150000	2370 PLAYA WY	RANCHO CORDOVA	CA	95670

069-0800-039	06908000390000	11552 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-043	06908100430000	2366 CABO WY	RANCHO CORDOVA	CA	95670
069-0800-040	06908000400000	11548 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-041	06908100410000	2371 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0800-041	06908000410000	11544 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-014	06908100140000	2374 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0140-017	06901400170000	11391 PYRITES WY	RANCHO CORDOVA	CA	95670
069-0810-057	06908100570000	0 PYRITES WY	RANCHO CORDOVA	CA	95670
072-0350-012	07203500120000	0 FOLSOM BL	RANCHO CORDOVA	CA	95742
069-0810-001	06908100010000	11540 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-042	06908100420000	2381 PLAYA WY	RANCHO CORDOVA	CA	95670
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069-0810-002	06908100020000	11536 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-013	06908100130000	2378 PLAYA WY	RANCHO CORDOVA	CA	95670
069-0810-003	06908100030000	11532 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0031-018	06900310180000	0 PYRITES WY	RANCHO CORDOVA	CA	95670
069-0810-004	06908100040000	11528 LINDAY WY	RANCHO CORDOVA	CA	95670
069-0810-012	06908100120000	2382 PLAYA WY	RANCHO CORDOVA	CA	95670
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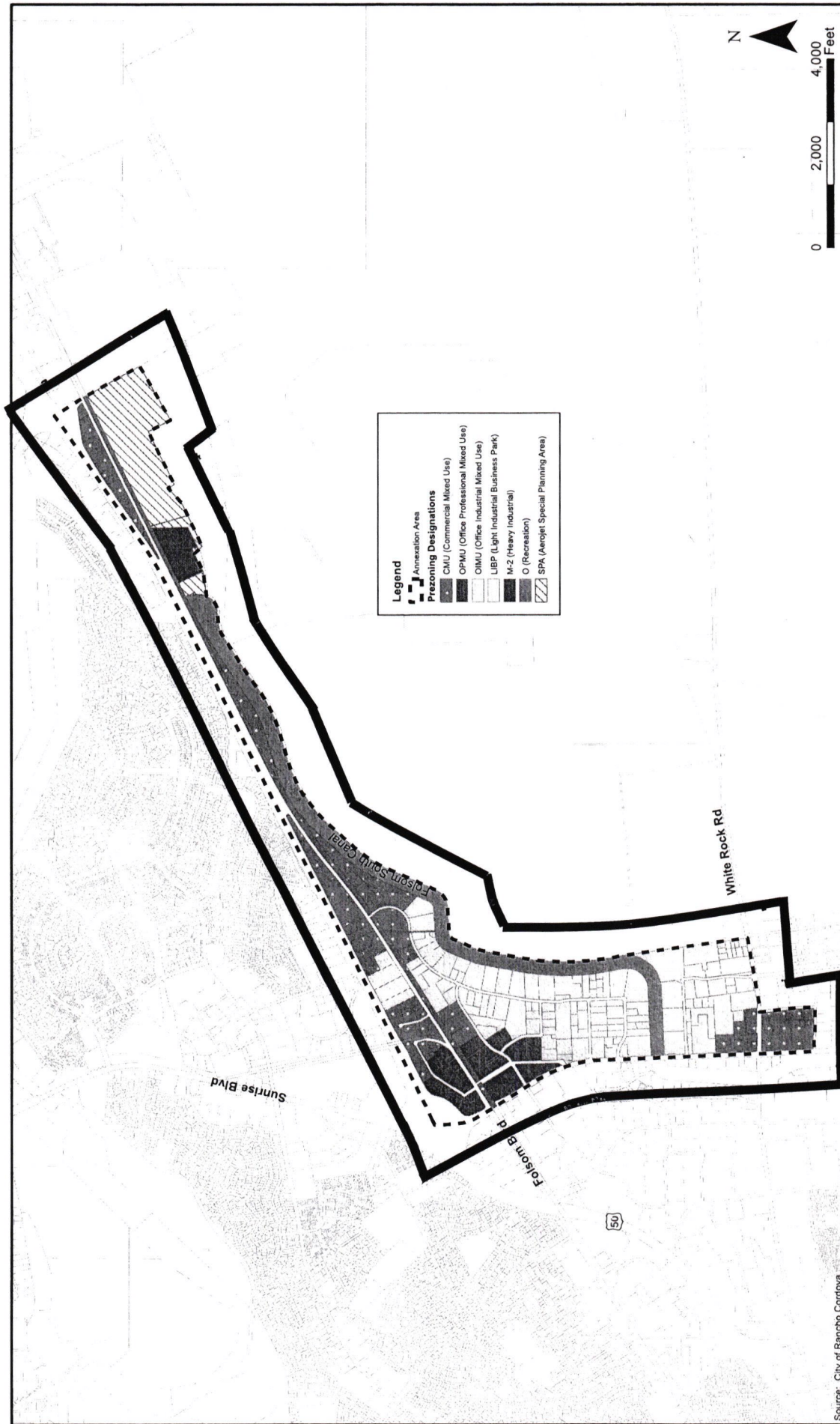
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072-0410-055	07204100550000	3221 MONIER CR	RANCHO CORDOVA	CA	95742
072-0410-061	07204100610000	0 SUNRISE BL	RANCHO CORDOVA	CA	95742



