



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 18, 2007

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

AGENDA

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

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

Presentation(s)

2. Introduction of the following New City Employees: Junior Lee, Code Enforcement Officer, Neighborhood Services and Jessica Crone, Customer Service Specialist, Neighborhood Services.
3. Vice Mayor Budge – Elks Club Recognition.

ORAL COMMUNICATIONS

4. Public Comment

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

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

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**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**

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

5. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of May 22, 2007.
 - b. Special and Regular Meeting of June 4, 2007.**Recommendation:** Adopt Minutes.
6. **Subject:** Adoption of Ordinance No. 12-2007 Prezone Property to Various Mixed Use, Industrial, and other Designations.
Recommendation: Continue item to July 2nd.
Result of Recommended Action: This item is being continued to allow the City Council to consider amendments to Zoning Code provisions for transit oriented development that will apply to portions of the annexation area.
Staff Report: Paul Junker, Planning Department
Advances Goals: 11 and 12
7. **Subject:** Resolution of Intent to Transfer Delinquent Refuse Service Charges to the Tax Roll.
Recommendation: Adopt Resolution No. 65-2007.
Result of Recommended Action: This action will begin the process to allow delinquent refuse service charges to be collected on the property tax rolls. Upon approval of the resolution, a public hearing date of July 16 will be set. Public Hearing will be noticed appropriately.
Staff Report: Sandy Salerno, Finance Department
Advances Goals: 4, 6, and 11
8. **Subject:** Resolution Updating Signatories on the City's Accounts.
Recommendation: Adopt Resolution No. 66-2007.
Result of Recommended Action: The Finance Director will be an authorized signer on the City's checking and payroll accounts.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1, 3, and 11
9. **Subject:** Resolution Authorizing the City Manager to Execute a Grant Agreement with the Cordova Community Council.
Recommendation: Adopt Resolution No. 69-2007.
Result of Recommended Action: The City will make funds available to the Cordova Community Council for the first year of a gradually decreasing three-year grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide volunteer management and community event support.
Staff Report: Stephanie Snyder, City Manager's Office
Advances Goals: 1, 4, 6, 8 and 10
Fosters Strong Neighborhoods

10. **Subject:** Resolution Ordering Change to Rate and Method of Apportionment of Special Taxes Which Secure Bonds for Purpose of Providing Moneys for the Construction and Acquisition of Improvements within the Sunridge Anatolia Community Facilities District No. 2003-1.
Recommendation: Adopt Resolution No. 72-2007.
Result of Recommended Action: This change brings the special tax levies into conformity with changes in the development plans for the property as requested by the developer.
Staff Report: Joe Chinn, City Manager's Office & Sandy Salerno, Finance Department
Advances Goal: 11
11. **Subject:** Resolution Approving Subdivision No. RC-04-096.09B Final Map of Sunridge Park Phase II Village 9B and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 70-2007.
Result of Recommended Action: Approval will result in the City entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holdings., a Delaware Corporation and the recording of the final subdivision map creating 29 new residentially zoned lots.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 4 and 7
12. **Subject:** CRA Resolution Adopting the Fiscal Year 2006-2007 Operating Budget for the Community Redevelopment Agency of the City of Rancho Cordova.
Recommendation: Adopt CRA Resolution No. 74-2007.
Result of Recommended Action: The redevelopment agency budget, as presented in workshops and public hearings last year, will be formally adopted by the board of the redevelopment agency.
Staff Report: Donna Silva, Finance Department
Advances Goal: 11

CONSENT PUBLIC HEARING ITEM – ROLL CALL VOTE

13. **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments in Rancho Cordova Road Maintenance Assessment District.
Recommendation: Adopt Resolution No. 46-2007.
Result of Recommended Action: Adoption of resolution will authorize the annual levy and collection of assessments in the Road Maintenance Assessment District for Fiscal Year 2007-2008. This assessment applies to new development areas annexed to the district including Capital Village, Sundance, and Anthology at Anatolia. This assessment does not apply to existing residential communities.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 4 and 11
14. **Subject:** Ordinance Adopting a Program for the Use of Eminent Domain by the Redevelopment Agency to Acquire Non-Residential Real Property Pursuant to SB 53.
Recommendation: Waive first reading and introduce Ordinance No. 13-2007. (**Roll Call Vote**)
Result of Recommended Action: The City will be in compliance with SB 53 and the City's Community Redevelopment Agency's intent is to use eminent domain only to acquire non-residential real property.
Staff Report: Curt Haven, Economic Development Department

Advances Goals: 1, 7, 10, and 11
Fosters Strong Neighborhoods

15. **Subject:** Ed Fund Office Building Design Review, Project No. RC-07-290 Located in the Mather Special Planning Area on the South Side of Peter McCuen Blvd, West of Debellevue Street.

Recommendation: Adopt Resolution No. 71-2007.

Result of Recommended Action: Approval will allow the applicant to commence construction of two two-story office buildings, with a total gross floor area of 183, 600 square feet, setting the tone for future developments in the Campus District of the Mather Special Planning Area.

Staff Report: William Campbell, Planning Department

Advances Goals: 1 and 9

PUBLIC HEARING ITEMS – ROLL CALL VOTE

16. **Subject:** Ordinance Approving Zoning Amendments to Chapter 40 of Title II of the Rancho Cordova Zoning Code Regarding Development Standards for Transit Oriented Developments and Creating a Transportation Corridor (T) District, Along the Regional Transit (RT) Light Rail Corridor.

Recommendation: Waive first reading and introduce Ordinance No. 15-2007. **(Roll Call Vote)**

Result of Recommended Action: The two amendments will permit higher density residential projects to be located within ½ mile of a regional transit facility. The additional density will promote several General Plan goals and policies as identified in the Land Use, Urban Design, Economic and Housing Elements. The greater density will have a positive impact on reducing vehicular congestion, reduce air pollution, and stimulate commercial development around the transit nodes.

Staff Report: Paul Junker, Planning Department

Advances Goals: 2, 5, 7, and 8

Fosters Strong Neighborhoods

17. **Subject:** Urgency Ordinance Extending a Temporary Moratorium on the Establishment of New Cardrooms.

Recommendation: Adopt Urgency Ordinance No. 14-2007. **(Roll Call and Four/Fifth's Vote Required)**

Result of Recommended Action: This ordinance will extend the current moratorium on the establishment of new cardrooms in the City.

Staff Report: Joseph Chapman, City Attorney's Office

Advances Goals: 1, 4, and 8

Fosters Strong Neighborhoods

***7:00 P.M. - BREAK**

REGULAR CALENDAR ITEMS

18. **Subject:** Urgency Ordinance Establishing a Temporary Moratorium on Establishment, Expansion, or Relocation of New Massage Establishments Pending the Review and Possible Amendment of City Regulations Applicable To Such Businesses, to Become Effective Immediately.

Recommendation: Adopt Urgency Ordinance No. 16-2007. **(Roll Call and Four/Fifth's Vote Required)**

Result of Recommended Action: Adoption of this Urgency Ordinance will establish a 45-day temporary moratorium on the establishment, expansion, or relocation of massage establishments. This moratorium is needed in order to conduct a study on how best to address the current imminent threats to public safety, health, and welfare resulting from massage establishments.

Staff Report: Adam Lindgren, City Attorney's Department

Advances Goals: 1, 5, 6, 8, and 13

Fosters Strong Neighborhoods

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

COUNCIL REPORTS

CITY MANAGER'S REPORT

ADJOURNMENT

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

UPCOMING MEETINGS	
<i>Tuesday, June 26, 2007</i>	<i>5:30 p.m. Work Session on Folsom Blvd. Specific Plan and Folsom Blvd. Streetscape Enhancements Phase 2</i>
<i>Monday, July 2, 2007</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, July 10, 2007</i>	<i>5:30 p.m. Work Session TBD</i>

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UPCOMING MEETINGS	
<i>Monday, July 16, 2007</i>	<i>4:00 p.m. Study Session TBD 5:30 p.m. Regular Meeting</i>
<i>Tuesday, July 24, 2007</i>	<i>5:30 p.m. Work Session on The Promenade and Bike & Ped Master Plan Update</i>
<i>Monday, August 6, 2007</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, August 20, 2007</i>	<i>Cancelled</i>
<i>* Tuesday, September 4, 2007</i>	<i>5:30 p.m. Regular Meeting *Tuesday due to the Labor Day Holiday</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.

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 June 18, 2007 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on June 14, 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 14th day of June 2007 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

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CITY COUNCIL SPECIAL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, May 22, 2007

5:30 p.m. - Work Session
American River Community Room - North

MINUTES

WORK SESSION

Call to Order

Present: Council Members Cooley, Skoglund, McGarvey, Budge, and Mayor Sander.
Staff Present: Gaebler, Chinn, Olea-Moger, Chapman, Abhar, Junker, Silva, Salerno, Borre, Sparkman, Brown, Meeks, Snyder, Miller, Haven, Simpson, and Trimmerger

Work Session Item

1. **Subject:** FY 2007-08 Proposed Budget Review.
Recommendation: Direct staff to process any changes discussed during the work session and return with a revised FY 2007-08 Proposed Budget for the noticed public hearing on June 4, 2007.
Result of Recommended Action: The budget presented at the required public hearing on June 4th will include feedback from the City Council given during the work session.
Staff Report: Sandy Salerno, Finance Department

ACTION: No action taken, discussion item only. Council requested item be continued to June 4th.

Oral Communications

2. Public Comment

None

ADJOURNMENT

Mayor Sander adjourned the meeting at 9:47 p.m.

Anna Olea-Moger, CMC, City Clerk

AGENDA ITEM # 5



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

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

Monday, June 4, 2007

12:30 P.M. to 5:00 P.M. – Study Session

5:30 P.M. – Regular Meeting

MINUTES

STUDY SESSION

Call to Order

Mayor Sander called the special meeting to order in the American River Community Room at 1:00 p.m.

Present: Council Members Cooley (arrived at 2:16 p.m.), Skoglund (arrived at 2:43 p.m.)
McGarvey, Budge and Mayor Sander

Staff Present: Gaebler, Junker, Lindgren, Abhar, Chinn, Trimberger, Olea-Moger, Haven, Salerno,
Silva, Behrends, Snyder, Borre, Sparkman, Thomas, and Meeks

Public Comment

None

Study Session Item

1. **Subject:** FY 2007-08 Proposed Budget Review (**Continued from May 22**).
Recommendation: Direct staff to process any changes discussed during the work session and return with a revised FY 2007-08 Proposed Budget for the noticed public hearing on June 4, 2007.
Result of Recommended Action: The budget presented at the required public hearing on June 4th will include feedback from the City Council given during the work session.
Staff Report: Joe Chinn, City Manager's Department and Sandy Salerno, Finance Department
Fosters Strong Neighborhoods

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION

Mayor Sander adjourned the special meeting at 5:18 p.m.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:48 p.m. and announced the cablecast playback schedule.

Present: Council Members Cooley, Skoglund, McGarvey, Budge and Mayor Sander
Staff Present: Lehr, Gaebler, Junker, Lindgren, Abhar, Chinn, Androlowicz, Silva, Salerno, Haven, Simpson, Meeks, Irvin, and Behrens

Pledge of Allegiance

Don Northcross led the Pledge of Allegiance.

Invocation

1. Pastor Glenda Harr, First Covenant Church, gave the invocation.

Presentations

Mayor Sander reordered the presentations as follows to allow visiting elected officials to speak at time convenient to them:

4. Cover the Kids presentation by Sacramento County Supervisor Roger Dickinson and Bonnie Ferrerira on Children's Health Initiative (CHI) and Children's Public Insurance Programs.
3. OK Program presentation by Don Northcross on the mission and success of the program, and thank the City for its support.
5. Weed and Seed update by James Mott, Linda Smith and Gregory Alfred on Anti Graffiti Painting Team; Rancho Cordova Safe Haven; Weed and Seed Outreach Program; Community Passion Projects and Programs: Self Esteem Development; Neighborhood Development; Community Economic Development and Community Health and Wellness.
2. Washington D.C. updates presentation by Congressman Lungren on immigration in Iraq; passage of supplemental to fund troops in Iraq and Afghanistan; and adopting appropriations affecting local and state grants.

AT THIS POINT the Council took a brief recess and Mayor Sander escorted Congressman Lungren to the Town Hall meeting held in the American River Community Room North. The full Council reconvened.

6. Growing Strong Neighborhoods Update by Economic Development Director Curt Haven and Neighborhood Services Supervisor Kerry Simpson on the following points:
 - a. The Mission Statement.
 - b. "How" City departments will be effective.
 - c. Reviewing/Modifying & Adding Ordinances.
 - d. Volunteers in Neighborhood Services (VINS).
 - e. Growing Strong Neighborhoods.
 - f. "Blight Busters" Event Photos.
 - g. Neighborhood Cleanups.
 - h. Education & Outreach.
 - i. Number of Violations Opened During "Blight Busters" Events.

- j. Animal Service Outreach Efforts During “Blight Busters” Events.
- k. Outcomes of Growing Strong Neighborhoods.

ORAL COMMUNICATIONS

7. Public Comment

The following individual addressed the Council:

- Scottie Moore regarding expedient response time she experienced with the Public Works, Animal Services Departments and City (PAC) as well as upcoming events for the Toastmasters Club.

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, except for Item #13, which was pulled for separate discussion.

8. **Subject:** Minutes of City Council Meetings:
a. Regular Meeting of May 21, 2007.
Recommendation: Adopt Minutes.
9. **Subject:** Ordinance Establishing Rules and Regulations for the Operation and Maintenance of Kilgore Cemetery.
Recommendation: Waive second reading and adopt Ordinance No. 09-2007. **(Roll Call Vote)**
Result of Recommended Action: The recommended action will enable the City to begin burials at Kilgore Cemetery and directs the establishment of fees, which pay for burials and long term care of the burial site.
Staff Report: Cyrus Abhar, Public Works Department
10. **Subject:** Resolution Approving Subdivision No. RC-04-096.10B Final Map of Sunridge Park Phase II Village 10B and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 53-2007.
Result of Recommended Action: Approval of this recommended action will result in the City entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holdings, a Delaware Corporation, and the recording of the final subdivision map creating 6 new residentially zoned lots located at Pawcatuck Way and Big Meadow Way.
Staff Report: Cyrus Abhar, Public Works Department
11. **Subject:** Resolution Authorizing the City Manager to Sign an Agreement with Sandy Salerno for Consulting Services.
Recommendation: Adopt Resolution No. 55-2007.
Result of Recommended Action: Approval will allow Sandy Salerno to commence management assistance to City Manager’s Office and Economic Development/Redevelopment Department for Fiscal Year 2007-08.
Staff Report: Joe Chinn, City Manager’s Office

12. **Subject:** Resolution Authorizing the City Manager to Sign an Agreement with Donna Hall for Consulting Services.
Recommendation: Adopt Resolution No. 56-2007.
Result of Recommended Action: Approval will allow Donna Hall to continue management assistance to City Manager's Office for Fiscal Year 2007-08.
Staff Report: Joe Chinn, City Manager's Office
14. **Subject:** Resolution Authorizing City Manager to Execute Contract Amendment with Willdan, Inc. in the Amount of \$100,000 to Provide Additional Building Plan Review and Inspection Services Support for the Building & Safety Department.
Recommendation: Adopt Resolution No. 67-2007
Result of Recommended Action: Approval would authorize the City Manager to execute the first contract amendment with Willdan, Inc. (Contract No. 30-2005) to increase the current limit from \$50,000 to \$150,000 to provide additional building plan review and inspection services support for the Building & Safety Department.
Staff Report: Tom Trimberger, Building and Safety Department
15. **Subject:** Recognition and Adoption of Council Mandated Fiscal Policies.
Recommendation: Adopt Resolution No. 61-2007.
Result of Recommended Action: The Council Mandated Fiscal Policies as stated in the FY 2007/2008 Proposed Budget will be recognized by the City Council as a separate document and by separate resolution in an effort to provide transparency to the public regarding their fiscal philosophy and requirements.
Staff Report: Donna Silva, Finance Department

The following item was pulled for separate discussion:

13. **Subject:** Resolution Authorizing City Manager to Execute Contract Amendment with R3 Consulting Group in the Amount of \$196,240 to Provide Technical Assistance Related to Solid Waste Collection and Recycling Programs.
Recommendation: Adopt Resolution No. 59-2007.
Result of Recommended Action: Approval would authorize the City Manager to execute the second contract amendment with R3 Consulting Group (Contract No. 71-2007) to increase the current limit from \$146,240 to \$196,240 to provide technical assistance related to solid waste collection and recycling programs.
Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Skoglund second by Budge and carried by a 5:0 vote, Council adopted Resolution No. 59-2007.

CONSENT PUBLIC HEARING ITEMS

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

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote, the Consent Public Hearing Item #16 was approved. Items #17 and #18 were pulled for separate discussion.

16. **Subject:** Resolution Approving the Annual Levy Report and Ordering the Levy and Collection of Assessments Within the Landscaping and Lighting District 2005-1, Fiscal Year 2007-2008.
Recommendation: Adopt Resolution No. 52-2007.
Result of Recommended Action: The recommended actions authorize the levy and collection of assessments for Fiscal Year 2007/2008 in the same amounts as charged in previous years. There are no new fiscal impacts to existing residents and property owners.
Staff Report: Cyrus Abhar, Public Works Department

The following items were pulled for separate discussion and action by one motion:

17. **Subject:** Mills Shopping Center Pad A Design Review and Conditional Use Permit, Project No. RC-06-269, Located at 10321 Folsom Boulevard.
Recommendation: Adopt Resolution No. 57-2007.
Result of Recommended Action: Approval will allow the applicant to replace Mills Shopping Center Pad A and operate a drive-up automatic teller machine (ATM). The site will be renovated to code, including new landscaping, building, parking lot improvements, and other site amenities to improve the area.
Staff Report: Katja Irvin, Planning Department
18. **Subject:** Mills Shopping Center Pad B Design Review and Conditional Use Permit, Project No. RC-06-270, Located at 10339 Folsom Boulevard.
Recommendation: Adopt Resolution No. 58-2007.
Result of Recommended Action: Approval will allow the applicant to remodel Mills Shopping Center Pad B and operate a drive-up automatic teller machine (ATM). The site will be renovated to code, including new landscaping, building, parking lot improvements, and other site amenities to improve the area.
Staff Report: Katja Irvin, Planning Department

ACTION: Motion by Budge second by Cooley and carried by a 5:0 vote, Council adopted Resolution No. 57-2007 and Resolution No. 58-2007.

PUBLIC HEARING ITEM

19. **Subject:** Fiscal Year 2007/2008 City of Rancho Cordova and the Community Redevelopment Agency of the City of Rancho Cordova Proposed Budget.
Recommendation: Direct staff to process changes discussed during the public hearing, if any, and return with a FY 2007/2008 Proposed Budget for final deliberation at this meeting or on June 18, 2007. If no changes are directed the Proposed Budget can be adopted at this meeting.
Result of Recommended Action: The public hearing will provide public input on the adoption of the budget at this meeting or on June 18. The Budget will be used to guide the financial operations of the City and the Redevelopment Agency for the period of July 1, 2007 through June 30, 2008.
Staff Report: Joe Chinn, City Manager's Office and Sandy Salerno, Finance Department
Fosters Strong Neighborhoods

Mayor Sander opened the public hearing on Item #19. There were no speakers. Mayor Sander closed the public hearing on Item #19.

The following discussion points were made for consideration or clarification:

- Consider moving abandoned vehicle towing from Police Services to Code Enforcement Services

- Consider adding more Code Enforcement Officers
 - Add up to 8 if managerial staff can support load or start with an additional two more to bring officer count to 5 and slowly increase to 8 in the future
- Consider investing in more public education regarding building stronger neighborhoods
 - Flex budget and use additional resources from education funding
- Consider working closely with Cordova Community Council to expand efforts when creating neighborhood associations
- Vice Mayor Budge requested record the reflect her preference to transition the Planning Director to a City employee from a contracted position
- CIP Funding clarification:
 - Major source of funding is Traffic Impact Fees in the amount of 24.5 million dollars for specific use in the Sunridge SPA and Villages of Zinfandel along Sunrise Blvd., Douglas Road, Jaeger Road and Rancho Cordova Parkway
 - Other funds will be used for long term use for the extension of Zinfandel and Douglas Road connections to Sunrise Blvd., Rancho Cordova Interchange on Hwy 50, and extension of International Road from Kilgore to Sunrise (new bridge over Folsom South Canal)
 - Road Rehabilitation Project on Coloma Road
 - 1st year funding to be used from Folsom Blvd. to McGregor
 - 2nd year funding to be used on remainder of Coloma Road and McGregor

ACTION: No action taken; discussion item only.

REGULAR CALENDAR ITEMS

20. **Subject:** Resolution Authorizing the City Manager to Execute a Renewal of the Agreement for Law Enforcement Services Between the County of Sacramento and the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 48-2007.

Result of Recommended Action: The City will continue to contract for law enforcement services from the County of Sacramento for a term of three years, now tied to specific goals and performance measures.

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

Fosters Strong Neighborhoods

Mayor Sander opened the public comment period on Item #20. The following individual addressed the Council:

- Conrad Mayer regarding Police Chief Meeks and his success of sharing resources.

Mayor Sander closed the public comment period on Item #20.

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote, Council adopted Resolution No. 48-2007.

21. **Subject:** Adoption of the Fiscal Year 2007/2008 Operating Budget for the City of Rancho Cordova and the Community Redevelopment Agency and the City of Rancho Cordova, and Adoption of the Appropriations Limit for Fiscal Year 2007/2008 and Making the Annual Election for Adjustment Factors.

Recommendation: That Council:

- a) Adopt Resolution No. 62-2007 Approving an Operating Budget for the Fiscal Year July 1, 2007 through June 30, 2008 and Providing for the Appropriations and Expenditures of all Sums.

- b) Adopt Resolution No. 63-2007 Approving the Appropriations Limit for the Fiscal Year 2007/2008 and Making the Annual Election for Adjustment Factors.
- c) Adopt CRA Resolution No. 64-2007 Approving an Operating Budget for the Community Redevelopment Agency for the Fiscal Year July 1, 2006 Through June 30, 2008, and Providing for the Appropriations and Expenditures of all Sums.

Result of Recommended Action: If there are no changes to the FY 2007-08 Proposed Budget directed as a result of the public hearing held at this meeting, the budget may be adopted as is with State-required GANN limit calculations. The adoption of the budget will provide financial and program guidelines for the City and the Redevelopment Agency operations for the period beginning July 1, 2006 through June 30, 2008. The budget provides both anticipated revenues and planned uses of those resources.

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

Fosters Strong Neighborhoods

Mayor Sander opened the public comment period on Item #21. There were no speakers.
Mayor Sander closed the public comment period on Item #21.

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote, Council adopted Resolution No. 62-2007, Resolution No. 63-2007 and CRA Resolution No. 64-2007.

22. **Subject:** Resolution Authorizing the City Manager to Execute Agreement with the City of Sacramento for Participation at Permanent Household Hazardous Waste Collection Facility.

Recommendation: Adopt Resolution No. 60-2007.

Result of Recommended Action: The Agreement for the Participation at Permanent Household Hazardous Waste Collection Facility between the City of Sacramento and the City of Rancho Cordova (Contract No. 84-2007) will allow Rancho Cordova residents to use the City of Sacramento's Permanent Household Hazardous Waste Collection Facility ("PHHWCF") to dispose of hazardous materials at no charge to the resident. The City of Rancho Cordova will be charged \$70 per each car dropping off waste at the facility with Rancho Cordova zip codes.

Staff Report: Cyrus Abhar, Public Works Department

Mayor Sander opened the public comment period on Item #21. There were no speakers. Mayor Sander closed the public comment period on Item #21.

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 60-2007.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

None

ADJOURN TO CLOSED SESSION

Mayor Sander adjourned to Closed Session in memory of Walter P. Gray III, a Rancho Cordova resident and curator of California State Railroad Museum.

Present: All Council Members, City Manager Ted Gaebler, Assistant City Manager Joe Chinn, City Attorney Adam Lindgren, Economic Development Director Curt Haven and Chief Building Official Tom Trimberger.

Closed Session Item

23. Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9 (b) (one case).

OPEN SESSION – REPORT FROM CLOSED SESSION

Closed Session Report

24. City Attorney Adam Lindgren reported there was no reportable action.

ADJOURNMENT

Mayor Sander adjourned the meeting at 11:05 p.m.

Brenda Lehr, Deputy City Clerk

**Nothing has been provided
in the Agenda Packet for
Item # 6 (Adoption of
Ordinance No. 12-2007
Prezone Property to
Various Mixed Use,
Industrial, and other
Designations)**

**This item will be continued
to the July 2nd City
Council Meeting.**

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Sandy Salerno, Special Projects

SUBJECT: **RESOLUTION OF INTENTION TO TRANSFER DELINQUENT REFUSE SERVICE CHARGES TO THE TAX BILLS**

RECOMMENDATION

1. Authorize the Mayor to approve the attached Resolution of Intention to transfer delinquent refuse service charges to the tax bills.
2. Set a Public Hearing for July 16, 2007.

RESULT OF RECOMMENDED ACTION

This action will begin the process to allow delinquent refuse service charges to be collected on the property tax rolls.

BACKGROUND

The City Code allows for the property tax rolls to be utilized to collect delinquent charges. The City's contract with Allied Waste Services requires the City to assist Allied with the collection of delinquent refuse accounts.

Due to the additional cost involved in collection, an additional fee of ten percent (10%) will be added as a penalty to cover the administrative costs.

As of May 1, 2006 the total number of accounts identified to transfer delinquent charges to the tax roll is 970 for a total amount of \$169,136.30.

ATTACHMENT

1. Resolution No. 65-2007 Intent to Transfer Delinquent Refuse Services Charges to the Tax Roll.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 65-2007

**A RESOLUTION OF INTENT OF THE CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA TO TRANSFER DELINQUENT REFUSE
SERVICE CHARGES TO THE TAX BILL**

WHEREAS, in 2004 the City of Rancho Cordova executed a Collection Services Contract with Allied Waste Services ("Allied") for the provision of residential solid waste collection and recycling services; and

WHEREAS, the Collection Services Contract requires Allied to bill residential solid waste account for garbage and recycling services; and

WHEREAS, the Collection Services Contract requires the City to assist Allied in collection of past due accounts; and

WHEREAS, the property tax collection process has been used by the County of Sacramento for many years to collect delinquent utility charges.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that it is the opinion of the Council that the public interest and convenience require and that it is the intention of this Council to order delinquent refuse charges and late penalties collected on the tax roll at the time and in the manner as the general tax levy for County purposes; and

BE IT FURTHER RESOLVED that this Council hereby gives notice that it sets July 16, 2007 at 5:30 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers located at 2729 Prospect Park Drive in the City of Rancho Cordova, California as the time and place for any and all persons having objections to the proposed collection of delinquent refuse charges and late penalty on the tax roll may appear before the Council and show cause why the proposed action herein described should not be carried out in accordance with this Resolution; and

BE IT FURTHER RESOLVED that this Council hereby gives notice that any owner of property liable to be assessed for a delinquent refuse charge may, at any time not later than the hour set for hearing objections to the proposed collection of such delinquent charges on the tax roll, make and file with the City Clerk a written protest against the proposed action herein described and/or against the amount of such charges.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of June, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: June 18, 2007
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: RESOLUTION UPDATING SIGNATORIES ON THE CITY'S ACCOUNTS

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 66-2007 updating the signatories on the City's accounts.

RESULT OF RECOMMENDED ACTION

The Finance Director will be an authorized signer on the City's checking and payroll accounts.

BACKGROUND

The signatories on the City's accounts, which include checking and payroll funds, are the Mayor, one Council Member, City Manager, and the Assistant City Manager. With the hiring of the Finance Director, it is necessary to change the signatories as required by the City's bank. The attached resolution, by identifying signatories, will replace the current signatories.

ATTACHMENT(s):

1. Resolution No. 66-2007 including Exhibit A

CITY OF RANCHO CORDOVA

RESOLUTION NO. 66-2007

**A RESOLUTION OF THE CITY COUNCIL
UPDATING SIGNATORIES ON THE CITY'S CHECKING ACCOUNT AND PAYROLL
ACCOUNT WITH WELLS FARGO BANK**

WHEREAS, City maintains bank accounts with Wells Fargo Bank, and

WHEREAS, in the maintenance of those bank accounts, it is necessary to establish authorized City signatories to conduct fiduciary activities on behalf of the City, and

WHEREAS, authorized City signatories must be kept current to enable the fiduciary business of the City to continue.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council hereby authorizes the named persons on the attached Depository Services Resolution for Governmental Agencies to be authorized signatories on the City's checking account and money market account. **(Exhibit A)**

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of June, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**SIGNATURE AMENDMENT TO
COMMERCIAL ACCOUNT AUTHORIZATION
& AGREEMENT (SIGNATURE CARD)**

Exhibit A

**WELLS
FARGO**

Use this document to add additional/new signers or delete existing signers on an existing account(s).
If updating by customer letter, attach letter and complete sections below.

Bank Name: Wells Fargo Bank __, N.A.

Bank CoID #: 182

Branch #: _____

AU #: _____

Date of Original Commercial Account Authorization & Agreement (Signature Card): _____

Accountholder/Customer Name: City of Rancho Cordova

Account Numbers: _____

List Authorized Signers currently on the Account(s): (Sample signature not required. Attach separate sheet if necessary.)

Signer Name	Ted A. Gaebler	Signer Name	David Sander
Signer Name	Joe Chinn	Signer Name	
Signer Name	Robert J. McGarvey	Signer Name	

Describe Requested Change(s) to Authorized Signers:

Action Requested (Check One)	Print Name and Title	Specimen Signature (Required only for persons being ADDED as authorized signers)
☒ Add	Donna Silva	
☐ Delete	Finance Director	
☐ Add		
☐ Delete		
☐ Add		
☐ Delete		

ACKNOWLEDGEMENT & AGREEMENT

On behalf of the Accountholder identified on the above-referenced Signature Card, I hereby certify, by my signature below, that each of the individuals identified above as a new "Authorized Signer" has the authority, acting alone, to (i) sign checks drawn on, and make cash or other withdrawals from, the Account(s), (ii) request and withdraw stop payment orders for checks drawn on the Account(s), and (iii) initiate funds transfers by ACH, wire or other means out of the Account(s) in accordance with the Accountholder's contractual arrangements with Wells Fargo regarding these services. Each of the individuals identified above as being deleted from status as an "Authorized Signer" no longer has such authority and should not be permitted to engage in transactions relating to the Account(s). I further acknowledge and agree that the changes reflected on this Amendment form shall not become effective until after this form has been received by Wells Fargo and Wells Fargo has had a reasonable opportunity to act on it. **I acknowledge that the Accountholder has received a Commercial Account Agreement and agree that its terms and conditions, as amended from time to time, will govern the Account.**

Certified / Agreed to by:

Date 06/05/07

Signature _____

Signature _____

Name David Sander

Name Ted A. Gaebler

Title Mayor

Title City Manager

BANK USE ONLY				
Date Received / / 20	Banker Name Mary Lou Lopez	Banker Telephone (415) 396-0929	Banker MAC A0112-012	
AU	RAU	Officer Number 97645	Family Name City of Rancho Cordova	Family Number

FORWARD TO - RETAIL SERVICES - GOLD BAG OR MAC N9777-137

10/01/2003

MEMORANDUM



DATE: June 18, 2007
TO: Mayor and Council Members
FROM: Stephanie Snyder, City Manager's Office
SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT WITH THE CORDOVA COMMUNITY COUNCIL

RECOMMENDATION

Adopt Resolution #69-2007.

RESULT OF RECOMMENDED ACTION

The City will make funds available to the Cordova Community Council for the first year of a gradually decreasing three year grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide volunteer management and community event support.

BACKGROUND

During the adoption of the Fiscal Year (FY) 2006-07 Budget, the City Council approved an expenditure of \$288,800 for the Cordova Community Council, based on a proposal dated May 15, 2006. While approving the budgeted item, the City Council noted that a suitable Memorandum of Understanding (MOU) or agreement with accountability and deliverables was needed.

Throughout the year, staff developed and vetted a number of alternative agreements, attempting to balance the City's desire to build community capacity, uphold its fiduciary responsibility, maintain prudent managerial oversight, and not unduly burden the Cordova Community Council. Ultimately, a proposal for a three year gradually decreasing grant emerged from the process and was presented during the May 22 and June 4, 2007 budget work sessions. The attached grant agreement incorporates feedback received at both sessions. Key points of the grant agreement include:

- Grant funds are anticipated over a three year period beginning July 1, 2007, subject to annual approvals for funding;
- Grant funds are expected to provide seed capital for start-up costs and will gradually decrease over the three year period;

- Grant funds are only to be used for the activities described in the agreement;
- Grant funds will only be paid through an approved fiscal sponsor; and
- The Cordova Community Council will lease turnkey office space in Rancho Cordova City Hall and lease payments will be deducted in advance from grant proceeds.

Attachment(s):

1. Resolution No. 69-2007 Authorizing the City Manager to Execute a Grant Agreement (Exhibit A) with the Cordova Community Council

RESOLUTION NO. 69-2007

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT WITH THE CORDOVA COMMUNITY COUNCIL

WHEREAS, on June 26, 2006, the Rancho Cordova City Council first approved \$288,800 in the Fiscal Year (FY) 2006-07 Adopted Budget for the Cordova Community Council, subject to an agreement acceptable to the City Council; and

WHEREAS, the purpose of the funds was to enhance community capacity building and to assist the Cordova Community Council in providing volunteer management and community event support; and

WHEREAS, the City also desires to foster civic engagement among all community groups, including newcomer groups; and

WHEREAS, the Cordova Community Council has agreed to accept a gradually decreasing three year grant, subject to subsequent annual funding approvals, in order to establish a professionally managed umbrella organization that will be able to deliver such volunteer support and civic engagement; and

WHEREAS, the Rancho Cordova City Council discussed the draft grant agreement presented at the budget work sessions on May 22 and June 4, 2007, and subsequently included the first year funds of \$288,800 under a grant agreement to begin July 1, 2007 in the FY 2007-08 Adopted Budget.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Manager is authorized to sign the grant agreement, in substantially the form set forth in Exhibit A.

PASSED AND ADOPTED by the City Council on the 18th day of June, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

GRANT AGREEMENT**Exhibit A**

This Grant Agreement between the City of Rancho Cordova (City) and the Cordova Community Council Foundation (Grantee) is made pursuant to the authority of the Rancho Cordova City Council action on June 26, 2006 that approved \$288,800 in the FY 2006-07 Adopted Budget. The Grantee's proposal dated May 15, 2006, as 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, the City and the Grantee agree as follows:

Subject to the provisions of the Grant Agreement, the City will make grant funds in the amount of \$288,800 available to the Grantee for operating expenses from July 1, 2007 through June 30, 2008.

The Grantee agrees to abide by the following:

ARTICLE I. City Requirements.

The Grantee agrees to comply with the following requirements:

- A. The grant funds will only be used for activities described in the proposal, which is incorporated by reference and made part of this Agreement and modified by Article V of this Grant Agreement.
- B. To address the City's fiduciary responsibility, Grantee will establish and maintain a relationship with a Fiscal Sponsor until such time as Grantee has attained federal tax-exempt status. A Fiscal Sponsor is defined as a legally recognized organization that is able to provide internal controls and operates using generally accepted accounting principles (GAAP). The Fiscal Sponsor must be approved by the City Manager. Fiscal Sponsor may not provide funding to Grantee in order to avoid potential conflicts of interest.
- C. Grantee will lease turnkey office space in Rancho Cordova City Hall per the market rate terms set out in a separate Lease Agreement to be executed no later than July 31, 2007. Lease payments will be deducted from grant payments as described in Article II.
- D. Grantee will provide one seat on the Grantee's Board of Directors to be filled at the direction of the City Manager.
- E. Grantee will extend benefits of membership to no more than ten (10) City employees.

ARTICLE II. Payment of Grant Funds

- A. One-half of the grant funds (\$144,400), less six months equivalent of the lease payments, will be released to the Grantee's Fiscal Sponsor between July 1, 2007 and July 31, 2007.
- B. Grantee may subsequently request release to the Fiscal Sponsor of a draw down of remaining funds in two equal payments of \$72,200, less three months equivalent of the lease payments, after January 1, 2008 and April 1, 2008.

ARTICLE III. Progress Reports.

The Grantee shall submit to the City's Grant Officer a progress report every three 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 in a format to be determined by the City Manager. City may require additional information or increased frequency of reporting to address the conditions and deliverables as described in Article V.

Progress reports must include a comparison of actual accomplishment to the objectives indicated in the approved proposal as modified by this Agreement and the reasons for slippage if established objectives were not met.

A goal of this agreement is to foster civic engagement among additional groups in the community, including newcomer groups. Progress reports should reflect efforts in this area.

No grant draw downs will be approved if progress reports are overdue or incomplete.

ARTICLE IV. Default

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

ARTICLE V. Additional Provisions

- A. Project Description. The project is as described in the proposal (Attachment 1) with the changes outlined in Section D.
- B. Changes or Clarification to the Proposal Related to Participating Parties:

The Grantee may elect to sub-contract a portion of this grant in order to accomplish the goals of the grant and deliver services or products.

The Grantee must maintain a relationship with a Fiscal Sponsor that does not provide funding to Grantee.

- C. Funding Expectation. Subject to approval of funding amount through the City's annual budget process, this Grant is given as a partnership to deliver community capacity-building services. It

is not the City's intent to provide long term funding, but rather to provide seed capital for start-up costs through a gradually decreasing three year project as follows:

Phase 1 (FY 2007-08)-- \$288,800: To establish a professional office and begin process of delivering services and products.

Phase 2 (FY 2008-09)—\$250,000: Deliver outcomes (services & products).

Phase 3 (FY 2009-10)-- \$220,000: Continue to deliver services and products and secure a fiscal base for solid future funding.

D. Outcomes. Grantee's proposal dated May 15, 2006 (Attachment 1) is amended to deliver the following outcomes during the life of the three year project:

- Provide a structured process for accepting, allowing dialogue, evaluating, and recommending funding requests from local organizations for the City's budgeted outreach funds;
- Provide "incubating" and "hotelng" services for local non-profit organizations, i.e. assistance with insurance requirements for their own events, grant application assistance, meeting room space, file storage, mailing, copying, and professional assistance and advice on non-profit operations;
- Assist in developing and maintaining neighborhood associations and assist with community pride projects such as the City's Strong Neighborhoods Initiative;
- Organize and maintain councils of certain interest groups such as youths, seniors, faith-based organizations, and those sponsoring arts and sports programs, in order to improve and facilitate communications between the community and the City;
- Create and support an historical society to preserve the rich and diverse culture of the City;
- Produce a comprehensive community directory (print and web-based) to apprise citizens and visitors of the time and place for opportunities provided by the local non-profit organizations;
- Continue to give leadership, implementation and volunteer labor to nurture current citywide events such as Eppie's Great Race, Fourth of July, American River Salmon Festival, California Capital Air Show, and the Community Christmas Tree Lighting Ceremony, as well as to develop new events;
- Plan and fund an annual Volunteer Awards event to honor volunteers and celebrate their services to the community;
- Be responsible for getting leaders from the faith community to do the invocation at Council meetings;
- Marshal volunteer resources when needed in the community; and
- Act as an ombudsperson for residents and businesses that may be reluctant to bring forth City issues.

In witness whereof, the Parties have executed this Grant Agreement as of the effective date first written above.

**CORDOVA COMMUNITY COUNCIL
(GRANTEE)**, a California public benefit
corporation

By:
Its:
Date:

CITY, a California municipal corporation

By: Ted A. Gaebler
Its: City Manager
Date:

ATTEST:

By: Anna Olea-Moger
Its: City Clerk

ATTEST:

By: Adam Lindgren
Its: City Attorney



CORDOVA COMMUNITY COUNCIL

P.O. Box 205 Rancho Cordova, CA 95741-0205

Phone: (916) 361-1234

Fax: (916) 361-7281

Web: www.cordovacouncil.com

E-mail: info@cordovacouncil.com

Dr. David Sander
President

Shelly Blanchard
Vice President

Alan Withers
Secretary

Susan Roberts
Treasurer

Mary Boughton
Director

Ross LaFever
Director

Lee Frechette
Director

Conrade Mayer
Director

Inez Reyes
Director

Rebecca Sloan
Director

Chief Deputy
George Anderson
Past-President

*"Serving the Rancho Cordova
Community since 1959."*

May 15, 2006

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

Dear Mr. Gaebler:

It is a pleasure to present our draft concept plan for the future partnership of the City of Rancho Cordova and the Cordova Community Council.

For over 45 years the Community Council has served the interests of the non-profit community in Rancho Cordova. Now, with the benefits of cityhood and the potential partnership between our organizations, we foresee a nearly unlimited potential for improving our residents quality of life as represented in the strength of our community organizations.

We firmly believe that every great community has strong community organizations. As the "chamber of commerce" for the non-profit community in Rancho Cordova, we feel that we are uniquely qualified to partner with the City in enhancing this vital aspect of our quality of life.

Sincerely,

David M. Sander
President

EXECUTIVE SUMMARY

The Cordova Community Council will provide an efficient, mutually beneficial partnership between the City of Rancho Cordova and its citizens, using its unique position as the "Organization of Organizations" in Rancho Cordova.

OUTLINE

Section 1 - Overview and Plan Objectives

- City Government Benefits

- Community Benefits

- Community Organization Benefits

Section 2 - Experience and Capabilities

Section 3 - Marketing & Development Plan

Section 4 - Pro Forma Financial Statements/Notes

Section 5 - Appendices

SECTION 1 – OVERVIEW AND PLAN OBJECTIVES

BACKGROUND

In voting to incorporate as a city, the citizens of Rancho Cordova endorsed the notion that there is a better way of delivering services and improving their quality of life than was being delivered under the previous form of government.

Some steps in delivering on that promise are easier to measure than others. For example, in becoming a city, the objective of better police protection can be analyzed by comparing the number of police officers on patrol before and after incorporation, and corresponding crime rates.

But the incorporation of Rancho Cordova was also a call for a closer, more personal relationship with government. It can be articulated as the "grocery store effect." That is, you will get better government when you run into the chief of police, city manager or city council member in the aisle while grocery shopping.

How to achieve the former may not be easy, but achieving the latter is infinitely more difficult. That is why city government must seek creative ways to connect with the people it serves; in other words, it must boost the "grocery store effect."

OBJECTIVE

The objective of this proposal is to create a suite of non-profit services for the residents of Rancho Cordova and their organizations to be managed by the Cordova Community Council.

The over-arching goal is to build capacity among the citizenry by setting the stage for those experiences that bind people to their community and to each other. As a new entity, creating and formalizing the "ties that bind" is another on a long list of tasks that will need to be accomplished for Rancho Cordova to become the true city it aspires to be.

This effort would foster the same phenomenon that grows from a

university alumni association – a devotion to success that transcends time and is carried on from generation to generation. It builds the character of the community by building bridges between its residents. It reminds citizens to have pride in their city, their neighborhood, their street, even their own front yard.

It may be useful to think of the CCC in the same light as a Chamber of Commerce. Within the business community, players can often come to consensus on matters of concern by tapping into the organizational capacity of the local Chamber of Commerce. There, professional staff can help members fully weigh issues and bring forth suggested solutions along with their complaints and challenges – a huge benefit to city governors. Professionally managed, the CCC would perform a similar function, except that its clientele is the backbone volunteer organizations of the city, rather than businesses.

BENEFITS TO CITY GOVERNMENT

LIAISON

Liaison between city and community organizations for projects like CDGB grant decisions, community event support, even more serious items such as disaster preparedness and crime solving would be of immense benefit to the city. In these cases, the CCC can function almost like an extended city staff, meeting the citizens where they are most committed – in the groups in which they participate by choice.

CLEARINGHOUSE

The CCC can act as a clearinghouse for information the city needs to get to community organizations and vice versa. For example, if the city is hosting an event of community interest, the CCC can be utilized to get that message out to all of our community organizations.

CITIZEN OMBUDSMAN

Capitalizing on the confident relationship built with community volunteer organizations over nearly a half-century, the CCC becomes a trusted representative of this sector before city officials.

HOW DO WE...?

Working with the city, the CCC is the "go to" organization for information and guidance on how to work with the city to stage a community event in Rancho Cordova. This function could include everything from what needs to happen in order to hold a parade to how to close down a street for a block party.

IMAGE BUILDING

Working through our member groups, the CCC will nurture the growth of homegrown events that add texture and richness to Rancho Cordova community life, and put the city's "best foot forward" to the region.

FORMING CONNECTIONS

The CCC helps government connect with the citizens. Because CCC is an organization of local citizen organizations, it is uniquely sensitive to culture and dreams of Rancho Cordova residents. When the city is wondering what volunteer groups are thinking, the CCC is poised with the answers.

BENEFITS TO COMMUNITY

A closer, more personal relationship of citizens with the city builds loyalty, pride and helps build consensus on a wide range of issues. The idea that "together we're better" can prevent or resolve disputes, boost community spirit and even open checkbooks to clear the way for community growth and progress. The CCC is in a unique position to:

DEVELOP POPULAR, RELEVANT EVENTS

Every community is measured by its quality of life and community events are a major component of that measurement. CCC will foster and build capacity of groups within the city to sponsor and support quality events that could include:

1. Community Prayer Breakfast
2. Voter Information Nights

3. State of the City Lunch/Dinner
4. American River Festival
5. Cordova Concert Series
6. Community Awards Night
7. Veterans Day events
8. Fall Festival/Halloween events
9. Spring Festival
10. Festival of the Arts
11. SNAP! Rancho Cordova Photography Contest
12. Cordova Culture and Crafts Fair
13. Music on the Move/Concerts at Light Rail Stations
14. Mission Mistletoe Removal
15. Rancho Cordova Farmers Market
16. Rancho Cordova Garden Tour
17. Rancho Cordova Night at the Kings
18. Rancho Cordova Night at the River Cats
19. Country Fun for City Slickers (Petting Barn)
20. Rancho's Railroad History

NURTURE EXISTING EVENTS

CCC will enhance its existing volunteer coordination role for established community events such as:

- Eppie's Great Race
- Rancho Cordova Fourth of July
- American River Salmon Festival
- California Capital Air Show

- Community Christmas Tree Lighting

CREATE SUB-ORGANIZATIONS

CCC will provide leadership, recruitment and organization of Cordova Community Council "sub-organizations." Beginning with the premise that every great community is measured in part by the quality of its organizations, the CCC's mission is to coordinate and build ability to carry out the functions of those organizations in Rancho Cordova. There is a need to create several "councils" to shepherd and respond to the needs and concerns of important special interest citizen groups that could include:

- Rancho Cordova Historical Society
- Rancho Cordova Arts Council
- Rancho Cordova Youth Council
- Rancho Cordova Faith Council
- Rancho Cordova Sports Council

PRODUCE COMMUNITY DIRECTORY

guide Improve communications among citizens by compiling the definitive ~~guide~~ to "living the good life" in Rancho Cordova. Envisioned is a comprehensive directory containing information ranging from when Little League and soccer sign-ups are held to when Rotary and Kiwanis Clubs meet.

PRODUCE EVENT CALENDAR

Create community momentum by providing and distributing through existing and new channels the latest, most accurate and complete information on how to enjoy the many events occurring in Rancho Cordova.

BUILD COMMUNITY CONSENSUS

Capitalizing on the confident relationship built with volunteer organizations over many years, CCC is viewed as a trusted representative of this sector of the city and can help build consensus on a wide range of issues of local importance.

BENEFITS TO COMMUNITY ORGANIZATIONS

Professional management practices offered by the CCC can provide valuable and sustaining coaching that helps volunteer organizations side step the normal pitfalls of funding and leadership failures. They include:

ACCOUNTING/TREASURY

While most community organizations handle their accounting and treasury roles well internally, most have the need of outside assistance and/or management. The CCC would be able to provide technical assistance to needy organizations.

INSURANCE

Many community organizations are blocked from hosting community events by their fear of legal liability and the need to obtain insurance for events. With the assistance and/or umbrella coverage from CCC, this barrier can be removed.

AUDITING

CCC would provide annual audit services.

FUND-RAISING

Many community organizations go through feast or famine, based on effectiveness of volunteer fund-raising efforts. The CCC can significantly aid in this function where needed by providing substantial support and assistance to fund-raising operations.

1. Database of donors
2. Printing

3. Mailing
4. Design/layout
5. Accounting/banking

SEEDING FOR SUCCESS/CCC BANK

From time to time, small organizations need limited loans. An example is a local Boy Scout troop needing cash up front to purchase calendars for a fund-raising sale. The "CCC Bank" could act as a financing mechanism for such groups.

FUND-RAISING COORDINATION

The CCC would coordinate fund-raising for entire groups of organizations, such as the Cordova Sports Council or Cordova Arts Council. This would involve maintaining lists and databases of donors for individual organizations or entire new "Councils" of similar organizations.

SECTION 2 – EXPERIENCE AND CAPABILITIES

WHO WE ARE

Since it was founded in 1959, the Cordova Community Council has served as a meeting place to discuss the future of Rancho Cordova. CCC was founded by forward-thinking individuals who recognized Rancho Cordova would benefit from vibrant civic activity. Early CCC leaders believed the community would flourish best if local residents worked together. This legacy of mutual support is a hallmark of community life in Rancho Cordova.

The purpose of the CCC is to bring together representatives from our diverse member groups to consider any local issue and plan for the enhanced quality of life in Rancho Cordova. CCC is Rancho Cordova's organization of organizations.

Our current activities include, but are not limited to:

- Monthly luncheons featuring timely local topics
- Sponsorship of the Rancho Cordova Fourth of July event
- Sponsorship of improvements to the Hagan Park Petting Barn
- Sponsorship of the Community Christmas Tree Lighting event
- Sale of Rancho Cordova logo items
- Coordination of volunteers for the California Capital Air Show
- Coordination of volunteers for the Metropolitan Transportation Plan
- Sponsorship of Annual Community Volunteers Awards

SECTION 3 – MARKETING & DEVELOPMENT PLAN

The Cordova Community Council will establish and strength relationships within the Rancho Cordova non-profit community in several ways.

First, through the provision of services (database management, fundraising services, insurance assistance, event coordination, leadership training, etc.) that non-profits seek but are typically unable to maintain on their own, the Cordova Community Council will hold a unique location in the marketplace. Typically, organizations change leadership every year, and board and key committee chairs nearly as often. This nearly inevitably results in a discontinuous ability of the organization to complete its goals. For example, fundraising is typically function that some volunteer leaders will excel at while others will merely get by. The Community Council will be able to provide a continuity of expertise that uniquely allows the non-profit to pursue their mission as opposed to the more mundane and difficult tasks that can also be their major pitfalls.

Secondly, leveraging existing relationships, the Community Council will develop into a more permanent and well-known resource for the community.

The Community Council, in this proposal, will provide services to the non-profit community that are not replicated elsewhere, and will be of enough value for these non-profits to value their relationship with the Cordova Community Council, and the City of Rancho Cordova.

SECTION 4 – PRO FORMA FINANCIAL STATEMENTS AND NOTES

In order to make the transition from a purely volunteer organization to a well-staffed volunteer services organization, the Community Council will require significant start-up support, and some on-going support from the City of Rancho Cordova.

Start-up support would entail facility construction (in City Hall), furnishings and any other capital costs. On-going support would allow the Community Council to hire full time staff to carry out the mission of the organization and realize the potential of this City - Community Council Partnership.

We feel there is a need for at least two full time staff to make this partnership successful - an Executive Director and an Administrative Assistant. In addition, the Sacramento County Office of Education has approached the Community Council about hosting/hiring a number of Americorps volunteers. Although their tenure is normally limited to one year, they are quite affordable and their mission meshes extremely well with the mission of this partnership. They could therefore provide a flexible and efficient workforce.

Anticipated Budget –

Staff

Executive Director (Salary and Benefits)	\$75,000 – \$100,000
Administrative Assistant (including Benefits)	\$40,000 – \$60,000
Americorps Volunteer (Two full time)	\$30,000 – \$40,000
Staff Subtotal	\$145,000 – \$210,000

Operations

Utilities, Telephone, Cleaning, etc. (1000 sq.ft. office) Approx. \$500/month,	\$6,000 – \$8,000
Computer Software, Office Supplies, etc.	\$15,000 – \$25,000
Events – Misc. Event Costs	\$20,000 – \$30,000
Operations Subtotal	\$41,000 – \$63,000

Total Request: \$230,000

Capital

Space Build-out, Furnishings, - Included in City Budget Proposal.

Some Revenues can be expected from Community Council operations, both on a fee or commission basis, as well as in direct fundraising opportunities that may be associated with new events. We estimate in the first full year of operations that we will be able to generate \$50,000 in fees, commissions and sponsorships.

Future requests to the city will take these early results into account, but we anticipate reducing this annual request (in future city budget cycles) once the Community Council is in full operation with permanent staff.

These budget numbers exclude current operations of the Community Council. Our 4th of July Committee for example has an event budget of over \$200,000. This budget only reflects expanded operations from a City-Community Council partnership.

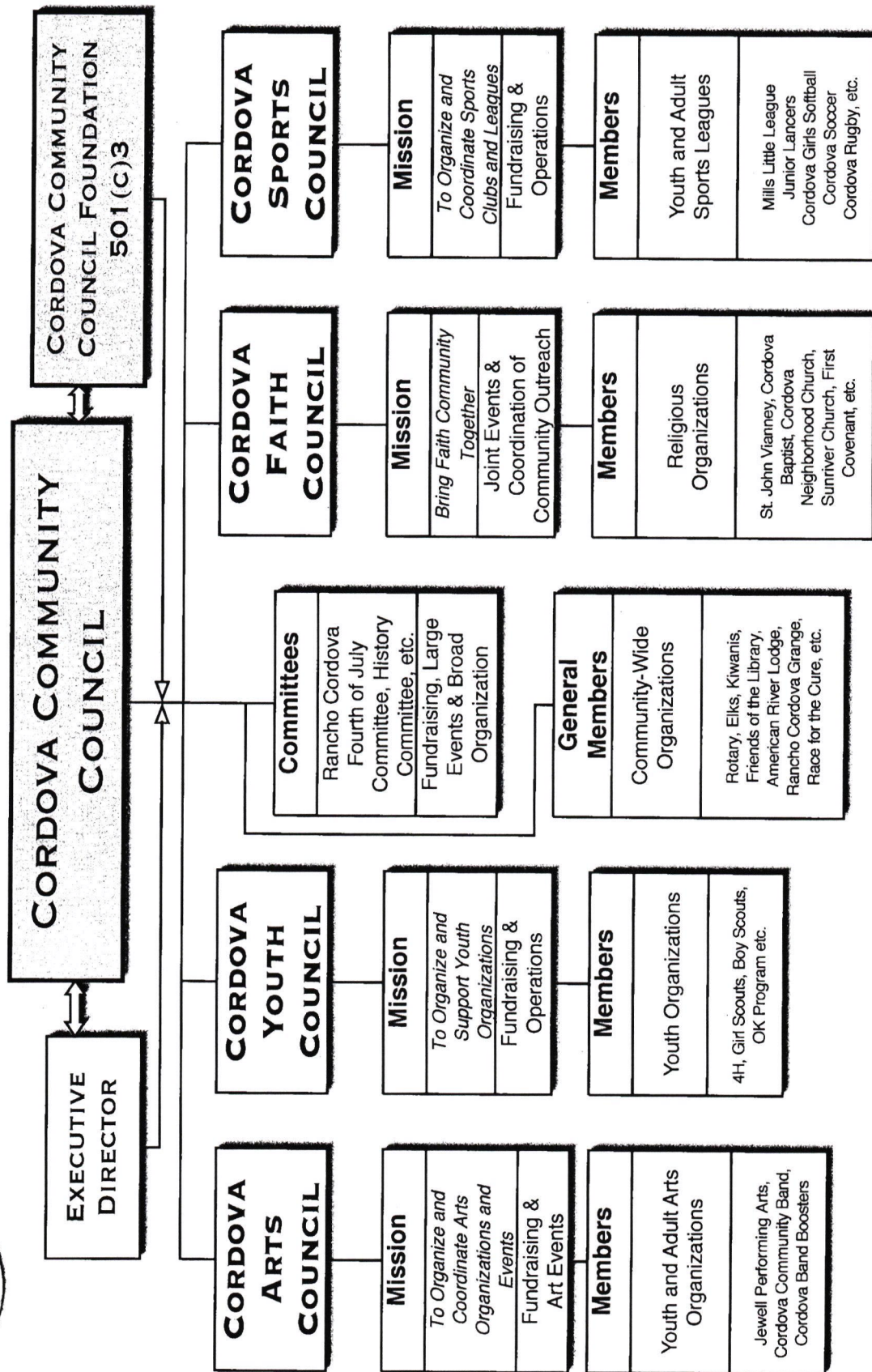
SECTION 5 – APPENDICES

Organizational Flow Chart – Cordova Community Council
Organizational Chart



CORDOVA COMMUNITY COUNCIL

ORGANIZATIONAL CHART



MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Joe Chinn, City Manager's Office
Sandy Salerno, Finance Department

SUBJECT: RESOLUTION ORDERING CHANGE TO RATE AND METHOD OF
APPORTIONMENT OF SPECIAL TAXES FOR AND ON BEHALF OF THE
CITY OF RANCHO CORDOVA SUNRIDGE ANATOLIA COMMUNITY
FACILITIES DISTRICT NO. 2003-1

RECOMMENDATION

Staff recommends that the City Council:

Adopt Resolution 72-2007, ordering a change to the rate and method of apportionment of special taxes which secure bonds for the purpose of providing moneys for the construction and acquisition of improvements within the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1.

RESULT OF RECOMMENDED ACTION

This change brings the special tax levies into conformity with changes in the development plans for the property as requested by the developer.

BACKGROUND

The City of Rancho Cordova formed Community Facilities District No. 2003-1 in August 2003 for the Sunridge Anatolia Project pursuant to Mello-Roos law. The District was formed to help fund public infrastructure improvements of benefit to the Project.

This change will bring the special tax formula of the CFD into conformity with changes in the development plans for the property which have occurred since August 2003.

ATTACHMENT

1. Resolution No. 72-2007, Ordering Change to Rate and Method of Apportionment (Exhibit A) of Special Taxes for and on Behalf of the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 72-2007

**RESOLUTION ORDERING CHANGE TO RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA
SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT NO. 2003-1**

WHEREAS, the City Council of the City of Rancho Cordova has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form the Sunridge Anatolia Community Facilities District No. 2003-1 (the "CFD No. 2003-1"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements within CFD No. 2003-1; and

WHEREAS, in connection with the formation of the District, the City Council adopted its Resolution of Formation, Resolution No. 42-2003 (the "Resolution of Formation"), on August 4, 2003, and approved the Rate and Method of Apportionment of Special Tax attached to the Resolution of Formation as **Exhibit A** (the "RMA"); and

WHEREAS, by separate actions taken that same date, the Council conducted a special, landowner-voter election and obtained the unanimous approval of the qualified electors of CFD No. 2003-1 to the RMA, among other things; and

WHEREAS, at the request of Sunridge Anatolia, LLC, a California limited liability company (the master developer of property CFD No. 2003-1) and the owners of certain parcels of land within Zone 1, Lot A and Zone 4 of the CFD No. 2003-1 (the "Eligible Amendment Parcels") the City has been asked to consider amendment of the RMA as it affects those parcels. The proposed, revised RMA (the "Revised RMA") is attached to said request and would, if approved, authorize the changes summarized in **Exhibit A**.

WHEREAS, by his Certificate re Registered Voters and Landowners (the "Certificate"), which certificate is on file with the City Clerk of Rancho Cordova, Ryan Fong has certified that, based upon his own personal knowledge and familiarity with the Eligible Amendment Parcels, (a) there are no registered voters residing on any of the Eligible Amendment Parcels and (b) the two entities which are the record owners of the Eligible Amendment Parcels (the "Affected Owners") are (1) CH (Anatolia I), LP, owning 12.4 acres (Lot A), and (2) Sunridge-Anatolia, LLC, owning 25.1 acres (Zone 4), respectively; and

WHEREAS, on the basis of the Petition and the Certificate, Jones Hall, a Professional Law Corporation, as special counsel to the City for CFD No. 2003-1 ("Special Counsel"), has prepared Special Election Ballots – RMA Change (the "Special Election Ballots") for each of the Affected Owners, specifying 13 votes and 26 votes, respectively, together with Consent and Waivers – 2007 RMA Change (the "Consent/Waivers") for each of the Affected Owners, to which Consent/Waivers a copy of the Revised RMA is attached; and

WHEREAS, the two completed and executed Special Election Ballots, each marked "Yes" to indicate support for the ballot measure, and the three dated and executed Consent/Waivers have been submitted to and are on file with the City Clerk, and Special Counsel has advised the Council that it may proceed with conduct of the public hearing, the special election and the adoption of this resolution, which approves and adopts the Revised RMA, without further legal proceedings; and

WHEREAS, on the basis of the Petition, the Certificate, the two "Yes" ballots and the two dated and executed Consent/Waivers, the Council believes that the owners of one hundred percent (100%) of the property within CFD No. 2003-1 which would be affected by the adoption and approval of the Revised RMA have requested and consented to such adoption and approval in order to more effectively accomplish the authorized purposes of CFD No. 2003-1; and

WHEREAS, the Council wishes to approve and adopt the Revised RMA in furtherance of the accomplishment of the authorized purposes of CFD No. 2003-1 as requested and approved by one hundred percent (100%) of the Affected Owners;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The City Council finds and determines that the foregoing recitals are true and correct.
2. The Revised RMA is hereby approved and adopted and for all future purposes of CFD No. 2003-1 shall constitute the Rate and Method of Apportionment of Special Tax of CFD No. 2003-1, unless changed by future action of the Council in accordance with the Act.
3. The City Council hereby finds and declares that the Revised RMA affects only the Eligible Amendment Parcels, and the ballot measure submitted to the two entities owning all of the Eligible Amendment Parcels, being the qualified electors entitled to vote in the election, has been passed and approved by unanimous "Yes" vote of said landowners, as the qualified voters.
4. The City Clerk, in coordination with Special Counsel, is hereby directed to cause the preparation and recordation an Amended Notice of Special Tax Lien with the County Recorder of the County of Sacramento within 15 days after the adoption of this resolution.
5. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, California, at a regularly scheduled meeting on the 18th day of June, 2007, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**CITY OF RANCHO CORDOVA
SUNRIDGE-ANATOLIA COMMUNITY FACILITIES DISTRICT NO. 2003-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the City of Rancho Cordova SunRidge-Anatolia Community Facilities District No. 2003-1 (herein "CFD No. 2003-1") shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2003-1, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to CFD No. 2003-1 and the Bonds, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements under the California Government Code with respect to the Bonds and the Special Tax, and all other costs and expenses of the City and County in any way related to the establishment or administration of CFD No. 2003-1.

"Administrator" shall mean the person or firm designated by the City to administer the Special Tax according to this Rate and Method of Apportionment of Special Tax.

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

“Assessor’s Parcel Map” means an official map of the County Assessor designating Parcels by Assessor’s Parcel Number.

“Base Maximum Tax Rates” means, for Fiscal Year 2003-04, the following Maximum Special Tax rates for single family residential lots in the CFD:

Zone 1		Zone 2, Zone 3 & Zone 5		Zone 4	
<i>Level 1:</i>	\$755	<i>Level 1:</i>	\$1,055	<i>Level 1:</i>	\$725
<i>Level 2:</i>	\$1,055	<i>Level 2:</i>	\$1,155	<i>Level 2:</i>	\$1,055
<i>Level 3:</i>	\$1,155	<i>Level 3:</i>	\$1,255	<i>Level 3:</i>	\$1,155
<i>Level 4:</i>	\$1,255			<i>Level 4:</i>	\$1,255

On July 1, 2004 and each July 1 thereafter, the Base Maximum Tax Rates shown above shall be increased by two percent (2%) of the amount in effect in the previous Fiscal Year.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2003-1 related to public infrastructure and/or improvements that will serve property included within CFD No. 2003-1.

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

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

“CFD Buffer” means an amount of Maximum Special Tax revenues that will be available to absorb the reduction in Expected Maximum Special Tax Revenues that may occur in future years if there is a loss of residential lots within Villages. The amount of the CFD Buffer as of CFD Formation is shown in Attachment 2. The CFD Buffer may be increased or decreased pursuant to Section C below; after the CFD Buffer is adjusted, the Administrator shall send written notice to the City Manager or other designated City official(s) notifying him/her of the adjustment to, and the current amount of, the CFD Buffer.

The amount in the CFD Buffer shall not be considered part of the total Maximum Special Tax revenues when sizing Bond issues for the CFD.

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2003-1 was adopted by the City Council.

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova.

“County” means the County of Sacramento.

“Developed Property” means, in any Fiscal Year, the following:

- In Zone 1, Zone 2 and Zone 5, all Parcels of Taxable Property
- In Zone 3 and Zone 4, all Parcels included within a Final Map that was recorded prior to June 1 of the prior Fiscal Year, and all Parcels of Undeveloped Property for which a Redesignation Request was submitted to the City before June 1 of the prior Fiscal Year.

“Expected Land Uses” means the total number of single family residential units, Acreage of RD-10 Property, Acreage of Multi-Family Property and Acreage of Non-Residential Property expected within the CFD at the time of RMA Amendment. The Expected Land Uses are identified in Attachment 1 and summarized in Attachment 2 of this Rate and Method of Apportionment of Special Tax.

“Expected Maximum Special Tax Revenues” means the amount of annual revenue that would be available within a Village or Lettered Lot if the Maximum Special Tax was levied on the Expected Land Uses. The Expected Maximum Special Tax Revenues are shown in Attachment 2 of this Rate and Method of Apportionment of Special Tax and may be reduced due to prepayments in future Fiscal Years.

“Final Bond Sale” means the last series of Bonds issued by the CFD, which issuance shall generally use up the remaining capacity available from the Maximum Special Tax revenues that can be generated within the CFD, which revenues shall not include the CFD Buffer.

“Final Map” means a final map, or portion thereof, approved by the City or County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates Buildable Lots. The term “Final Map” shall not include any Large-Lot Subdivision Map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create Buildable Lots, including Assessor’s Parcels that are designated as remainder parcels.

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

“Large-Lot Subdivision Map” means a subdivision map recorded at the County Recorder’s Office that subdivides the property in CFD No. 2003-1 into large Parcels, most of which will be subject to future subdivision.

“Lettered Lot” means a specific geographic area identified in Attachments 1 and 2 as a “Lot” with an assigned alphabetic character.

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

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property which are zoned for a maximum density of not less than twenty (20) units per acre.

“Non-Residential Property” means all Taxable Property in CFD No. 2003-1 that has been assigned a land use designation other than single family property or Multi-Family Property in Attachment 2.

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

“Public Property” means any property within the boundaries of CFD No. 2003-1 that is owned by the City, federal government, State of California or other public agency.

“RD-10 Property” means those Lettered Lots for which “RD-10” is the designated land use in Column B in Attachment 2 of this Rate and Method of Apportionment of Special Tax.

“Redesignation Request” means a written notice submitted to the City by the current record owner of an Assessor’s Parcel of Undeveloped Property within Zone 3 or Zone 4 requesting that the City designate the Parcel as Developed Property in the next Fiscal Year and all future Fiscal Years for the purpose of allocating the Maximum Special Tax pursuant to Section D below.

“RMA Amendment” means the date on which the City Council approves the first amendment to this Rate and Method of Apportionment of Special Tax.

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

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

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2003-1 which are not exempt from the Special Tax pursuant to law or Section F below.

“Tentative Map” means a map that is made for the purpose of showing the design of a proposed subdivision and the conditions pertaining thereto and is not based on a detailed survey of the property within the map and is not recorded at the County Recorder’s Office to create legal lots.

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

“Village” means a specific geographic area within a Zone (one or more Assessor’s Parcels) that (i) will be created upon recordation of a Large-Lot Subdivision Map within CFD No. 2003-1, (ii) is expected to have Buildable Lots of a similar size, and (iii) is assigned a Maximum Special Tax burden that will ultimately be allocated to the Buildable Lots within the Village as Final Maps are recorded. The Villages that are part of the Expected Land Uses within CFD No. 2003-1 are shown in Attachment 1 and the Expected Maximum Special Tax Revenues for each Village are shown in Attachment 2. When a Large-Lot Subdivision Map is recorded within CFD No. 2003-1, the actual boundary of each Village may change slightly from that shown in Attachment 1. Such change shall have no impact on the Expected Maximum Special Tax Revenues for each Village unless the total number of Buildable Lots, Acres of RD-10 Property, Acres of Multi-Family Property, or Acres of Non-Residential Property within a Village are changed. If such a change occurs, the Administrator shall follow the procedures set forth in Section C below to recalculate the Expected Maximum Special Tax Revenues within each Village.

“Zone” means one of the five mutually exclusive geographic areas defined below and identified in Attachment 1, and any subsequent Zones created to contain property annexed into CFD No. 2003-1 in future Fiscal Years. When a Large-Lot Subdivision Map is recorded within CFD No. 2003-1, the actual boundary of each Zone may change slightly from that shown in Attachment 1. Such change shall have no impact on the Expected Maximum Special Tax Revenues for each Zone unless the total number of Buildable Lots, Acres of Multi-Family Property, or Acres of Non-Residential Property are changed. If such a change occurs, the Administrator shall follow the procedures set forth in Section C below to recalculate the Expected Maximum Special Tax Revenues within each Zone.

“Zone 1” means the geographic area that: (i) at CFD Formation, was generally known as “Anatolia I” in the Tentative Map approved for property within the CFD, and (ii) is specifically identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Zone 1.

“Zone 2” means the geographic area that: (i) at CFD Formation, was generally known as “Anatolia II” in the Tentative Map approved for property within the CFD, and (ii) is specifically identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Zone 2.

“Zone 3” means the geographic area that: (i) at CFD Formation, was generally known as “Anatolia III” in the Tentative Map approved for property within the CFD, and (ii) is specifically identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Zone 3.

“Zone 4” means the geographic area that: (i) at CFD Formation, was generally known as “Anatolia IV” in the Tentative Map approved for property within the CFD, and (ii) is specifically identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Zone 4.

“Zone 5” means the geographic area that: (i) at CFD Formation, was generally known as “Mather East” in the Tentative Map approved for property within the CFD, and (ii) is specifically identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Zone 5.

B. DATA FOR ADMINISTRATION OF SPECIAL TAX

Each time a Final Map is recorded within CFD No. 2003-1, the Administrator shall compare the land uses shown in the Final Map with the Expected Land Uses for the geographic area affected by the Final Map and use the applicable subsection in Section C.3 below to determine the Maximum Special Tax for each Parcel created within the Final Map. In addition to this ongoing administration, on or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for Taxable Property within the CFD. The Administrator shall also (i) determine whether each Parcel is Developed Property or Undeveloped Property and (ii) calculate the Special Tax Requirement for the Fiscal Year.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax assigned to each Village and Lettered Lot as of RMA Amendment is identified in Attachment 2 of this Rate and Method of Apportionment of Special Tax. If, upon recordation of the Large-Lot Subdivision Map for property within the CFD, it is determined that the actual boundaries of the Zones, Villages, or Lettered Lots are different than that shown in Attachment 1, Attachment 1 shall be updated and the correct boundaries of each Zone, Village and Lettered Lot shall be reflected in the attachment. If, at the same time changes are being made to Attachment 1, it is determined that the number of Buildable Lots, Acreage of RD-10 Property, Acreage of Multi-Family Property, or Acreage of Non-Residential Property within a Zone has changed, the distribution of the Expected Maximum Special Tax Revenues between Villages and Lettered Lots within that Zone can be changed in Attachment 2 as long as the total Expected Maximum Special Tax Revenues within that Zone stay the same. If the City determines that such an adjustment is needed, the adjustment shall occur immediately after recordation of the Large-Lot Subdivision Map, after which time the Expected Maximum Special Tax Revenues assigned to a particular Village or Lettered Lot shall be fixed for all future Fiscal Years, except for the escalator set forth in Attachment 2. After both attachments have been updated, the Administrator shall record, or cause to be recorded, an amended Notice of Special Tax Lien that includes the revised attachments.

Once the Villages and Lettered Lots have been created by recordation of a Large-Lot Subdivision Map, the sum of the Maximum Special Taxes allocated to individual Parcels within a Village or Lettered Lot should at all times be equal to the Maximum Special Tax identified for that Village or Lettered Lot in Attachment 2 unless the CFD Buffer has been reduced to make up for a reduction in the Expected Maximum Special Tax Revenues for a particular Village as provided in Section C.3 below. The Administrator shall apply the applicable subsection below to determine the Maximum Special Tax for each Parcel of Taxable Property within CFD No. 2003-1:

1. *Fiscal Year 2003-04 and Future Fiscal Years If a Large-Lot Subdivision Map Has Not Been Recorded*

Prior to recordation of a Large-Lot Subdivision Map, the Maximum Special Tax assigned to Assessor's Parcels within the CFD shall be as follows:

Fiscal Year 2003-04 Assessor's Parcel Number	Fiscal Year 2003-04 Maximum Special Tax *
067-0030-006	\$956,560
067-0030-009	\$1,317,400
067-0090-011	\$33,495
067-0090-014	\$86,195
067-0090-017	\$869,005
067-0090-022	\$2,510
067-0090-023	\$3,765
067-0090-024	\$134,285
067-0090-016	\$47,690
067-0030-019	\$147,175
067-0030-027	\$162,400
* On July 1, 2004 and each July 1 thereafter, these Maximum Special Taxes shall be increased by two percent (2%) of the amount in effect in the previous Fiscal Year.	

If an Assessor's Parcel number shown above is changed, the Maximum Special Tax shall continue to apply to the Parcel to which it was assigned. If Parcels are reconfigured due to an action other than recordation of a Large-Lot Subdivision Map, the Maximum Special Tax shall be spread on a per-acre basis to all new Assessor's Parcels created by the reconfiguration.

2. *After Recordation of a Large-Lot Subdivision Map, Prior to Recordation of a Final Map*

After a Large-Lot Subdivision Map is recorded and there is no overlap of Assessor's Parcels between Villages and Lettered Lots, the Maximum Special Tax for property within a Village or Lettered Lot shall be the amount identified in Attachment 2 of this Rate and Method of Apportionment of Special Tax. If there are multiple Assessor's Parcels within a Village or Lettered Lot, the Maximum Special Tax shall be allocated on a per-Acre basis to each Parcel of Taxable Property within that Village or Lettered Lot until a Final Map is recorded within the Village or Lettered Lot. If a Final Map records creating Buildable Lots within a portion of a Village or Lettered Lot, the Administrator shall apply Section C.3 to determine the Maximum Special Tax that is assigned to the geographic area within the Final Map and the remaining property within the Village or Lettered Lot that has not yet had a Final Map recorded on it. The Maximum Special Tax assigned to the remaining property pursuant to Sections 3a or 3b below will be spread on a per-Acre basis to the Assessor's Parcels within the Village or Lettered Lot that were not included in the Final Map.

3. *After Recordation of a Final Map, Prior to the Final Bond Sale*

When a Final Map records for property in CFD No. 2003-1, the Administrator shall compare the Final Map to the Expected Land Uses shown in Attachments 1 and 2 and determine whether the land uses in the Final Map produce more or less than the Expected Maximum Special Tax Revenues for the area included in the Final Map. Based on this comparison and prior to the Final Bond Sale, the Administrator shall apply the applicable subsection below:

3a. Final Map Produces More Than the Expected Maximum Special Tax Revenues, and Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in a recorded Final Map (the "Subject Map") will produce more than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and there is still property within that Village or Lettered Lot that has not had a Final Map recorded on it**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall multiply the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot by the acreage of each Parcel of Taxable Property included in the Subject Map to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall assign, as the Maximum Special Tax for each single family lot within the Subject Map and the remaining unmapped portions of the Village, the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map and the remaining unmapped portions of the Village, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue for the Village less the total Maximum Special Tax Revenues that can be collected from Final Maps that have already been recorded within the Village.

3b. Final Map Produces More Than the Expected Maximum Special Tax Revenues, and No Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in the Subject Map will produce more than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and all of the other property within that Village or Lettered Lot has had a Final Map recorded on it**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall multiply the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot by the acreage of each Parcel of Taxable Property included in the Subject Map to determine the Maximum Special Tax for each Parcel. After the Maximum Special Tax has been determined for each Parcel, the Administrator shall calculate the total Maximum Special Tax Revenue that can be collected from the Lettered Lot, subtract the Expected Maximum Special Tax Revenue for the Lettered Lot, and add the difference to the CFD Buffer.

If property in the Subject Map is part of a Village, the Administrator shall assign, as the Maximum Special Tax for each single family lot, the lowest Base Maximum Tax Rate

that, when applied to each single family lot, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue from the area within the Subject Map. After the Maximum Special Tax has been determined for each Parcel, the Administrator shall calculate the total Maximum Special Tax Revenue that can be collected from the Village, subtract the Expected Maximum Special Tax Revenue for the Village, and add the difference to the CFD Buffer.

3c. Final Map Produces Less Than the Expected Maximum Special Tax Revenues, and Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If property in the Subject Map is part of a Lettered Lot, the Administrator shall increase the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot up to the amount that, when multiplied by the acreage of Taxable Property within the Subject Map and the remainder of the Lettered Lot, will produce the Expected Maximum Special Tax Revenues for that Lettered Lot less the amount of Maximum Special Tax that can be collected from other Final Maps that have already recorded within the Lettered Lot. The Administrator shall then apply the increased per-acre Maximum Special Tax to the acreage of Parcels within the Subject Map and the remaining unmapped portions of the Lettered Lot to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall, in coordination with the appropriate City departments, determine whether the reason for the loss of Special Tax capacity was (i) due to remapping of the area by the subdivider to yield generally larger lots or lots of a different configuration than was originally expected, or (ii) the result of the originally expected lots not fitting into bounds of the legal parcel due to technical fit issues caused by public requirements such as larger setbacks, additional or widened easements, or due to the legal parcel being of an actual size that is insufficient to accommodate such lots.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to remapping by the subdivider, the Administrator shall assign, as the Maximum Special Tax for each single family lot in the Subject Map and each single family lot expected in the portions of the Village for which a Final Map has not already been recorded, the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map and the remaining unmapped areas in the Village, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue for the Village. If, after applying the Level 3 Base Maximum Tax Rate, there are still insufficient revenues to match the Expected Maximum Special Tax Revenues for the Village, the Administrator shall assign the Level 3 Base Maximum Tax Rate to each Parcel in the Subject Map and remaining unmapped areas in the Village, and revise Attachment 2 to reflect lower Expected Maximum Special Tax Revenues for the Village in which the Subject Map is being recorded and for the CFD as a whole. The reduced Expected Maximum Special Tax Revenues, net of the CFD Buffer, shall be the amount used to size future series of Bonds issued on behalf of the CFD.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to an event other than remapping by the subdivider, the Administrator shall assign, as the

Maximum Special Tax for each Parcel in the Subject Map, the Base Maximum Tax Rate that was assigned to the Village in Attachment 2. The Administrator shall then calculate the reduced Expected Maximum Special Tax Revenues for the Village and revise Attachment 2 to reflect the lower number for the Village in which the Subject Map is being recorded and for the CFD as a whole. The reduced Expected Maximum Special Tax Revenues, net of the CFD Buffer, shall be the amount used to size future series of Bonds issued on behalf of the CFD.

Notwithstanding the foregoing, the reduction in Expected Maximum Special Tax Revenues shall not at any time be in an amount that reduces the debt service coverage below the amount which was committed to in Bond documents for outstanding Bonds issued on behalf of the CFD.

3d. Final Map Produces Less Than the Expected Maximum Special Tax Revenues, and No Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If property in the Subject Map is part of a Lettered Lot, the Administrator shall increase the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot up to the amount that, when multiplied by the acreage of Taxable Property within the Subject Map, will produce the Expected Maximum Special Tax Revenues for that Lettered Lot less the amount of Maximum Special Tax that can be collected from other Final Maps that have already recorded within the Lettered Lot. The Administrator shall then apply the increased per-acre Maximum Special Tax to the acreage of Parcels within the Subject Map to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall, in coordination with the appropriate City departments, determine whether the reason for the loss of Special Tax capacity was (i) due to remapping of the area by the subdivider to yield generally larger lots or lots of a different configuration than was originally expected, or (ii) the result of the originally expected lots not fitting into bounds of the legal parcel due to technical fit issues caused by public requirements such as larger setbacks, additional or widened easements, or due to the legal parcel being of an actual size that is insufficient to accommodate such lots.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to remapping by the subdivider, the Administrator shall assign, as the Maximum Special Tax for each single family lot in the Subject Map, the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue for the Village less the total Maximum Special Tax revenues that can be collected from Final Maps that have already been recorded within the Village. If, after applying the Level 3 Base Maximum Tax Rate, there are still insufficient revenues to match the Expected Maximum Special Tax Revenues for the Village, the Administrator shall assign the Level 3 Base Maximum Tax Rate to each Parcel in the Subject Map and revise Attachment 2 to reflect lower Expected Maximum Special Tax Revenues for the Village in which the Subject Map is being recorded and for the

CFD as a whole. The reduced Expected Maximum Special Tax Revenues, net of the CFD Buffer, shall be the amount used to size future series of Bonds issued on behalf of the CFD.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to an event other than remapping by the subdivider, the Administrator shall assign, as the Maximum Special Tax for each Parcel in the Subject Map, the Base Maximum Tax Rate that was assigned to the Village in Attachment 2. The Administrator shall then calculate the reduced Expected Maximum Special Tax Revenues for the Village and revise Attachment 2 to reflect the lower number for the Village in which the Subject Map is being recorded and for the CFD as a whole. The reduced Expected Maximum Special Tax Revenues, net of the CFD Buffer, shall be the amount used to size future series of Bonds issued on behalf of the CFD.

Notwithstanding the foregoing, the reduction in Expected Maximum Special Tax Revenues shall not at any time be in an amount that reduces the debt service coverage below the amount which was committed to in Bond documents for outstanding Bonds issued on behalf of the CFD.

4. *After Recordation of a Final Map, After the Final Bond Sale*

When a Final Map records for property in CFD No. 2003-1, the Administrator shall compare the Final Map to the Expected Land Uses shown in Attachments 1 and 2 and determine whether the land uses in the Final Map produce more or less than the Expected Maximum Special Tax Revenues for the area included in the Final Map. Based on this comparison and after the Final Bond Sale, the Administrator shall apply the applicable subsection below:

4a. Final Map Produces More Than the Expected Maximum Special Tax Revenues, and Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in a recorded Final Map (the "Subject Map") will produce more than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and there is still property within that Village or Lettered Lot that has not had a Final Map recorded on it**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall multiply the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot by the acreage of each Parcel of Taxable Property included in the Subject Map to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall assign, as the Maximum Special Tax for each single family lot within the Subject Map and the remaining unmapped portions of the Village, the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map and the remaining unmapped portions of the Village, will produce an amount greater than or equal to the Expected

Maximum Special Tax Revenue for the Village less the total Maximum Special Tax Revenues that can be collected from Final Maps that have already been recorded within the Village.

4b. Final Map Produces More Than the Expected Maximum Special Tax Revenues, and No Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in the Subject Map will produce more than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and all of the other property within that Village or Lettered Lot has had a Final Map recorded on it**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall multiply the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot by the acreage of each Parcel of Taxable Property included in the Subject Map to determine the Maximum Special Tax for each Parcel. After the Maximum Special Tax has been determined for each Parcel, the Administrator shall calculate the total Maximum Special Tax Revenue that can be collected from the Lettered Lot, subtract the Expected Maximum Special Tax Revenue for the Lettered Lot, and add the difference to the CFD Buffer.

If property in the Subject Map is part of a Village, the Administrator shall assign, as the Maximum Special Tax for each single family lot within the Subject Map, the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue from the area within the Subject Map. After the Maximum Special Tax has been determined for each Parcel, the Administrator shall calculate the total Maximum Special Tax Revenue that can be collected from the Village, subtract the Expected Maximum Special Tax Revenue for the Village, and add the difference to the CFD Buffer.

4c. Final Map Produces Less Than the Expected Maximum Special Tax Revenues, and Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in a Final Map that is submitted for approval (the "Subject Map") will produce less than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and there is still property within that Village or Lettered Lot that has not had a Final Map recorded on it**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall increase the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot up to the amount that, when multiplied by the acreage of Taxable Property

within the Subject Map and the remainder of the Lettered Lot, will produce the Expected Maximum Special Tax Revenues for that Lettered Lot less the amount of Maximum Special Tax that can be collected from other Final Maps that have already recorded within the Lettered Lot. The Administrator shall then apply the increased per-acre Maximum Special Tax to the acreage of Parcels within the Subject Map and within the remaining unmapped portions of the Lettered Lot to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall, in coordination with the appropriate City departments, determine whether the reason for the loss of Special Tax capacity was (i) due to remapping of the area by the subdivider to yield generally larger lots or lots of a different configuration than was originally expected, or (ii) the result of the originally expected lots not fitting into bounds of the legal parcel due to technical fit issues caused by public requirements such as larger setbacks, additional or widened easements, or due to the legal parcel being of an actual size that is insufficient to accommodate such lots.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to remapping by the subdivider, the Administrator shall assign the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map and the remaining unmapped areas in the Village, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue for the Village less the total Maximum Special Tax revenues that can be collected from Final Maps that have already been recorded within the Village. If, after applying the Level 3 Base Maximum Tax Rate, there are still insufficient revenues to match the Expected Maximum Special Tax Revenues for the Village, the landowner may prepay the Special Tax obligation that corresponds to the reduced Maximum Special Tax revenues that will be generated within the Subject Map area to avoid an increase in the per-unit and/or per-acre Maximum Special Taxes within that Village that will occur pursuant to the steps outlined below. If a landowner chooses to make such a prepayment, the Administrator shall use Section G below to calculate the amount to be prepaid, and the full amount of the prepayment must be on deposit with the City prior to recordation of the Final Map.

If no prepayment is received prior to recordation of the Subject Map, the Administrator shall apply the following steps to determine the Maximum Special Tax for each Parcel within the Subject Map and remaining unmapped portions of the Village:

Step 1. Sum the following:

- (i) the Maximum Special Tax revenues that can be collected from property within the Village that has already had a Final Map recorded (not including the Subject Map);
- (ii) the amount that would result if the Level 3 Base Maximum Tax Rate is applied to each Parcel within the Subject Map;

- (iii) the amount that would result if the Level 3 Base Maximum Tax Rate is applied to all single family lots expected on the remaining unmapped property within the Village.

Step 2. By reference to Attachment 2, identify the total Expected Maximum Special Tax Revenues for the Village within which the Subject Map is being recorded;

Step 3. Subtract the total revenues determined in Step 1 from the Expected Maximum Special Tax Revenues identified in Step 2.

Step 4. If the amount calculated in Step 3 is less than or equal to zero, use the Level 3 Base Maximum Tax Rate as the Maximum Special Tax for each Parcel within the Subject Map and for each single family lot expected in the remaining unmapped property within the Village.

If the amount calculated in Step 3 is greater than zero, apply the following steps to determine the Maximum Special Tax for each Parcel within the Subject Map and each single family lot expected in the remaining unmapped property within the Village:

Step 4a. Using the amounts calculated in Step 1, determine, for each Parcel in the Subject Map and for each remaining unmapped Parcel in the Village, the Parcel's percentage share of the total Maximum Special Tax that would be collected if the Level 3 Base Maximum Tax Rate were applied to each Parcel within the Subject Map and each single family lot expected in the remaining unmapped property within the Village.

Step 4b. Multiply the percentages determined in Step 4a by the difference calculated in Step 3 above to determine the share of the shortfall in Expected Maximum Special Tax Revenues that will be assigned to each Parcel.

Step 4c. For Parcels within the Subject Map, add the share of the shortfall assigned to each Parcel in Step 4b to the Level 3 Base Maximum Tax Rate to calculate the Maximum Special Tax that will apply to each Parcel within the Subject Map. For each remaining unmapped Parcel in the Village, add the share of the shortfall assigned to each Parcel in Step 4b to the amount calculated for each Parcel when the Level 3 Base Maximum Tax Rate is multiplied by the expected number of single family lots on each Parcel. The sum of these numbers shall be the Maximum Special Tax assigned to the Parcel until it is subdivided.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to an event other than remapping by the subdivider, the Administrator shall apply the following steps to determine the Maximum Special Tax for each Parcel in the Subject Map and the unmapped portions of the Village:

Step 1. Sum the following:

- (i) the Maximum Special Tax revenues that can be collected from property within the Village that has already had a Final Map recorded (not including the Subject Map);
- (ii) the amount that would result if the Base Maximum Tax Rate assigned to the Village in Attachment 2 is multiplied by the number of single family lots within the Subject Map;
- (iii) the amount that would result if the Base Maximum Tax Rate assigned to the Village in Attachment 2 is applied to all single family lots expected on the remaining unmapped property within the Village.

Step 2. By reference to Attachment 2, identify the total Expected Maximum Special Tax Revenues for the Village within which the Subject Map is being recorded.

Step 3. Subtract the total revenues determined in Step 1 from the Expected Maximum Special Tax Revenues identified in Step 2.

Step 4. If the amount calculated in Step 3 is less than or equal to zero, use the Base Maximum Tax Rate assigned to the Village in Attachment 2 as the Maximum Special Tax for each Parcel within the Subject Map. Multiply this same Base Maximum Special Tax by the number of single family lots expected on each Parcel of remaining unmapped property within the Village to determine the Maximum Special Tax to be assigned to each Parcel.

If the amount calculated in Step 3 is greater than zero, the Administrator shall first determine if the amount in the CFD Buffer is sufficient to cover this shortfall. If so, the Administrator shall reduce the amount of the CFD Buffer by the amount of the shortfall and shall use the Base Maximum Tax Rate assigned to the Village in Attachment 2 as the Maximum Special Tax for each Parcel within the Subject Map. The Administrator shall determine the Maximum Special Tax for remaining unmapped property within the Village by multiplying this Base Maximum Tax Rate by the number of single family lots expected on each Parcel of unmapped property.

If the Administrator determines that the amount in the CFD Buffer is insufficient to cover the shortfall, the Administrator shall apply the

following steps to determine the Maximum Special Tax for each Parcel within the Subject Map and each single family lot expected in the remaining unmapped property within the Village:

Step 4a. Using the amounts calculated in Step 1, determine, for each Parcel in the Subject Map and for each remaining unmapped Parcel in the Village, the Parcel's percentage share of the total Maximum Special Tax that would be collected if the Base Maximum Tax Rate assigned to the Village in Attachment 2 is applied to each Parcel within the Subject Map and each single family lot expected in the remaining unmapped property within the Village.