Source: City of Rancho Cordova

City of Rancho Cordova
Planning Department

City of Rancho Cordova
Pre-zoning Designations

MEMORANDUM

DATE: May 7, 2007
TO: Honorable Mayor and Council Members
FROM: Paul Junker, Planning Director
SUBJECT: UPPER LAGUNA CREEK COLLABORATIVE-STATUS UPDATE



RECOMMENDATION

Receive and file report.

RESULT OF RECOMMENDED ACTION

The City Council will receive a status report on the current efforts of the Upper Laguna Creek Collaborative and how the City of Rancho Cordova may participate in the future. The Upper Laguna Creek watershed connects the City to the jurisdictions to the south (Elk Grove and the County) and will serve as a major corridor for non-vehicular access, as well as protecting habitat associated with the creek.

BACKGROUND

Since 2002, the Upper Laguna Creek Collaborative (ULCC) has been working towards the establishment of a unified, multi-function parkway along the Laguna Creek corridor. This parkway, as conceptually envisioned, would include opportunities for active recreation (e.g. bike trail), protected wetlands, and a future sewer interceptor that would serve existing and new development in the south county, including that in the City.

Numerous agencies and jurisdiction have been participating in the ULCC process, including County of Sacramento (Water Resources, Planning, Department of Environmental Review and Assessment, Transportation), Sacramento Regional County Sanitation District, Laguna Creek Watershed Council, Southgate Recreation and Park District, Sacramento Valley Conservancy, Elk Grove Community Services District, City of Elk Grove, and the Sacramento Urban Creeks Council. Staff from the City's Planning and Public Works departments have also be involved with the ULCC efforts to date. Additionally, several property owners have participated in the ULCC work and several meetings have been held with representatives from the Building Industry Association (BIA).

In 2005, the Council authorized Resolution 150-2005, endorsing the ULCC efforts and supporting further participation in the collaborative. In doing so, the Council identified the importance of coordinated development along the creek corridor and a need to preserve the creek's natural resources for further public benefit.

ULCC VISION AND WORK PROGRAM

The ULCC's work to date has focused on the conceptual design and alignment of a multi-function parkway along the Laguna Creek Corridor. As envisioned, this parkway would include opportunities for active recreation (e.g. bike trail), protected wetlands, and a future sewer interceptor that would serve existing and new development in the south county. The outcomes of the ULCC would provide a basis for enhanced watershed maintenance and preservation along the entire course of the creek and would assist in the preservation of resources as identified in the pending South County Habitat Conservation Plan.

Beyond the multi-function parkway, the ULCC, and its resulting Master Plan, would provide a basis for regional-based solutions to development of lands along the creek. A watershed model is being developed that will allow for detailed planning and analysis of storm water runoff and creek impacts. A permit strategy is being developed for use with the Army Corps of Engineers, US EPA, and other State and Federal Agencies as a way to streamline permit issuance for project and activities along the creek. Finally, a maintenance and finance plan will be devised to provide for future operation of the corridor and related facilities. Operation of the corridor may be the responsibility of a new joint powers authority, of which Rancho Cordova may be a member.

LAGUNA CREEK IN RANCHO CORDOVA

Laguna Creek is confined to two major properties within the City – the Waegell property at the northeast corner of Sunrise Boulevard and Jackson Highway and the Sacramento County property north of Grant Line Road from the Kiefer Landfill. Attachment 1 illustrates the extent of this area. As the Council is aware, the Waegell family has formally submitted an application to the City to develop their property. The Waegell's are active participants in the ULCC process. Staff is not aware of any proposed development of the Sacramento County property at this time.