Step 4b. Multiply the percentages determined in Step 4a by amount of the shortfall calculated in Step 3 above to determine the share of the shortfall that will be assigned to each Parcel.

Step 4c. For Parcels within the Subject Map, add the share of the shortfall assigned to each Parcel in Step 4b to the Base Maximum Tax Rate assigned to the Village in Attachment 2 to calculate the Maximum Special Tax that will apply to each Parcel within the Subject Map. For each remaining unmapped Parcel in the Village, add the share of the shortfall assigned to each Parcel in Step 4b to the amount calculated for each Parcel when the Base Maximum Tax Rate assigned to the Village in Attachment 2 is multiplied by the expected number of single family lots on each Parcel. The sum of these numbers shall be the Maximum Special Tax assigned to the Parcel until it is subdivided.

4d. Final Map Produces Less Than the Expected Maximum Special Tax Revenues, and No Additional Final Maps Will Be Recorded Within the Village or Lettered Lot

If the Administrator determines that land uses in a Final Map that is submitted for approval (the "Subject Map") will produce less than the Expected Maximum Special Tax Revenues for the area included in the Subject Map, **and there are no additional Final Maps to be recorded within Village or Lettered Lot**, the Administrator shall determine the Maximum Special Tax for each Parcel within the Subject Map as follows:

If property in the Subject Map is part of a Lettered Lot, the Administrator shall increase the per-acre Maximum Special Tax that is shown in Column (D) of Attachment 2 for that Lettered Lot up to the amount that, when multiplied by the acreage of Taxable Property within the Subject Map, will produce the Expected Maximum Special Tax Revenues for that Lettered Lot less the amount of Maximum Special Tax that can be collected from other Final Maps that have already recorded within the Lettered Lot. The Administrator shall then apply the increased per-acre Maximum Special Tax to the acreage of Parcels within the Subject Map to determine the Maximum Special Tax for each Parcel.

If property in the Subject Map is part of a Village, the Administrator shall, in coordination with the appropriate City departments, determine whether the reason for the loss of Special Tax capacity was (i) due to remapping of the area by the subdivider to yield generally larger lots or lots of a different configuration than was originally expected, or (ii) the result of the originally expected lots not fitting into bounds of the legal parcel due to technical fit issues caused by public requirements such as larger setbacks, additional or widened easements, or due to the legal parcel being of an actual size that is insufficient to accommodate such lots.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to remapping by the subdivider, the Administrator shall assign the lowest Base Maximum Tax Rate that, when applied to each single family lot in the Subject Map, will produce an amount greater than or equal to the Expected Maximum Special Tax Revenue for the Village less the total Maximum Special Tax revenues that can be collected from Final Maps that have already been recorded within the Village. If, after applying the Level 3 Base Maximum Tax Rate, there are still insufficient revenues to match the Expected Maximum Special Tax Revenues for the Village, the landowner may prepay the Special Tax obligation that corresponds to the reduced Maximum Special Tax revenues that will be generated within the Subject Map area to avoid an increase in the per-unit and/or per-acre Maximum Special Taxes within that Village that will occur pursuant to the steps outlined below. If a landowner chooses to make such a prepayment, the Administrator shall use Section G below to calculate the amount to be prepaid, and the full amount of the prepayment must be on deposit with the City prior to recordation of the Final Map.

If no prepayment is received prior to recordation of the Subject Map, the Administrator shall apply the following steps to determine the Maximum Special Tax for each Parcel within the Subject Map:

Step 1. Sum the following:

- (i) the Maximum Special Tax revenues that can be collected from property within the Village that has already had a Final Map recorded (not including the Subject Map);
- (ii) the amount that would result if the Level 3 Base Maximum Tax Rate is applied to each Parcel within the Subject Map.

Step 2. By reference to Attachment 2, identify the total Expected Maximum Special Tax Revenues for the Village within which the Subject Map is being recorded.

Step 3. Subtract the total revenues determined in Step 1 from the Expected Maximum Special Tax Revenues identified in Step 2.

Step 4. If the amount calculated in Step 3 is less than or equal to zero, use the Level 3 Base Maximum Tax Rate as the Maximum Special Tax for each Parcel within the Subject Map.

If the amount calculated in Step 3 is greater than zero, apply the following steps to determine the Maximum Special Tax for each Parcel within the Subject Map:

Step 4a. Using the amounts calculated in Step 1, determine, for each Parcel in the Subject Map, the Parcel's percentage share of the total Maximum Special Tax that would be collected if the Level 3 Base Maximum Tax Rate were applied to each Parcel within the Subject Map.

Step 4b. Multiply the percentages determined in Step 4a by the difference calculated in Step 3 above to determine the share of the shortfall in Expected Maximum Special Tax Revenues that will be assigned to each Parcel.

Step 4c. Add the share of the shortfall assigned to each Parcel in Step 4b to the Level 3 Base Maximum Tax Rate to calculate the Maximum Special Tax that will apply to each Parcel within the Subject Map.

If, in the sole discretion of the City, the loss of Special Tax capacity is determined to be due to an event other than remapping by the subdivider, the Administrator shall apply the following steps to determine the Maximum Special Tax for each Parcel in the Subject Map:

Step 1. Sum the following:

- (i) the Maximum Special Tax revenues that can be collected from property within the Village that has already had a Final Map recorded (not including the Subject Map);
- (ii) the amount that would result if the Base Maximum Tax Rate assigned to the Village in Attachment 2 is multiplied by the number of single family lots within the Subject Map.

Step 2. By reference to Attachment 2, identify the total Expected Maximum Special Tax Revenues for the Village within which the Subject Map is being recorded.

Step 3. Subtract the total revenues determined in Step 1 from the Expected Maximum Special Tax Revenues identified in Step 2.

Step 4. If the amount calculated in Step 3 is less than or equal to zero, use the Base Maximum Tax Rate assigned to the Village in Attachment 2 as the Maximum Special Tax for each Parcel within the Subject Map.

If the amount calculated in Step 3 is greater than zero, the Administrator shall first determine if the amount in the CFD Buffer is sufficient to cover this shortfall. If so, the Administrator shall reduce the amount of the CFD Buffer by the amount of the shortfall and use the Base Maximum Tax Rate assigned to the Village in Attachment 2 as the Maximum Special Tax for each Parcel within the Subject Map.

If the Administrator determines that the amount in the CFD Buffer is insufficient to cover the shortfall, the Administrator shall apply the following steps to determine the Maximum Special Tax for each Parcel within the Subject Map:

Step 4a. Using the amounts calculated in Step 1, determine, for each Parcel in the Subject Map, the Parcel's percentage share of the total Maximum Special Tax that would be collected if the Base Maximum Tax Rate assigned to the Village in Attachment 2 is applied to each Parcel within the Subject Map.

Step 4b. Multiply the percentages determined in Step 4a by amount of the shortfall calculated in Step 3 above to determine the share of the shortfall that will be assigned to each Parcel.

Step 4c. Add the share of the shortfall assigned to each Parcel in Step 4b to the Base Maximum Tax Rate assigned to the Village in Attachment 2 to calculate the Maximum Special Tax that will apply to each Parcel within the Subject Map.

The Maximum Special Tax calculated for a Parcel pursuant to Section C above shall be increased each Fiscal Year after the Fiscal Year in which the Maximum Special Tax is assigned to the Parcel by two percent (2%) of the amount in effect in the previous Fiscal Year.

Once a Maximum Special Tax has been assigned to a Parcel within a Final Map, the Maximum Special Tax shall not be reduced in future Fiscal Years regardless of changes in land use, Parcel size, ownership or Special Taxes assigned elsewhere in the Village or Large Lot. Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels in the CFD and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

D. METHOD OF LEVY OF THE SPECIAL TAX

1. Fiscal Year 2003-04 and Future Fiscal Years If a Large-Lot Subdivision Map Has Not Been Recorded

In Fiscal Year 2003-04 and in future Fiscal Years prior to recordation of a Large-Lot Subdivision Map for property within CFD No. 2003-1, the Administrator shall determine the Special Tax to be levied on Taxable Property by application of the following steps:

Step 1. The Maximum Special Tax determined pursuant to Section C.1 above shall be levied on the following Assessor's Parcels:

067-0030-006	067-0090-014
067-0030-009	067-0090-022
067-0090-011	067-0030-027

Step 2. If, after Step 1 and after applying Capitalized Interest, additional revenue is needed to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on the following Assessor's Parcel up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year, as determined pursuant to Section C.1 above:

067-0090-016	067-0090-023
067-0090-017	067-0090-024
067-0030-019	

2. After Recordation of a Large-Lot Subdivision Map

After a Large-Lot Subdivision Map has been recorded, the Administrator shall determine the Special Tax to be levied on Taxable Property in CFD No. 2003-1 by application of the following steps:

Step 1. If, in any Fiscal Year, there are facilities authorized to be funded by CFD No. 2003-1 that have not yet been funded, the Maximum Special Tax determined pursuant to Section C above shall be levied on each Parcel of Developed Property in the CFD. If all authorized CFD facilities have been funded, the Special Tax shall be levied Proportionately on each Parcel of Developed Property in the CFD up to 100% of the Maximum Special Tax for each Parcel until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Step 2. If additional revenue is needed after Step 1, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in the CFD, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year, as determined pursuant to Section C.

E. MANNER OF COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 2003-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section G below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Taxes proceeds have been completed. However, in no event shall Special Taxes be levied after Fiscal Year 2039-2040.

F. EXEMPTIONS

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

- (1) Public Property, unless property that was expected to be Taxable Property (as shown in Attachment 1) becomes Public Property after CFD Formation and the loss of such Taxable Property reduces the Expected Maximum Special Tax Revenues within a Village or Lettered Lot. A public agency shall not accept dedication of or acquire the property without a mandatory prepayment of the special tax obligation assigned to the property, which shall be calculated using the prepayment formula set forth in Section G below, otherwise the Parcel shall be subject to a Special Tax levy as authorized by Sections 53317.3 and 53317.5 of the Act.

Notwithstanding the foregoing, if a Parcel that was expected to be Taxable Property becomes Public Property at the same time a Parcel that was expected to be Public Property becomes Taxable Property, the Maximum Special Tax that had been assigned to the Parcel that was previously Taxable Property can be shifted to the Parcel that had been Public Property and, to the extent such shift maintains the Expected Maximum Special Tax Revenues for that Village or Lettered Lot, the Parcel that is now Public Property shall not be subject to a prepayment or the levy of Special Taxes in future Fiscal Years.

- (2) Assessor's Parcels designated for, or developed as, Multi-Family Property within Zone 2, all of which were expected, at CFD Formation, to occur in the area identified in Attachment 1 as "Lot B". Notwithstanding the foregoing, all Multi-Family Property within Zone 2 shall remain exempt unless property that was expected to be Taxable Property (as shown in Attachment 1) becomes Multi-Family Property after CFD Formation and the loss of such Taxable Property reduces the Expected Maximum Special Tax Revenues within a Village or Lettered Lot in Zone 2. If a reduction in Expected Maximum Special Tax Revenues would result from the expansion of Multi-Family Property in Zone 2, a prepayment of the corresponding special tax obligation will be required before the Final Map designating the expanded

multi-family area is recorded. Such prepayment will be calculated using the prepayment formula set forth in Section G below. If a prepayment is not received to offset the reduction in Expected Maximum Special Tax Revenues, the Maximum Special Tax shall be increased proportionately on all Parcels within the multi-family area until the total Maximum Special Tax that can be collected within the Village or Lettered Lot equals the Expected Maximum Special Tax Revenues shown in Attachment 2 for that Village or Lettered Lot.

- (3) Assessor's Parcels that have fully prepaid the Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section G below.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

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

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

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

"Public Facilities Requirements" means either \$50,600,000 in 2003 dollars, which shall increase on January 1, 2004, and on each January 1 thereafter by the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or such lower number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by CFD No. 2003-1. The Public Facilities Requirements shown above may be adjusted or a separate Public Facilities Requirements identified each time property annexes into CFD No. 2003-1; at no time shall the added Public Facilities Requirement for that annexation area exceed the amount of public improvement costs that are expected to be supportable by the Maximum Special Tax revenues generated within that annexation area.

The Special Tax obligation applicable to an Assessor's Parcel in CFD No. 2003-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with

respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

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

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

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the City. If this Section G is being applied to calculate a prepayment pursuant to Section C or Section F above, use, for purposes of this Step 1, the amount by which the Expected Maximum Special Tax Revenues have been reduced due to the change in land use that necessitated the prepayment.
- Step 2.** Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the total Expected Maximum Special Tax Revenues for all property in the CFD, as shown in Attachment 2 of this Rate and Method of Apportionment of Special Tax.
- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "Bond Redemption Amount"*).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "Remaining Facilities Amount"*).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "Redemption Premium"*).

- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.
- Step 8:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 9:** Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the “*Defeasance Requirement*”).
- Step 10.** The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (the “*Administrative Fees and Expenses*”).
- Step 11.** If and to the extent so provided in the Bond indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “*Reserve Fund Credit*”).
- Step 12.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the “*Prepayment Amount*”).

H. INTERPRETATION OF SPECIAL TAX FORMULA

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

I. LEVY AND COLLECTION OF MAXIMUM SPECIAL TAX FOR CITY FACILITIES AND SERVICES

Notwithstanding the definition of Special Tax Requirement and levy of Special Tax to pay the Special Tax Requirement contained herein, if the City determines that for any fiscal year ending on or after June 30, 2013, that the Special Tax Requirement for such fiscal year is less than the amount of the Maximum Special Tax that could be levied for such fiscal year, the City may increase the Special Tax to be levied for such fiscal year to equal the Maximum Special Tax. In such instances,

the amount of Special Taxes collected in excess of the Special Tax Requirement for such fiscal year shall be utilized, at the sole discretion of the City, for any of the following purposes:

1. Any purpose related to facilities, as permitted under the Mello-Roos Community Facilities Act of 1982, including but not limited to the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing District facilities that are primarily for the benefit of the District; or 2) repair or rehabilitate existing District facilities.
2. Prepayment of principal and/or interest on outstanding bonds of CFD No. 2003-1 or any bonds, lease obligations, certificates of participation or other obligations financing facilities described in Item 1 above.

In the event the City determines that such excess is not needed for any purpose described in Items 1 and 2 above, the City shall utilize such excess to acquire improvements in accordance with any agreement entered into with respect to CFD No. 2003-1 providing for acquisition of authorized improvements from the developer of such improvements, provided there remain facilities to be acquired under such agreement at that time.

ATTACHMENT 1

**SunRidge-Anatolia Community Facilities District No. 2003-1
Identification of Zones, Villages and Lettered Lots**

ATTACHMENT 2

SunRidge-Anatolia Community Facilities District No. 2003-1 Expected Land Uses and Expected Maximum Special Tax Revenues (Revised January 24, 2007)

<i>Column (A)</i>	<i>Column (B)</i>	<i>Column(C)</i>	<i>Column (D)</i>	<i>Column (E)</i>
Village and Lettered Lot Designations Within Each Zone [1]	Expected Lot Size (Single Family) or Land Use	Expected # of Single Family Units, Multi-Family Acres or Non-Residential Acres	Base Maximum Tax Rate per Unit (Single Family) and Maximum Special Tax per Acre (Multi-Family and Non-Residential) [2]	Expected Maximum Special Tax Revenues [2]
ZONE 1				
Village 1	45' x 105'	111 units	\$1,055	\$117,105
Village 2	50' x 105'	106 units	\$1,055	\$111,830
Village 3	60' x 110'	149 units	\$1,155	\$172,095
Village 4	65' x 115'	117 units	\$1,255	\$146,835
Village 5	55' x 105'	105 units	\$1,155	\$121,275
Village 6	55' x 105'	103 units	\$1,155	\$118,965
Village 7	45' x 105'	132 units	\$1,055	\$139,260
Village 8	55' x 85'	108 units	\$1,155	\$124,740
Village 9	42' x 74'	118 units	\$755	\$89,090
Lot B	Comm (SC)	14.50 acres	\$5,000	\$72,500
Lot C	Park	5.9 acres	\$0	\$0
Lot D	School	9.9 acres	\$0	\$0
Subtotal, Zone 1				\$1,213,695
ZONE 2				
Village 1	55' x 105'	152 units	\$1,155	\$175,560
Village 2	60' x 110'	117 units	\$1,155	\$135,135
Village 3	55' x 105'	56 units	\$1,155	\$64,680
Village 4	70' x 122'	124 units	\$1,255	\$155,620
Village 5	70' x 122'	104 units	\$1,255	\$130,520
Village 6	70' x 122'	92 units	\$1,255	\$115,460
Village 7	55' x 105'	114 units	\$1,155	\$131,670
Village 8	45' x 105'	122 units	\$1,055	\$128,710
Lot A	RD-10	8.95 acres	\$7,000	\$62,650
Lot B	RD-20	16.78 acres	\$0	\$0
Lot C	Comm	11.13 acres	\$5,000	\$55,650
Lot D	Park	3.06 acres	\$0	\$0
Lot E	School	9.89 acres	\$0	\$0
Lot F	Park	4.89 acres	\$0	\$0
Lot G	Rec Center	3.83 acres	\$7,000	\$26,810
Lot H	Park	20.46 acres	\$0	\$0
Subtotal, Zone 2				\$1,182,465

<i>Column (A)</i>	<i>Column (B)</i>	<i>Column(C)</i>	<i>Column (D)</i>	<i>Column (E)</i>
Village and Lettered Lot Designations Within Each Zone[1]	Expected Lot Size (Single Family) or Land Use	Expected # of Single Family Units, Multi-Family Acres or Non-Residential Acres	Base Maximum Tax Rate per Unit (Single Family) or Maximum Special Tax per Acre (Multi-Family and Non- Residential) [2]	Expected Maximum Special Tax Revenues [2]
ZONE 3				
Village 1	65' x 110'	99 units	\$1,255	\$124,245
Village 2	70' x 122'	96 units	\$1,255	\$120,480
Village 3	70' x 122'	88 units	\$1,255	\$110,440
Village 4	65' x 110'	112 units	\$1,255	\$140,560
Village 5	55' x 105'	110 units	\$1,155	\$127,050
Village 6	55' x 105'	117 units	\$1,155	\$135,135
Village 7	55' x 105'	80 units	\$1,155	\$ 92,400
Village 8	55' x 105'	31 units	\$1,155	\$ 35,805
Village 9	55' x 105'	47 units	\$1,155	\$ 54,285
Village 10	55' x 105'	63 units	\$1,155	\$ 72,765
Village 11	55' x 105'	36 units	\$1,155	\$ 41,580
Lot A	Park	5.0 acres	\$0	\$0
Subtotal, Zone 3				\$1,054,745
ZONE 4				
Village 1	50' x 48'	203 units	\$725	\$147,175
Subtotal, Zone 4				\$147,175
ZONE 5				
Lot A-1	Comm	4.63 acres	\$5,000	\$23,150
Lot A-2	Comm	13.44 acres	\$5,000	\$67,200
Lot A-3	Comm	2.40 acres	\$5,000	\$12,000
Lot A-4	Multi-Family	12.01 acres	\$5,000	\$60,050
Lot A-5	Open Space	5.8 acres	\$0	\$0
Subtotal, Zone 5				\$162,400
Expected Maximum Special Tax Revenues in CFD, Fiscal Year 2003-04				\$3,760,480
CFD Buffer				<u>(\$13,975)</u>
Net Amount of Maximum Special Tax Revenues to Secure Bonds (2003-04)				\$3,774,455

1. See Attachment 1 for the geographic area associated with each Zone, Village and Lettered Lot.
2. On July 1, 2004 and each July 1 thereafter, the Maximum Special Tax and Expected Maximum Special Tax Revenues shall be increased by two percent (2%) of the amount in effect in the previous Fiscal Year.

Source of Data: Wood Rodgers, Inc., July 28, 2003; revised January 19, 2007

MEMORANDUM



DATE: June 18, 2007
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: **RESOLUTION NO. 70-2007 APPROVING SUBDIVISION
NO. RC-04-096.09B FINAL MAP OF SUNRIDGE PARK PHASE II VILLAGE 9B
AND EXECUTE SUBDIVISION IMPROVEMENT AGREEMENT**

RECOMMENDATION

Submitted herewith for approval is **Resolution No. 70-2007 (Attachment 1)** approving the subdivision titled "Final Map of Sunridge Park Phase II Village 9B", consisting of 29 proposed lots, located Borderlands Drive and Pawcatuck Way.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement (**Exhibit A**) guaranteeing the construction of public roads and utilities with Beazer Homes Holdings., a Delaware Corporation and the recording of the final subdivision map creating 29 new residentially zoned lots.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City code and the California State map Act. The City Planning Commission approved the Tentative Map on August 25, 2005. A vicinity map (**Attachment 2**) and copy of the final map (**Attachment 3**) are included with this letter.

Roads are offered for dedication. Public streets, the necessary drainage and water facilities, street lighting and sewers in accordance with city requirements are satisfactorily provided for by Bond No. SU5023103 with Arch Insurance Company in the amount of \$546,400.00. Bond No. SU5023103 with Arch Insurance Company in the amount of \$273,200.00 guarantees the labor and material.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2007/2008 estimated taxes have been secured with the Sacramento County Tax Collector.

Wood-Rodgers Engineering has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been prepared by Wallace-Kuhl & Associates.

ATTACHMENTS

- 1 – Resolution No. 70-2007 including (**Exhibit A**) Subdivision Improvement Agreement
- 2 – Vicinity Map
- 3 – 8 ½ X 11 Copy Of Final Map

AGENDA ITEM #

11

CITY OF RANCHO CORDOVA

RESOLUTION NO. 70-2007

**A RESOLUTION OF THE CITY COUNCIL
APPROVING THE SUBDIVISION MAP OF SUBDIVISION NO. RC-04-096.10B FINAL MAP
OF SUNRIDGE PARK PHASE II VILLAGE 9B**

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council resolves to execute a Subdivision Improvement Agreement (**Exhibit A**) on behalf of the City in connection with **Beazer Homes Holdings Corp., a Delaware Corporation** and the subdivision designated as **Subdivision No. RC-04-096.09B Final Map of Sunridge Park Phase II Village 9B** in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

PASSED AND ADOPTED by the City Council of on the 18th day of June, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 2____, by and between the City of Rancho Cordova, (hereinafter "City"), and **Beazer Homes Holdings Corp, a Delaware Corporation**(hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said Agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

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

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.

2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of his subdivision was subject to the

findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

3. City Approval of Subdivision Map. City agrees to approve the final map of the subdivision presented to it by Principal and designated **Sunridge Park Village No. 9B, Subdivision No. RC-004-096.09B**, and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. Completion of Improvements. In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova City Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within 24 months of the date of this agreement.

5. Payment For Services. Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova City Code.

6. Park Renovation Fee. Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks in the amount of \$733 per single family lot within the Final Map ("Park Renovation Fee"). Principal acknowledges and agrees that such fee will be paid prior to the issuance of a building permit for the respective lot.

7. Acceptance of Improvements. Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of

improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof.

8. Notice of Commencement of Work. Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

9. Correction of Defects. Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

10. Indemnity. Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

11. Extension of Completion Date. If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

12. Improvement Security. (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the

costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$546,400.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required

by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

14. Inspection of Work In Progress. (a) Principal may request The City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

15. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in

interest.

16. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

17. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

18. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this agreement and the sum due is certain or reasonably capable of being made certain.

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

20. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

21. Entire Agreement. This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

22. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

23. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

24. Time. Time is of the essence in the performance of each and every term of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF RANCHO CORDOVA

By _____
MAYOR

CITY (SEAL)

ATTEST: _____
Clerk of the City Council

BEAZER HOMES HOLDINGS CORP.,
A DELAWARE CORPORATION

By  _____
JAMES STICH
VICE PRESIDENT, DEVELOPMENT

State of California

County of PLACER

SS.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 5.18.07, before me, CECELIA R. LEE-DOUB,
Date Printed Name of Notary Public

personally appeared JAMES STICH,
Printed Name(s) of Signer(s)

- ☒ personally known to me - or -
☐ proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification _____
☐ credible witness(es) _____

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cecelia R. Lee-Doub
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document
titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

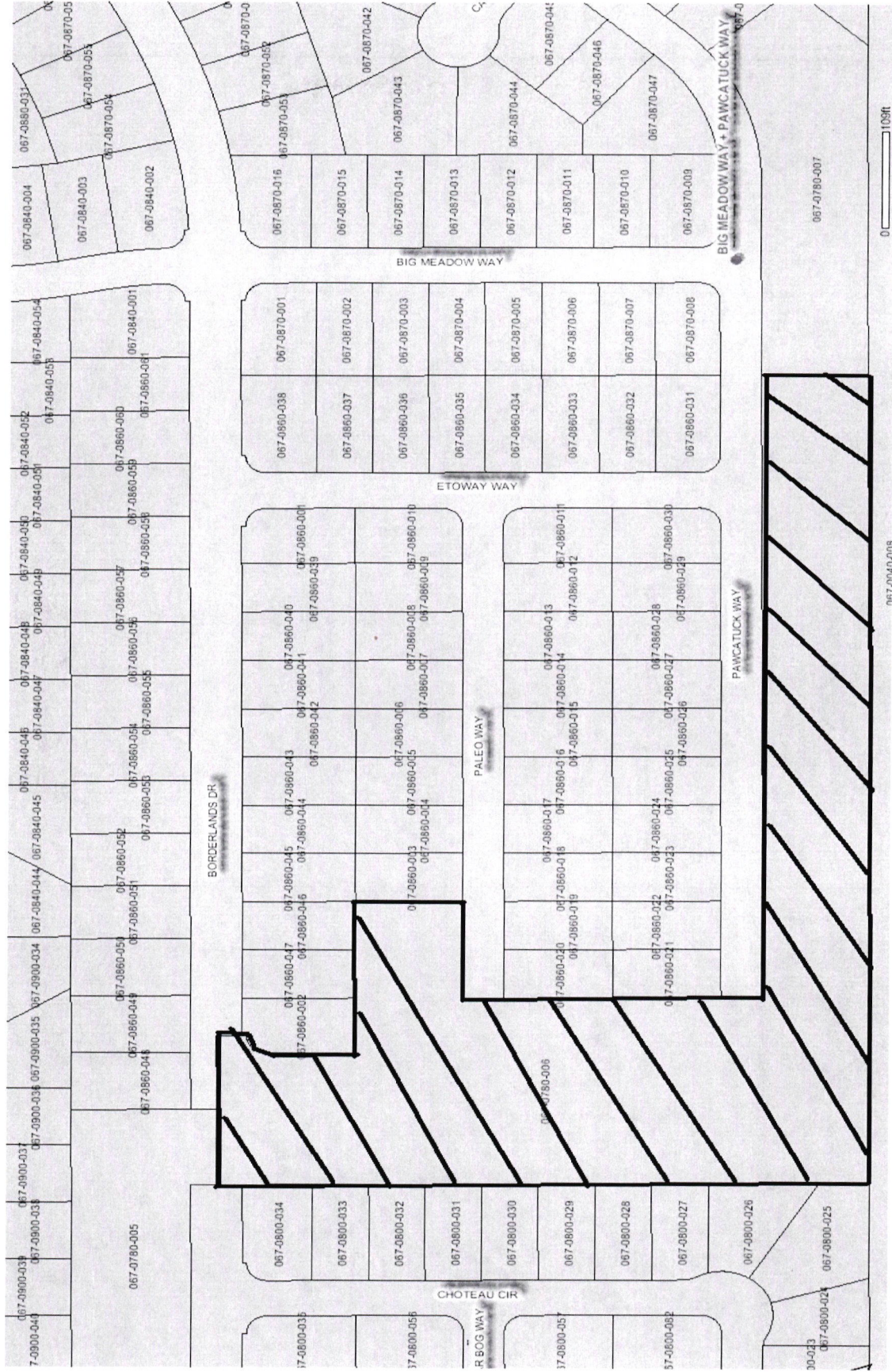
representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ Other

SUNRIDGE PARK PHASE II VILLAGE NO. 9B – RC-04-096.09B

VICINITY MAP



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF SUNRIDGE PARK PHASE II VILLAGE NO. 9B AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC DRIVE AND WAYS SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE DRIVE AND WAYS SHOWN HEREON.
- B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF OVERHEAD POWER LINES, CONDUITS, FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), OR SIXTEEN (16) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC DRIVE AND WAYS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

BEAZER HOMES HOLDINGS (CORP.),
A DELAWARE CORPORATION

[Signature]
JAMES STICH
V.P. LAND DEVELOPMENT
DATE: 5-18-2007

NOTARY'S ACKNOWLEDGMENTS

STATE OF CALIFORNIA }
COUNTY OF PLACER } SS
ON THE 18th DAY OF MAY, 2007, BEFORE ME, CECILIA R. LEE DAVIS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES STICH, WHO PERSONALLY KNOWN TO ME OR WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: *[Signature]*
PRINTED NAME: CECILIA R. LEE DAVIS
COUNTY OF: EL DORADO
MY COMMISSION EXPIRES: 2/13/2009
MY COMMISSION NO.: 1552469



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION ON FEBRUARY 18, 2004. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2008 AND THAT THE MONUMENTS ARE, OR WILL BE, SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

WOOD RODGERS, INC.

[Signature]
CRAIG E. SPIESS
P.L.S. 7944 EXP. 12-31-07
DATE: APRIL 12, 2007



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUNRIDGE PARK PHASE II VILLAGE NO. 9B AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF SUNRIDGE PARK PHASE II VILLAGE NO. 9B, AS SUBMITTED TO THE CITY OF RANCHO CORDOVA, CALIFORNIA, FOR APPROVAL. I HAVE ALSO REVIEWED THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/R.C.E. 45424
EXPIRATION DATE: 12/31/2007

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THE FINAL MAP, AS SUBMITTED TO THE CITY OF RANCHO CORDOVA, CALIFORNIA, FOR APPROVAL. I HAVE ALSO REVIEWED THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____
CITY CLERK
CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2007, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE \$ _____

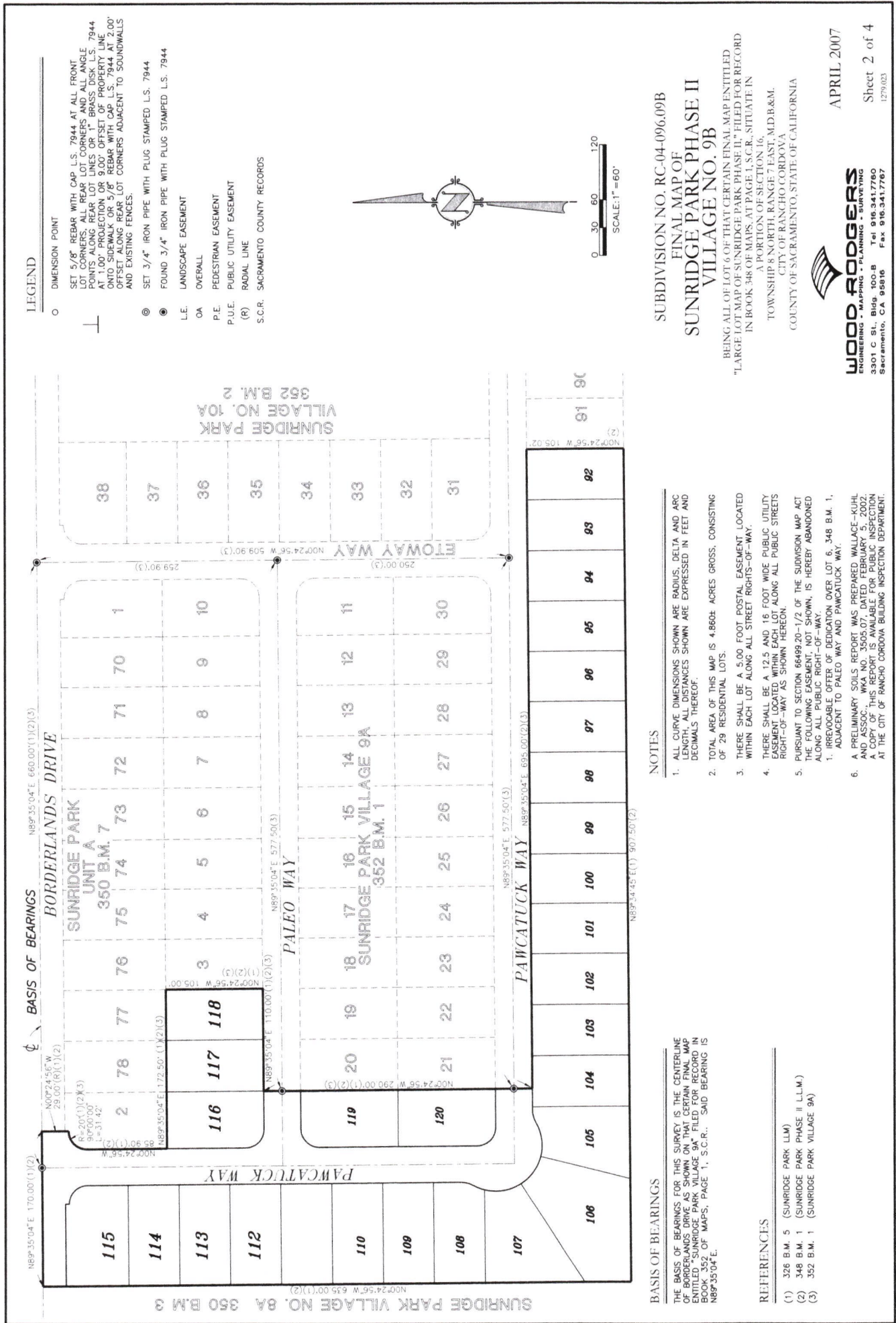
BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

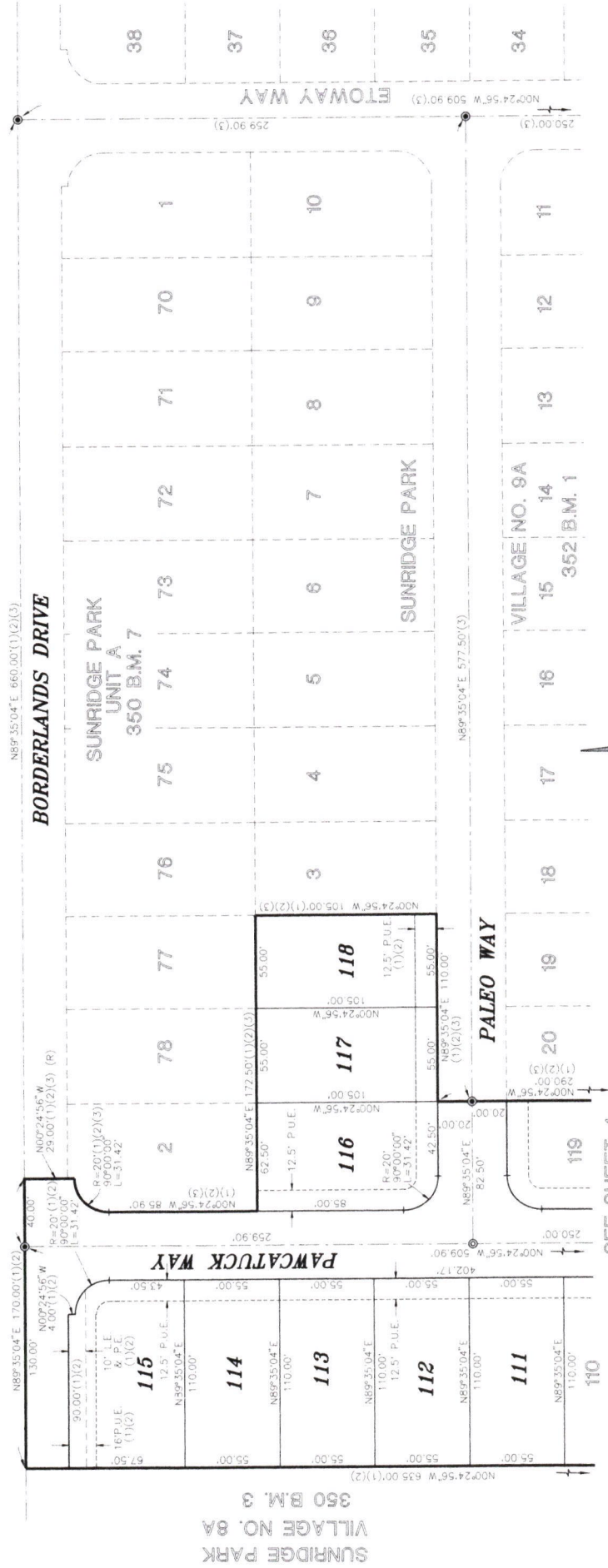
SUBDIVISION NO. RC-04-096.09B
FINAL MAP OF
SUNRIDGE PARK PHASE II
VILLAGE NO. 9B

BEING ALL OF LOT 6 OF THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT MAP OF SUNRIDGE PARK PHASE II," FILED FOR RECOR IN BOOK 348 OF MAPS, AT PAGE 1, S.C.R., SITUATE IN TOWNSHIP 8 NORTH, RANGE 7 EAST, MD.B&M, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL 20

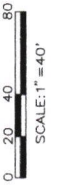
WOOD RODGERS
ENGINEERING - SURVEYING - PLANNING - MAPPING
3301 C. St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767
Sheet 1 of 4
1279/023





SUBDIVISION NO. RC-04-096.09B
FINAL MAP OF
SUNRIDGE PARK PHASE II
VILLAGE NO. 9B

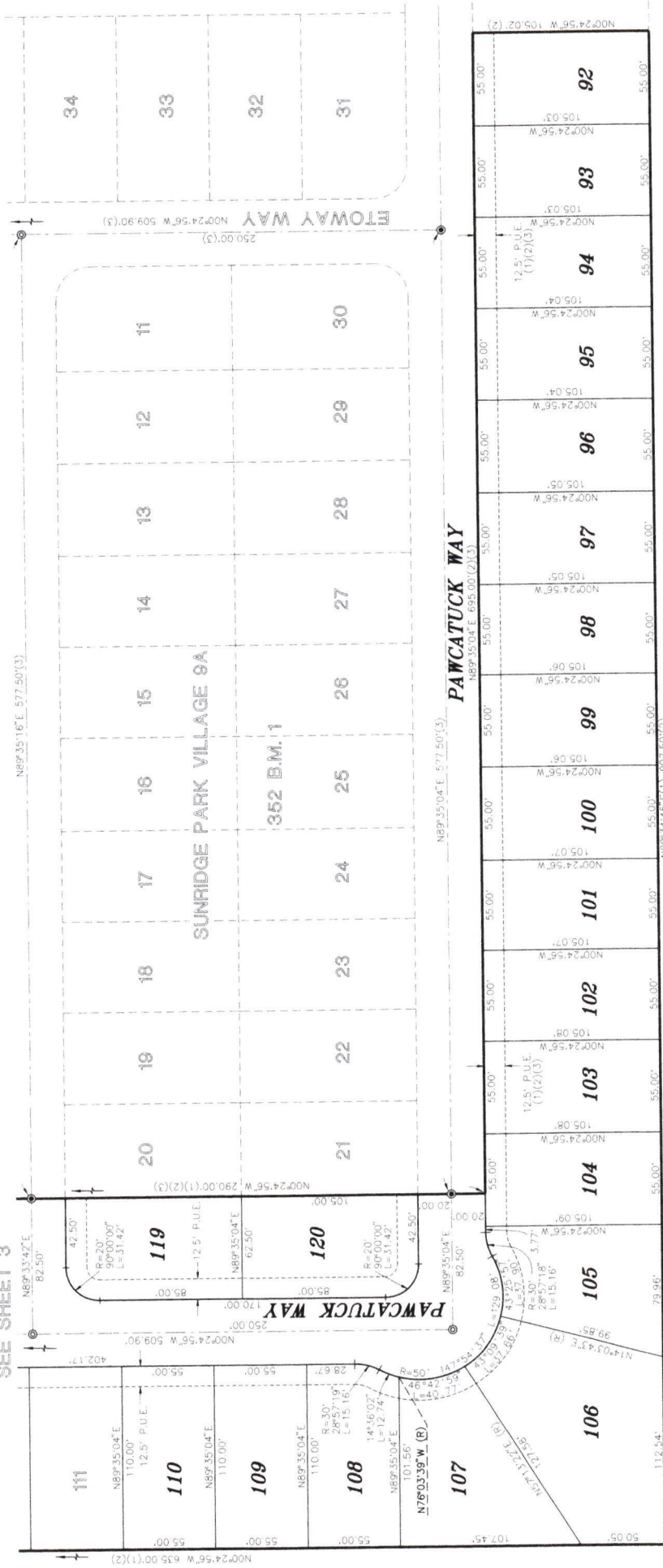
BEING ALL OF LOT 6 OF THAT CERTAIN FINAL MAP ENTITLED
"LARGE LOT MAP OF SUNRIDGE PARK PHASE II," FILED FOR RECORD
IN BOOK 348 OF MAPS, AT PAGE 1, S.C.R., SITUATE IN
A PORTION OF SECTION 16,
TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.B.&M.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

WOOD ROGERS
ENGINEERING • PLANNING • SURVEYING
3301 C. St., Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7700
Fax 916.341.7707

SEE SHEET 3



SUBDIVISION NO. RC-04-096.09B
FINAL MAP OF
SUNRIDGE PARK PHASE II
VILLAGE NO. 9B

BEING ALL OF LOT 6 OF THAT CERTAIN FINAL MAP ENTITLED
"LARGE LOT MAP OF SUNRIDGE PARK PHASE II," FILED FOR RECORD
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Sacramento, CA 95816 Fax 916.341.7767

APRIL 2007

Sheet 4 of 4
12/9/03

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Chairperson and BoardMembers

FROM: Donna Silva, Finance Director

SUBJECT: **ADOPTION OF THE FISCAL YEAR 2006/2007 OPERATING BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Adopt CRA Resolution 74-2007 approving the 2006/2007 operating budget for the Community Redevelopment Agency of the City of Rancho Cordova.

RESULT OF RECOMMENDED ACTION

The redevelopment agency budget, as presented in workshops and public hearings last year, will be formally adopted.

BACKGROUND

On June 26, 2006 the City Council formally adopted the City of Rancho Cordova's 2006/2007 operating budget (resolution 98-2006). Because the Redevelopment Agency is a separate legal entity a resolution of the agency board is needed to adopt the budget for the redevelopment agency funds. During the preparation of the resolutions for the 2007/2008 budget it was discovered that this resolution was not prepared for the prior year.

Adoption of the proposed resolution will formally adopt the 2006/2007 operating budget for the Redevelopment Agency, in the amounts originally presented currently included in the budget document.

ATTACHMENT(S)

1. CRA Resolution No. 74-2007

CITY OF RANCHO CORDOVA

AGENCY RESOLUTION NO. 74-2007

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA ADOPTING AN OPERATING BUDGET FOR THE AGENCY FOR THE FISCAL YEAR JULY 1, 2006 THROUGH JUNE 30, 2007, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

WHEREAS, the Executive Director has previously submitted to the Agency Board a Fiscal Year 2006/2007 Proposed Budget; and

WHREAS, after conducting workshops and a public hearing(s) on the proposed budget, the Agency Board has approved the same; and

WHEREAS, it is the intention of the Board to adopt the proposed budget as submitted by the Executive Director; and

WHEREAS, under Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), not less than 20% of all taxes allocated to the Community Redevelopment Agency must be set aside by the Agency in a Housing Reserve Fund and used for the purpose of increasing, improving and preserving the community's supply of low and moderate income, and

WHEREAS, under section 33334.3(d) of the California Community Redevelopment Law (Health and Safety Code section 33000 et seq.), the amount of money spent for planning and general administration from the Housing Reserve Fund must not be disproportionate to the amount actually spent for the cost of production;

NOW, THEREFORE BE IT RESOLVED by the board of the Community Redevelopment Agency of the City of Rancho Cordova as follows:

1. That certain document referred to as "The City of Rancho Cordova Adopted Budget Fiscal Year 2006-2007" presented by the Executive Director is hereby adopted and the appropriations for the annual budget of the Community Redevelopment Agency of the City of Rancho Cordova for the fiscal year beginning on July 1, 2006 and ending on June 30, 2007, is hereby adopted.
2. That the amounts stated in the proposed budget shall become and thereafter be appropriated to the offices, departments, activities, objects, and purposes stated therein and said monies are hereby authorized to be expended for the purposes and objects specified in said budget.
3. The Executive Director is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.
4. The Agency hereby determines that it is necessary to use \$152,900 of the estimated \$152,900 2006/2007 Housing Reserve Fund budget for planning and administrative expenses for the production, improvement or preservation of low and moderate housing during the 2006/2007 fiscal year.

PASSED AND ADOPTED at a meeting of the Community Redevelopment Agency of the City of Rancho Cordova held on the 18th day of June, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION APPROVING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT**

RECOMMENDATION

Staff recommends the City Council Adopt Resolution No. 46-2007 (**Attachment 1**) authorizing the annual levy and collection of assessments in Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2007-2008.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 46-2007 will authorize the annual levy and collection of assessments in the Road Maintenance Assessment District for Fiscal Year 2007-2008. This assessment applies to new development areas annexed to the district including Capital Village, Sundance, and Anthology at Anatolia. This assessment does not apply to existing residential communities.

BACKGROUND

The Rancho Cordova Road Maintenance Assessment District (hereinafter "the District") was formed in June 2006 the City Council to create a financial mechanism to provide street and street lighting operations and maintenance services for public improvements created as a result of new development.

State law requires 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. The Engineer's Report (**Attachment 2**) was prepared, placed on file with the City Clerk, and approved by your Council on May 21, 2007 with Resolution No. 37-2007. That Resolution approved the Engineer's Report, declared the Council's intention to levy assessments for Fiscal Year 2007-2008, and set the public hearing for tonight on the issue of the levy of assessment.

The Engineer's Report prepared by Harris & Associates includes diagrams of the assessment areas, a description and costs estimates of the operations and 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 the District include ongoing maintenance, operation and street improvements and appurtenant facilities street lighting and appurtenant facilities at the locations described in the Engineer's Report. The proposed Fiscal Year 2007-2008 assessment rates per Zone for Fiscal Year 2007-2008 are shown in Table 1 on the next page.

Table 1

ZONE 1 – CAPITAL VILLAGE					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessment</u>	<u>Lighting Assessment</u>	<u>Total FY 07/08 Assessment</u>
No Alley					
COM	13	24.88	\$ 87,491.39	\$ 4,759.44	\$ 92,250.83
PARK	3	6.93	\$ 6,231.39	\$ 874.61	\$ 7,079.00
SFR-H	1		\$ 199.82	\$ 27.18	\$ 227.00
SFR-M	1		\$ 249.78	\$ 33.98	\$ 283.76
Alley/Aisle					
SFR-H	1		\$ 268.76	\$ 43.13	\$ 311.89
SFR-M	1		\$ 335.90	\$ 53.93	\$ 389.83
SFR-L	1		\$ 376.26	\$ 60.39	\$ 436.65
ZONE 4 – SUNDANCE					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessment</u>	<u>Lighting Assessment</u>	<u>Total FY 07/08 Assessment</u>
VAC		11.82	\$ 1,793.35	\$ 138.99	\$ 1,932.34
ZONE 5 – ANTHOLOGY AT ANATOLIA					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessment</u>	<u>Lighting Assessment</u>	<u>Total FY 07/08 Assessment</u>
SFR	1		\$ 275.37	\$ 16.36	\$ 297.73

Based on the above assessment rates, the Fiscal Year 2007-2008 revenues for the existing zones of benefit are as follows:

Zone 1 – Total Estimated Assessments:	\$ 352,928.89
Zone 4 – Total Estimated Assessments:	\$ 1,932.34
Zone 5 – Total Estimated Assessments:	\$ 34,424.14
TOTAL	\$ 389,285.37

The funds will be used to pay for routine maintenance and operations costs, cover District administration costs, and build up the reserve for the 7 year slurry seal as well as build the reserve for the eventual overlay and replacement costs.

In order to proceed with the levy of assessments, it is appropriate for the Council to adopt **Resolution No. 46-2007**, also attached as **Attachment 1**, which authorizes the levy and collection of assessments for FY 2007/2008.

ATTACHMENTS

1. Resolution No. 46-2007
2. Engineer's Report

RESOLUTION NO. 46-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO
CORDOVA APPROVING THE LEVY OF ASSESSMENTS FOR THE
RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT**

WHEREAS, the City Council of the City of Rancho Cordova, pursuant to the provisions of the "Benefit Assessment Act of 1982," being Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 54703) (the "Act") and in accordance with Article XIID of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with Section 53750 of the California Government Code), did on the 21st day of May, 2007, adopt a resolution initiating proceedings and declaring its intention to levy of assessments within the Rancho Cordova Road Maintenance Assessment District (the "District"), for the purposes provided therefore in the Act; and

WHEREAS, the City Council ordered the preparation of an Engineer's Report, which was prepared and filed with this City Council, pursuant to law, for its consideration and subsequently thereto this City Council adopted Resolution No. 37-20007 declaring its intent to levy and collect assessments for the next ensuing Fiscal Year relating to the above referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating to said annual levy of the proposed assessment; and

WHEREAS, the Engineer's Report and assessment have been filed with the City Clerk, was approved by the City Council on May 21, 2007, and is open to public inspection and may be referred to for all details regarding the improvements, the boundary of the District, the assessments, the total costs, and the description of the parcel to be assessed; and

WHEREAS, said notice was duly and legally published in the time, form, and manner as required by law, and which notice is on file in the Office of the City Clerk; and

WHEREAS, at this time, this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the above recitals are true and correct.

Section 2. That the City hereby authorizes an annual levy of assessments for the Rancho Cordova Road Maintenance Assessment District for the purposes of:

Installation, construction, rehabilitation, repair or maintenance of any authorized improvements under the Act, including, but not limited to, streetlight and street improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

Section 3. The City Council hereby finds that each and every part of the Engineer's Report dated May 4, 2007 and approved by the City Council on May 21, 2007, is sufficient, as submitted (or as modified at the direction of the City Council) and filed with the City Clerk.

Section 5. The City Council does hereby reference the Engineer's Report that indicates the amount of the assessments, the District boundary, detailed description of improvements, and the method of assessment. The Engineer's Report is on file in the office of the City Clerk and reference to the Engineer's Report is hereby made for all particulars.

Section 6. Harris & Associates, on behalf of the City of Rancho Cordova, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

Section 7. The County Auditor shall enter on the County Assessment Roll the amount of the Assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City.

Section 8. The City Clerk shall certify to the adoption of this Resolution.

Section 9. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 18th day of June, 2007.

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk



Engineer's Report

for the

Road Maintenance Assessment District (Fiscal Year 2007-08)

*Prepared under the provisions of the
Benefit Assessment Act of 1982*

For the

CITY OF RANCHO CORDOVA
Sacramento County, California

Prepared by:



Harris & Associates

May 4, 2007

ENGINEER'S REPORT

CITY OF RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT

FISCAL YEAR 2007-08

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CITY OF RANCHO CORDOVA

FISCAL YEAR 2007-08

**ENGINEER'S REPORT (Modified)
PREPARED PURSUANT TO THE PROVISIONS OF THE
BENEFIT ASSESSMENT ACT OF 1982
ARTICLE 4, CHAPTER 6.4
OF THE CALIFORNIA GOVERNMENT CODE**

Pursuant to Part 1, Division 2 of Title 5 of the Government of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Rancho Cordova, State of California, in connection with the proceedings for:

**CITY OF RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT**

Hereinafter referred to as the "Assessment District" or "District", I, Joan E. Cox, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A
PLANS AND SPECIFICATIONS**

Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

**PART B
ESTIMATE OF COST**

The estimated cost to be funded by the District for the operation, servicing and maintenance of the improvements for fiscal year 2007-08, including incidental costs and expenses in connection therewith.

**PART C
METHOD OF APPORTIONMENT**

The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the several lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.

**PART D
BOUNDARY MAP**

The Boundary Map, which shows the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District, is attached hereto and is incorporated herein by reference and is on file in the Office of the City Clerk.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Sacramento for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

**PART E
ASSESSMENT ROLL**

An assessment of the estimated cost of maintenance and/or servicing of the existing improvements on each benefited lot or parcel of land within the Assessment District for the fiscal year to which this report applies are on file in the Office of the City Clerk and incorporated herein by reference.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

DATED: May 4, 2007

Harris & Associates

BY: _____
Joan E. Cox, P.E.
R.C.E. No. 41965



PART A

PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Rancho Cordova, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT FISCAL YEAR 2007-08

Streets and Appurtenant Facilities

Improvements include but are not limited to: sidewalks, curb and gutter, curb ramps, pavement, marking and striping, street furniture, traffic signs, hardscape, street monumentation, traffic signals, traffic signal interconnect and appurtenant facilities as required in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements or appurtenant facilities including the cleaning, sandblasting, and painting of the improvements to remove or cover graffiti.

Operating and servicing means the administration of all aspects of the maintenance and the District.

Lighting and Appurtenant Facilities

Improvements include but are not limited to: poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities including the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The City will not maintain the streetlights until the streetlights are transferred to the City for maintenance from CSA No. 1.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Engineer and are by reference herein made a part of this report.

PART B ESTIMATE OF COST

The City's maximum budget for the operation, maintenance and servicing of streets and street lighting details the estimated costs for Fiscal Year 2007-08 as available at the time of preparation of this report, and includes reserves, engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Funds raised by the assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments or maintenance may be deferred to reduce the overall annual cost, which in turn would reduce the assessment, as the City Council deems appropriate annually.

Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

The following assumptions were used in developing the estimated costs:

Street Maintenance	Unit Costs
Residential/Collector	
Slurry Seal	\$0.62 / SF
Overlay	\$3.09 / SF
Slab Replacement	\$9.28 /SF
Arterial	
Overlay	\$3.09 / SF
Other Improvements	
Curb & Gutter Replacement	\$10.32 / LF
Sidewalk Replacement	\$21.66 / SF
Annual Traffic Signal Maint.	\$4,641.75 / EA

Street Light Maintenance	Unit Costs
Single Fixture Annual Maint	\$154.73 / EA
Double Fixture Annual Maint	\$232.09 / EA
Single Fixture Capital Replacement	\$2,578.75 / EA
Double Fixture Capital Replacement	\$3,094.50 / EA

The pavement unit cost above also includes the cost of re-marking and re-striping the roadway after pavement maintenance is complete.

Street lighting maintenance costs were reduced by 50% to account for energizing of lights mid-year.

ZONE 1 – CAPITAL VILLAGE

**Street Maintenance
FY 2007-08 Maximum Estimated Cost**

<u>Annual Street Maintenance</u>	<u>Estimated Cost</u>
Aisles and Alleys	\$55,081
Streets (Incl. A, B & C)	\$151,886
Disk Drive / Data Drive	\$38,039
Prospect Park Drive	\$24,521
Zinfandel Drive	\$36,297
International Drive	\$78,214
	<u>\$384,039</u>
 Traffic Signal Maintenance (5 Signals)	 \$23,209
Measure A & Gas Tax Contribution for General Benefit	(\$100,140)
<u>Sub-Total</u>	<u>\$307,107</u>
 Capital Reserve	 \$76,995
Administration Expenses	\$3,000
Fund Balance as of June 30	(\$74,644)
Capital Expenditures	\$0
<u>Annual Update of Pavement Management System</u>	<u>\$1,000</u>
 Street Maintenance Grand Total	 \$313,459

ZONE 1 – CAPITAL VILLAGE

**Street Light Maintenance
FY 2007-08 Maximum Estimated Cost**

Lighting Benefit Area 1

Annual Maintenance	Quantity	Total
Single Fixture Street Lights	192	\$14,854
Double Fixture Street Lights	104	\$12,069
Sub-Total Annual Maintenance		\$26,922
Annual Capital Replacement (75 years)		
Single Fixture Street Lights	192	\$6,602
Double Fixture Street Lights	104	\$4,291
Sub-Total Annual Capital Replacement		\$10,893
City Contribution for General Benefit		(\$5,733)
Total Maintenance and Capital		\$32,082
Capital Reserve		\$12,289
Administration Expenses		\$2,000
Fund Balance as of June 30		(\$11,914)
Capital Expenditures		\$0
Lighting Area 1 - Grand Total		\$34,457

Lighting Benefit Area 2

Annual Maintenance	Quantity	Total
Double Fixture Street Lights	12	\$1,393
Double Fixture Street Lights	16	\$1,857
Sub-Total Annual Maintenance		\$3,249
Annual Capital Replacement (75 years)		
Double Fixture Street Lights	12	\$495
Double Fixture Street Lights	16	\$660
Sub-Total Annual Capital Replacement		\$1,155
City Contribution for General Benefit		(\$1,258)
Total Maintenance and Capital		\$3,146
Capital Reserve		\$1,367
Administration Expenses		\$500
Fund Balance as of June 30		(\$1,325)
Capital Expenditures		\$0
Lighting Area 2 - Grand Total		\$5,013

For a description of Benefit Areas see Part C of this report.

ZONE 2 – SUN RIDGE LOT J

Development will annex to district at later date.

ZONE 3 – ANATOLIA IV

Development will annex to district at later date.

ZONE 4 – SUNDANCE

**Street Maintenance
FY 2007-08 Maximum Estimated Cost**

Annual Street Maintenance	Cost
Sunrise Blvd	\$2,078
	<u>\$2,078</u>
 Traffic Signal Maintenance (0.25 Signals)	 \$461
 Measure A & Gas Tax Contribution for General Benefit	 (\$1,269)
	<u>\$1,269</u>
 Capital Reserve	 \$801
Administration Expenses	\$500
Fund Balance as of June 30	(\$777)
Capital Expenditures	\$0
Annual Update of Pavement Management System	\$0
	<u></u>
Street Maintenance Grand Total	\$1,793

**Street Light Maintenance
FY 2007-08 Maximum Estimated Cost**

Annual Maintenance	Quantity	Total
Single Fixture Street Lights	3	\$324
		<u></u>
Annual Capital Replacement		
Single Fixture Street Lights	3	\$107
		<u>\$431</u>
 City Contribution for General Benefit		 (\$294)
 Total Maintenance and Capital		 \$137
Capital Reserve		\$73
Administration Expenses		\$0
Fund Balance as of June 30		(\$71)
Capital Expenditures		\$0
		<u></u>
Street Light Maintenance Grand Total		\$139

ZONE 5 – ANTHOLOGY AT ANATOLIA

**Street Maintenance
FY 2007-08 Maximum Estimated Cost**

<u>Annual Street Maintenance</u>	<u>Annual</u>
Streets	\$26,731
Herodian Drive	\$4,741
	<u>\$31,472</u>
 Traffic Signal Maintenance (0.5 Signals)	 \$2,321
 Measure A & Gas Tax Contribution for General Benefit	 (\$3,531)
	<u>\$30,262</u>
 Capital Reserve (25%)	 \$7,566
Administration Expenses	\$1,000
Fund Balance as of June 30	(\$7,335)
Capital Expenditures	\$0
Annual Update of Pavement Management System	\$1,000
 Street Maintenance Grand Total	 \$32,493

**Street Light Maintenance
FY 2007-08 Estimated Cost**

<u>Annual Maintenance</u>	<u>Quantity</u>	<u>Total</u>
Single Fixture Street Lights	16	\$1,238
<u>Annual Capital Replacement</u>		
Single Fixture Street Lights	16	\$550
		<u>\$1,788</u>
 City Contribution for General Benefit		 (\$378)
		<u>\$1,410</u>
Capital Reserve (25%)		\$682
Administration Expenses		\$500
Fund Balance as of June 30		(\$661)
Capital Expenditures		\$0
 Street Light Maintenance Grand Total		 \$1,931

PART C

METHOD OF APPORTIONMENT

I. INTRODUCTION

The Benefit Assessment Act of 1982 (hereinafter referred to as the "1982 Act") permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and operation costs of streets and street lighting services.

"Streets" as defined herein is based on the definitions provided by the Office of the Controller for the State of California in the *Guidelines Relating to Gas Tax Expenditures* published by the Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the Office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road costs, the State Controller has developed "Street Purpose Definitions and Guidelines" based on the *Manual of Uniform Highway Accounting and Financial Management Procedures* developed by the American Association of State Highway Officials. "Streets", as it relates to this District, is defined as the operation or maintenance of facilities within the right-of-way used for street or road purposes.

The 1982 Act requires that maintenance assessments be levied according to benefit. Section 54711 provides that the "amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service". Additionally, Section 54715(c) of the 1982 Act permits the designation of zones of benefit within any individual assessment district "on a parcel, class of improvement to property, or use of property basis, or a combination thereof". Thus, the 1982 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Proposition 218, which added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties which benefit from the improvements be assessed.

This report establishes the formula to be used to distribute the costs of providing the services described in this report to the benefiting parcels within the City.

II. BENEFIT ANALYSIS

Proper maintenance and operation of the streetlights, street trees and street medians provides special benefit to adjacent properties by providing security, safety, and community character and vitality.

A. Street Maintenance

1. **Special Benefit.** The operation, maintenance and servicing of improvements within the street right-of-way along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing: 1) improved ingress and egress from such lots, 2) improved aesthetics, 3) improved local access for emergency vehicles, and 4) improved drainage.
2. **General Benefit.** The City recognizes that a portion of the maintenance, operation and servicing of those Street Improvements that are a part of the City's arterial roadways provide a

general benefit to the public at large, which equates to the higher level of lighting required.

The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be maintained. Therefore, 50% of the street lighting maintenance for arterial roadways is considered to be of general benefit.

3. **Special Benefit Area.** All parcels within the District receive special benefit from the proposed street maintenance improvements.

B. Street Lighting

1. **Special Benefit.** The operation, maintenance and servicing of lighting along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing illumination resulting in: 1) improved security of such lots or parcels, 2) improved ingress and egress from such lots or parcels by illuminating access after sunset, and 3) improved nighttime visibility for the local access of emergency vehicles.
2. **General Benefit.** The City recognizes that a portion of the maintenance, operation and servicing of those Street Lighting Improvements that are a part of the City's arterial lighting improvements provide a general benefit to the public at large, which equates to the higher level of lighting required on arterial roads.

The general benefits associated with arterial lighting are attributable to the higher level of lighting required for an arterial roadway. That higher level of lighting provides a measure of safety for the additional width of the street. There are also general benefits associated with higher wattage lights at intersections for safety lighting.

The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be lit by the street lighting system. Therefore, 50% of the street lighting maintenance for arterial roadways is considered to be of general benefit.

3. **Special Benefit Areas.**

a. ZONE 1 – CAPITAL VILLAGE

Lighting Area 1 encompasses all parcels in the residential area of the development as well as the commercial property on the south side of International Drive and will be assessed for street lighting maintenance costs associated with the residential area.

Lighting Area 2 encompasses the commercial property on the north side of International Drive and will be assessed for the street lighting maintenance for those streetlights directly adjacent to the property.

b. ZONES 4 and 5

There are no special benefit areas designated for Zones 4 and 5.

C. Special Benefit Methodology

To establish the benefit to the individual parcels within the District, a Benefit Unit system is proposed. Each parcel of land is assigned Benefit Units in proportion to the estimated benefit the

parcel receives relative to the other parcels within the District from the improvements. Benefit Units are established by considering both a dwelling unit equivalency of a property and the benefits provided, as discussed above.

Basic Formula:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) = \text{Benefit Units}$$

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different types of land uses, thereby allowing a uniform method of assessment.

The number of EDU's to be assigned to each parcel shall be calculated as follows:

The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as 1.00 Equivalent Dwelling Unit (EDU). Parcels with other land uses receive varying levels of benefit based on parcel usage and size. Equivalency factors have been developed to indicate the amount of benefit received relative to the single-family parcel. All land uses are converted to EDU's in the manner described below.

Benefit Factors are assigned to properties when the special benefit received differs between similar land use types.

1. ZONE 1 – CAPITAL VILLAGE EDU METHODOLOGY

Single Family Residential (SFR). The high-density SFR (**SFR-H**) parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). High-density SFR parcels have been chosen as this basic unit and are those parcels zoned as single family residential and are shown on the map on page 24 of this Report. These units parcels are assessed 1.0 EDU.

Medium-density SFR (**SFR-M**) parcels are those parcels zoned as single family residential and are shown on Exhibit C of this Report. The average size of these buildings is 25% larger than the Townhome high-density buildings, therefore these medium-density SFR parcels are assessed 1.25 EDU's.

Low-density SFR (**SFR-L**) parcels are those parcels zoned as single family residential and are shown on Exhibit C of this Report. The average size of these buildings is 40% larger than the Townhome high-density buildings, therefore these low-density SFR parcels are assessed 1.40 EDU's.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area (2,472 sq ft) within the development, which equates to 17.6 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (2,472 sq ft) and the number of lots that

could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 4.5 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

2. ZONE 1 – CAPITAL VILLAGE BENEFIT FACTORS

Street Benefit Factor (SBF)

- **Local Streets.** All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.0.
- **Alleys/Aisles.** All parcels that have access via an alley or aisle receive an additional benefit for the maintenance of these alleys and aisles. The maintenance costs for alleys/aisles make up approximately 25% of the total street maintenance costs within the Street Area. Therefore, parcels in this category will be assigned a benefit factor of 1.345. See the table below for the calculation of this factor.

ZONE 1 - CAPITAL VILLAGE

Street Area - SBF for Alley/Aisle Benefit

(based on original Engineer's Report dated June 19, 2006)

Alley/Aisle Maintenance Cost	\$53,399		
All Local Street Maintenance	\$323,821		
	<u>\$377,220</u>		
Alley/Aisle EDUs	737.400		
All Local Street EDUs	807.168		
	<u>1544.568</u>		
Alley/Aisle Cost per EDU	\$53,399 / 737.4	=	\$72.42
Local Street Costs to all EDUs	\$323,821 / 1,544.6	=	<u>\$209.65</u>
			\$282.07
Alley/Aisle Cost Factor	\$282.07 / \$209.65	=	1.345

$$\text{SBF - Alley/Aisle} = \boxed{1.345}$$

Street Benefit Assessment Formula:
 $\text{EDU} \times \text{SBF} = \text{Street Benefit Units (SBU)}$

Lighting Benefit Factor (LBF)

- **Local Lighting.** A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.00.
- **Alley/Aisle Lighting.** Parcels that have standard street lighting on alleys or aisles that also have Local Lighting receive an additional benefit for the lighting in these alleys and aisles. The maintenance costs for alley/aisle lighting make up more than 50% of the total lighting costs within Lighting Area 1. (There are no alleys or aisles in Lighting Area 2, therefore those costs are not included in these calculations.) Therefore, parcels in this category will be assigned a benefit factor of 1.587. See the table below for the calculation of this factor.

ZONE 1 - CAPITAL VILLAGE			
Lighting Area 1 - LBF for Alley/Aisle Benefit			
(based on original Engineer's Report dated June 19, 2006)			
Alley/Aisle Maintenance Cost	\$18,333		
All Other Lights	\$43,235		
	<u>\$61,569</u>		
Alley/Aisle EDUs	733.7		
All other EDUs	281.5		
	<u>1,015.2</u>		
Alley/Aisle Cost per EDU	\$18,333 / 733.65	=	\$24.99
Other Costs to all EDUs	\$43,235 / 1015.2	=	\$42.59
			<u>\$67.58</u>
Alley/Aisle Cost Factor	\$67.58 / \$42.59	=	1.587
LBF - Alley/Aisle =			1.587

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

ZONE 1 - CAPITAL VILLAGE

Street Benefit Summary

Landuse	Parcels	Acres	EDU	SBU
No Alley/Aisle Benefit				
COM	13	24.878	437.851	437.851
PARK	3	6.930	31.185	31.185
SFR-H	6		6.000	6.000
SFR-M	91		113.750	113.750
VAC	4	17.260	77.670	77.670
EXE	57		0.000	0.000
Sub-Totals	174	49.068	666.456	666.456

Landuse	Parcels	Acres	EDU	SBU
Alley/Aisle Benefit				
SFR-H	216		216.000	290.520
SFR-L	124		173.600	233.492
SFR-M	225		281.250	378.225
Sub-Totals	565		670.850	902.237

Totals: 739 49.068 1,337.306 1,568.693

Light Benefit Summary

Landuse	Parcels	Acres	EDU	LBU
No Alley/Aisle Benefit				
COM	13	24.878	437.851	437.851
PARK	3	6.930	31.185	31.185
SFR-H	6		6.000	6.000
SFR-M	94		117.500	117.500
VAC	4	17.260	77.670	77.670
EXE	57		0.000	0.000
Sub-Totals	177	49.068	670.206	670.206

Landuse	Parcels	Acres	EDU	LBU
Alley/Aisle Benefit				
SFR-H	216		216.000	342.792
SFR-L	124		173.600	275.528
SFR-M	222		277.500	440.448
Sub-Totals	562		667.100	1,058.768

Totals: 739 49.068 1,337.306 1,728.974

Note: The SFR-M alley/aisle parcel count differs between the street benefit and the lighting benefit. This is due to Lots 508, 509, and 510 receiving the alley/aisle benefit for street maintenance but not the alley/aisle benefit from the lighting maintenance. The alleys these three lots are adjacent to do not have any alley lighting.

3. ZONE 1 – CAPITAL VILLAGE ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost	Benefit Units	FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	\$313,459	1,568.693 SBU	= \$199.82 per SBU	\$216.30
Lighting Area 1 Assessment:	\$34,457	1,267.768 LBU	= \$27.18 per LBU	\$43.92
Lighting Area 2 Assessment:	\$5,013	461.206 LBU	= \$10.87 per LBU	\$13.88

* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI), as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

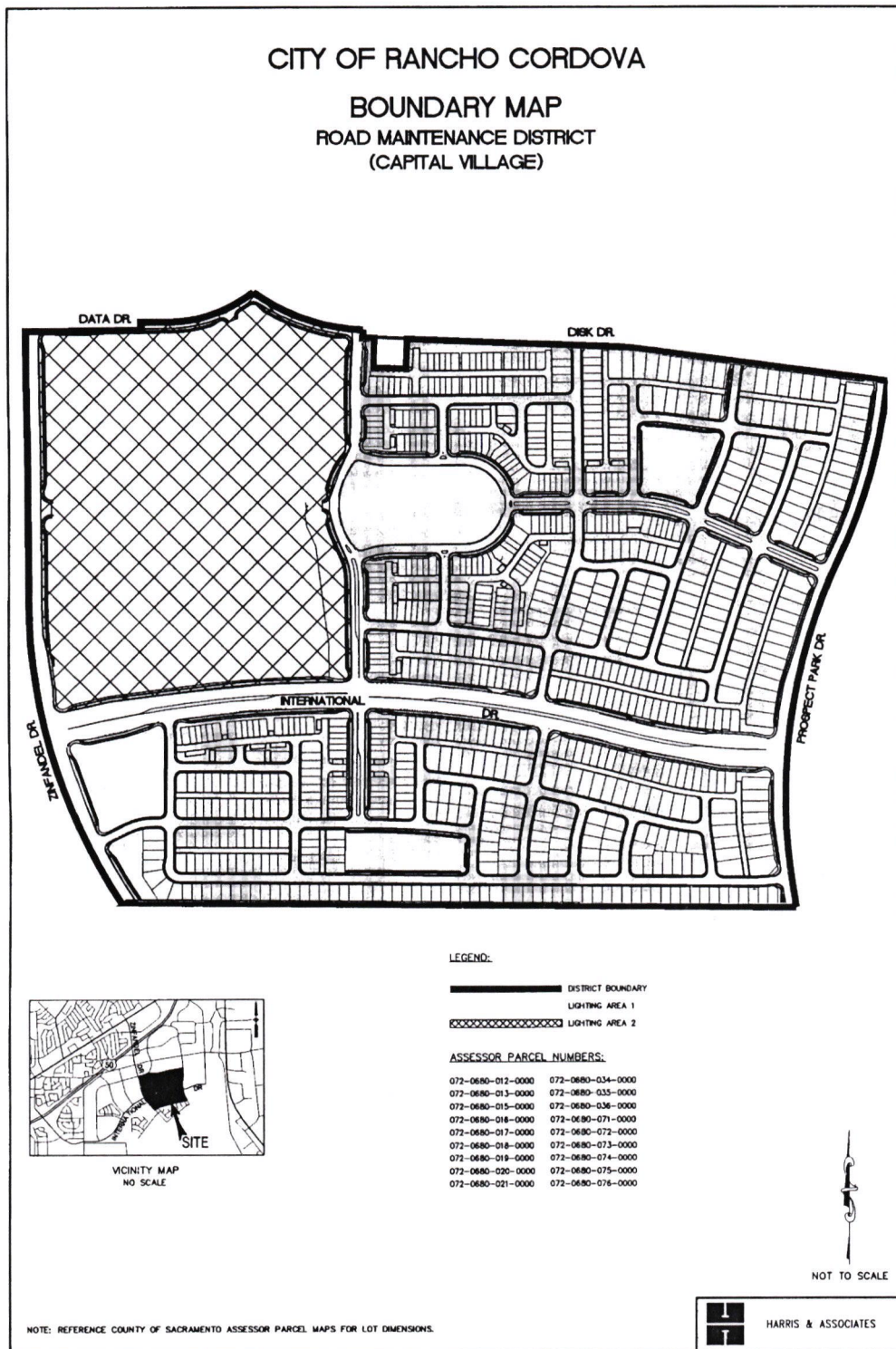
The table below provides sample calculations for various types of parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

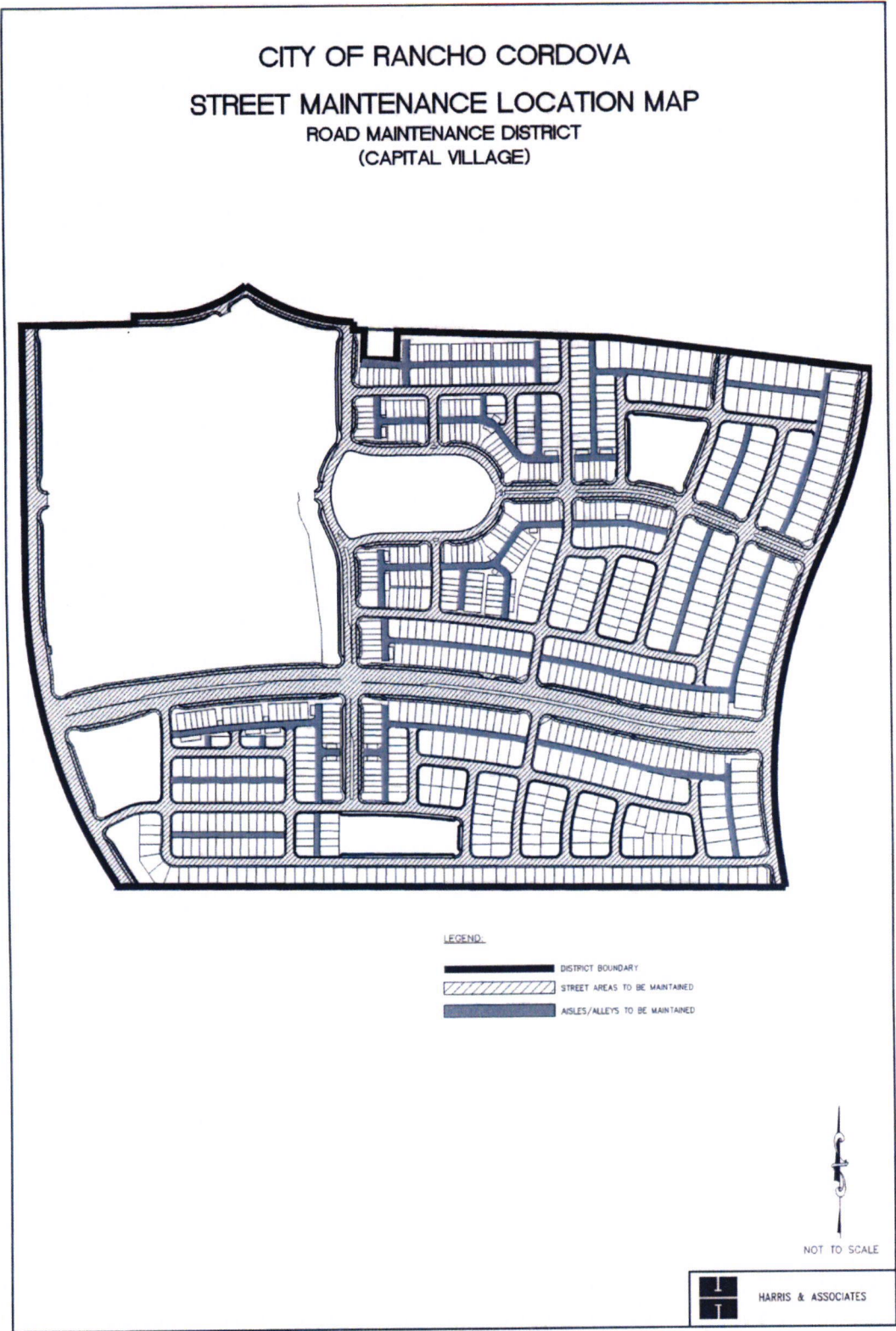
**FY 2007-08 Assessment - Sample Calculations
ZONE 1 – CAPITAL VILLAGE**

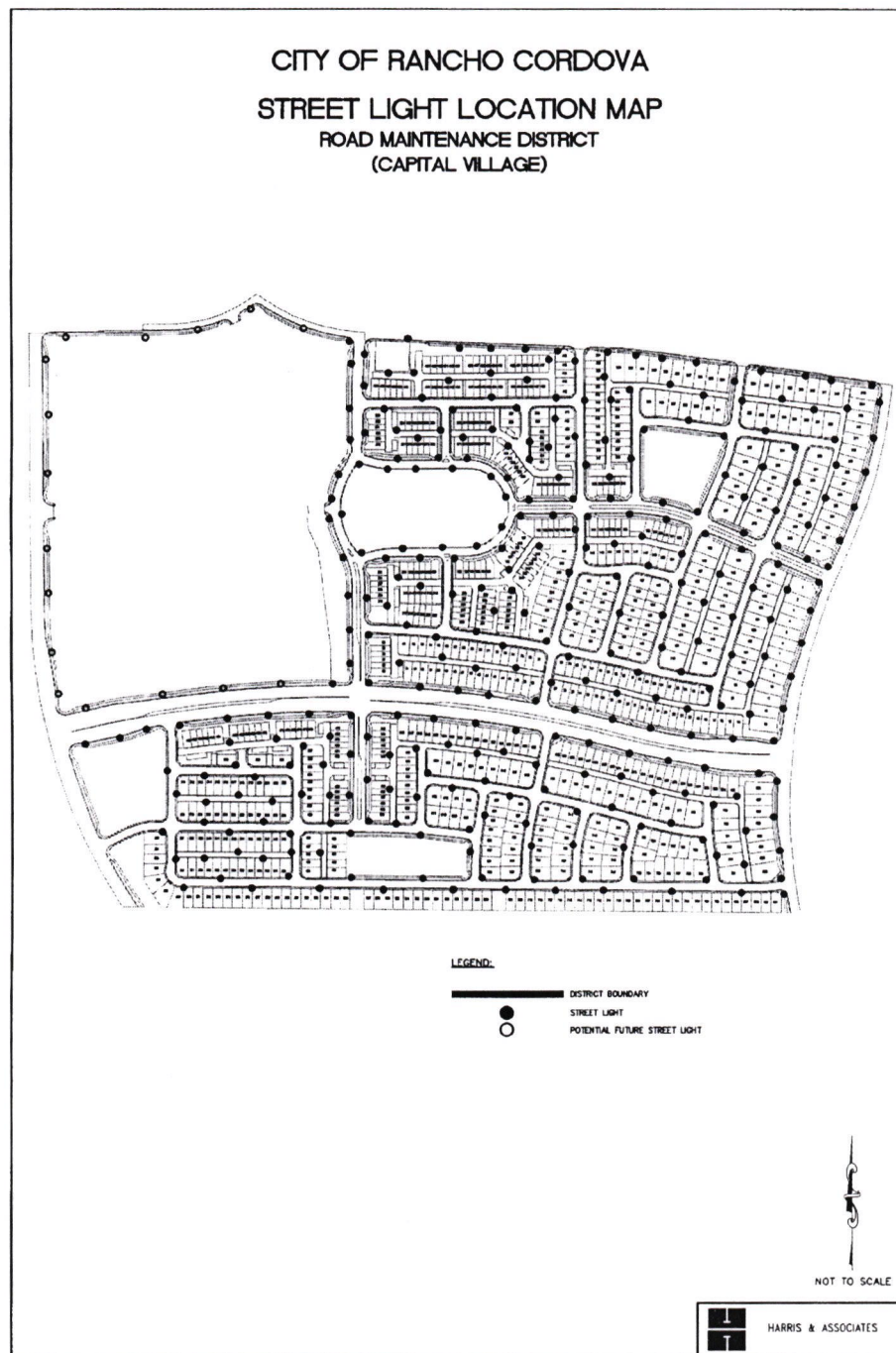
Landuse	Parcels	Acres	EDU	SBU	LBU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Assessment
No Alley/Aisle Benefit								
COM	13	24.88	437.851	437.851	437.851	\$87,491.39	\$4,759.44	\$92,250.83
PARK	3	6.93	31.185	31.185	31.185	\$6,231.39	\$847.61	\$7,079.00
SFR-H	1		1.000	1.000	1.000	\$199.82	\$27.18	\$227.00
SFR-M	1		1.250	1.250	1.250	\$249.78	\$33.98	\$283.76

Landuse	Parcels	Acres	EDU	SBU	LBU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Assessment
Alley/Aisle Benefit								
SFR-H	1		1.000	1.345	1.587	\$268.76	\$43.13	\$311.89
SFR-M	1		1.250	1.681	1.984	\$335.90	\$53.93	\$389.83
SFR-L	1		1.400	1.883	2.222	\$376.26	\$60.39	\$436.65

BOUNDARY MAP - ZONE 1 CAPITAL VILLAGE









4. **ZONE 2 – RESERVED for SUNRIDGE LOT J**

Development will annex to district at later date.

5. **ZONE 3 – RESERVED for ANATOLIA IV**

Development will annex to district at later date.

6. **ZONE 4 – SUNDANCE EDU METHODOLOGY**

Single Family Residential (SFR). The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 11.70 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (3,725 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.925 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

7. **ZONE 4 – SUNDANCE BENEFIT FACTORS**

Street Benefit Factor (SBF)

- **Local Streets.** All parcels are considered to have a local street benefit. Within the Sundance development area the local streets are private and will be maintained by the owners. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.0.

Street Benefit Assessment Formula:
$$\text{EDU} \times \text{SBF} = \text{Street Benefit Units (SBU)}$$

Lighting Benefit Factor (LBF)

- **Local Lighting.** A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone for FY 2007-08.

Zone 4 - SUNDANCE
Street Benefit Summary

Landuse	Parcels	EDU	SBU
VAC	1	34.574	34.574
Totals	1	34.574	34.574

Light Benefit Summary

Landuse	Parcels	EDU	LBU
VAC	1	34.574	34.574
Totals	1	34.574	34.574

8. ZONE 4 – SUNDANCE ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost	Benefit Units	FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	\$ 1,793.38 /	34.574 SBU =	\$51.87 per SBU	\$51.87
Lighting Assessment:	\$ 138.89 /	34.574 LBU =	\$4.02 per LBU	\$4.02

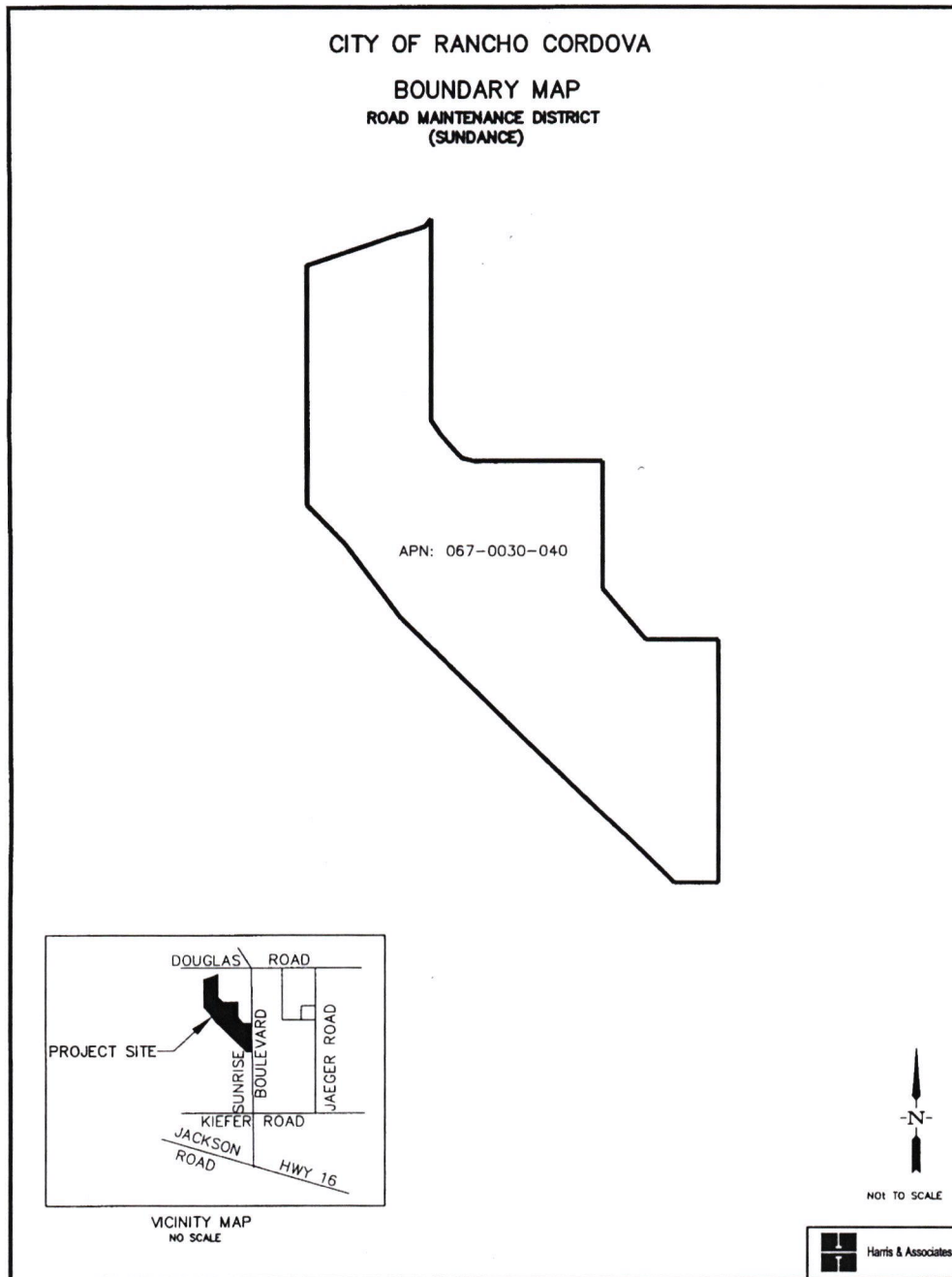
* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index, as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

FY 2007-08 Assessment - Sample Calculations
ZONE 4 – SUNDANCE

Landuse	Acres	EDU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Asmt.
VAC	11.820	34.574	\$1,793.35	\$138.99	\$1,932.34

BOUNDARY MAP – ZONE 4 – SUNDANCE



13. ZONE 5 – ANTHOLOGY AT ANATOLIA EDU METHODOLOGY

Single Family Residential (SFR). The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 9.0 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (4,835 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.25 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

14. ZONE 5 – ANTHOLOGY AT ANATOLIA BENEFIT FACTORS

Street Benefit Factor (SBF)

- **Local Streets.** All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.00.

Street Benefit Assessment Formula:
$$\text{EDU} \times \text{SBF} = \text{Street Benefit Units (SBU)}$$

Lighting Benefit Factor (LBF)

- **Local Lighting.** A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

ZONE 5 - ANTHOLOGY AT ANATOLIA

Street Benefit Summary

Landuse	Parcels	EDU	SBU
EXE	3	0	0
SFR	118	118	118
Totals	118	118	118

Light Benefit Summary

Landuse	Parcels	EDU	LBU
EXE	3	0	0
SFR	118	118	118
Totals	118	118	118

15. ZONE 5 – ANTHOLOGY AT ANATOLIA ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost	Benefit Units	FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	\$ 32,493.35 /	118.000 SBU =	\$275.37 per SBU	\$400.76
Lighting Assessment:	\$ 1,930.54 /	118.000 LBU =	\$16.36 per LBU	\$33.26

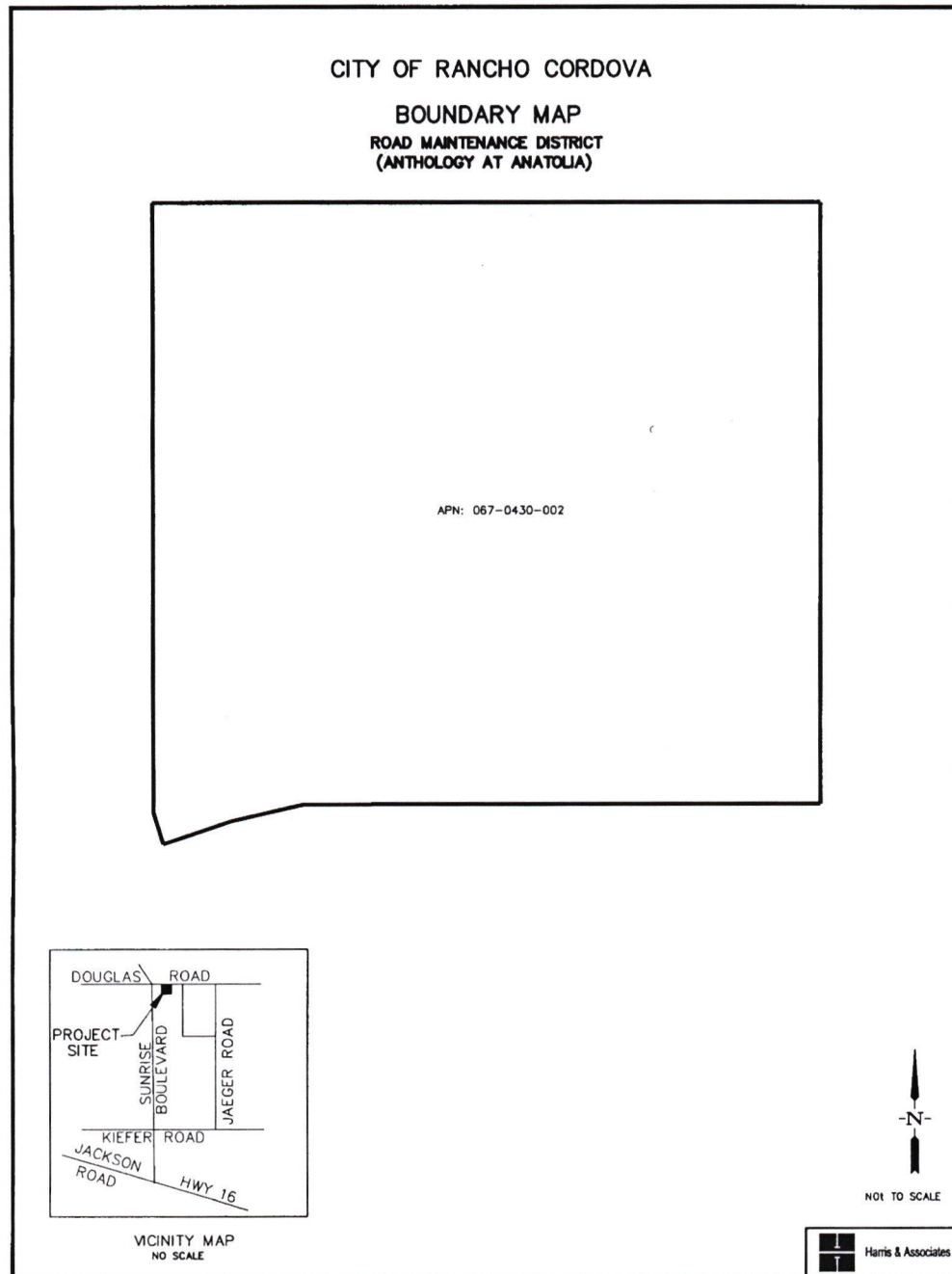
* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index, as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

FY 2007-08 Assessment - Sample Calculations
ZONE 5 – ANTHOLOGY AT ANATOLIA

Landuse	Parcels	EDU	FY 2006-07 Street Assessment	FY 2006-07 Lighting Assessment	Total FY 2006-07 Max. Asmt.
SFR	1	1	\$275.37	\$16.36	\$291.73

BOUNDARY MAP – ZONE 5 – ANTHOLOGY AT ANATOLIA



PART D BOUNDARY MAP

The boundary maps, showing the exterior boundaries of the each Zone within the District, are provided on pages 21, 28, and 31 in this Report and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Sacramento for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

PART E ASSESSMENT ROLL

The total proposed assessment for Fiscal Year 2007-08 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Sacramento County Assessor's Office, are contained in the Assessment Roll on file in the Office of the City Clerk of the City of Rancho Cordova, which is incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Sacramento and these records are, by reference, made part of this Report.