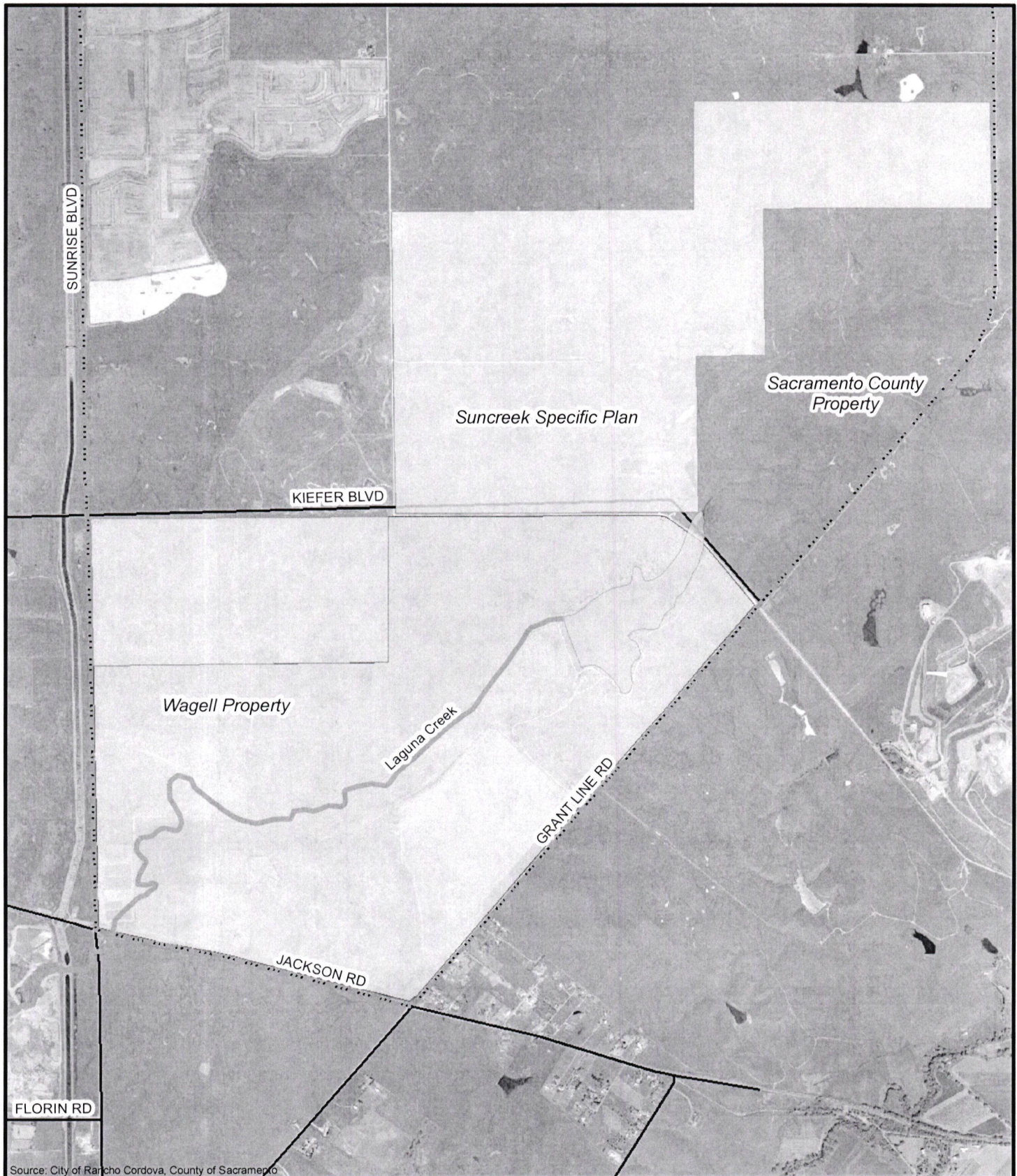
CONTINUING WORK EFFORTS

The ULCC is continuing work on development of a Master Plan for the parkway. Concurrently, the financing plan and permitting strategy are being developed. All three efforts are planned to be completed in draft form by June of 2008. A final plan is expected in December of 2008 and would be available to member agencies and jurisdiction to adopt at that time.

ATTACHMENTS

1. Laguna Creek in Rancho Cordova
2. Upper Laguna Creek Collaborative brochure

Laguna Creek in Rancho Cordova



Source: City of Rancho Cordova, County of Sacramento



City of Rancho Cordova
Planning Department

The Collaborative Planning Process — a phased approach

Creation of the Corridor is envisioned as a three-phase process.

Phase I (June 2005) – Corridor Vision Plan

To guide development of a detailed Corridor Master Plan, the Corridor Vision Plan will define:

- key elements of the vision
- an outreach and education strategy
- a project coordination strategy
- a holistic permitting strategy
- financing options for Phase II

Phase II (Dec 2008) – Corridor Master Plan

To design a Corridor Master Plan to guide future specific plans and projects along the Corridor, including alignments and detailed planning and design of:

- drainage facilities, interceptor sewer, and recreation trails
- urban runoff treatment methods
- stream and habitat restoration
- a watershed management plan
- maintenance operations
- land acquisition and management
- a finance plan for Phase III

Phase III (2008–2023) – Plan Implementation

To use the Corridor Master Plan to guide development in the Laguna Creek watershed for 10–15 years

Who are the Collaborators?