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670030040	VAC	4	11.820		34.574	34.574	\$1,793.35	34.574	\$138.99	\$1,932.34
0670920001	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920002	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920003	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920004	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920005	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920006	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920007	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920008	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920009	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920010	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920011	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920012	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920013	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920014	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920015	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920016	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920017	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920018	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920019	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920020	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920021	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920022	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920023	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920024	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920025	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920026	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920027	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920028	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920029	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920030	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920031	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920032	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920033	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920034	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920035	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920036	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920037	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920038	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920039	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920040	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920041	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920042	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920043	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920044	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920045	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920046	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670920047	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920048	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920049	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920050	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920051	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920052	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920053	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920054	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920055	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920056	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920057	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920058	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920059	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920060	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920061	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920062	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920063	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920064	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920065	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920066	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920067	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920068	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920069	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920070	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920071	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920072	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920073	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920074	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920075	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920076	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920077	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920078	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920079	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920080	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920081	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920082	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920083	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920084	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920085	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920086	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920087	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920088	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920089	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920090	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920091	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920092	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920093	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670920094	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920095	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920096	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920097	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920098	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920099	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920100	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920101	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920102	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920103	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920104	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920105	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920106	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920107	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920108	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920109	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920110	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920111	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920112	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920113	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920114	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920115	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920116	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920117	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920118	SFR	5		1	1.000	1.000	\$275.37	1.000	\$16.36	\$291.73
0670920119	EXE	5			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0670920120	EXE	5			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0670920121	EXE	5			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0720680034	VAC	1	5.510		24.795	24.795	\$4,954.54	24.795	\$673.93	\$5,628.47
0720680072	VAC	1	5.190		23.355	23.355	\$4,666.80	23.355	\$253.87	\$4,920.67
0720680075	VAC	1	2.410		10.845	10.845	\$2,167.05	10.845	\$294.77	\$2,461.82
0720680079	VAC	1	4.150		18.675	18.675	\$3,731.64	18.675	\$507.59	\$4,239.23
0722970001	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970002	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970003	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970004	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970005	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970006	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970007	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970008	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970009	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970010	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970011	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970012	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970013	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970014	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970015	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722970016	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970017	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970018	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970019	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970020	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970021	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970022	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970023	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970024	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970025	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970026	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970027	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970028	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970029	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970030	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970031	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970032	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970033	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970034	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970035	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970036	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970037	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970038	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970039	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970040	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970041	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970042	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970043	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970044	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970045	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970046	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970047	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970048	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970049	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970050	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970051	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970052	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970053	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970054	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970055	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970056	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970057	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970058	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970059	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970060	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970061	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722970062	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722970063	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970064	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970065	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970066	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970067	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970068	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970069	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970070	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970071	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970072	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970073	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970074	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970075	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970076	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970077	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970078	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970079	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970080	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970081	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970082	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970083	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970084	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970085	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970086	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970087	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970088	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970089	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970090	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970091	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970092	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970093	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970094	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970095	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970096	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970097	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970098	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970099	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970100	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970101	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970102	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970103	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970104	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970105	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970106	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970107	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970108	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970109	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722970110	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970111	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970112	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970113	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970114	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970115	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970116	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970117	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970118	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970119	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970120	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970121	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970122	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970123	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970124	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970125	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970126	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970127	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970128	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970129	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970130	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970131	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970132	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970133	SFR-H	1		1	1.000	1.000	\$199.82	1.000	\$27.18	\$227.00
0722970134	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970135	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970136	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970137	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970138	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970139	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970140	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970141	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970142	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970143	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970144	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970145	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970146	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970147	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970148	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970149	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970150	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970151	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970152	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970153	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970154	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970155	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970156	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722970157	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722970158	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970159	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970160	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970161	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970162	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970163	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970164	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970165	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970166	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0722970167	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970168	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970169	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970170	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970171	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970172	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970173	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970174	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970175	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970176	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970177	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970178	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970179	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970180	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970181	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970182	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722970183	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722980001	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980002	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980003	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980004	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980005	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980006	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980007	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980008	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980009	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980010	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980011	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980012	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980013	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980014	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980015	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980016	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980017	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980018	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980019	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980020	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722980021	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980022	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980023	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980024	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980025	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980026	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980027	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980028	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980029	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980030	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980031	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980032	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980033	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980034	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980035	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980036	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980037	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980038	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980039	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980040	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980041	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980042	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980043	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980044	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980045	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980046	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980047	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980048	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980049	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980050	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980051	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980052	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980053	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980054	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980055	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980056	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722980057	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980058	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980059	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980060	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980061	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980062	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980063	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980064	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980065	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980066	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980067	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722980068	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980069	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980070	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980071	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980072	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980073	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980074	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980075	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980076	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980077	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980078	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980079	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980080	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980081	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980082	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980083	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980084	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980085	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980086	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980087	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980088	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980089	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722980090	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722980091	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990001	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990002	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990003	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990004	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990005	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990006	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990007	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990008	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990009	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990010	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990011	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990012	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990013	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990014	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990015	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990016	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990017	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990018	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990019	PARK	1	3.570		16.065	16.065	\$3,210.11	16.065	\$436.65	\$3,646.76
0722990020	PARK	1	1.700		7.650	7.650	\$1,528.62	7.650	\$207.93	\$1,736.55
0722990021	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990022	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990023	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722990024	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990025	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990026	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990027	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990028	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990029	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990030	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990031	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990032	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990033	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0722990034	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990035	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990036	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990037	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990038	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990039	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990040	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990041	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990042	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990043	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990044	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990045	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990046	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990047	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990048	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990049	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990050	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990051	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990052	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990053	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990054	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990055	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990056	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990057	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990058	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990059	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990060	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990061	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990062	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990063	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990064	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990065	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990066	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990067	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990068	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990069	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990070	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722990071	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990072	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990073	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990074	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990075	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990076	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990077	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990078	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990079	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990080	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990081	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990082	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990083	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990084	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990085	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990086	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990087	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990088	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990089	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990090	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990091	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990092	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990093	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990094	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990095	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990096	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990097	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990098	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990099	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990100	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990101	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990102	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990103	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990104	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990105	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990106	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990107	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990108	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990109	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990110	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990111	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990112	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990113	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990114	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990115	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990116	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0722990117	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722990118	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990119	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990120	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990121	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990122	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990123	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990124	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990125	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990126	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990127	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990128	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990129	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990130	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990131	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990132	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990133	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990134	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990135	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990136	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990137	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990138	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990139	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990140	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990141	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990142	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990143	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990144	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990145	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990146	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990147	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990148	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990149	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990150	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990151	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990152	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990153	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990154	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990155	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990156	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990157	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990158	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0722990159	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990160	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990161	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990162	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990163	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990164	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722990165	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990166	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990167	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990168	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990169	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990170	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990171	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990172	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990173	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990174	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0722990175	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723000001	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000002	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000003	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000004	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000005	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000006	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000007	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000008	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000009	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000010	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000011	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000012	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000013	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000014	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000015	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000016	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000017	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000018	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000019	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000020	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000021	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000022	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000023	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000024	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000025	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000026	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000027	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000028	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000029	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000030	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000031	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000032	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000033	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000034	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000035	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000036	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723000037	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000038	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000039	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000040	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000041	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000042	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000043	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000044	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000045	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000046	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000047	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000048	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000049	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000050	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000051	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000052	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723000053	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723000054	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723010001	COM	1	11.380		200.288	200.288	\$40,021.55	200.288	\$2,177.13	\$42,198.68
0723010002	COM	1	0.889		15.646	15.646	\$3,126.38	15.646	\$170.07	\$3,296.45
0723010003	COM	1	1.060		18.656	18.656	\$3,727.84	18.656	\$202.79	\$3,930.63
0723010004	COM	1	0.992		17.459	17.459	\$3,488.66	17.459	\$189.78	\$3,678.44
0723010005	COM	1	0.919		16.174	16.174	\$3,231.89	16.174	\$175.81	\$3,407.70
0723010006	COM	1	0.769		13.534	13.534	\$2,704.36	13.534	\$147.11	\$2,851.47
0723010007	COM	1	0.800		14.080	14.080	\$2,813.47	14.080	\$153.05	\$2,966.52
0723010008	COM	1	1.640		28.864	28.864	\$5,767.60	28.864	\$313.75	\$6,081.35
0723010009	COM	1	1.520		26.752	26.752	\$5,345.58	26.752	\$290.79	\$5,636.37
0723010010	COM	1	1.150		20.240	20.240	\$4,044.36	20.240	\$220.01	\$4,264.37
0723010011	COM	1	1.800		31.680	31.680	\$6,330.30	31.680	\$344.36	\$6,674.66
0723010012	COM	1	1.580		27.808	27.808	\$5,556.59	27.808	\$302.27	\$5,858.86
0723010013	COM	1	0.379		6.670	6.670	\$1,332.80	6.670	\$72.50	\$1,405.30
0723050001	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050002	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050003	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050004	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050005	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050006	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050007	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050008	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050009	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050010	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050011	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050012	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050013	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050014	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050015	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050016	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050017	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050018	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050019	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050020	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050021	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050022	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050023	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050024	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050025	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050026	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050027	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050028	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050029	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050030	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050031	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050032	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050033	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050034	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050035	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050036	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050037	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050038	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050039	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050040	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050041	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050042	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050043	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050044	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050045	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050046	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050047	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050048	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050049	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050050	SFR-M	1		1	1.250	1.681	\$335.90	1.250	\$33.98	\$369.88
0723050051	SFR-M	1		1	1.250	1.681	\$335.90	1.250	\$33.98	\$369.88
0723050052	SFR-M	1		1	1.250	1.681	\$335.90	1.250	\$33.98	\$369.88
0723050053	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050054	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050055	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050056	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050057	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050058	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050059	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050060	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050061	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050062	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050063	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050064	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050065	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050066	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050067	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050068	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050069	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050070	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050071	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050072	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050073	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050074	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050075	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050076	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050077	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050078	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050079	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050080	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050081	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050082	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050083	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050084	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050085	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050086	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050087	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050088	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050089	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050090	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050091	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050092	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050093	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050094	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050095	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050096	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050097	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050098	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050099	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050100	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050101	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050102	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050103	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050104	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050105	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050106	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050107	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050108	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050109	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050110	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050111	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050112	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050113	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050114	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050115	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050116	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050117	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050118	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050119	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050120	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050121	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050122	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050123	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050124	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050125	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050126	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050127	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050128	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050129	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050130	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050131	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050132	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050133	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050134	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050135	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050136	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050137	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050138	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050139	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050140	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050141	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050142	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050143	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050144	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050145	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050146	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050147	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050148	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050149	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050150	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050151	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050152	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050153	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050154	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050155	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050156	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76
0723050157	SFR-M	1		1	1.250	1.250	\$249.78	1.250	\$33.98	\$283.76

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050158	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050159	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050160	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050161	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050162	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050163	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050164	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050165	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050166	SFR-L	1		1	1.400	1.883	\$376.26	2.222	\$60.39	\$436.65
0723050167	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050168	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050169	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050170	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050171	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050172	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050173	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050174	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050175	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050176	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050177	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050178	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050179	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050180	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050181	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050182	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050183	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050184	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050185	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050186	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050187	SFR-H	1		1	1.000	1.345	\$268.76	1.587	\$43.13	\$311.89
0723050188	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050189	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050190	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050191	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050192	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050193	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050194	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050195	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050196	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050197	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050198	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050199	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050200	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050201	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050202	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050203	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83
0723050204	SFR-M	1		1	1.250	1.681	\$335.90	1.984	\$53.93	\$389.83

**RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08**

Assessor's Parcel No.	Land Use	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050205	PARK	1	1.660		7.470	7.470	\$1,492.66	7.470	\$203.03	\$1,695.69
0723050206	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050207	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050208	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050209	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050210	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050211	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050212	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050213	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050214	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050215	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050216	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050217	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050218	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
0723050219	EXE	1			0.000	0.000	\$0.00	0.000	\$0.00	\$0.00
861						\$347,744.61		\$41,540.76		\$389,285.37

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Curt Haven Director of Economic Development

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING A PROGRAM FOR THE USE OF EMINENT DOMAIN BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA PURSUANT TO SB 53

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No.13-2007 describing the Redevelopment Agency of the City of Rancho Cordova's program concerning the use of eminent domain in the acquisition of property pursuant to SB 53.

RESULT OF RECOMMENDED ACTION

Adoption of this Ordinance will place the City of Rancho Cordova in compliance with SB 53 by describing the Redevelopment Agency's program to acquire real property by eminent domain. The Community Redevelopment Agency of the City of Rancho Cordova will only be able to change its eminent program by amending the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area.

BACKGROUND

Effective January 1, 2007, SB 53 added Section 33342.7 to the Health and Safety Code. This Section requires legislative bodies that adopted a final redevelopment plan prior to January 1, 2007 to adopt an ordinance on or before July 1, 2007 describing their redevelopment agency's program to acquire real property by eminent domain. Pursuant to Section 33342.7, a redevelopment agency's eminent domain program may prohibit the redevelopment agency from acquiring certain types of real property by eminent domain, including but not limited to, owner-occupied residences, single family residences, or any residential property. Similarly, a redevelopment agency's eminent domain program may prohibit the redevelopment agency from acquiring real property by eminent domain in specified locations within the project area. Once the legislative body adopts an ordinance describing its redevelopment agency's program to acquire real property by eminent domain, the redevelopment agency can only change its eminent domain program by amending the redevelopment plan.

The City Council adopted the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area by Ordinance No. 43-2006 on July 5, 2006

("Redevelopment Plan"). Consequently, the City Council must adopt an ordinance on or before July 1, 2007 describing the Redevelopment Agency's eminent domain program. The Redevelopment Agency's eminent program for the Redevelopment Plan is that the Redevelopment Agency may acquire non-residential real property by eminent domain throughout the Project Area when necessary to effectuate the Redevelopment and following compliance with all requirements of applicable law.

ATTACHMENT(S)

1. Ordinance No. 13-2007

CITY OF RANCHO CORDOVA

ORDINANCE NO. 13-2007

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING A PROGRAM FOR THE USE OF EMINENT DOMAIN BY THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA
PURSUANT TO SB 53**

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova, a public body corporate and politic (the "**Agency**") is a redevelopment agency duly organized pursuant to Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*), and pursuant thereto has responsibility to carry out the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (the "**Project Area**");

WHEREAS, the redevelopment plan for the Project Area was adopted by the City Council of the City of Rancho Cordova (the "**City Council**") by Ordinance No. 43-2006 on July 5, 2006 (the "**Redevelopment Plan**");

WHEREAS, effective January 1, 2007, SB 53 added Section 33342.7 to the Health and Safety Code, pursuant to which legislative bodies that adopted a final redevelopment plan prior to January 1, 2007 are required to adopt on or before July 1, 2007, an ordinance that describes the redevelopment agency's program to acquire real property by eminent domain;

WHEREAS, SB 53 provides that following adoption of an ordinance describing the redevelopment agency's program to acquire real property by eminent domain, such program may only be modified pursuant to an amendment of the redevelopment plan; and

WHEREAS, the Redevelopment Plan provides the Agency with authority to use eminent domain to acquire real property in certain limited circumstances following compliance with all requirements of law.

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

SECTION 1. PROGRAM. The following is hereby adopted as the Agency's program to acquire real property by eminent domain pursuant to Health and Safety Code Section 33342.7:

The Redevelopment Plan for the Rancho Cordova Redevelopment Project Area authorizes the Agency to acquire non-residential real property by eminent domain throughout the Project Area. The Agency may only acquire property by eminent domain when necessary to effectuate the Redevelopment Plan and following compliance with all requirements of applicable law, including without limitation, compliance with all requirements pertaining to notice, hearings, and the payment of just compensation.

SECTION 2. SEVERABILITY. If any section, subsection, clause, or phrase of this Ordinance is for any reason held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

SECTION 3. EFFECTIVE DATE AND PUBLICATION. Within fifteen (15) days from and after adoption, a summary of this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Sacramento and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED this 2nd day of July, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: June 18, 2007
TO: Honorable Mayor and Council Members
FROM: William Campbell, Principal Planner
SUBJECT: ED FUND OFFICE BUILDING DESIGN REVIEW



<u>OWNER / APPLICANT:</u> Mather Development Partners and McCuen Properties 3610 American River Dr. #100 Sacramento, CA 95864	<u>ARCHITECTS:</u> Comstock Johnson Architects 10520 Armstrong Ave Rancho Cordova, CA 95655
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PROJECT: Ed Fund Office Building Design Review

FILE: RC-07-290

LOCATION: Mather Special Planning Area, south side of Peter McCuen Blvd, west of Debellevue Street

APN: 067-0010-027 and 037

PLANNER: William Campbell, Principal Planner

REQUEST

Applicant is requesting Design Review approval for the Ed Fund Office project in the Mather Special Planning Area. The project is composed of two, two-story office buildings, with a total gross floor area of 183,600 sf.

RECOMMENDATION

City Council determine the existing environmental analysis prepared for the Mather Commerce Center is adequate and adopt Resolution 71-2007, approving the design package, subject to the findings within the staff report and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Approval will allow the applicant to commence construction of two, two-story office buildings, with a total gross floor area of 183,600 sf, setting the tone for future developments in the Campus District of the Mather Special Planning Area.

BACKGROUND

In May of 1997, the County of Sacramento adopted the Mather Field Specific Plan (MFSP) as the land use tool to guide the renovation of the Mather Air Force Base closure. The MFSP provided a Land Use Policy Map which indicated the location of certain types of development

allowed within the Plan area. All new and remodeled projects would be required to be consistent with the Plan and in accordance with the design guidelines adopted within the Plan. These guidelines are more comprehensive than the City's adopted Design Review Ordinance, however, they are not consistent with the City's processing requirements. This project will be processed using both design tools as provided in the City's Ordinance.

A Master Environmental Impact Report was prepared for the planning area and addressed the cumulative impacts of the anticipated development within the planning area. All subsequent projects would be subject to the assessment and limitation addressed in the EIR. The proposed project is within the scope of the anticipated development in the Campus Area of the MFSP and no new environmental impacts have been identified.

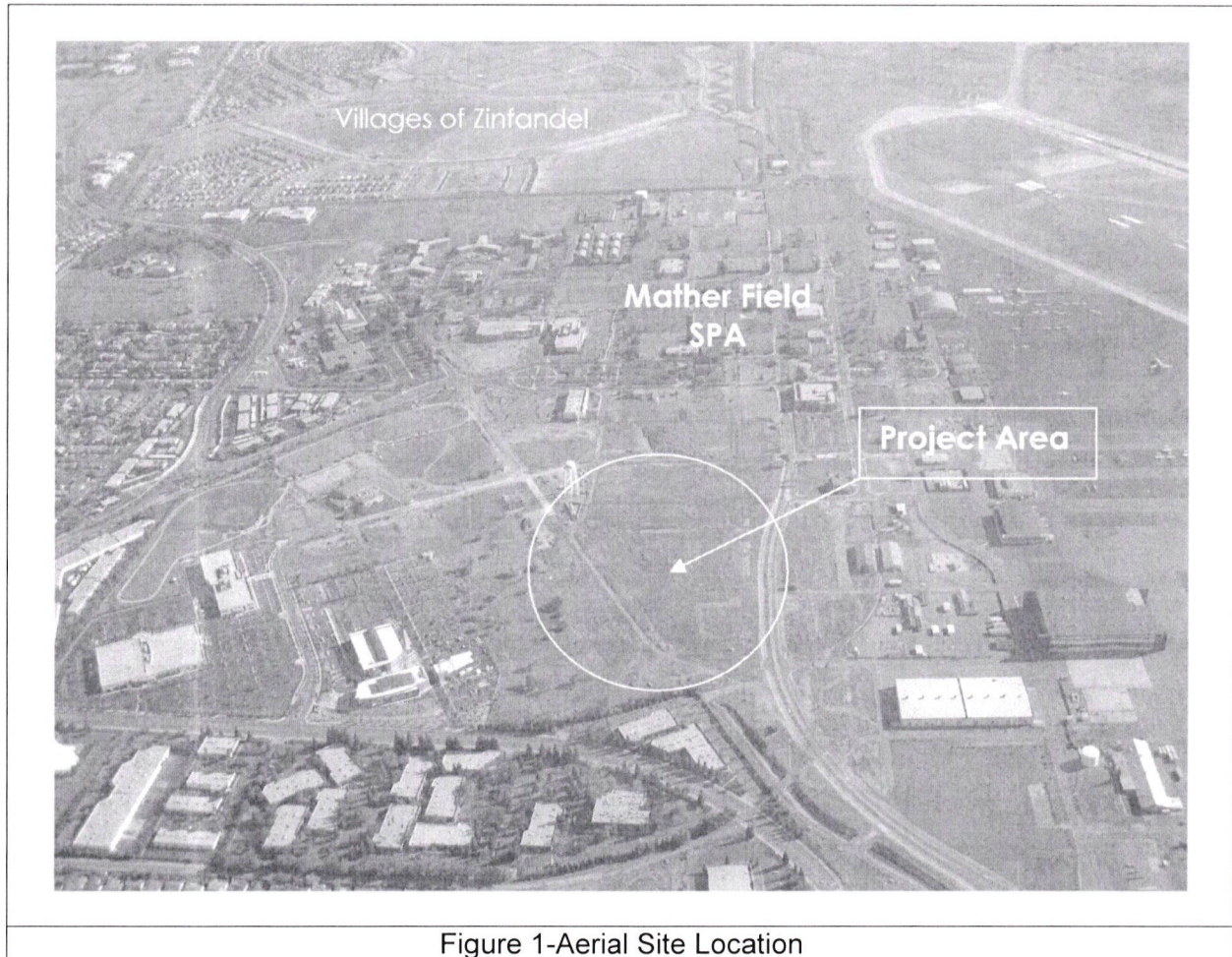


Figure 1-Aerial Site Location

Land Use Relationships with Adjacent Properties

	<u>General Plan Land Use Designation</u>	<u>Zoning and Community Plan Designations</u>	<u>Existing Land Use</u>
Subject Property	Mather SPA	SPA	Vacant
North	Mather SPA	SPA	Vacant
East	Mather SPA	SPA	Vacant/Mather Sports Complex
South	Mather SPA	SPA	Airfield
West	Mather SPA	SPA	Industrial/Commercial

ANALYSIS

1. Building Design

The MFSPA identified eight districts; one of those districts known as the Campus District has five subareas, of which the subject project is located within the Commercial Office Subarea. The MFSPA incorporated detailed design guidelines for renovation and new developments; prior to the City incorporation and subsequently, the City adopted a Design Review process and design guidelines that mirror the MFSPA guidelines. Staff will analyze this project using both the MFSPA Guidelines and the Design Guidelines, which apply to non-residential (commercial, office, industrial, and public/quasi-public) developments.

The project architect has elected to use concrete tilt-up structures for the main mass of the two buildings. The MFSPA has been developed with a similar building type in various subareas in this District. Due to the size of the new buildings, the architect has employed the use of off-set building walls to enhance the articulation of the building, with different sized glazing patterns in order to further break the horizontal appearance of the building (see rendering, Exhibit A). The buildings will be two toned and the colors will be used to accentuate the design of the building. In order to further accentuate the wall panels, three different window glazing colors will be used; two of the glass materials will be lightly tinted and non-opaque and the third window material will be more reflective and more opaque.

The buildings are consistent with other building forms in the development and would complement the Mather Field Campus District. The building layout is designed to promote a campus appearance, facing the main street Peter McCuen Blvd and the parking fields allocated around the building. Several pedestrian access ways are provided from the public right of way to the main entries of the buildings and the court yard between the two buildings provides additional access between the north and south parking fields.

2. Roadway Dedications

Both Peter McCuen Blvd and Mather Blvd have been identified for future road widening by the Public Works Department. The site plan has reserved the necessary future road alignments and building setbacks, to accommodate the future road improvements on Peter McCuen Blvd and Mather Blvd. These setbacks will allow for the future improvements without significantly impacting the internal circulation of vehicles or significantly impact the building footprints. The preliminary street plan will need land along the southern edge of Peter McCuen Blvd to accommodate a new four lane road, according to the General Plan. Similarly, Mather Blvd will be reconstructed along the southern edge of the project. These road improvements will occur at the time the City initiates a project to acquire and construct the new improvements.

CONCLUSION

The proposed project will help set the tone for future developments in the Campus District of the Mather Special Planning Area. Its scale and site layout will promote a larger office campus, with convenient pedestrian paths linking the building to the parking fields and surrounding buildings.

ENVIRONMENTAL ANALYSIS

The cumulative impacts of development within the Mather Field Specific Plan were addressed in the EIR. This project is within the anticipated frame work of future development as listed in Table 3 of the MFSPA. Staff has reviewed several biologic, hazardous waste studies and other reports regarding the subject property and has determined that no new environmental concerns

are present. The project will be consistent with the Mather Field Planning Area Mitigation Program, and therefore will not have a significant effect on the environmental.

FINANCIAL IMPLICATIONS TO CITY

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

RECOMMENDATION

Move the City Council determines the existing environmental analysis prepared for the Mather Commerce Center is adequate and adopt Resolution 71-2007 approving Design Review for the Ed Fund Buildings, RC-07-290, subject to the Design Review Package (Exhibit A), and Conditions of Approval (Exhibit B) and the Design Review Checklist (Exhibit C).

ATTACHMENTS

1. Resolution 71-2007, including the Design Review Package (Exhibit A), Conditions of Approval (Exhibit B) and the Design Review Checklist (Exhibit C).
2. Draft Planning Commission Meeting Minutes of May 24, 2007
3. 500' Radius Map and Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. 71-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING DESIGN REVIEW FOR ED FUND OFFICE BUILDING
PROJECT # RC-07-290**

WHEREAS, McCuen Properties, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for a new office building in the Mather Commerce District of the Mather Special Planning Area (Assessor's Parcel Number: 067-0010-027 and 037); and

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

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

Finding: The proposal will not have a significant adverse impact on the environment, in accordance with the California Environmental Quality Act (CEQA).

Evidence: The cumulative impacts of development within the Mather Field Special Planning Area (SPA) were addressed in the EIR. This project is within the anticipated frame work of future development as listed in Table 3 of the MFSPA. Staff has reviewed several biologic, hazardous waste studies and other reports regarding the subject property and has determined that no new environmental concerns are present. The project will be consistent with the Mather Field Mitigation Program, and therefore will not have a significant effect on the environmental.

2. Approve the Design Review, subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B); supported by the following Findings and Evidence:
 - a) *The City finds that the proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Special Planning Area provisions, and is consistent with the applicable "Guiding Principals" and "Design Concepts" in section 110-84.* **Evidence**: The project was reviewed and found to be consistent with Goals UD-2, 3 and 4 of the Urban Design Element of the General Plan that address the aesthetics of new buildings on in the City. The adopted design guidelines for non-residential structures were used to guide the design of the new building to be architecturally in context with the adjoining properties in the Campus District of the Mather SPA. The Design Review Checklist (Exhibit C) supports the project, according to the specified guidelines.

- b) *The City finds that the proposed project's architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.* **Evidence:** The buildings are consistent with other building forms in the development and would complement the Mather Field Campus District. The building layout is designed to promote a campus appearance, facing the main street Peter McCuen Blvd and the parking fields equally distributed around the buildings. Several pedestrian access ways are provided from the public right of way to the main entries of the buildings and a central court yard between the two buildings provides additional access between the north and south parking fields along with providing a public space for formal and informal gathers.
- c) *The City finds that the proposed project's architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.* **Evidence:** The proposed project's architecture is consistent with the adopted guidelines for non-residential buildings. Due to the size of the new buildings, the architect has employed the use of off-set building walls to enhance the articulation of the building, with different sized glazing patterns in order to further break the horizontal appearance of the building (see rendering, Exhibit A). The buildings will employ two body colors and one accent color to accentuate the design of the building. In order to further accentuate the wall panels, three different window glazing colors will be used; two of the glass materials will be lightly tinted and non-opaque and the third window material will be more reflective and more opaque.
- d) *The City finds that the proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.* **Evidence:** The proposed project will not generate significant traffic volumes that would impact the circulation pattern of the Mather SPA, nor create conflicts with established pedestrian routes in the area. The ingress and egress to the site does not interfere with any designated bicycle paths along Peter McCuen Blvd or Mather Blvd. The project will support the development of a transit system that was adopted within the Mater SPA.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th of June, 2007.

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

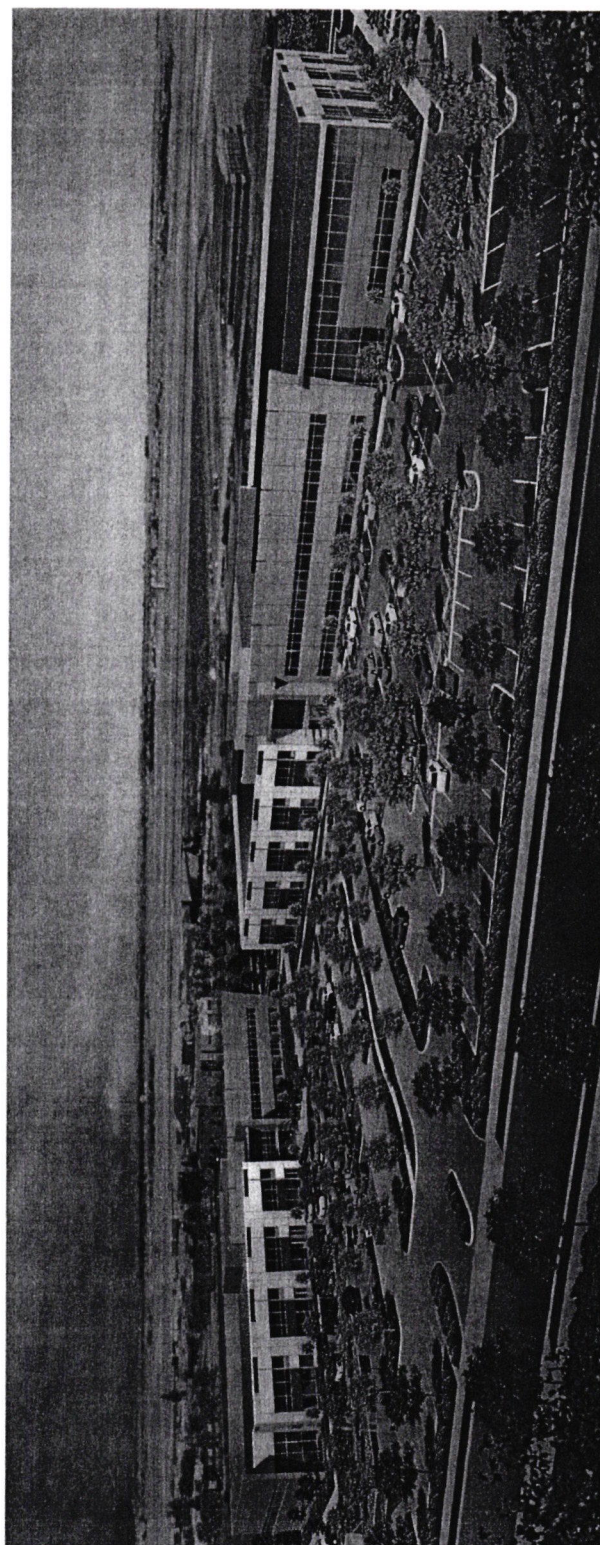
ATTEST:

Anna Olea-Moger, CMC, City Clerk



P12
1-1-07

CLIP 00000000



Proposal For:

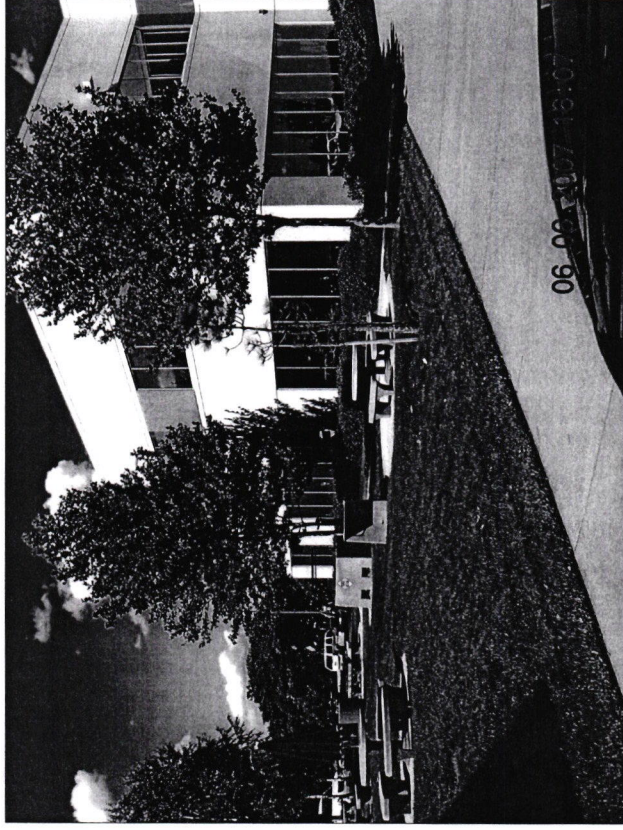
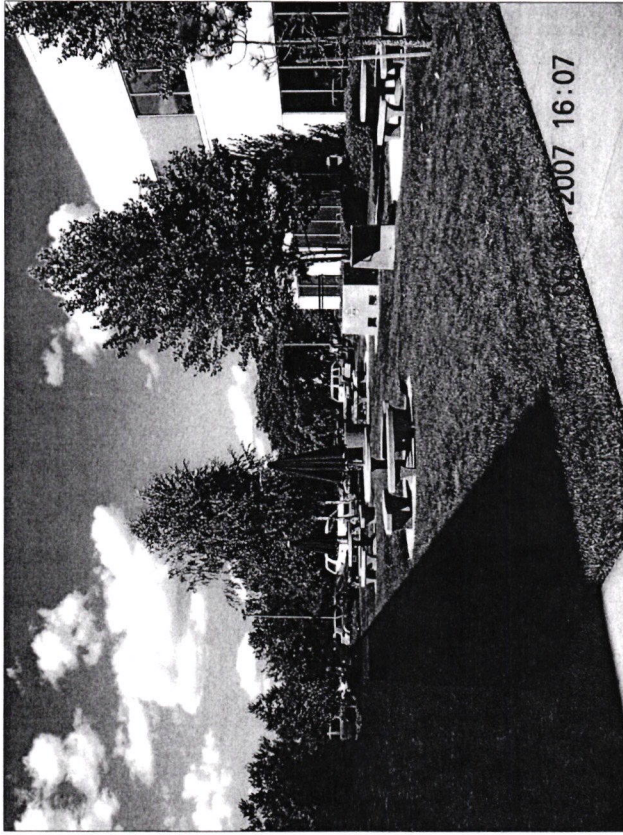


EDFUND
MATHER PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA

COMSTOCK JOHNSON ARCHITECTS, INC. 10030 AMSTERDAM AVENUE MATHER, CA 95635
916.362.6300/FAX 916.362.5841/1

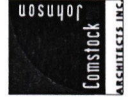
EXTERIOR RENDERING
SCALE: NOT TO SCALE



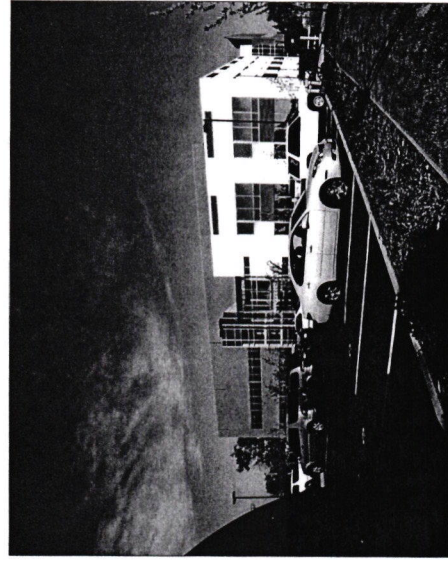
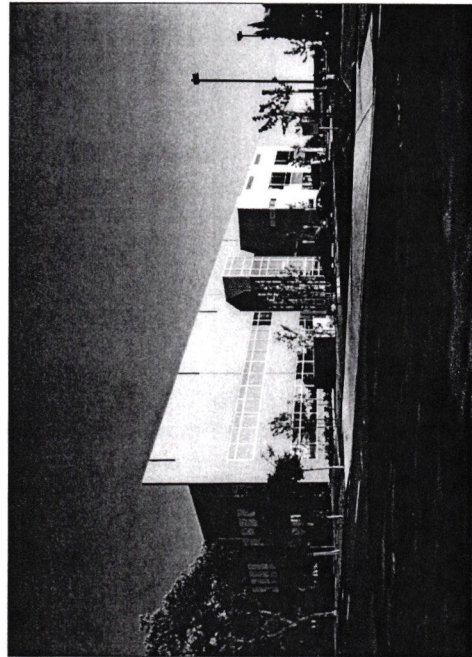
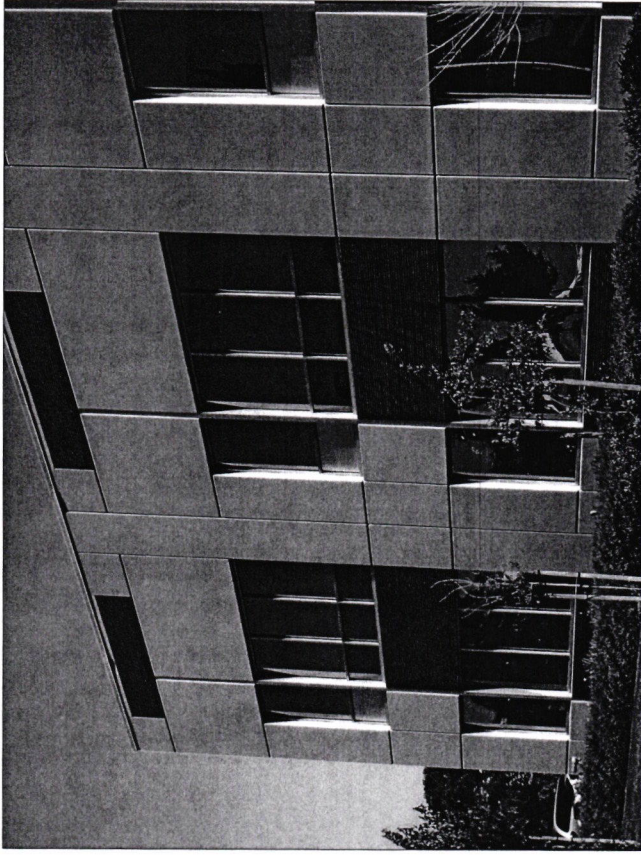
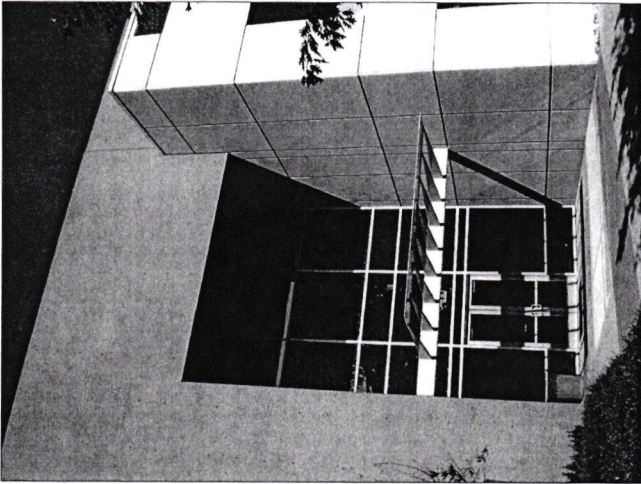


EXTERIOR COURTYARD PROPOSED FOR EDFUND

EDFUND
MATHER, CA
05056
02-07-07



10520 Armstrong Avenue
Mather, California 95655
www.cjp-architects.com



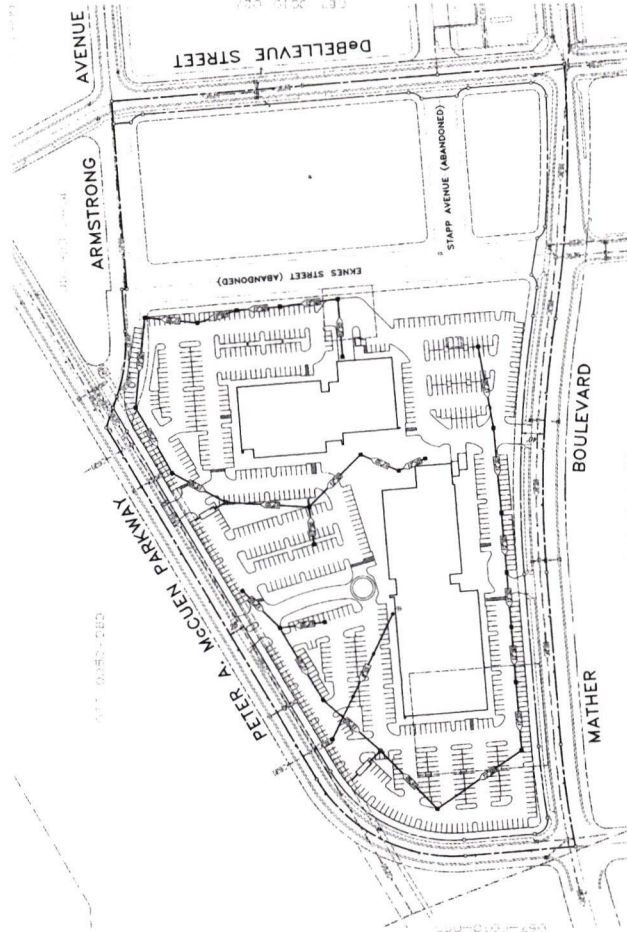
EXTERIOR COLORS,
MATERIALS AND
AESTHETICS
PROPOSED FOR
EDFUND

EDFUND
MATHER, CA
05056
02-07-07



10520 Armstrong Avenue
Mather, California 95655
www.jca-architects.com

PRELIMINARY GRADING PLANS FOR:
MATHER ED FUND
CITY OF RANCHO CORDOVA, CALIFORNIA



SHEET INDEX

- 1. GENERAL NOTES & LEGEND
- 2. GRADING PLAN
- 3. GRADING PLAN
- 4. GRADING PLAN
- 5. GRADING PLAN
- 6. GRADING PLAN
- 7. GRADING PLAN

DEVELOPER/OWNER:

MATHER ED FUND
3010 AMERICAN FREEDOM DRIVE
SACRAMENTO, CA 95828
PHONE (916) 481-4800
CONTACT: DAVE SANDONE-HILLMAN

CIVIL ENGINEER:

MATTHEW SMITH & ASSOCIATES
1000 J STREET, SUITE 200
SACRAMENTO, CA 95811
PHONE (916) 788-4456
CONTACT: STEVE BLAIR

PROJECT MAP

SCALE 1"=100'

UTILITY REPRESENTATIVES			
UTILITY	REPRESENTATIVE	PHONE	
GAS	WEST COAST GAS CO. 9203 BEATTY DRIVE SACRAMENTO, CA 95828	(916) 364-4100 MARK WILLIAMS OR U.S.A.	
ELECTRICITY	SACRAMENTO MUNICIPAL UTILITY DISTRICT 1000 MARKET STREET SACRAMENTO, CA 95817	(916) 732-5722 JAMES W. HARRIS OR U.S.A.	
TELEPHONE	PACIFIC BELL 3075 "T" STREET, ROOM 111 SACRAMENTO, CA 95816	(916) 432-7124 S.C. DE. RUIZ OR U.S.A.	
WATER	SACRAMENTO COUNTY WATER AGENCY 827 7th STREET, ROOM 301 SACRAMENTO, CA 95814	(916) 875-0827 RONALD D. PEDERSON OR U.S.A.	
FIRE	SACRAMENTO METROPOLITAN FIRE DISTRICT 1000 MARKET STREET RANCHO CORDOVA, CA 95870	(916) 538-1816 JAMES W. HARRIS OR U.S.A.	
SEWER	SACRAMENTO COUNTY WATER QUALITY 10545 ARMSTRONG AVENUE, SUITE 101 MATHER, CA 95655	(916) 874-6000 CLAY INAGHONY OR U.S.A.	
DRAINAGE	SACRAMENTO COUNTY WATER RESOURCES 2700 J STREET, ROOM 201 SACRAMENTO, CA 95814	(916) 874-6851 JAMES W. HARRIS OR U.S.A.	
CABLE TV	TIME WARNER 4350 BROOKVIEW SACRAMENTO, CA 95828	(916) 927-2225 JAMES W. HARRIS OR U.S.A.	
U.S.A.		(900) 227-2600	



VICINITY MAP
NO SCALE

CITY OF RANCHO CORDOVA PUBLIC WORKS AGENCY
MATHER ED FUND

APPROVED BY: _____ DATE: _____
CITY OF RANCHO CORDOVA CITY ENGINEER

APPROVED BY: _____ DATE: _____
COUNTY OF SACRAMENTO ENGINEER

CHECKED BY: _____ DATE: _____
COUNTY OF SACRAMENTO PLAN CHECKER

PARCEL NUMBER: 007-0010-037
WORK ORDER NO. _____
MAP COORDINATES: 359.00 N / 2,202.00 E | DRAINAGE FEE: _____

SUBMITTED BY: **MSA**
ENGINEERING
1000 J STREET, SUITE 200
SACRAMENTO, CA 95811
PHONE (916) 788-4456
CONTACT: STEVE BLAIR

STEPHEN T. BLAIR
S.C.E. NO. 31466
DATE: _____
BENCH MARK: CO. BM 22-98
EL. 87.71

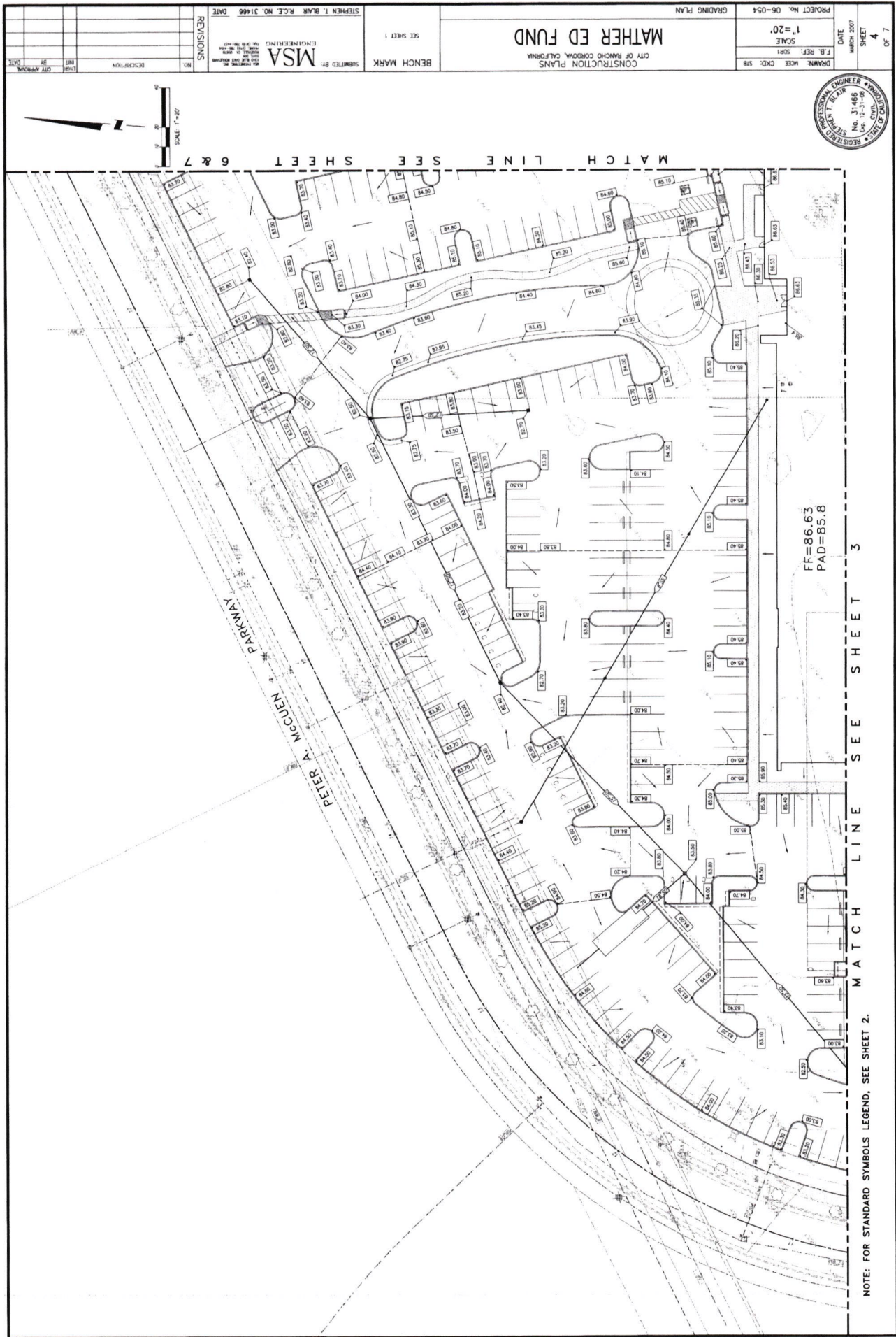
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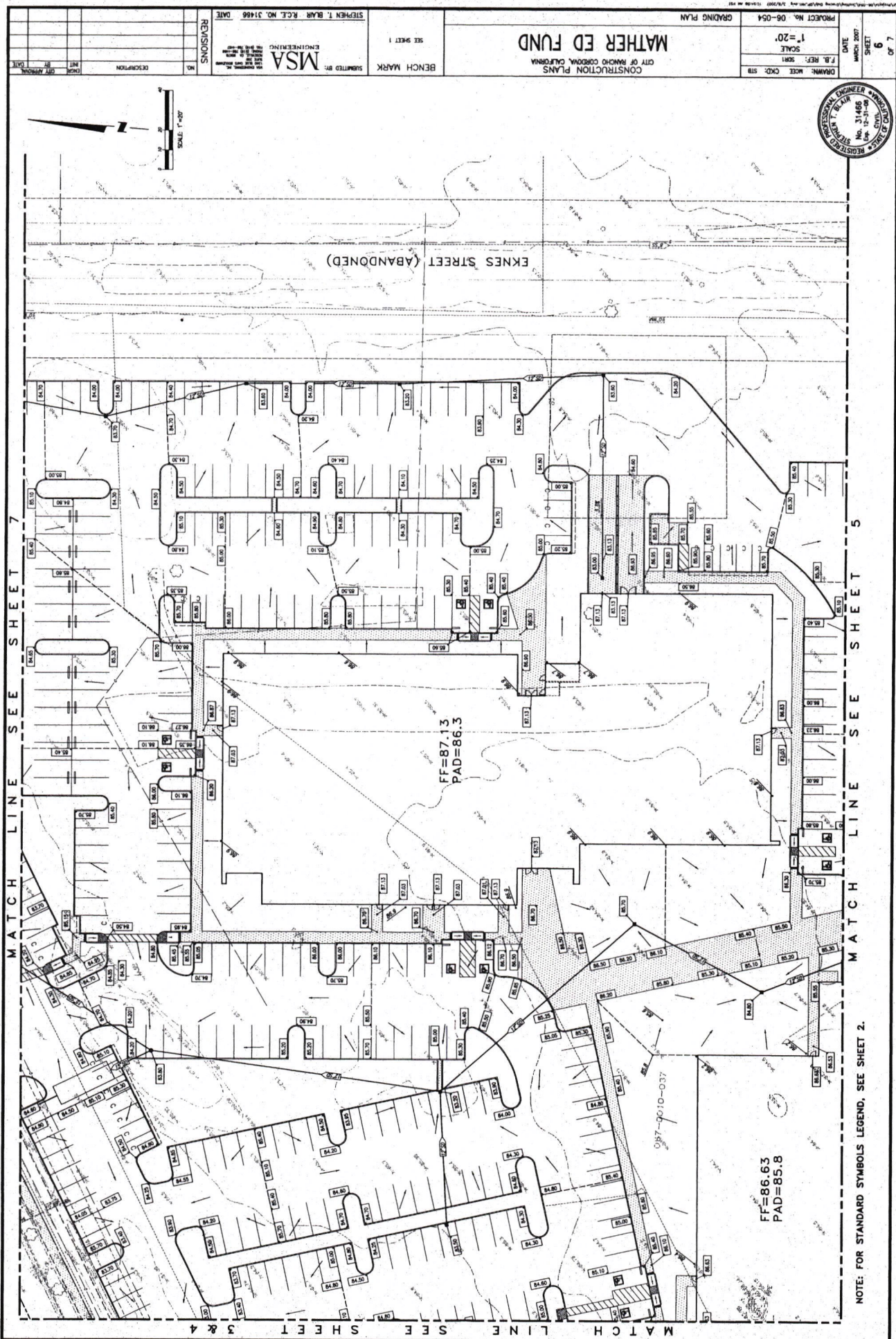
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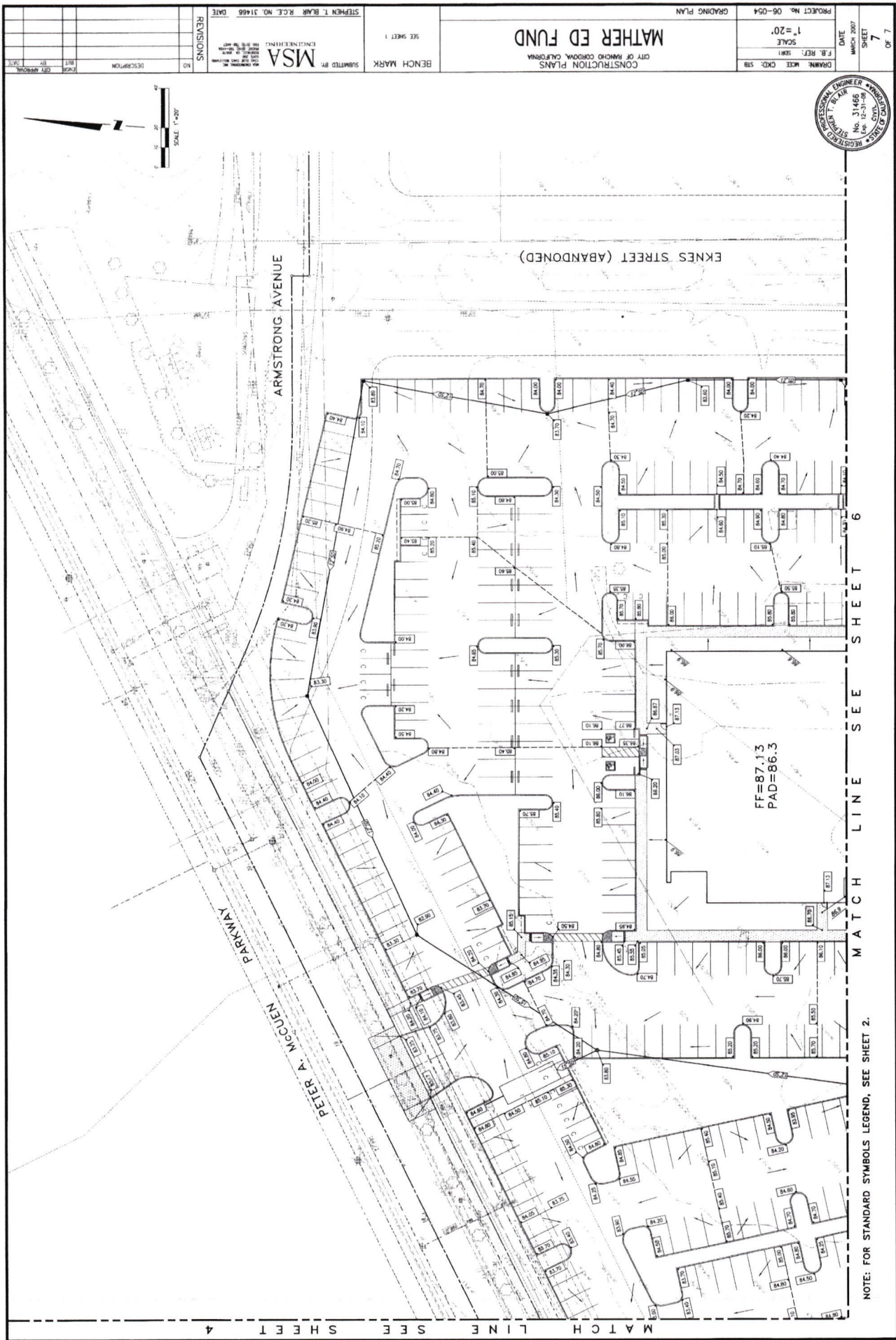




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MATHER ED FUND CONSTRUCTION PLANS CITY OF RANCHO CORDOVA, CALIFORNIA			
BENCH MARK: SEE SHEET 1		SUBMITTED BY: STEPHEN T. BLAIR	
R.C.E. NO. 31466		DATE: 03/20/07	
REVISIONS:		ENGINEER: MSA	
NO.		DESCRIPTION	



MATCH LINE SEE SHEET 7
MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 3 & 4
NOTE: FOR STANDARD SYMBOLS LEGEND, SEE SHEET 2.



DATE	MARCH 2007
SHEET	7 OF 7
PROJECT No.	06-054
SCALE	1"=20'
F.B. REF.	SHEET
DRAWING	WEEK
NO.	EXP.
NO.	NO.

MATHER ED FUND CONSTRUCTION PLANS CITY OF RANCHO CORDOVA, CALIFORNIA

SEE SHEET 1
BENCH MARK

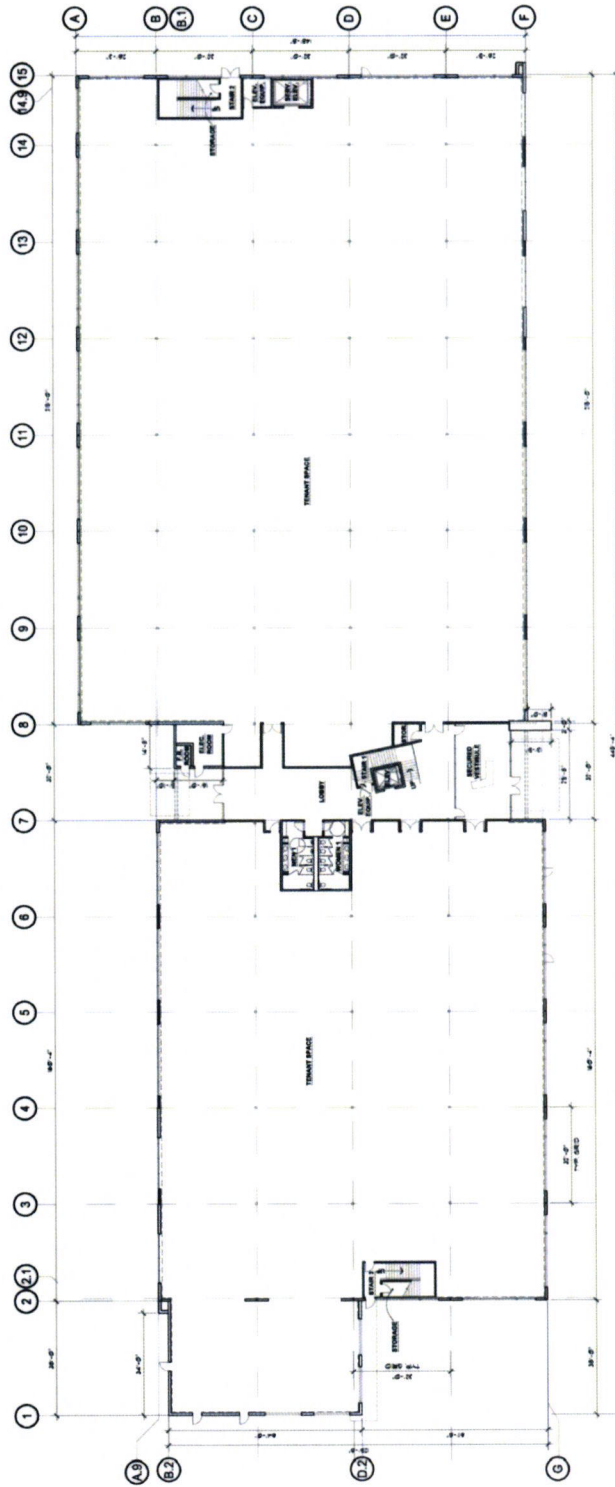
SUBMITTED BY: MSA
ENGINEERING
DESIGNED BY: STEPHEN T. BLAIR
CHECKED BY: [Name]
DATE: 03/14/07
R.C.E. NO. 31466

NO.	REVISIONS	DESCRIPTION
1		
2		
3		
4		
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8		
9		
10		

NOTE: FOR STANDARD SYMBOLS LEGEND, SEE SHEET 2.



PROPOSED PHASE I LANDSCAPE PLAN



BUILDING A - FIRST FLOOR
SCALE: 1/8"=1'-0"

1' 18" 32" 48" 64"



Proposal For:



McGUIRE PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA

COMSTOCK JOHNSON ARCHITECTS, INC. 10320 ARMSTRONG AVENUE MATHER, CA 95633
916.362.6303(P) 916.362.3441(F)



P4

08/08/08 3:47 PM



BUILDING A - SECOND FLOOR
SCALE: 1/8"=1'-0"



Proposal For:



EDFUND PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA



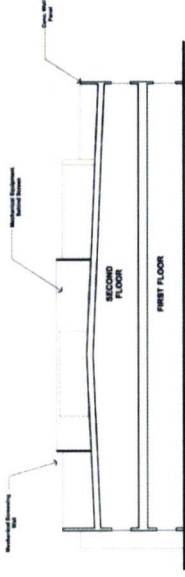
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09/06/08 2-2-07

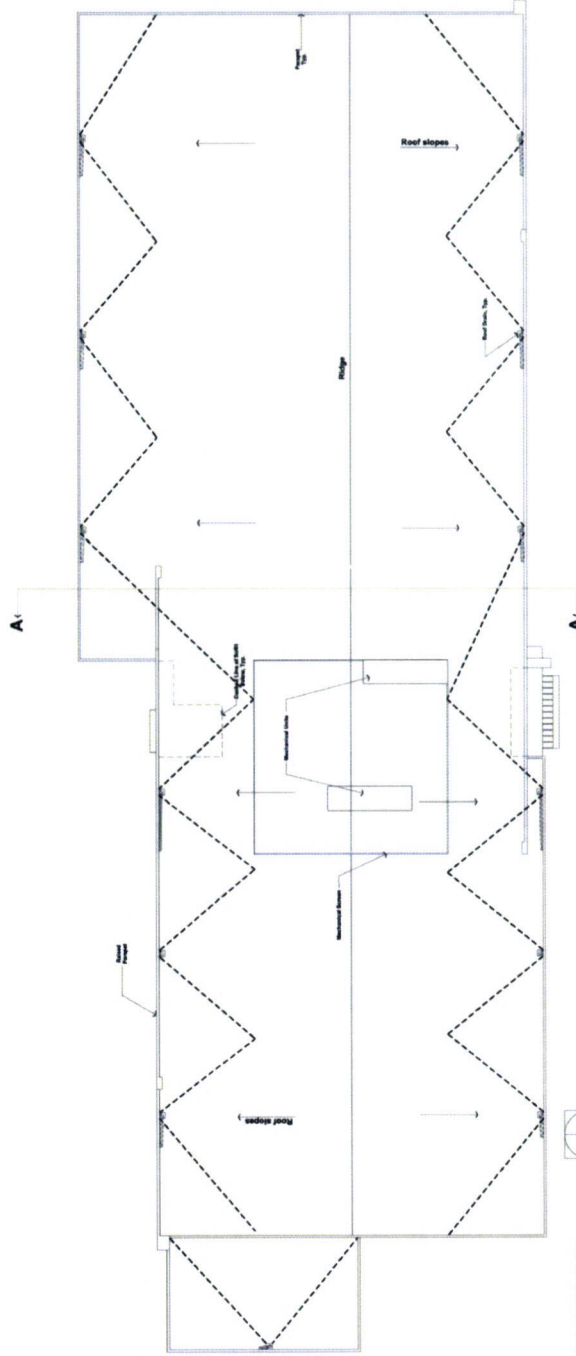
KLW

CONSTOCK JOHNSON ARCHITECTS, INC. 15320 ARMSTRONG AVENUE, MATHER, CA 94553
916.362.8303(F) 916.362.2841(T)





BUILDING A - SECTION A-A
SCALE: 1/8"=1'-0"



BUILDING A - ROOF PLAN
SCALE: 1/8"=1'-0"

Proposal For:



MCJEN PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA



1" = 12' 0"



P6
VLS:JP 09/06/08 2-2-07

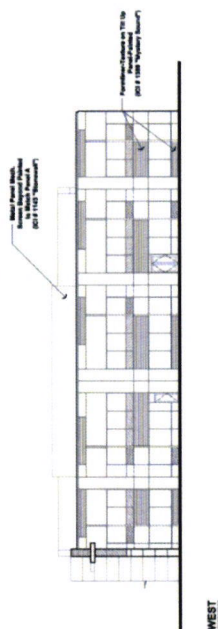


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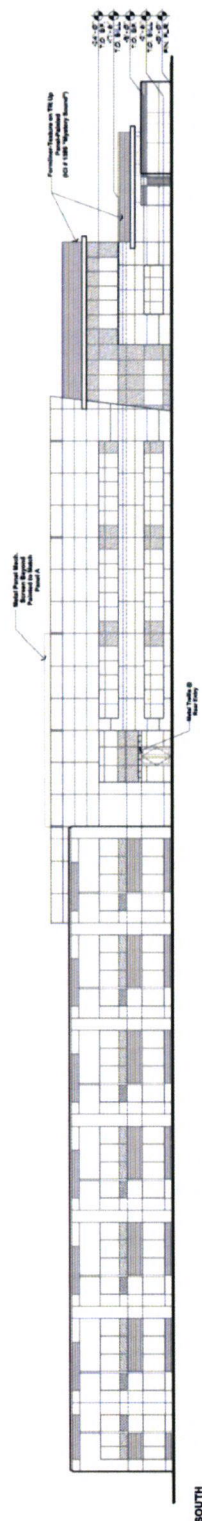


**McCUEN PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA**

COMSTOCK JOHNSON ARCHITECTS, INC. 10520 ARMSTRONG AVENUE, MATHER, CA 95635
916.362.6303(P) 916.362.5841(F)

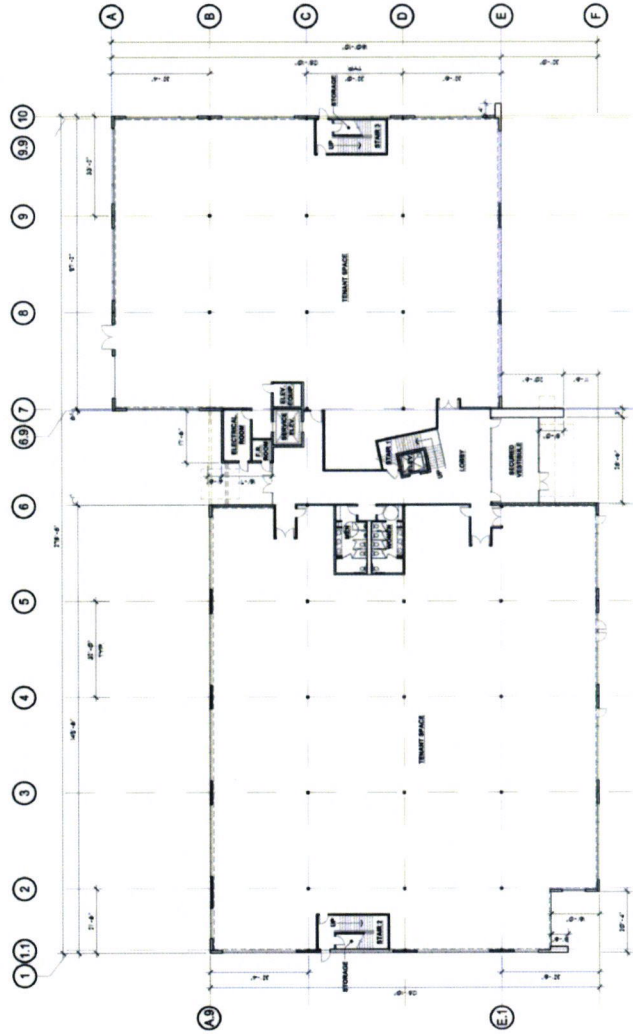


EAST



SOUTH





BUILDING B - FIRST FLOOR
SCALE: 1/16"=1'-0"

0' 10' 20' 30' 40' 50'



Proposal For:



EDFUND
MCCOEN PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA

COMSTOCK JOHNSON ARCHITECTS, INC. 10330 ARMSTRONG AVENUE, MATHER, CA 95655
916.362.6000(P) 916.362.3845(F)



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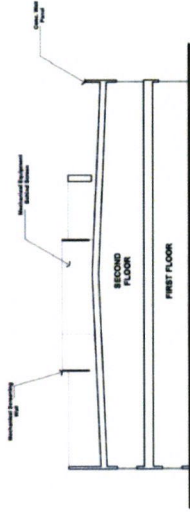


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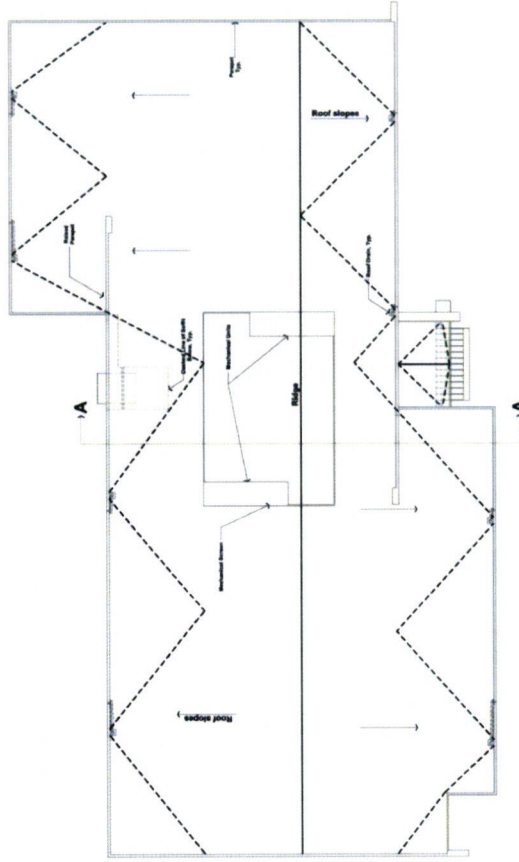


FOMSTOCK JOHNSON ARCHITECTS INC 10520 ARMSTRONG AVENUE MATTHE CA 95635

916.362.6303(P) 916.362.5841(F)



BUILDING B - SECTION A-A
SCALE: 1/8"=1'-0"



BUILDING B - ROOF PLAN
SCALE: 1/8"=1'-0"

Proposal For:

EdFund
MOORE PROPERTIES
MATHER COMMERCE CENTER
MATHER, CALIFORNIA

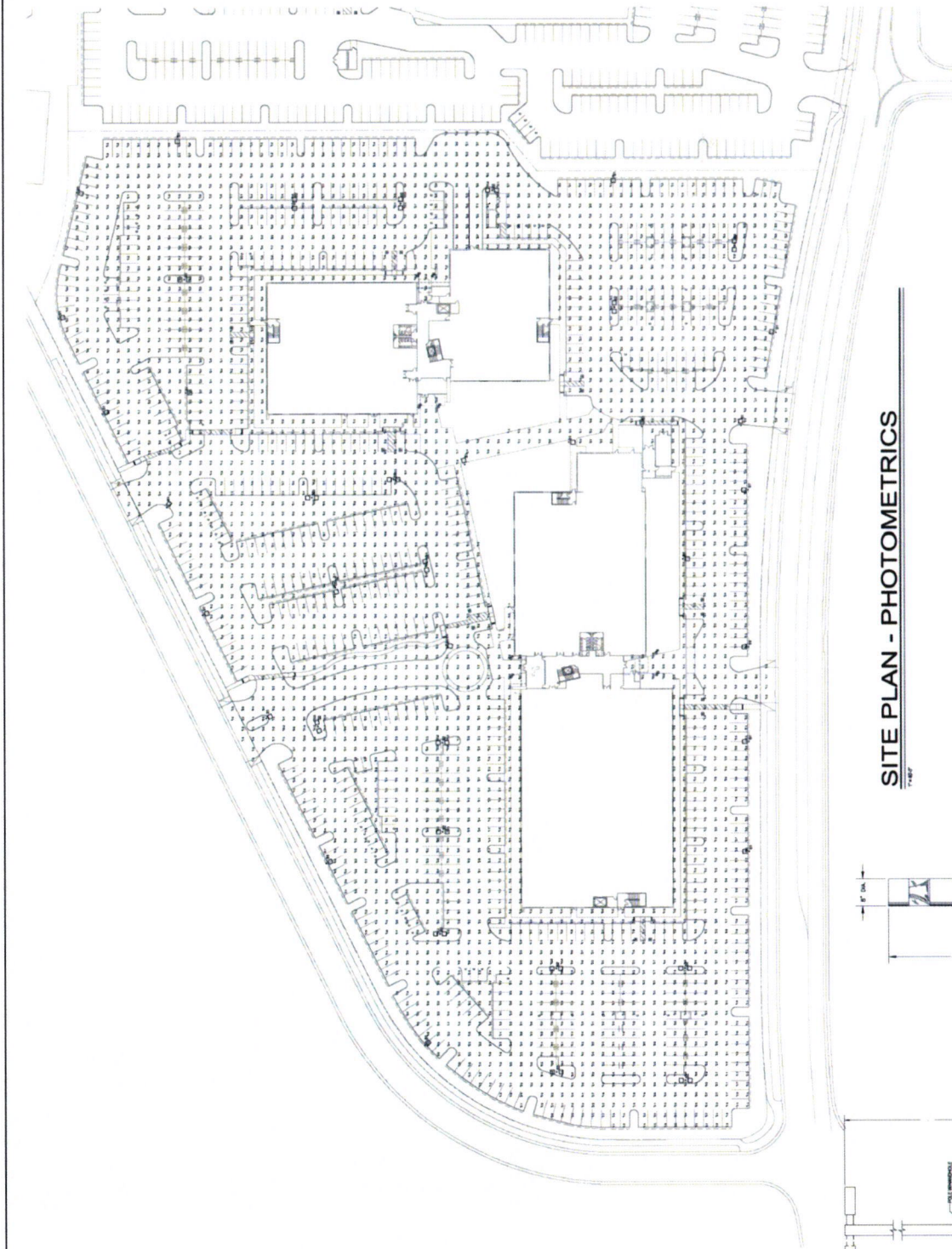
CONSTANCE JOHNSON ARCHITECTS, INC. 18128 ARMSTRONG AVENUE MATHER, CA 94551
916.362.4300 (P) 916.362.3841 (F)



P10

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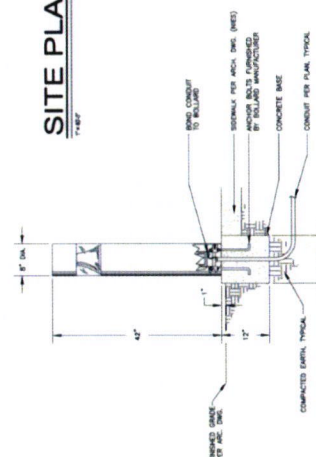




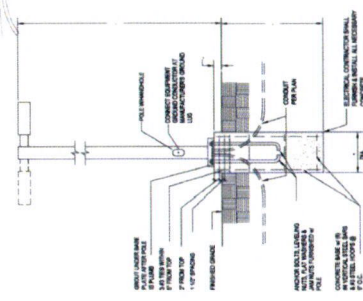
SITE PLAN - PHOTOMETRICS

LUMINAIRE SCHEDULE									
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○	20	10' x 10' PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC
○	20	10' x 10' PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC	PARABOLIC

STATISTICS				
Symbol	Qty	Notes	Manufacturer	Model
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○	20	10' x 10' PARABOLIC	PARABOLIC	PARABOLIC
○	20	10' x 10' PARABOLIC	PARABOLIC	PARABOLIC



DETAIL - BOLLARD MOUNTING



DETAIL - POLE LIGHT

SECTION 1--CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
1.	These conditions are for the Design Review approval for the Ed Fund Office project in the Mather Special Planning Area. The project is composed of two, two-story office buildings, with a total gross floor area of 183,600 sf and shall be built in substantial conformance with the design package (Exhibit A).	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	Applicant shall be responsible for all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	On-going	Public Works	
Prior to Approval of Grading & Improvement Plans				
4.	The project proponent shall adhere to all mitigation measures included in the Final Supplemental Environmental Impact Report for the Mather Field Specific Plan, to be enforced and monitored by the City of Rancho Cordova. The project proponent shall pay the costs of any technical services incurred during implementation of the MMRP. The initial estimate of these costs is \$1,500.00. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the project proponent upon completion of the monitoring required by the mitigation. If the actual monitoring costs exceed the initial estimate, the project proponent shall be responsible for payment of the additional amount.	Deposit to be paid prior to approval of grading or improvement plans. Monitoring to continue throughout construction.	Planning	

SECTION 1--CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
5.	Applicant shall photo-document the condition of adjacent streets and sidewalks to the satisfaction of the Public Works Department. Applicant shall be responsible for all damage to City streets associated with construction of the project.	Prior to approval of improvement plans	Public Works	
6.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to approval of improvement plans	Public Works	
7.	Resolution 11-2006 requires the installation of a purple pipe system for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance.	Prior to approval of improvement plans	Public Works	
8.	Applicant shall submit landscaping plans and calculations demonstrating conformance with City Water Use and Conservation provisions.	Prior to approval of improvement plans	Public Works	
9.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
Prior to Building Permits				
10.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Prior to Building Permits	Public Works	

SECTION 1--CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
11.	Property Owner/Applicant shall provide a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Building Permits	Public Works	
12.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Building Permits	Public Works	
13.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, on-site civil improvements, necessary driveways, utility laterals, easements, etc. Improvement plans shall clearly delineate all transitions to existing improvements. All improvements to be designed and constructed to satisfaction of Public Works Department.	Prior to Building Permits	Public Works	
14.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be	Prior to Building Permits	Public Works	

SECTION 1--CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed.			
15.	The exterior building elevations and landscaping plans shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
16.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex. The roadway maintenance and reciprocal access agreements shall be recorded with the Public Records Office having jurisdiction and shall provide for the following: A. Provisions for the necessary repair and maintenance of the roadway surface. B. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). C. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. D. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems. E. Unrestricted use of and access to the roadways covered by the agreements. F. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked. G. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Building Permits	Metro Fire	
17.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north and northwest boundary and	Prior to Building Permits	CSD-1	

SECTION 1--CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	along the eastern portion of APN # 067-0010-037. Grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's north and northwest boundary and along the eastern portion of APN # 067-0010-037. Easements from adjoining parcels are not required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer.			
18.	CSD-1 requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.	Prior to Building Permits	CSD-1	
19.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure and easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Building Permits	CSD-1	
20.	The subject property owners and subsequent unit buyers shall be responsible for repair and or replacement of all non-asphaltic and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable	Prior to Building Permits	CSD-1	

SECTION 1--CONDITIONS OF APPROVAL

	street appurtenances.				
Prior to Issuance of Occupancy Permit					
21.	An inspection of the finished building, colors, site amenities, final landscape installation and parking lot improvements shall be reviewed and approved by the Planning Director.	Prior to Issuance of Occupancy Permits	Planning		
22.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Prior to Issuance of Occupancy Permits	Public Works		
23.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and portable document format shall be submitted and approved by the Public Works Department.	Prior to Issuance of Occupancy Permits	Public Works		
24.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Issuance of Occupancy Permits	CSD-1		
25.	Each parcel and building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Issuance of Occupancy Permits	CSD-1		
26.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building	Prior to Issuance of Occupancy Permits	Metro Fire		

SECTION 1--CONDITIONS OF APPROVAL

	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.			

SECTION 2 -- ADVISORY COMMENTS

Rancho Cordova Police Department

- 1) Site Specific Concerns/Conditions
 - a) All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
- 2) Lighting
 - a) All site lighting shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
 - b) A lighting level of 1.0 footcandles, minimum maintained at ground level shall be on at all times during non-operating night/early morning hours.
- 3) Building Security
 - a) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.
 - b) Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.
 - c) Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.
 - d) Outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

- e) Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- f) Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.
- g) Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.
- h) All hatchway openings on the roof of any building shall be secured as follows:
 - If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
 - Outside hinges on all hatchway openings shall be provided with non removable pins when using pin-type hinges.
- i) All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 - Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened, or
 - A steel grill of at least 1/8" material or two inch mesh and securely fastened; and if the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.
- j) The address number of every commercial structure shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.

CSD-1

1. Off-site sewer lines will be required as determined by the nearest District approved point of connection. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements.
2. Building Service Laterals will not be allowed to connect directly to the 12-inch trunk-line on Sunrise Blvd.

3. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
4. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.
5. Private drives and parking aisles over sewer easements shall have structural sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.
6. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewers shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the grantor. This includes landscaping.
7. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Sacramento Metro Fire

- 1) All new commercial buildings will require the following submittal plans:

- a) Civil
- b) Underground Appurtenance Installation
- c) Architectural
- d) Fire Sprinkler, if required
- e) Fire Alarm, if required
- f) Gate, if applicable

- 2) Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. Fire hydrant installations for the protection of commercial projects shall comply with the following:
 - a) Maximum 300-foot spacing on center.
 - b) One fire hydrant shall be located within 150 ft. from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
 - c) A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.

- d) Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.
- 3) Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. **Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.**
- 4) Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. **The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.**
- 5) When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 100 feet of the end of the access roadway.
- 6) Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways shall be provided conforming to SMFD Standard 444.302.
- 7) The maximum allowable grade change of the approach to an exit from a hill or elevated road will not exceed eight (8) percent for a distance of ten (10) feet. Reference: UFC 902.2.2
- 8) Buildings in excess of 3,599 square feet (2,999 in S-3 occupancies) shall be provided with a fire sprinkler system.
- 9) Buildings provided with a fire sprinkler system shall provide at a minimum, monitoring of the flow and supervision of control valves of such system.
- 10) Buildings in excess of 5,000 sq. ft. shall provide certification of 800 MHz compliance.
- 11) The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed access gate installations shall comply with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.
- 12) The installation of approved traffic control equipment may be required on all signal lights installed or modified as part of this project to allow emergency fire apparatus to activate the traffic signal.

Project Name: _____
 Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS		The Proposed Project			
		n	-	=	+
Description/Comments					
SITE DESIGN > CIRCULATION (4:4)					
OBJECTIVE: Develop an on-site circulation system that ties office development into the community transportation network and promotes all forms of transportation, including vehicles, bicycles, pedestrians, and transit.					
DESIGN GUIDELINES					
1. Where possible, place the primary entrance of office buildings at the building setback with an entry from the public sidewalk.	☐	☐	☐	☒	The main building entries are located of the plaza between the two buildings. There are secondary entries on the ends and back of the buildings.
2. Provide pedestrian amenities (i.e. places for people to sit, wide sidewalks at building entries, weather protection along buildings and along walkways, etc.) that increase safety and comfort (total of six provisions listed for implementation).	☐	☐	☐	☒	There are several pedestrian pathes that connect the plaza the parking lots.
3. Bicycle parking/storage shall be located in visible areas, proximate to entries, and integrated into project design.	☐	☐	☒	☐	Bike storage will be provide on-site.
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (4:8)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards employees and visitors to the site.					
DESIGN GUIDELINES					
1. Link office buildings together with plazas, greens, or gardens for employees to gather. Design public spaces for site identity and sense of place.	☐	☒	☐	☐	The project has ample public space at the entries, the space between Buildings A and B could be designed better to accommodate a true courtyard.
2. Landscape outdoor areas with visually stimulating soft- and hardscape that helps to identify the site.	☐	☐	☐	☒	Landscaping is code compliant.
3. Define and enhance street corners and edges through building placement, public spaces, and relationship to street.	☐	☐	☐	☒	Buildings will have good visibility from the two major streets of Peter McCuen and Mather Blvd.

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS		The Proposed Project				
		n	-	=	+	
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (4:10)		Description/Comments				
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.						
DESIGN GUIDELINES						
1. Place buildings to accommodate the pedestrian user, relate to street, and connect to adjoining properties (orientation and design features of entrance, design of spaces between buildings).		☐	☐	☒	☐	The project site provides adequate pedestrian connections between the buildings and the buildings to the street and parking fields.
SITE DESIGN > PARKING (4:12)						
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians.						
DESIGN GUIDELINES						
1. Parking lots shall be designed to facilitate safe and efficient pedestrian movement between parking and buildings. Parking should not be the predominant aesthetic facing public street intersections (four provisions listed for implementation).		☐	☐	☒	☐	See comment above.
ARCHITECTURE > STYLE AND DESIGN DETAILS (4:16)						
OBJECTIVE: Use an architectural style or theme that establishes a clear, interesting project identity for office parks with multiple buildings as well as individual office structures. The architectural style shall be evident on all elevations of all buildings.						
DESIGN GUIDELINES						
1. Design all sides of the building with consistent architectural and façade elements (specific roofline and façade improvement techniques listed).		☐	☐	☐	☒	The buildings are well designed within a office campus district. All sides are given the same architectural treatments and the extensive use of glass panels on a tilt up structure give the buildings the an open appearance.
2. Design entries to be clearly visible from the street and provide visual interest (design provisions listed for primary/secondary entrances and enhancements).		☐	☐	☐	☒	The project design meets this objective.

RANCHO CORDOVA DESIGN GUIDELINES		The Proposed Project			
C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS		n	-	=	+
CHECKLIST EVALUATION		Description/Comments			
Total (10 Guidelines)					
		0	1	3	6
		The overall design and placement of the buildings and parking are generally consistent with the guidelines of the Mather SPA and the city adopted guidelines. The new buildings are in context to the area and will add to the over all design of the office campus in Mather.			

D. Consideration of the Design Review for Ed Fund Office Building- RC-07-290

Request: Applicant is requesting Design Review approval for the Ed Fund Office project in the Mather Special Planning Area. The project is composed of two, two-story office buildings, with a total gross floor area of 183,600 sf.

Project Applicant: Mather Development Partners and McCuen Properties, 3610 American River Dr. #100, Sacramento, CA 95864

Project Location: APN: 067-0010-027 and 037; Mather Special Planning Area, south side of Peter McCuen Blvd, west of Debellevue Street

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the existing environmental analysis prepared for the Mather Commerce Center is adequate and recommend project approval to the City Council, subject to the findings within the staff report and the attached design package and Conditions of Approval. Chair Konarski opened the public hearing and took testimony from Kevin Wilcox, project architect; David Nystrom, project applicant; Kathy Reynolds, Assistant General Counsel for Ed Fund.

The Commissioners had the following concerns and comments:

- Cummings-Were you offered additional drawings of this office complex? Campbell-The color elevation in the planning commission packets was the only picture provided.
- Cummings-Did you request additional depictions? Campbell-No.
- Savorn-What is the parking ratio for a project in this zone? Campbell-4.5 parking spaces per 1,000 square feet.
- Savorn-There seem to be tremendous expanses of asphalt-is there any way to eliminate some of the parking? Campbell-The proposed parking is the required amount per the zoning code. Wilcox-The parking is standard-we would need to seek a reduction in parking through a variance entitlement, and we see the current amount as a reasonable number.
- Savorn-Since there is such a predominance of parking, with that many employees, could some of the interior area be used as more of a recreational place? Campbell-The Mather Sports Complex is nearby and could provide the employees with recreational amenities within walking distance. Nystrom-The complex offers a plentitude of amenities, including full basketball courts, running track, aerobics classes, racquetball court and weight room. There are pedestrian access points from the building to the periphery to facilitate connectivity.
- Cummings-This project is lacking a public gathering area and more developed area to tie it together.
- Savorn-Is it possible for the Commission to place conditions requiring buildings in excess of a certain square footage to use solar panels at a certain percentage? Campbell-Currently solar paneling is a voluntary option. However, the City Council can pass an ordinance mandating solar panels. Nystrom-We have implemented green technology such as cool roofing and highly reflective coating.
- Vance- There seems to be incongruity between the size of the building and the size of the letters-what are the criteria for determining lettering size? Campbell-Those recommendations for letter size are as written and required by the Sacramento Metropolitan Fire District.