The following interests have participated in the visioning phase of this process.

Sacramento Regional County Sanitation District

Laguna Creek Watershed Council

Sacramento Valley Conservancy

Southgate Recreation and Park District

Elk Grove Community Services District

City of Elk Grove, Development Services

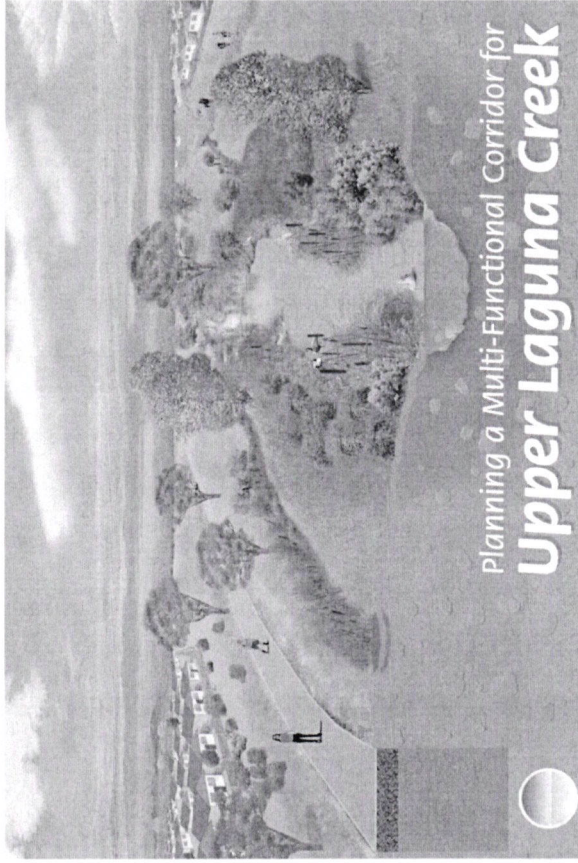
Sacramento County, Departments of:

- Water Resources
- Regional Parks, Recreation and Open Space
- Planning – South Sacramento Habitat Conservation Plan (HCP)
- Environmental Review and Assessment
- Transportation

Want to know more?

For more information please contact the process facilitator:

Eva Butler, 916-719-4854, riverside@att.net



The Upper Laguna Creek Collaborative Planning Process (the Collaborative) is exploring the creation of a multifunctional corridor along Upper Laguna Creek. The Corridor would be wide enough to accommodate:

- increased runoff from the urbanizing watershed
- urban runoff treatment methods
- a healthy stream and its floodplain
- an underground sewer pipeline
- wildlife habitat
- recreation trails

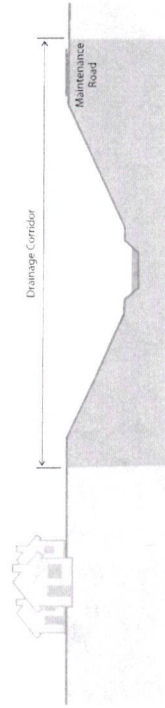
By addressing the design, permitting and land acquisition needs of multiple agencies and interests, a multi-functional Corridor Master Plan could reduce overall costs.

The higher initial costs of corridor design and streamside land acquisitions could be offset by:

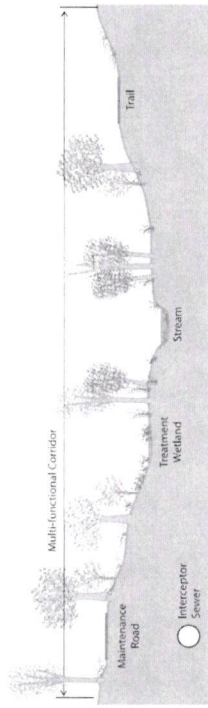
- streamlined environmental permitting
- less need for channel maintenance
- lower sewer installation costs
- better project coordination

The Upper Laguna Creek Collaborative Vision

Instead of a traditional, trapezoidal flood control channel



...envision a more natural, multi-functional corridor...



...that accommodates:

- flood flows from the urbanizing watershed
- the width, depth and meander belt of a stable, low-flow channel
- wetlands and/or other water quality treatment methods
- future installation of an interceptor sewer
- recreation trails and nature opportunities
- stream, wetland & upland vegetation
- urban infrastructure such as bridges, roads, and utilities

...and provides:

- an attractive neighborhood amenity
- community access to a contiguous trail system
- stream & wetland ecological functions and values
- a streamlined permit process
- coordinated outreach to landowners
- urban runoff treatment
- maintenance access
- fair compensation for additional corridor width

...while minimizing:

- long-term maintenance costs
- excessive erosion and siltation
- discharge of water pollutants and sediment into the stream
- gaps in contiguous trails and habitat