- Burke-Would signs on the building and monument signs need to come before us? Campbell-We have not seen a sign package for this project yet-if the signs meet performance based standards, they would be approved by staff. If the applicant's proposed signs need a conditional use permit, the signs would be reviewed by the Commission during a public hearing.
- Burke-Would the applicant be able to have a reader board? Campbell-Reader boards are prohibited.
- Burke-How many parking spaces are there? Moe-810.
- Burke-Is that amount of parking sufficient, or will that create overflow? Wilcox-The number of parking stipulated is accommodated by the county standard.
- Burke-How many employee shifts do you have? Representative-Our employees work 24 hours a day, 7 days a week.
- Burke-You can get to the Mather Sports Complex through your property, and people are already doing this, so the walkway will be a nice touch.
- Savorn-What is your company mission? Reynolds-Provide premier benefits to students going into higher education as a non-profit public benefit corporation.
- Savorn-Are you connected with the institutions on the East Coast that are being investigated for questions of kickbacks? Reynolds-We are a guarantor of loans for higher education-the controversies you speak of surround the lending, for profit side. We are non profit; don't believe everything you read in the newspaper.
- Vance-How do you feel about incorporating solar panels? Wilcox-The up front cost of solar paneling is exorbitant. It is an expensive technology, and doesn't perform at a high enough yield for us to implement it at this point. The subsidy programs available offer only a finite amount of money funds the rebates on an annual basis, and some companies may not request the funds before they are exhausted.
- Moe-Are you going for LEED Silver certification? Wilcox-No; LEED is a great program, but similarly to solar paneling, it costs more than people say it does. We are meeting the high standards for mechanical system performance and building envelope performance, and in some cases those standards are better than those required by Title 24. The buildings are too deep as far as LEED mandatory line of sight requirements, but there are elements of LEED that are incorporated, such as cool roof technology and increased performance systems.
- Moe-Will the adjacent buildings to the east have a similar design? Wilcox-The nearby buildings will be of a consistent architectural theme.
- Moe-Mather is a success story, with increases in employment and improved building appearance.
- Moe-What is the timeframe for this building to begin construction? Wilcox-This project has a very tight scheduling, and we intend to start construction in late June pending Council approval.
- Moe-Will this area ever become part of Rancho Cordova? Campbell-Doubtful, the city name is due to the zip code.
- Konarski-Why did you submit only one big color drawing, instead of breaking the buildings up and placing them on separate pages to show more detail? Wilcox-There is no requirement for multiple color views of the building. The architecture is a known quantity, so we didn't need to do a lot of model study with our client to show them what the buildings would look like.
- Cummings-In the future provide more detailed submittals, to show the designs on the front, the courtyard in between. The picture provided is a good start, but we need more detail than a color palette, one color picture, and black and white drawings.

- Cummings-The staff report comments that the space between buildings A and B could be better designed to accommodate a true courtyard-how does this project meet the designs guidelines? Wilcox-The guidelines and requirements stipulate that when buildings are collected on a site as a campus, they should be developed around a courtyard that has spaces for outdoor gathering, which this project has, green space/soft space/shade space in the courtyard, which is present. There is enough hardscape out there for around 150 people to use at any time.
- Cummings-What will the middle area look like, will there be stamped concrete, or an architectural feature? Wilcox-It is a concrete plaza area, with a central focal point and extensive scoring creating identifiable concrete patterns, trees providing shade, and furniture to allow a place to eat outdoors.
- Cummings-What will the outdoor furniture look like? Wilcox-There will be outdoor seating that is already in use, and that will be augmented with picnic table seating and typical park seating furniture.
- Cummings-You have done a nice job on the buildings, but this project falls short in amenities, and the courtyard is a prime place to do something unique that isn't necessarily expensive (fountain, piece of public art). People shouldn't have to go to the sports complex; they should be able to use the courtyard. Wilcox-The additional attributes you are asking for are there, and the courtyard will provide the end user with employee oriented site furnishing amenities.
- Cummings- Concerned that a lot of heat is going to be generated by the amount of asphalt, and that the trees won't mitigate the impacts for a long time. What is the cost differential in putting in a parking structure as opposed to having surface parking? Wilcox-This is extremely cost prohibitive. Nystrom-Parking spaces for structured parking are much more expensive than those for surface parking, running about four times the cost. The real estate doesn't have the value to justify the expense of the parking structure.
- Cummings-How would you market the drive through area that fronts the project? Wilcox-There are a lot of nice things going on with the front of the building-there is a high level of articulation and patterning. That loading area is a zoning requirement, so even with all of the softening and beautification leading up to the building, we still have to provide the expansive hardscape area.
- Konarski-Thank you for taking note of our comments.
- Nystrom-Would like to request modifications of conditions 10, 11, 12, 14-acceptance of these conditions would significantly delay the construction process. We request that these conditions be made effective prior to the occupancy permit. Campbell-The Public Works department is working on creating a table explaining the fees prior to the City Council hearing-they are not comfortable with changing the threshold from building permit to occupancy permit, and I would recommend keeping the conditions as stated.

The Commissioners felt staff and the applicant team adequately addressed the above concerns.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Savorn, to determine the existing environmental analysis prepared for the Mather Commerce Center is adequate and to recommend project approval to the City Council, subject to the findings within the staff report and the attached design package and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance

NOES: NONE

ABSTAIN: NONE

ABSENT: Smith

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

Subject Property: 067-0010-037

067-0010-075, 037 & 056
Mather Development Partners
3610 American River Dr., #100
Sacramento, CA 95864

077-0050-067 & 069
Werthman Family Partnership
10411 Old Placerville Rd. #215
Sacramento, CA 95827

077-0050-068
C & S Property Holdings
01411 Old Placerville Rd. #215
Sacramento, CA 95827

077-0050-070
Old Placerville Rd. Development
10365 Old Placerville Rd.
Sacramento, CA 95827

077-0050-077 & 086
Cordova Rec. & Park
2197 Chase Dr.
Rancho Cordova, CA 95670

077-0050-079
Sacto. County ECO Dev.
700 H Street #7650
Sacramento, CA 95814

077-0050-0063
State of CA, R.E. Services
400 R Street, #5000
Sacramento, CA 95814

067-0010-055
Plant Bros.
27 Reed Blvd.
Mill Valley, CA 94941

067-0010-041
County of Sacramento
824 7th Street #304
Sacramento, CA 95814

067-0010-038
Sacto. County Bd. Of Education
9738 Lincoln Village Dr.
Sacramento, CA 95827

067-0010-067
United States of America
Mather, CA 95655

067-0010-066
West Coast Gas
9203 Beatty Drive
Sacramento, CA 95826

067-0010-074
Sacto. County Office of Education
P> Box 269003
Sacramento, CA 95826

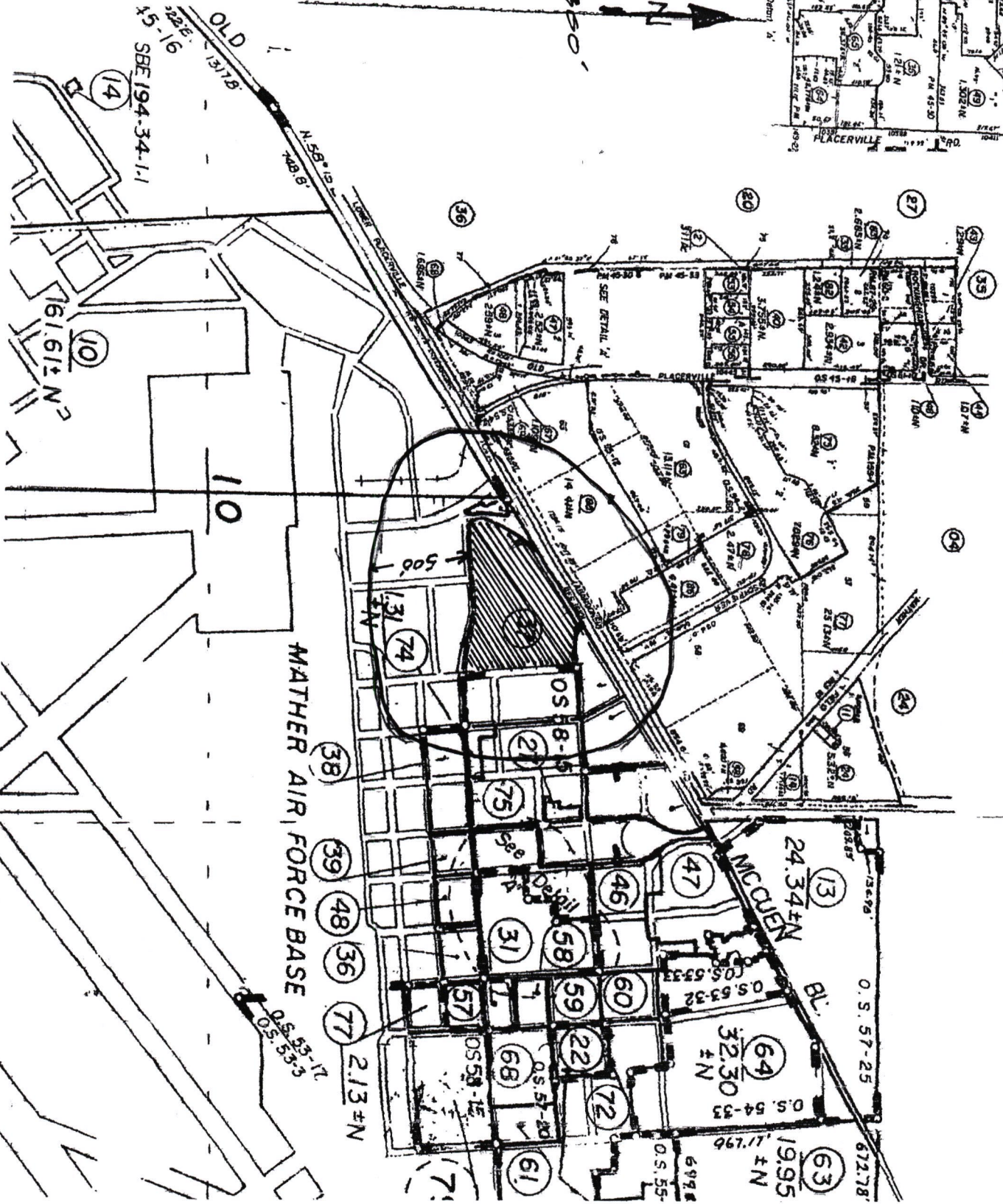
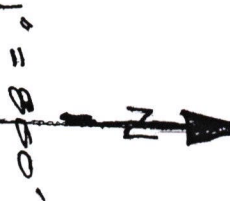
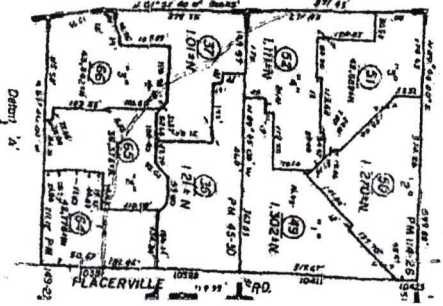
077-0050-085
JPI XXIX LP
5665 Power Inn Rd. #140
Sacramento, CA 95824

Comstock Johnson Architects, Inc.
10520 Armstrong Ave.
Mather, CA 95655

SUBJECT 067-0010-037

POR. SEC. 28.3, T.8N., R.6E., M.D.B. & M.
(Photo. into Rancho Rio de los Angeles)

POR. T.8N., R.6E.
(POR. PROJ. INTO RANCHO RIO)



MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
William Campbell, Principal Planner

SUBJECT: **Zoning Amendment to Chapter 40, Title II of the Zoning Code regarding Transit Oriented Developments and Establishing a Transportation Corridor (T) District, With Permitted Uses and Development Standards**

LEAD AGENCY:

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

PROJECT: Zone Text Amendment to Chapter 40, Title II of the Zoning Code

FILE: Special Project : TOD Zoning Code Amendment

LOCATION: Citywide

PLANNER: Paul Junker, Planning Director; William Campbell, Principal Planner

REQUEST

Amend the Zoning Code to add Section 3.5 Transit Oriented Development conditionally allowing residential developments from 18.1 dwellings per acre up to 80 dwelling units per acre in mixed use transit oriented developments within the Commercial Mixed Use and Office Professional Mixed Use Zones. The development potential is limited to the Commercial Mixed Use and Office Professional Mixed Use Zones. New development standards are proposed. Section 9.5 Transportation Corridor (T) District is proposed to be added to Chapter 40 that will establish permitted uses and development standards within that district. The purpose of the Transportation Corridor (T) designation is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, and park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

RECOMMENDATION

Waive first reading and introduce Ordinance No. 15-2007.

RESULT OF RECOMMENDED ACTION

The two amendments will permit higher density residential projects to be located within ½ mile of a regional transit facility. The additional density will promote several General Plan goals and policies as identified in the Land Use, Urban Design, Economic and Housing Elements. The

AGENDA ITEM # 16

greater density will have a positive impact on reducing vehicular congestion, reduce air pollution, and stimulate commercial development around the transit nodes.

ANALYSIS

The City of Rancho Cordova's recently adopted General Plan identifies a class of development known as *Transit Oriented Development (TOD)*, but does not formally designate locations, establish development standards or establish other permitted uses within the TOD's. The General Plan stipulates the maximum residential density at 80 units/acre. This amendment will designate where TOD's may occur, along with other uses, and provide for development standards that allow higher density residential development (up to a maximum density of 80 units/acre) for sites adjacent to regional transportation facilities.

The following sections describe the modifications to Chapter 40 of the Zoning Code that would permit the greater density in the Commercial Mixed Use and Office Professional Mixed Use Zones. An amended Chapter 40 is attached to this staff report that places the modification in context to the whole section and the new language is underlined and highlighted for easy reference.

Add Article 3.5 - Transit Oriented Developments

240-03.5 Transit Oriented Developments Defined

Characteristics: Development within the Transit Oriented Development category is generally characterized by a vertical or horizontal integration of office, retail, and residential uses in one or more multi-story structures. Public/quasi-public uses are also permitted in this category. Uses should be designed to support alternatives to vehicle/automotive circulation.

Location Requirements: Transit-Oriented Developments are located within ½ mile of existing or future light rail transit, bus rapid transit, or other major mass transit route stops.

240-03.6 Applicable Zoning Districts for Transit Oriented Developments

Transit Oriented Developments may only be developed in the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Transit Oriented Developments may be developed as part of Integrated Developments as described in Article 3 of this Chapter.

240-03.7 Development Standards and Allowed Uses for Transit Oriented Developments

Development standards and allowed uses for transit oriented developments are listed in the Development Standards tables of the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Development must maintain the mixed use character and minimum predominant use requirements of the underlying Zoning District. Projects that do not maintain the minimum predominant use shall require a conditional use permit from the Designated Approving Authority. Additional use permit requirements are listed in the Commercial Mixed Use and Office Professional Mixed Use development standards tables. Allowed use provisions for transit oriented developments shall be the same as in the underlying Zoning District.

Add Article 9.5: Transportation Corridor (T) District

240-09.5 Intent and Purpose

The purpose of the Transportation Corridor (T) designation is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, and park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

240-09.6 Permitted Uses

The uses permitted in the T District shall be those uses specified in Table IV.1 below, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified. Similar uses may be determined as identified in Section 240-11.2 (Similar Uses). The use listing below utilizes the use classifications established in Article 2, Section 203-02.1 (Use Classifications). Allowed use provisions are symbolized in the table as follows:

Table IV.1 – Allowed Uses in the Transportation Corridor Zone

Land Use – Use Classification	T Zone
Community Service Use Listings	
Parks and Public Plazas	P
Public Safety Facility	P
Utility, Transportation, and Communication Use Listings	
Outdoor Advertising (Billboards)	N
Park and Ride Facility	P
Telecommunications Facility	CUP
Transit Stations and Terminals	P
Utility Facility and Infrastructure	P

P = Land Use Permitted by Right

CUP = Land Use Permitted with Approval of a Conditional Use Permit

N = Land Use Not Permitted

240-09.7 Development Standards

Except as otherwise provided by State and Federal law or as otherwise regulated by another governing body recognized by the State as having land use authority over the property, the following development standards are applicable to the T zone. These standards, along with other development standards listed in other sections of the Zoning Code (e.g. landscaping requirements, signs, parking development standards) and relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Design must also address screening of any outdoor storage areas and equipment, direct and indirect access to the site, and compatibility with surrounding uses (e.g. supportive service uses and any residential development in proximity). Project design must be of high quality and incorporate timeless architecture. Where site development standards listed herein are in conflict with the site development standards in other parts of the City's Zoning Code, this Specific Plan prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	T Zone
Setbacks	
Front	25 ft.
Street-side	25 ft.
Interior and Rear	10 ft.
Height Limit	
Primary Structures	45 ft.

PLANNING COMMISSION RECOMMENDATION

The Rancho Cordova Planning Commission considered this amendment to the City's Zoning Code at a public hearing held on June 5, 2007. Following staff's presentation and the public hearing, the Planning Commission voted 4:0 to forward a recommendation to the City Council to approve an ordinance to amend the Zoning Code as proposed.

ENVIRONMENTAL ANALYSIS

The Zone Text Amendment is consistent with the adopted General Plan and is therefore determined to be exempt from further environmental review, per Section 15183 of the CEQA Guidelines.

RECOMMENDED MOTION

Move the City Council introduce and waive first reading of Ordinance 15-2007 amending Chapter 40, Title II of the Zoning Code (Exhibit A) to establish uses and development standards for Transit Oriented Developments and creating the Transportation Corridor (T) District.

ATTACHMENTS

1. Ordinance 15-2007, amending Chapter 40, Title II of the Zoning Code (Exhibit A).
2. Draft Planning Commission Meeting Minutes of June 5, 2007

CITY OF RANCHO CORDOVA

ORDINANCE NO. 15-2007

**AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA
AMENDING TITLE II CHAPTER 40 OF THE CITY ZONING CODE, "MIXED USE ZONING
DISTRICTS," TO ADD REGULATIONS FOR TRANSIT ORIENTED DEVELOPMENTS AND
ADDING A NEW TRANSIT CORRIDOR ZONE**

WHEREAS, the City of Rancho Cordova ("City") was incorporated on July 1, 2003; and

WHEREAS, upon incorporation the City adopted the Sacramento County General Plan as the City's Interim General Plan pursuant to Resolution No. 04-2003; and

WHEREAS, pursuant to Ordinance 21-2003 the City adopted the Sacramento Zoning Code by reference; 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 purpose of zoning ordinances is to carry out the policies of the City's General Plan by classifying and regulating the uses of land and structures within the City, consistent with the General Plan; and

WHEREAS, the consistency of City zoning ordinances with the General Plan is mandated by law pursuant to Government Code Section 65860(a); and

WHEREAS, the City's adopted Zoning Code is not consistent with the City's newly adopted General Plan; and

WHEREAS, it is now the City's desire to amend the Zoning Code consistent with the General Plan; and

WHEREAS, the certified Environmental Impact Report prepared for the recently adopted General Plan adequately addressed all significant environmental impacts associated with the adoption of these Zoning amendments, therefore no additional environmental review is necessary pursuant to CEQA Guidelines 15183(a) and California Public Resources Code Section 21083.3; and

WHEREAS, the proposed Zoning Code amendment is necessary to implement the goals and objectives of the General Plan; and

WHEREAS, on June 5, 2007, the Planning Commission held a properly noticed public hearing at which it received a report from City Staff, oral and written testimony from the public, and deliberated on the item. At that meeting, the Planning Commission recommended the City Council adopt the Zoning Code amendments (Exhibit A), as submitted;

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

Section 1. The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

The City Council hereby finds that:

A. **Consistency with the General Plan.** The amendment to the Zoning Code is consistent with the General Plan as required by Government Code Section 65454.

This Zoning Code amendment is consistent with and implements the provisions of the City's recently adopted General Plan. Specifically, these amendments add regulations for Transit Oriented Developments and thereby implement the General Plan. Specifically, it implements the General Plan Land Use categories for Local and Regional Transit Oriented Developments as expressed in Table LU-1 and implements Land Use Policy LU.1.7 and corresponding Action LU.1.7.1.

B. **CEQA Compliance.** The certified Environmental Impact Report prepared for the recently adopted General Plan adequately addressed all significant environmental impacts in these areas, and therefore no additional environmental review is necessary pursuant to CEQA Guidelines 15183(a) and California Public Resources Code Section 21083.3.

Section 3. The City Council hereby amends the City Zoning Code as follows:

The following changes are organized by section as they appear in the Zoning Code. Proposed language to be added is shown with underlines and language to be removed is shown with strikeouts.

Chapter 40 Table of Contents

Add the following sections to the Table of Contents

ARTICLE 1: PURPOSE

240-01.1. Purpose

ARTICLE 2: USE CLASSIFICATIONS

240-02.1 Use Classifications

ARTICLE 3: INTEGRATED DEVELOPMENTS

240-03.1 Integrated Developments Defined

240-03.2 Review of Integrated Developments

240-03.3 Types of Integrated Developments

ARTICLE 3.5: TRANSIT ORIENTED DEVELOPMENTS

240-03.5 Transit Oriented Developments Defined

240-03.6 Applicable Zoning Districts for Transit Oriented Developments

240-03.7 Development Standards for Transit Oriented Developments

ARTICLE 4: MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

240-04.1 Purpose and Characteristics

240-04.2 Permitted Uses

240-04.3 Development Standards

ARTICLE 5: RESIDENTIAL MIXED USE (RMU) DISTRICT

240-05.1 Purpose and Characteristics

240-05.2 Permitted Uses

240-05.3	Development Standards
ARTICLE 6: COMMERCIAL MIXED USE (CMU) DISTRICT	
240-06.1	Purpose and Characteristics
240-06.2	Permitted Uses
240-06.3	Development Standards
ARTICLE 7: OFFICE PROFESSIONAL MIXED USE (OPMU) DISTRICT	
240-07.1	Purpose and Characteristics
240-07.2	Permitted Uses
240-07.3	Development Standards
ARTICLE 8: OFFICE INDUSTRIAL MIXED USE (OIMU) DISTRICT	
240-08.1	Purpose and Characteristics
240-08.2	Permitted Uses
240-08.3	Development Standards
ARTICLE 9: LIGHT INDUSTRIAL BUSINESS PARK (LIBP) DISTRICT	
240-09.1	Purpose and Characteristics
240-09.2	Permitted Uses
240-09.3	Development Standards
<u>ARTICLE 9.5: TRANSPORTATION CORRIDOR (T) DISTRICTS</u>	
240-09.5	<u>Intent and Purpose</u>
240-09.6	<u>Permitted Uses</u>
240-09.7	<u>Development Standards</u>
ARTICLE 10: CONVENTION OVERLAY DISTRICT	
240-10.1	Intent and Purpose
240-10.2	Convention Overlay District Area
240-10.3	Allowed Uses
240-10.4	Development Standards
240-10.5	Parking Standards
ARTICLE 11: SPECIAL REQUIREMENTS FOR MIXED USE DISTRICTS	
240-11.1	Allowed Land Uses and Permit Requirements
240-11.2	Similar Uses
240-11.3	Allowed Use Table for Mixed Use Districts
240-11.4	Mixed Use Parking Standards
240-11.5	Mixed Use Parking Reductions
240-11.6	Floor Area Ratio (FAR) Defined
ARTICLE 12: NONCONFORMING POLICY FOR MIXED USE DISTRICTS	
240-12.1	Purpose and Applicability
240-12.2	Continuation and Maintenance of Nonconforming Uses and Structures
240-12.3	Modification and Expansion of Nonconforming Uses and Structures
240-12.4	Destruction and Replacement of Nonconforming Uses and Structures
240-12.5	Loss of Nonconforming Status
240-12.6	Nonconforming Use Permit Procedures

Article 2: Use Classifications

Add the following new definition under Utility, Transportation, and Communication Uses after Heliports for Outdoor Advertising.

Outdoor Advertising (Billboards). A sign which meets any one or more of the following criteria:

A permanent structure sign which is used for the display of off-site commercial messages;

A permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located;

An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or

An off-site outdoor advertising sign on which space is leased or rented.

New Article 3.5 – Transit Oriented Developments

Add the following new text for the new Article 3.5 addressing Transit Oriented Developments:

Article 3.5 Transit Oriented Developments

240-03.5 Transit Oriented Developments Defined

Characteristics: Development within the Transit Oriented Development category is generally characterized by a vertical or horizontal integration of office, retail, and residential uses in one or more multi-story structures. Public/quasi-public uses are also permitted in this category. Uses should be designed to support alternatives to vehicle/automotive circulation.

Location Requirements: Transit-Oriented Developments are located within ½ mile of existing or future light rail transit, bus rapid transit, or other major mass transit route stop.

240-03.6 Applicable Zoning Districts for Transit Oriented Developments

Transit Oriented Developments may only be developed in the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Transit Oriented Developments may be developed as part of Integrated Developments as described in Article 3 of this Chapter.

240-03.7 Development Standards and Allowed Uses for Transit Oriented Developments

Development standards and allowed uses for transit oriented developments are listed in the Development Standards tables of the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Development must maintain the mixed use character and minimum predominant use requirements of the underlying Zoning District. Projects that do not maintain the minimum predominant use shall require a conditional use permit from the Designated Approving Authority. Additional use permit requirements are listed in the Commercial Mixed Use and Office Professional Mixed Use development

standards tables. Allowed use provisions for transit oriented developments shall be the same as in the underlying Zoning District.

Section 240-06.1: Purpose and Characteristics for the CMU Zone

Amend the Purpose and Characteristics for the CMU Zone as follows to add reference to Transit Oriented Developments:

240-06.1 Purpose and Characteristics

The purpose of the Commercial Mixed Use (CMU) District is to designate property for vibrant commercial and mixed use development. While a predominately commercial district, the CMU category 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. As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre.

Section 240-06.3: Development Standards for the CMU zone

Amend the development standards table for the CMU zone to add reference to Transit Oriented Developments as follows:

Development Standard	CMU Zone	CMU Zone Downtown	Transit Oriented Development
Density¹			
Minimum	10.0 du/ac	10.0 du/ac	18.1 du/ac ²
Maximum	18.0 du/ac	40.0 du/ac	80.0 du/ac ²
Lot Area and Dimensions	No Minimum ²		
Predominant Commercial Use Standard	≥ 50% of combined ground floor building sf ^{3,4}		
Floor Area Ratio^{4,5}			
Minimum	0.25	0.4	0.50
Maximum	1.5	3.0	3.0
Setbacks			
Front and Street Side, ≤ 15 acres ^{6,6}	0 ft (min) to 30 ft (max)		
Front and Street Side, > 15 acres ^{6,6}	0 ft (min) to 80 ft (max)		
Rear	10 ft		
Between Structures	10 ft ^{6,7}		
Interior	0 ft		
Residential, stand alone structure ^{7,8}	Refer to setbacks for the MDR zone		
Height Limit	50 ft. ^{8,9}	No maximum ^{9,10}	

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The Planning Director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.

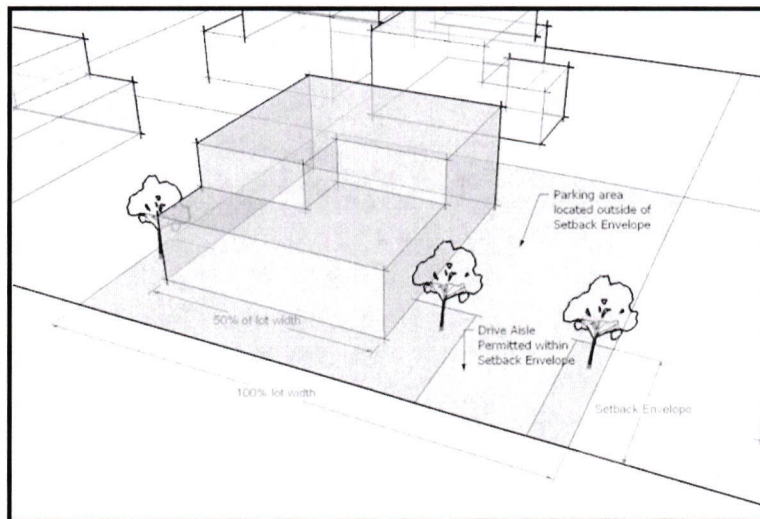
2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

32. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the CMU zone will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

43. Excludes square footage of structured parking.

54. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

65. Consistent with the setback provisions in the Design Guidelines, the City requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrian. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 30 feet from the front property line. Similarly, for lots greater than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 80 feet from the front property line. The following figure, from the Design Guidelines, is provided to help illustrate this concept.



76. The distance between structures may be modified as part of Design Review; however any modifications must be consistent with the Uniform Building Code.

87. For residential units developed as part of an integrated development but not in the same building as the commercial use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary commercial structure(s).

98. The maximum height may be increased in conjunction with Design Review when the proposed structure includes a parking structure or a combination of uses (e.g. commercial with residential and/or office) in the same structure.

109. While there is no height maximum in the Downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

Section 240-07.1: Purpose and Characteristics for the OPMU Zone

Amend the Purpose and Characteristics for the OPMU Zone as follows to add reference to Transit Oriented Developments:

240-07.1 Purpose and Characteristics

The purpose of the Office Professional Mixed Use (OPMU) 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 use where compatible at a density between 10 and 18 units per acre. As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated

Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre. Public and quasi public uses are permitted in this employment district by right.

Section 240-07.3: Development Standards for the OPMU zone

Amend the development standards table for the OPMU zone to add reference to Transit Oriented Developments as follows:

Development Standard	OPMU Zone	OPMU Zone Downtown	Transit Oriented Developments
Density¹			
Minimum	10 du/ac		18.1 du/ac ²
Maximum	18.0 du/ac		80.0 du/ac ²
Lot Area and Dimensions	No Minimum ²³		
Predominant Office Use Standard	≥ 50% of total combined building sf		
Floor Area Ratio³⁴			
Minimum	0.25	0.3	0.50
Maximum	2.0	2.5	3.0
Setbacks^{4, 65, 6}			
Front and Street Side		10 ft.	
Rear		10 ft.	
Between Structures		10 ft. ⁶⁷	
Interior		0 ft.	
Height Limit	65 ft.	No maximum ⁷⁸	

Notes:

1. The minimum and maximum density standards are only applicable to missed use and integrated developments that include residential uses.

2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

32. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the OPMU zone will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

43. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

54. At no time shall any portion of the structure be located within a designated public utility easement.

65. For residential units developed as part of an integrated development but not in the same building as the commercial use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary commercial structure(s).

76. The distance between structures may be modified as part of Design Review; however setbacks shall be consistent with the Uniform Building Code.

87. While there is no height maximum in the Downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

New Article 9.5 – Transportation Corridor (T) District

Add the following new text for the new Article 9.5 creating a new Transportation Corridor (T) District:

Article 9.5: Transportation Corridor (T) District

240-09.5 Intent and Purpose

The purpose of the Transportation Corridor (T) designation is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

240-09.6 Permitted Uses

The uses permitted in the T District shall be those uses specified in Table IV.1 below, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified. Similar uses may be determined as identified in Section 240-11.2 (Similar Uses). The use listing below utilizes the use classifications established in Article 2, Section 203-02.1 (Use Classifications). Allowed use provisions are symbolized in the table as follows:

P = Land Use Permitted by Right

CUP = Land Use Permitted with Approval of a Conditional Use Permit

N = Land Use Not Permitted

Table IV.1 – Allowed Uses in the Transportation Corridor Zone

<u>Land Use – Use Classification</u>	<u>T Zone</u>
<u>Community Service Use Listings</u>	
Parks and Public Plazas	<u>P</u>
Public Safety Facility	<u>P</u>
<u>Utility, Transportation, and Communication Use Listings</u>	
Outdoor Advertising (Billboards)	<u>N</u>
Park and Ride Facility	<u>P</u>
Telecommunications Facility	<u>CUP</u>
Transit Stations and Terminals	<u>P</u>
Utility Facility and Infrastructure	<u>P</u>

240-09.7 Development Standards

Except as otherwise provided by State and Federal law or as otherwise regulated by another governing body recognized by the State as having land use authority over the property, the following development standards are applicable to the T zone. These standards, along with other development standards listed in other sections of the Zoning Code (e.g. landscaping requirements, signs, parking development standards) and relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Design must also address screening of any outdoor storage areas and equipment, direct and indirect access to the site, and compatibility with surrounding uses (e.g. supportive service uses and any residential development in proximity). Project design must be of high quality and incorporate timeless architecture. Where site development standards listed herein are in conflict with the site development standards in other parts of the City's Zoning Code, this Specific Plan prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

<u>Development Standard</u>	<u>T Zone</u>
<u>Setbacks</u>	
Front	<u>25 ft.</u>
Street-side	<u>25 ft.</u>
Interior and Rear	<u>10 ft.</u>
<u>Height Limit</u>	
Primary Structures	<u>45 ft.</u>

Section 240-10.4: Development Standards for the Convention Overlay

Amend the development standards table for the Convention Overlay to add reference to Transit Oriented Developments as follows:

Development Standard	Convention District Overlay	Transit Oriented Developments
Density ¹		
Minimum	10 du/ac	<u>18.1 du/ac²</u>
Maximum	18.0 du/ac	<u>80.0 du/ac²</u>
Lot Area and Dimensions	No Minimum ²³	
Floor Area Ratio ³⁴		
Minimum	0.4	<u>0.50</u>
Maximum	3.0	<u>3.0</u>
Setbacks		
Front and Street Side	0 ft	
Rear	10 ft.	
Between Structures	10 ft. ⁴⁵	
Interior	0 ft.	
Residential, stand alone structure ⁵⁶	Refer to setbacks for the MDR zone	
Height Limit		
Primary Structures	No maximum ⁶⁷	

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.

2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

32. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the Convention Overlay will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

43. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

54. The distance between structures may be modified as part of Design Review; however any modifications must be consistent with the Uniform Building Code.

65. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).

76. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

Section 4. Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. The 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.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of July 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

DRAFT TOD AMENDMENTS TO CHAPTER 40 MIXED USE DISTRICTS

Additions shown in underlines, deletions shown in strikeout

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CHAPTER 40: MIXED USE ZONING DISTRICTS

ARTICLE 1: PURPOSE

240-01.1 Purpose

The mixed use zoning districts established by this Chapter are intended to:

- Implement the land use policy and categories described in the City's General Plan;
- Promote the integration of compatible land uses in a vertical and/or horizontal manner that provides additional opportunities for commercial, office, residential, and industrial uses in the City; and
- Promote the public health, safety, and welfare.

ARTICLE 2: USE CLASSIFICATIONS

240-02.1 Use Classifications

The allowable land uses for the mixed use zoning districts are unique to this Chapter of the City's Zoning Code. Land uses have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These general allowed use categories are called "Use Classifications." Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. Use classifications listed and described below will be utilized throughout this Chapter as allowed use regulations for the mixed use districts in this Chapter. Where use classifications conflict with existing definitions in this Code, the use classifications will prevail as they apply to this Chapter.

The listing of use classifications below is organized alphabetically by primary use type (e.g., residential uses, community service uses, retail, service, and office uses).

RESIDENTIAL USES

Adult Day Care Home. Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

Caretaker Housing. A residence that is accessory to a non-residential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Child Day Care Facility. A State licensed facility which provides non-medical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or non-profit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see "Family Day Care Home, Small" and "Family Day Care Home, Large."

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-family. An attached building (e.g. duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this Title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include "Second Dwelling Units."

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Family Day Care Home – Large. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Family Day Care Home – Small. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g. carpentry, light welding, print shop, artist studio); and
- Office space.

Residential Care Home. Consistent with the definitions of State law, a residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

COMMUNITY SERVICES USES

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, (e.g. business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g. dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs and health clubs. This use does not include special studios not a part of an athletic or health club (e.g. karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g. amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately-owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Religious Institutions. Facility operated by religious organizations for worship, or the promotion of religious activities (e.g. churches, mosques, synagogues, temples) and accessory uses on the same site (e.g. living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (e.g. recreational camp) are classified according to their respective activities.

Schools – Private and Special/Studio. Includes private educational institutions (e.g. boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments providing for courses by mail or on-line) and special schools/studios (e.g. art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, (e.g. fitness training studios, gymnastics instructions and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools - Public. Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g. civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

UTILITY, TRANSPORTATION, AND COMMUNICATION USES

Heliports. A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

Outdoor Advertising (Billboards). A sign which meets any one or more of the following criteria:

A permanent structure sign which is used for the display of off-site commercial messages;

A permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located;

An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or

An off-site outdoor advertising sign on which space is leased or rented.

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not "Telecommunication Facilities".

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Utility Facility and Infrastructure. Includes the following:

- Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards; and
- Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits.

RETAIL, SERVICE, AND OFFICE USES

Adult-Related Uses. Those uses defined and regulated by Title III, Chapter 25, Article 5 of this Zoning Code.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption.

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes Automated Teller Machines (ATM).

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g. music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast. Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "Hotels and Motels."

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "General Retail Stores," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see

"Vehicle Services"), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"), equipment rental businesses within buildings (rental yards are "Storage Yards"), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping); mail box services other "heavy service" business services, outdoor advertising services, photocopying and photofinishing.

Drive-in and Drive-through sales and services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fast-food restaurants, drive through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Equipment Sales and Rental. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g. construction equipment).

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home oriented supplies. Other retail uses are permitted if accessory to the primary use. These use may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a sub category of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g. restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g. "doggie day care").

Medical Services – Extended Care. Residential facilities providing nursing and health related care as a primary use with in-patient beds, including, but not limited to board and care homes, convalescent and rest homes, extended care facilities, skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."

Medical Services - General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals (e.g. medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service). Counseling services by other than medical doctors or psychiatrists are included under "Offices - General."

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Retail - Accessory") and emergency heliports.

Office – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g. insurance companies, utility companies), government agency and service facilities (e.g. post office, civic center), professional offices (e.g. accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g. advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services"), temporary offices (see "Offices – Temporary"), or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices – Accessory"). Outdoor storage of materials is prohibited.

Offices – Accessory. Offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single use development or the combined floor area of an integrated development for a mixed use project.

Offices – Temporary. A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices include, but are not limited to construction supervision offices on a construction site or off-site construction yard, temporary on-site real estate office for a development project, and temporary business office in advance of permanent facility construction.

Personal Services, Restricted. Personal service establishments (e.g. check cashing services, fortune tellers, psychics, palm readers, and similar services, tattooing, piercing, and similar services) tending to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. These uses may also include accessory retail sales of products related to the services provided.

Personal Services. Establishments providing non-medical services as a primary use, including, but not limited to barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, massage parlors, spas and hot tubs for rent, and tanning salons.

Restaurants. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed or manufactured on site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single use development or the combined floor area of an integrated development in a mixed use project.

Retail - General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site, sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only; outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Veterinary Facility. Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

AUTOMOTIVE AND VEHICLE USES

Auto and Vehicle Retail Sales and Rental. Retail establishments selling and/or renting automobiles, trucks and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail - General"), tire recapping establishments (see "Vehicle Services"), businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"), or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreation vehicles. Does not include vehicle dismantling or retail sales.

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards."

Car Wash and Detailing. Permanent, drive-through, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day and are not part of this use classification and not regulated by this title.

Service Station. A retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services - minor."

Vehicle Services - Major. The repair, alteration, restoration, towing, painting, cleaning (e.g. self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work - repair facilities

dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling - Scrap and Dismantling Yards."

INDUSTRIAL, MANUFACTURING, AND PROCESSING USES

Fuel Storage and Distribution. A large scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see "Manufacturing – Minor" and "Manufacturing – Small Scale."

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see "Manufacturing – Major" and "Manufacturing – Small Scale."

Manufacturing – Small Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. Also see "Manufacturing – Major" and "Manufacturing – Minor."

Personal Storage Facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing which are included in "Business Support Services."

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials. This also includes so-called "reverse vending machines" - automated mechanical device that accepts one or more types of empty beverage containers including,

but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit clip with value of not less than the container's redemption value as determined by the State.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Research and Development. Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Clinics and Labs").

Storage Yards. The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

Warehousing and Distribution. Establishments engaged in selling merchandise to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

ARTICLE 3: INTEGRATED DEVELOPMENTS

240-03.1 Integrated Developments Defined

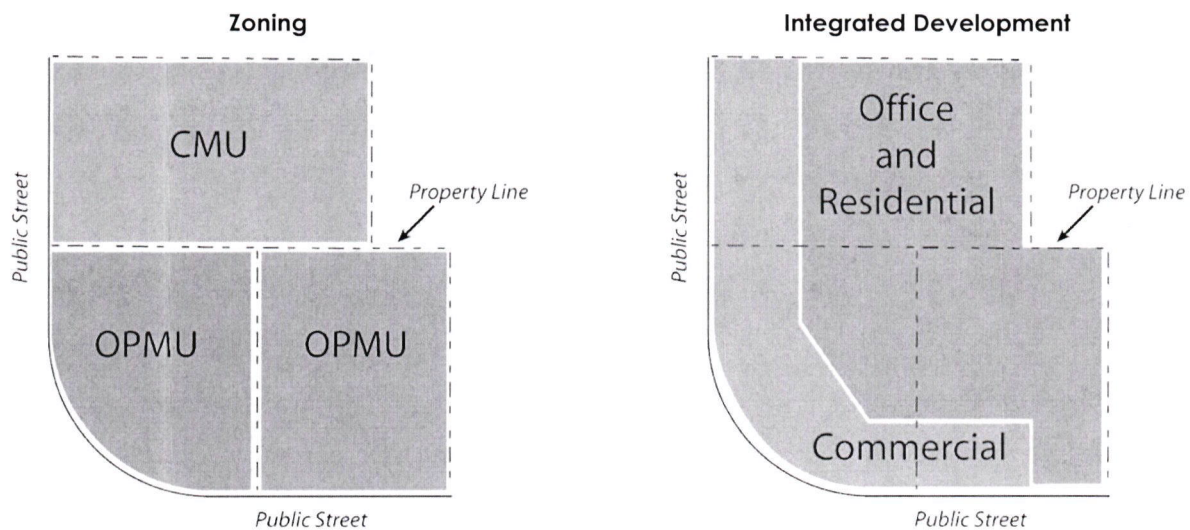
For purposes of this Chapter, an **integrated development** is a group of two or more adjacent parcels or uses planned and/or developed in a joint manner which may include shared buildings, public spaces, landscape, and/or parking facilities. Whether integrated developments are under single or multiple ownership, the objective is to maximize development opportunities and minimize site constraints for a dynamic mix of uses (horizontally and/or vertically) with high quality and compatible design. Integrated developments are often governed by a common business, tenant, homeowner or other association, or by common conditions, covenants, and restrictions (CC&Rs), regardless of whether such uses or entities are located on the same lot or parcel. Individual parcels and pieces of the development act as puzzle pieces that connect and work together to create a seamless picture.

240-03.2 Review of Integrated Developments

The City encourages integrated developments as a means to maximize development opportunities and to create dynamic and high quality projects throughout the community. Design Review is required for integrated developments primarily to ensure quality design, but also to allow flexibility in development standards for vertical and/or horizontal integration of uses. Integrated developments may also require a Conditional Use Permit, depending upon the proposed uses as outlined in Section 240-11.3. In reviewing integrated developments, the City will analyze the combined development rights applicable to the individual subject parcels that comprise the integrated development. The development rights of each parcel are available, on an aggregate basis, to the entire integrated development.

For example, if an integrated development includes parcels zoned Office Professional Mixed use (OPMU) and parcels zoned Commercial Mixed Use (CMU), the corresponding development rights are not constrained to each individual parcel, respectively. Rather, the integrated development may redistribute the development rights available in the CMU zone in some portion of the integrated development other than just the property(s) zoned CMU. The intent is to provide design flexibility and promote a better integration of uses than would otherwise be available for "non-integrated" or "stand alone" developments. The following figure illustrates this concept. Note – the City will also review the relationship of the uses and how the different pieces of the development are integrated together (e.g. pedestrian circulation and spaces, parking, lighting, access).

Example Integrated Development



240-03.3 Types of Integrated Developments

Integrated Developments can be achieved in a number of ways. This section is intended to explain a variety of scenarios in which integrated developments may be considered. In all cases, the individual pieces work together to create the integrated development. Integrated developments may include a combination of developed and undeveloped parcels.

- (a) **Common Ownership of Multiple Parcels.** In instances where multiple parcels (either contiguous with shared property lines or located across the street from one another) are under the sole ownership of one party or ownership entity, a Design Review application may be submitted that involves all of the subject properties and as such will be considered together with respect to the design consideration and development rights.
- (b) **Multiple Ownership of Multiple Parcels.** Multiple property owners may bring forward a Design Review application for an integrated development where subject parcels are contiguous or are located across the street from one another. As with common ownership, the application will be considered with respect to the zoning districts of the collective properties.
- (c) **Single Parcel with Multiple Uses.** A property owner of a single parcel may submit a Design Review application for an integrated development which includes multiple uses in a single building or in multiple buildings on the site. In those instances where a mix of uses is proposed (either vertically or horizontally), the City may grant minor deviations to the predominant use provisions for high quality development that is well integrated. Specifically, the City may grant a Conditional Use Permit to deviate from the predominant use of a mixed use designation by up to 10 percent (e.g., to allow 41, rather than 51 percent office use in an Office Professional Mixed Use District).
- (d) **Single Parcel with Supportive Use.** A property owner may submit a Design Review application for an integrated development for a single parcel that includes a use(s)

that would normally be supportive within the zone but is not proposed in conjunction with a primary use (e.g. restaurant use within the OIMU zone). In such instances, the City will consider a Conditional Use Permit application on a case-by-case basis to determine if the proposed use can function as an integrated use with surrounding uses. In approving the proposed use, the designated Approving Authority shall make the following findings:

- (1) That the proposed use supports the activities of the surrounding uses;
- (2) That the proposed use does not cause the character or overall development pattern of the area to change contrary to the development characteristics of the underlying zoning district; and
- (3) That the intensity of the proposed use does not create a use that is predominant within the "integrated development" and, as such, would otherwise require a rezoning.

ARTICLE 3.5 TRANSIT ORIENTED DEVELOPMENTS

240-03.5 Transit Oriented Developments Defined

Characteristics: Development within the Transit Oriented Development category is generally characterized by a vertical or horizontal integration of office, retail, and residential uses in one or more multi-story structures. Public/quasi-public uses are also permitted in this category. Uses should be designed to support alternatives to vehicle/automotive circulation.

Location Requirements: Transit-Oriented Developments are located within ½ mile of existing or future light rail transit, bus rapid transit, or other major mass transit route stop.

240-03.6 Applicable Zoning Districts for Transit Oriented Developments

Transit Oriented Developments may only be developed in the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Transit Oriented Developments may be developed as part of Integrated Developments as described in Article 3 of this Chapter.

240-03.7 Development Standards and Allowed Uses for Transit Oriented Developments

Development standards and allowed uses for transit oriented developments are listed in the Development Standards tables of the Commercial Mixed Use and Office Professional Mixed Use Zoning Districts. Development must maintain the mixed use character and minimum predominant use requirements of the underlying Zoning District. Projects that do not maintain the minimum predominant use shall require a conditional use permit from the Designated Approving Authority. Additional use permit requirements are listed in the Commercial Mixed Use and Office Professional Mixed Use development standards tables. Allowed use provisions for transit oriented developments shall be the same as in the underlying Zoning District.

ARTICLE 4: MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT**240-04.1 Purpose and Characteristics**

The purpose of the Medium Density Residential (MDR) District is to designate property for the development of a wide range of housing types with a density between 6.1 and 18.0 dwelling units per acre. The MDR district is intended for small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes. This district provides a transition between the single-family residential neighborhoods of the City to the more urban centers.

240-04.2 Permitted Uses

The uses permitted in the MDR District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-04.3 Development Standards

The following development standards are applicable to the MDR zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. In any case, key features of successful development include relationship to the primary and secondary street frontages, pedestrian access and circulation, and the relationship between uses. Project design must be of high quality and incorporate timeless architecture, providing residential uses with convenient access to services. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	MDR Zone
Density	
Minimum	6.1 du/ac
Maximum	18.0 du/ac
Lot Area and Dimensions	No Minimum ¹
Setbacks²	
Front – Minimum	10 ft
Front – Front Facing Garage, minimum ³	18 ft
Street-side	12.5 ft
Rear ⁴	10 ft
Interior – attached units	0 ft
Interior – detached units, minimum	3 ft
Interior – zero lot line ⁵	0 ft / 10 ft
Height Limit	
Primary Structures	3 stories / 45 ft
Second Dwelling Units ⁶	26 ft
Accessory Structure	16 ft

Notes:

1. Lot size will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.
2. At no time shall any portion of the structure be located within a designated public utility easement.
3. Garages may also be accessed from an alley with a minimum 3 foot rear setback.
4. Where an alley-loaded product is used, the rear setback may be zero feet with a minimum 3 foot garage door setback.
5. A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10 foot minimum side-yard setback on the other side.
6. Secondary dwelling units are subject to the square footage limitations provided within this Zoning Code (see Sections 305-80 through 305-84). Second dwelling units may be located above the garage.

ARTICLE 5: RESIDENTIAL MIXED USE (RMU) DISTRICT**240-05.1 Purpose and Characteristics**

The purpose of the Residential Mixed Use (RMU) District is to designate property for the development of medium and high density housing that may incorporate office and/or commercial services. While the predominant use of the development is residential, the City encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. This RMU District does not preclude development that is solely residential, but rather encourages a mixing of uses. Consistent with the General Plan, this district allows between 6.1 and 40.0 dwelling units per acre. The RMU district promotes the integration of retail and office uses into the edges of neighborhoods.

240-05.2 Permitted Uses

The uses permitted in the RMU District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-05.3 Development Standards

The following development standards are applicable to the RMU zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. In any case, key features of successful development include relationship to the primary and secondary street frontages, pedestrian access and circulation, and the relationship between uses. Project design must be of high quality and incorporate timeless architecture, providing residential uses with convenient access to services. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	RMD Zone
Density	
Minimum	6.1 du/ac
Maximum	40.0 du/ac
Lot Area and Dimensions	No Minimum ¹
Predominant Residential Use Standard	≥ 50% total combined building sf
Setbacks²	
Front – Minimum	10 ft
Front – Front Facing Garage, minimum ³	18 ft
Street-side	10 ft
Rear ⁴	10 ft
Interior – attached units	0 ft
Interior – detached units, minimum	5 ft
Interior – zero lot line ⁵	0 ft / 10 ft
Height Limit	
Primary Structures	4 stories or 50 ft ⁶
Accessory/Second Dwelling Units ⁷	26 ft
Accessory Structure	16 ft

Notes:

1. Lot size will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.
2. At no time shall any portion of the structure be located within a designated public utility easement.
3. Garages may also be accessed from an alley with a minimum 3 foot rear setback.
4. Where an alley-loaded product is used, the rear setback may be zero feet with a minimum 3 foot garage door setback.
5. A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10 foot minimum side-yard setback on the other side.
6. The maximum height may be increased in conjunction with Design Review when the proposed structure includes a parking structure or a combination of uses (e.g. commercial with residential and/or office) in the same structure.
7. Secondary dwelling units are subject to the square footage limitations provided within this Zoning Code (see Sections 305-80 through 305-84). Second dwelling units may be located above the garage.

ARTICLE 6: COMMERCIAL MIXED USE (CMU) DISTRICT

240-06.1 Purpose and Characteristics

The purpose of the Commercial Mixed Use (CMU) District is to designate property for vibrant commercial and mixed use development. While a predominately commercial district, the CMU category 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. As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre.

240-06.2 Permitted Uses

The uses permitted in the CMU District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-06.3 Development Standards

The following development standards are applicable to the CMU zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. In any case, key features of successful development include relationship to the primary and secondary street frontages, pedestrian access and circulation, and the relationship between uses. Project design must be of high quality and incorporate timeless architecture, providing residential uses with convenient access to services. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations. Special development standards are listed and applicable to development in the Downtown Planning Area, as identified in the General Plan.

Development Standard	CMU Zone	CMU Zone Downtown	Transit Oriented Development
Density¹			
Minimum	10.0 du/ac	10.0 du/ac	<u>18.1 du/ac²</u>
Maximum	18.0 du/ac	40.0 du/ac	<u>80.0 du/ac²</u>
Lot Area and Dimensions	No Minimum ²		
Predominant Commercial Use Standard	≥ 50% of combined ground floor building sf ^{3,4}		
Floor Area Ratio^{4,5}			
Minimum	0.25	0.4	<u>0.50</u>
Maximum	1.5	3.0	<u>3.0</u>
Setbacks			
Front and Street Side, ≤ 15 acres ^{5,6}	0 ft (min) to 30 ft (max)		
Front and Street Side, > 15 acres ^{5,6}	0 ft (min) to 80 ft (max)		
Rear	10 ft		
Between Structures	10 ft ^{6,7}		
Interior	0 ft		
Residential, stand alone structure ^{7,8}	Refer to setbacks for the MDR zone		
Height Limit	50 ft. ^{8,9}	No maximum ^{9,10}	

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The Planning Director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.

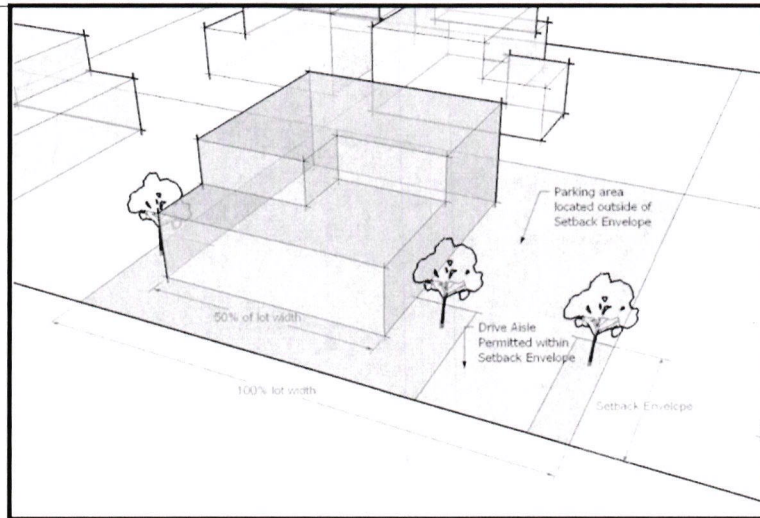
2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

3. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the CMU zone will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

4. Excludes square footage of structured parking.

5. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

6. Consistent with the setback provisions in the Design Guidelines, the City requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrian. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 30 feet from the front property line. Similarly, for lots greater than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 80 feet from the front property line. The following figure, from the Design Guidelines, is provided to help illustrate this concept.



76. The distance between structures may be modified as part of Design Review; however any modifications must be consistent with the Uniform Building Code.

87. For residential units developed as part of an integrated development but not in the same building as the commercial use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary commercial structure(s).

98. The maximum height may be increased in conjunction with Design Review when the proposed structure includes a parking structure or a combination of uses (e.g. commercial with residential and/or office) in the same structure.

109. While there is no height maximum in the Downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

ARTICLE 7: OFFICE PROFESSIONAL MIXED USE (OPMU) DISTRICT

240-07.1 Purpose and Characteristics

The purpose of the Office Professional Mixed Use (OPMU) 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 use where compatible at a density between 10 and 18 units per acre. As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre. Public and quasi public uses are permitted in this employment district by right.

240-07.2 Permitted Uses

The uses permitted in the OPMU District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-07.3 Development Standards

The following development standards are applicable to the OPMU zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. In any case, key features of successful development include relationship to the primary and secondary street frontages, pedestrian access and circulation, and the relationship between uses. Project design must be of high quality and incorporate timeless architecture, providing offices with convenient access to services, etc. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations. Special development standards are listed and applicable to development in the Downtown Planning Area, as identified in the General Plan.

Development Standard	OPMU Zone	OPMU Zone Downtown	Transit Oriented Developments
Density¹			
Minimum	10 du/ac		<u>18.1 du/ac²</u>
Maximum	18.0 du/ac		<u>80.0 du/ac²</u>
Lot Area and Dimensions	No Minimum ²³		
Predominant Office Use Standard	≥ 50% of total combined building sf		
Floor Area Ratio³⁴			
Minimum	0.25	0.3	<u>0.50</u>
Maximum	2.0	2.5	<u>3.0</u>
Setbacks^{4-65,6}			
Front and Street Side		10 ft.	
Rear		10 ft.	
Between Structures		10 ft. ⁶²	
Interior		0 ft.	
Height Limit	65 ft.	No maximum ⁷⁸	

Notes:

1. The minimum and maximum density standards are only applicable to missed use and integrated developments that include residential uses.

2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

32. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the OPMU zone will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

43. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

54. At no time shall any portion of the structure be located within a designated public utility easement.

65. For residential units developed as part of an integrated development but not in the same building as the commercial use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary commercial structure(s).

76. The distance between structures may be modified as part of Design Review; however setbacks shall be consistent with the Uniform Building Code.

87. While there is no height maximum in the Downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

ARTICLE 8: OFFICE INDUSTRIAL MIXED USE (OIMU) DISTRICT**240-08.1 Purpose and Characteristics**

The purpose of the Office Industrial Mixed Use (OIMU) District is to designate 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.

240-08.2 Permitted Uses

The uses permitted in the OIMU District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-08.3 Development Standards

The following development standards are applicable to the OIMU zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Design must also address screening of any outdoor storage areas and equipment, direct and indirect access to the site, and compatibility with surrounding uses (e.g. supportive service uses and any residential development in proximity). Project design must be of high quality and incorporate timeless architecture. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	OIMU Zone
Setbacks	
Front	25 ft.
Street-side	25 ft.
Interior and Rear	10 ft.
Height Limit	
Primary Structures	45 ft.

ARTICLE 9: LIGHT INDUSTRIAL BUSINESS PARK (LIBP) DISTRICT

240-09.1 Purpose and Characteristics

The purpose of the Light Industrial Business Park (LIBP) 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/quasi-public uses by right.

240-09.2 Permitted Uses

The uses permitted in the LIBP District shall be those uses specified in Article 11, Section 240-11.3 (Allowed Use Table for Mixed Use Zoning Districts) of this Chapter, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified.

240-09.3 Development Standards

The following development standards are applicable to the LIBP zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Design must also address screening of any outdoor storage areas and equipment, direct and indirect access to the site, and compatibility with surrounding uses (e.g. supportive service uses and any residential development in proximity). Project design must be of high quality and incorporate timeless architecture. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code, this Chapter prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	LIBP Zone
Setbacks	
Front	25 ft.
Street-side	25 ft.
Interior and Rear	10 ft.
Height Limit	
Primary Structures	45 ft.

ARTICLE 9.5: TRANSPORTATION CORRIDOR (T) DISTRICT**240-09.5 Intent and Purpose**

The purpose of the Transportation Corridor (T) designation is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

240-09.6 Permitted Uses

The uses permitted in the T District shall be those uses specified in Table IV.1 below, subject to the development standards for this zone as listed in Section 240-03.3 and other Sections, Chapters, and Titles of this Zoning Code as specified. Similar uses may be determined as identified in Section 240-11.2 (Similar Uses). The use listing below utilizes the use classifications established in Article 2, Section 203-02.1 (Use Classifications). Allowed use provisions are symbolized in the table as follows:

P = Land Use Permitted by Right

CUP = Land Use Permitted with Approval of a Conditional Use Permit

N = Land Use Not Permitted

Table IV.1 – Allowed Uses in the Transportation Corridor Zone

Land Use – Use Classification	T Zone
Community Service Use Listings	
Parks and Public Plazas	P
Public Safety Facility	P
Utility, Transportation, and Communication Use Listings	
Outdoor Advertising (Billboards)	N
Park and Ride Facility	P
Telecommunications Facility	CUP
Transit Stations and Terminals	P
Utility Facility and Infrastructure	P

240-09.7 Development Standards

Except as otherwise provided by State and Federal law or as otherwise regulated by another governing body recognized by the State as having land use authority over the property, the following development standards are applicable to the T zone. These standards, along with other development standards listed in other sections of the Zoning Code (e.g. landscaping requirements, signs, parking development standards) and relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Design must also address screening of any outdoor storage areas and equipment, direct and indirect access to the site, and compatibility with surrounding uses (e.g. supportive service uses and any residential development in proximity). Project design must be of high quality and incorporate timeless architecture. Where site development standards listed herein are in conflict with the site development standards in other parts of the City's Zoning Code, this Specific Plan prevails as it applies to the mixed use zoning districts. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

<u>Development Standard</u>	<u>I Zone</u>
<u>Setbacks</u>	
Front	25 ft.
Street-side	25 ft.
Interior and Rear	10 ft.
<u>Height Limit</u>	
Primary Structures	45 ft.

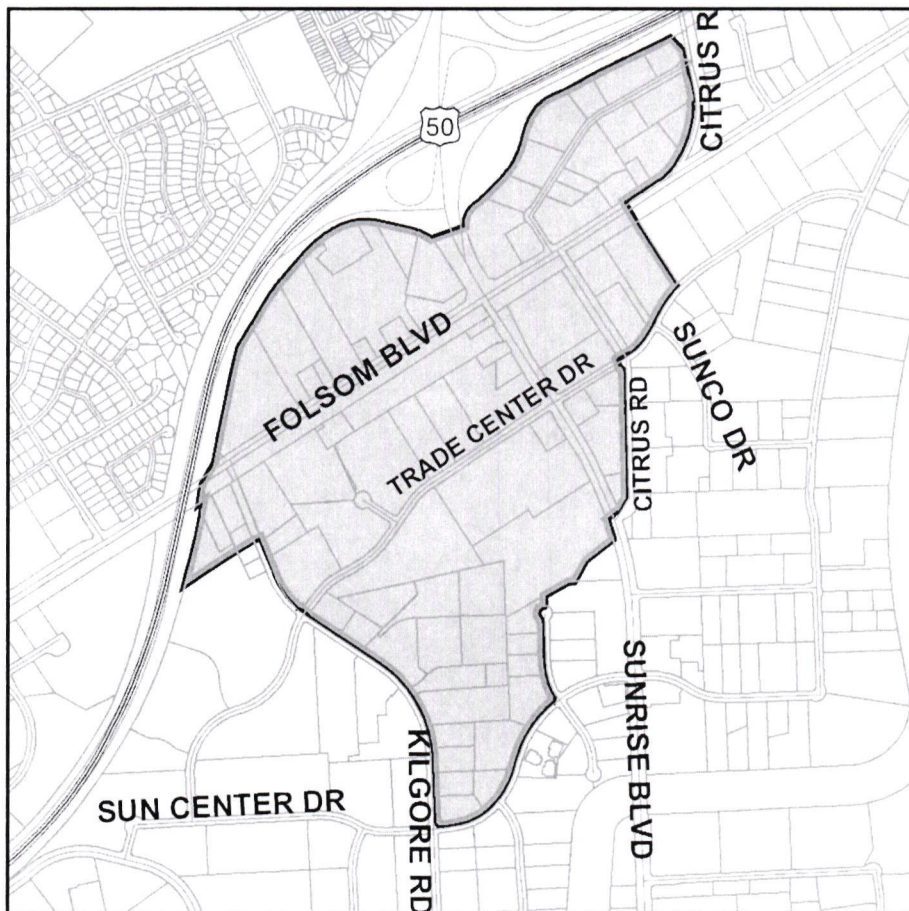
ARTICLE 10: CONVENTION OVERLAY DISTRICT

240-10.1 Intent and Purpose

The purpose of the Convention Overlay District is to establish an area in the City specifically for the development of a convention center with related and supporting uses. The Convention District is intended to be a special place in the City that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

240-10.2 Convention Overlay District Area

The Convention Overlay District is applied to those parcels described in the following figure, consistent with the General Plan's Convention Overlay.



240-10.3 Allowed Uses

Specific to the Convention Overlay District, Table V below identifies the allowed use provisions within the Convention Overlay District. Uses specifically identified as not permitted in the table below are not allowed, regardless of the allowed use in the underlying zoning district. Other uses that are listed in the underlying zoning district, but not listed in the table below require approval of a Conditional Use Permit and will be considered on a case-by-case basis. Similar uses may be

determined as identified in Section 240-11.2 (Similar Uses). The use listing below utilizes the use classifications established in Article 2, Section 203-02.1 (Use Classifications). Allowed use provisions are symbolized in the table as follows:

P = Land Use Permitted by Right

CUP = Land Use Permitted with Approval of a Conditional Use Permit

N = Land Use Not Permitted

Table V – Allowed Uses in the Convention District Overlay

Land Use – Use Classification	Convention Overlay District
Residential Use Listing	
Dwellings, Multifamily	P
Recreation, Education, and Public Assembly Use Listings	
Clubs, Lodges, Private Meeting Halls	P
Indoor Amusement/ Entertainment	P
Indoor Fitness and Sports Facilities	CUP
Libraries and Museums	P
Parks and Public Plazas	P
Public Safety Facility	P
Religious Institutions	CUP
Schools – Public	P
Schools – Private, Special/Studio	P
Theatres and Auditoriums	P
Retail, Service, and Office Listings	
Banks and Financial Services	P
Bars and Nightclubs	CUP
Bed and Breakfast	CUP
Hotels/Motels	P
Office – Business and Professional	P
Office – Accessory	P
Offices – Temporary	P
Personal Services	P
Personal Services, Restricted	N
Restaurants	P
Retail – Accessory	P
Retail - General	P
Automotive and Vehicle Use Listings	
Auto Parts Sales	N
Auto/Vehicle Retail Rental Only	CUP
Service Stations	CUP
Industrial, Manufacturing, and Processing Use Listings	
Manufacturing – Small Scale	CUP

240-10.4 Development Standards

The following development standards are applicable to the Convention District Overlay zone. These standards, along with other development standards (e.g. landscaping requirements, signs, parking development standards) listed in other sections of this Zoning Code, as well as relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code or the underlying zoning district, these standards shall apply. The designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Development Standard	Convention District Overlay	<u>Transit Oriented Developments</u>
Density ¹		
Minimum	10 du/ac	<u>18.1 du/ac²</u>
Maximum	18.0 du/ac	<u>80.0 du/ac²</u>
Lot Area and Dimensions	No Minimum ²³	
Floor Area Ratio ³⁴		
Minimum	0.4	<u>0.50</u>
Maximum	3.0	<u>3.0</u>
Setbacks		
Front and Street Side	0 ft	
Rear	10 ft.	
Between Structures	10 ft. ⁴⁵	
Interior	0 ft.	
Residential, stand alone structure ⁵⁶	Refer to setbacks for the MDR zone	
Height Limit		
Primary Structures	No maximum ⁶²	

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.

2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.

32. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the Convention Overlay will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.

43. Includes residential uses and square footage. See Section 240-11.5 for definition of Floor Area Ratio (FAR).

54. The distance between structures may be modified as part of Design Review; however any modifications must be consistent with the Uniform Building Code.

65. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).

76. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more

information. FAA approval is required for all structures over 150 feet in height.

240-10.5 Parking Standards

Parking standards for uses in the Convention Overlay shall be consistent with Section 240-03.4 (Mixed Use Parking Standards). Required off-street loading/unloading and passenger loading areas shall be consistent with Chapter 30, Article 5 (Truck Loading and Unloading Areas) and Section 330-143 (Passenger Loading Areas) of this Zoning Code, respectively.

ARTICLE 11: SPECIAL REQUIREMENTS FOR MIXED USE DISTRICTS**240-11.1 Allowable Land Uses and Permit Requirements**

Allowed land uses for the City's Mixed Use Zoning Districts are listed in Section 240-11.3 below (Table VI). Use listings with specialized descriptions and use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are described in Section 240-02 (Use Classifications). Land uses that are not listed in the zoning district table(s) in this Chapter are not allowed, except as otherwise provided for in this Zoning Code.

240-11.2 Similar Uses

When a use is not specifically listed in this Title, it shall be understood that the use may be permitted if the Planning Director determines that the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified in this Title and, anticipating that new uses will evolve over time, this section establishes the Director's authority to compare a proposed use and evaluate its similarities, operation, impacts, or scale to those uses listed in this Chapter. In determining "similarity" the Director shall make all of the following findings:

- (a) The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the district;
- (b) The proposed use will be consistent with the purposes of the applicable zoning district; and
- (c) The proposed use will be consistent with the General Plan and any applicable Specific Plan.

Determinations shall be made in writing and shall contain the facts that support the determination. The Department shall maintain all such determinations on record at the public counter for review by the general public. All determinations shall be provided to the Planning Commission, City Council, City Manager, City Attorney, and City Clerk as an information item within 30 days of the Director's determination. The Director's decision may be appealed as provided in Chapter 15, Article 3 (Appeals).

240-11.3 Allowed Use Table for Mixed Use Zoning Districts

The table below identifies allowed use provisions for all of the City's Mixed Use Zoning Districts utilizing the use classifications established in Article 2, Section 203-02.1 (Use Classifications). Allowed use provisions are symbolized in the table as follows:

P = Land Use Permitted by Right

CUP = Land Use Permitted with Approval of a Conditional Use Permit

N = Land Use Not Permitted

Table VI – Allowed Uses for Mixed Use Zoning Districts

Land Use – Use Classification	Mixed Use Zoning Districts					
	MDR	RMU	CMU	OPMU	OIMU	LIBP
Residential Use Listings						
Adult Day Care Home	P	P	N	N	N	N
Child Day Care Facility	CUP	P	CUP	CUP	CUP	CUP
Caretaker Housing	P	P	P	P	P	P
Dwelling, Multifamily	P ¹	P ¹	P ^{1, 2}	P ^{1, 2}	N	N
Dwelling, Second Unit ³	P	P	N	N	N	N
Dwelling, Single-family	P ¹	P ¹	P ^{1, 2}	P ^{1, 2}	N	N
Dwelling, Two-family	P ¹	P ¹	P ^{1, 2}	P ^{1, 2}	N	N
Emergency Shelter	CUP	CUP	N	N	N	N
Family Day Care Home, Small	P	P	N	N	N	N
Family Day Care Home, Large	CUP	CUP	N	N	N	N
Home Occupation	P	P	P	P	N	N
Live-Work Facility	P ¹	P ¹	P ¹	P ¹	N	N
Residential Care Home	P	P	N	N	N	N
Community Service Use Listings						
Clubs, Lodges, Private Meeting Halls	N	P	P	P	P	CUP
Indoor Amusement/ Entertainment	N	CUP	P	P	P	CUP
Indoor Fitness and Sports Facilities	N	CUP	P	P	CUP	CUP
Libraries and Museums	P	P	P	P	P	P
Outdoor Commercial Recreation	N	N	CUP	P	P	P
Parks and Public Plazas	P	P	P	P	P	CUP
Public Safety Facility	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P
Schools – Public	P	P	P	P	P	P
Schools – Private, Special/Studio	N	P	P	P	P	CUP
Theatres and Auditoriums	N	CUP	P	P	P	N
Utility, Transportation, and Communication Use Listings						
Heliports	N	N	CUP	CUP	CUP	CUP
Park and Ride Facility	N	CUP	P	P	P	P
Telecommunications Facility	CUP ⁴	CUP ⁴	CUP ⁴	P ⁴	P ⁴	P ⁴
Transit Stations and Terminals	N	CUP	P	P	P	P
Utility Facility and Infrastructure	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Retail, Service, and Office Listings						
Adult-Related Business	N	N	N	N	N	P ⁶
Alcoholic Beverage Sales	N	CUP	CUP	CUP	CUP	CUP
Banks and Financial Services	N	P	P	P	P	CUP
Bars and Nightclubs	N	CUP ⁷	CUP ⁷	CUP ⁷	CUP ⁷	CUP ⁷
Bed and Breakfast	CUP	P	N	N	N	N
Building Materials Stores and Yards	N	N	P ⁸	N	CUP ⁸	N
Business Support Services	N	P ^{8, 9}	P	P	P	CUP
Drive-in/Drive-through sales/services	N	N	CUP ¹⁰	CUP ¹⁰	CUP ¹⁰	CUP ¹⁰
Equipment Sales and Rental	N	N	N	N	P	P
Home Improvement Supplies	N	P ²	P ²	P ²	P	P
Hotels/Motels	N	CUP	P	P	CUP	N

Land Use – Use Classification	Mixed Use Zoning Districts					
	MDR	RMU	CMU	OPMU	OIMU	LIBP
Kennels	N	CUP ⁸	N	N	CUP	CUP
Medical Services – Extended Care	CUP	P	CUP	N	N	N
Medical Services - General	N	P	P	P	P	N
Medical Services – Hospital	N	P	P	P	P	P
Office – Business and Professional	N	P ²	P ²	P	P	N
Office – Accessory	N	P	P	P ¹²	P ¹²	P ¹²
Offices – Temporary	P	P	P	P	P	P
Personal Services	N	P ⁹	P	P	P	P
Personal Services, Restricted	N	N	CUP	CUP	CUP	CUP
Restaurants	N	P ²	P	P ²	P ²	P ²
Retail – Accessory	N	P ²	P	P ¹⁰	P ¹⁰	P ¹⁰
Retail - General	N	P ^{2, 13}	P	N	N	N
Veterinary Facility	N	CUP	P	P	P	CUP
Automotive and Vehicle Use Listings						
Auto Parts Sales	N	N	P ¹⁴	N	N	P
Auto/Vehicle Retail Sales/Rental	N	N	CUP	N	N	CUP
Auto and Vehicle Sales, Wholesale	N	N	N	N	CUP	P
Auto and Vehicle Storage	N	N	N	N	CUP ¹⁴	P ¹⁴
Car Wash and Detailing	N	CUP ¹¹	CUP ¹¹	CUP ¹¹	CUP	P
Service Stations	N	CUP	CUP	CUP	CUP	P
Vehicle Services – Major	N	N	N	N	CUP	P
Vehicle Services – Minor	N	N	CUP ¹¹	N	CUP	P
Industrial, Manufacturing, and Processing Use Listings						
Fuel Storage and Distribution	N	N	N	N	N	CUP
Manufacturing – Major	N	N	N	N	N	CUP ¹⁵
Manufacturing – Minor	N	N	N	N	P	P
Manufacturing – Small Scale	N	N	P	N	P	P
Personal Storage Facility	N	N	N	N	CUP	P
Printing and Publishing	N	N	CUP	CUP	P	P
Recycling Facility - Collection	N	N	P	P	P	P
Recycling Facility – Processing	N	N	N	N	N	CUP
Recycling Facility–Scrap/dismantle	N	N	N	N	N	CUP ¹⁵
Research and Development	N	N	N	P	P	P
Storage yards	N	N	N	N	P ¹⁵	P ¹⁵
Warehousing and Distribution	N	N	N	N	P ¹⁵	P ¹⁵

Notes:

1. See the density restrictions in the underlying zoning district.
2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed use district. In other words, this use is only allowed as part of an integrated development.
3. Second dwelling units shall be consistent with development standards listed in Sections 305-80 through 305-84.
4. Subject to Section 301-10 to 301-13.
5. Subject to Section 301-13.5
6. Must be consistent with Title III, Chapter 25, Article 5 of this Zoning Code.
7. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
8. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened

Land Use – Use Classification	Mixed Use Zoning Districts					
	MDR	RMU	CMU	OPMU	OIMU	LIBP

enclosure directly adjacent to the building.

9. Maximum gross floor area is less than 5,000 square feet.
10. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
11. No portion of the use shall be located within 500 feet an intersection within the CMU District.
12. Limited to less than 50 percent of the gross floor area of the integrated development.
13. Maximum tenant space shall be 15,000 square feet.
14. All activity and storage must be located within an enclosed structure.
15. All activity must be entirely screened from public view and not within 500 feet of a residential use.

240-11.4 Mixed Use Parking Standards

Parking standards provided in this section are unique to the Mixed Use Land Use Zoning Districts in this Chapter and are intended to allow for more flexibility and to respond to unique parking needs of mixed use development. Unless specifically provided in this section, the parking requirements in Title III, Chapter 30, Off-street Parking shall apply.

Table VII – Vehicle and Bicycle Parking Standards for Mixed Use Zoning Districts

Land Use Type	Parking Ratios (Minimum)	
	Vehicular	Bicycle ¹
Residential Uses		
Single Family (attached or detached)	2 spaces / du	1 space/ du
Multi-family		
Studio/ One bedroom	1.25 spaces/ du	1 space/ du
Two bedroom	1.5 spaces/ du	1.25 spaces/ du
Three bedroom +	1.75 spaces/ du	1.50 spaces/ du
Visitor	0.25 spaces/ du	
Community Service Uses	Refer to Title III, Chapter 30, Off-Street Parking	
Retail, Service, and Office Uses ²		
Accessory or related retail, service and office	See corresponding parking requirement	
Retail and service (general)	3.7 spaces/ 1000 sf	0.3 spaces / 1000 sf
Bulky materials stores (e.g. home improvement, appliances, etc.)	2.0 spaces/1000 sf	0.2 spaces/ 1000 sf
Office	3.5 space/ 1000 sf	0.4 spaces/ 1000 sf
Motel	1.0 space/ room	0.1 spaces/ room
Equipment, nursery, lumber storage, rental or sales	1.0 space/ 1000 sf (site)	0.2 spaces/ 1000 sf (site)
Automotive and Vehicle Uses		
Service Station with convenience store	3.7 spaces/ 1000 sf ³	0.2 spaces/ 1000 sf
Service / Repair	3.0 spaces/service bay	0.2 spaces/ 1000 sf
Auto/Vehicle Retail Sales/Rental	1.0 space/ 1000 sf (site)	0.2 spaces/ 1000 sf (site)

Land Use Type	Parking Ratios (Minimum)	
	Vehicular	Bicycle ¹
Industrial, Manufacturing & Processing Uses		
Industrial (general)	1.5 spaces/ 1000 sf	0.2 spaces / 1000 sf
Manufacturing	1.7 spaces/ 1000 sf	0.2 spaces/ 1000 sf
Warehousing / storage	0.5 spaces/ 1000 sf	0.1 spaces/ 1000 sf
Research and Development / laboratories	3.0 spaces/ 1000 sf	0.3 spaces/ 1000 sf

Notes:

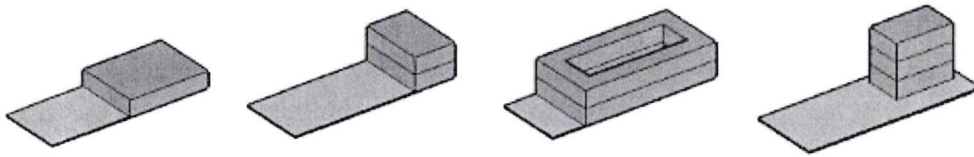
1. Not required if single family structure has an enclosed garage. All residential bicycle parking shall be covered and enclosed. A minimum of 50 percent all required bicycle parking shall be covered. A minimum of 2 spaces shall be provided per building.
2. Maximum parking for retail, service, and office uses is 5 spaces / 1000 square feet.
3. Parking adjacent to gas pumps shall not be used to satisfy this requirement.

240-11.4 Mixed Use Parking Reductions

- (a) Parking reductions from the above standards may be permitted with a Special Review of Parking (Title III, Chapter 30, Section 330-07) and shall take into consideration the following factors:
 - (1) The combination of land uses results in varying peak parking demands.
 - (2) Availability of on-street parking adjacent to the site or within walking distance.
 - (3) Proximity of transit facility (bus lines or light rail stops).
- (b) The following parking reductions are permitted, by right (without a Special Review of Parking):
 - (1) Each on-street parking space immediately adjacent to the site may be used towards satisfying commercial parking requirements.
 - (2) Visitor parking is not required for residential projects integrated with commercial or office projects.
 - (3) The proximity of transit facility allows the following parking reductions (these are additive):
 - (aa) Ten percent reduction for bus-stop adjacency;
 - (bb) Twenty percent reduction for light-rail stop adjacency; and
 - (cc) Ten percent reduction for project within one quarter- mile of light rail stop.

240-11.5 Floor Area Ratio (FAR) Defined

Floor area ratio (FAR) is defined as the gross floor area permitted on a site divided by the total gross area of the site. For example, on a site with 10,000 net square feet of land, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area (which may be distributed in one or more buildings and single or multiple stories). On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area, a FAR of 2.0 would allow 20,000 square feet, and a FAR of 0.5 would allow only 5,000 square feet. The following figure is provided to illustrate this concept at an FAR of 0.5.

Example FAR at 0.5

ARTICLE 12: NONCONFORMING USES AND STRUCTURES

240-12.1 Purpose and Applicability

This Article establishes special regulations for nonconforming land uses and structures that were lawful before the adoption, or amendment of this Zoning Ordinance, but which would be prohibited, regulated, or restricted differently under the current terms of this Zoning Ordinance or future amendments. It is the intent of these regulations to allow the continuation of nonconformities under limited conditions outlined herein, reconstruction in the event of natural disaster, and potential expansion of nonconformities on a case-by-case basis where specific findings can be made.

These nonconforming regulations apply only to the mixed use zoning districts within the Folsom Boulevard Planning Area and the Sunrise Boulevard South Planning Area of the General Plan.

240-12.2 Continuation and Maintenance of Nonconforming Uses and Structures

- (a) A nonconforming use may continue to operate in perpetuity, be transferred, or be sold, provided that the use shall not be enlarged or intensified, nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming, except as provided in Section 240-12.6. Likewise, plans for any use approved as of the date this chapter becomes effective may be carried out as approved. Any extension of such approval, for which the applicant was entitled to apply as of the effective date, may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date.
- (b) A nonconforming structure may be maintained or improved as follows:
 - (1) Maintenance and repair. A nonconforming structure may be maintained and repaired.
 - (2) Seismic retrofitting and Building Code compliance. Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with Building Code requirements shall be allowed, provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code.
 - (3) Structural alteration of a nonconforming structure to improve safety or to reduce fire hazard.

240-12.3 Modification and Expansion of Nonconforming Uses and Structures

A nonconforming use or structure may, subject to the provisions of Section 240-12.6, Nonconforming Use Permit, be modified or expanded as follows:

- (a) Structural modification. Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this Zoning Ordinance. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.

- (b) Expansion of use. Expansion or modification of a nonconforming use may be allowed subject to Section 240-10.6, Nonconforming Use Permit Procedures.
- (c) Exterior improvements or expansion of structures may also require Design Review approval in keeping with Title 1, Chapter 10, Article 7, Sections 110-80 through 110-90 of this Zoning Code.

240-12.4 Destruction and Replacement of Nonconforming Uses and Structures

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed if the restoration is started within one year of the date of the damage and is diligently pursued to completion.

240-12.5 Loss of Nonconforming Status

If a nonconforming use is discontinued for a continuous period of six months or more, rights to nonconforming status shall terminate. The Planning Director shall base determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the non-conforming use, disconnected or discontinued utilities, or no business records to document continued operation. Maintenance of a valid business license shall of itself not be considered a continuation of the use. Without further action by the City, any subsequent use of the site or structure shall comply with all of the regulations of the applicable zoning district and all other applicable provisions of this Zoning Ordinance.

240-12.6 Nonconforming Use Permit Procedures

- (a) Permit Requirements. A Nonconforming Use Permit is required for the expansion or modification of existing nonconforming structures or uses as identified in Section 240-10.3. The intent of this permit is to allow for individual review of requests to expand or modify a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.
- (b) Approving Authority. The City Council shall be the final decision making body for all Nonconforming Use Permits. The Planning Commission shall hear and provide a recommendation to the City Council for action on each Nonconforming Use Permit.
- (c) Required Findings. Nonconforming Use Permit shall be granted only when the designated Approving Authority determines that the proposed use or activity complies with all of the following findings.
 - (1) The establishment, maintenance or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.
 - (2) That the benefit to the public health, safety or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - (3) The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.

- (4) The modified or expanded nonconforming structure or use would be consistent with the General Plan.
- (d) Conditions/Guarantees. The designated Approving Authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable provisions of this title and to prevent adverse or detrimental impact to surrounding neighborhood.

A. Consideration of the Zoning Amendment to Chapter 40, Title II of the Zoning Code regarding Transit Oriented Developments and Establishing a Transportation Corridor (T) District, With Permitted Uses and Development Standards

Request: Amend the Zoning Code to add Section 3.5 Transit Oriented Development conditionally allowing residential developments from 18.1 dwellings per acre up to 80 dwelling units per acre in mixed use transit oriented developments within the Commercial Mixed Use and Office Professional Mixed Use Zones. The development potential is limited to the Commercial Mixed Use and Office Professional Mixed Use Zones. New development standards are proposed for the transit oriented developments.

Section 9.5 Transportation Corridor (T) District is proposed to be added to Chapter 40 that will establish permitted uses and development standards within that district. The purpose of the Transportation Corridor (T) designation is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, and park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

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

Project Location: Citywide

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to approve an ordinance allowing the zoning text amendments, as presented. Vice Chair Moe opened the public hearing.

The Commissioners had the following concerns and comments:

- Vance-Is it normal for most jurisdictions' zoning codes to permit higher density in transit oriented development? Campbell-Yes; we are trying to cluster as much residential density in and around the light rail stations and other transit oriented developments. An 18 du/acre is appropriate for other areas, but increasing the density to 80 du/acre, the General Plan's maximum, allows us the greatest flexibility. There are currently two projects underway in the prezone area that will be able to proceed with these amendments. When the City annexes a piece of property, the zoning categories are frozen for two years, so making the changes now gives us the ability to accommodate those projects, especially since we anticipate City Council will be forwarding a recommendation to LAFCO by the end of July.
- Moe-So the urgency for this request is to get it processed in a timely manner to forward along with the rest of the prezone request to LAFCO? Campbell-Yes.
- Moe-Was this impetus completely brought on by the two future transit oriented projects, or is more of a forward thinking move? Campbell-It is forward thinking; in assessing the current residential allowances at the Sunrise Light Rail and the one at Mineshaft, and we recognized that it is not enough-why artificially cap off at 18 du/acre when the General Plan does have a provision allowing higher density.
- Moe-Does this amendment affect other TOD areas, perhaps on Mills or Zinfandel? Campbell-That is a potential, if we do get Transit Oriented Developments in those areas. If we get a project further down Folsom, perhaps the Zinfandel Station, and it met the criteria, we could conditionally allow higher density up to 80 du/acre.

- Savorn-If the height maximum is 50 feet, does this preclude somebody from building a 10 story mixed use building? Campbell-Yes, that is the maximum building height in the CMU zone.
- Savorn-So, when we were working on the General Plan, and discussed having high rises along the corridor along Sunrise Blvd., for example, and parking on the lower levels and retail etc. above, where would those high rises go? Campbell-In the CMU downtown area, there is no building height limit, so it is possible to cluster buildings there and have taller units.
- Cummings-How many stories are permitted by a maximum height of 50 feet? Campbell-Probably about 4 stories.
- Moe-Concerned about having buildings of excessive height along Folsom Blvd adjacent to residential areas. Campbell-The taller buildings will more likely be in the downtown area and the convention district; we wouldn't want to put a very tall building in a residential area.
- Cummings-What is the process for determining where TODs are located? Campbell-They are established in the General Plan; they are delineated in the Circulation Element along the Folsom corridor.
- Cummings-If we wanted to add another TOD, would we need to amend the General Plan? Campbell-Yes.
- Cummings-Is there any conflict between signage criteria detailed in the code for the special sign corridor and what is described in this zoning amendment? Campbell-In section 9.5, the transportation corridor district as described in the General Plan is basically the light rail corridor. The list of allowed uses, conditionally allowed uses, and prohibited uses is meant to complement the district. The restricted signs are billboards.

The Commissioners felt staff adequately addressed the above concerns, and the Vice Chair closed the public hearing.

Action:

Motion: Commissioner Savorn moved, seconded by Commissioner Cummings, to forward a recommendation to the City Council to approve an ordinance allowing the zoning text amendments, as presented.

Vote on the Motion:

AYES: Cummings, Moe, Savorn, Vance

NOES: NONE

ABSTAIN: NONE

ABSENT: Burke, Konarski, Smith

There being 4 Ayes, 0 Noes, 0 Abstains, 3 Absentees, the motion is hereby declared to be passed.

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Joseph Chapman, Deputy City Attorney

SUBJECT: URGENCY ORDINANCE EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW CARDROOMS PENDING THE REVIEW AND POSSIBLE AMENDMENT OF ZONING REGULATIONS APPLICABLE TO CARDROOMS

RECOMMENDATION

Approve the attached ordinance.

BACKGROUND

On November 4, 2006, the City Council adopted Ordinance 58-2006 (**Attachment 1**), imposing a 45-day moratorium on the establishment of new cardrooms in the City. The moratorium was extended for a period of 6 months on December 18, 2006. The purpose of the moratorium is to give the City time to study the possible adoption of new zoning regulations for cardrooms.

City Activities

Since the adoption of the moratorium, City staff has met and discussed possible alternative zoning provisions related to cardrooms. Per the Council's direction on December 18, 2006, staff also continues to research and review possible additional regulations concerning the issuance of cardroom licenses and the operation of cardrooms. In addition, since the moratorium was extended on December 18, 2006, the City has, at the Council's direction, begun a comprehensive update of the City's Zoning Code. This update is intended to be completed by the end of 2007.

Extension of Moratorium

The moratorium will expire on June 18, 2007, unless extended. Since the threats to the public health, safety and welfare identified by the Council in Ordinances No. 58-2006 and 62-2006 still exist, staff recommends that the Council extend the moratorium. Per Government Code Section 65858, the Council may, following a public hearing, extend the moratorium for a period of up to 1 year. In order to allow the City sufficient time to complete the above stated activities, staff recommends that the moratorium be extended for 9 months. It is staff's expectation that it can complete its work on this issue before the end of the year. However, a 9-month period will allow the City the ability to ensure that any new zoning regulations for cardrooms are consistent with the Zoning Code update and will give the City additional flexibility in the event of unforeseen complications.

This report constitutes the written report required by Government Code Section 65858(d). It was made available for public inspection beginning June 8, 2007.

REQUESTED MOTION

"I move that the City Council adopt an urgency ordinance extending a moratorium on the establishment of new cardrooms pending the review and possible amendment of zoning regulations applicable to cardrooms."

ATTACHMENTS

1. Draft Extension Ordinance 14-2007
2. Ordinance 62-2006 with Exhibit A (Ordinance No. 58-2006)

CITY OF RANCHO CORDOVA

ORDINANCE NO. 14-2007

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA EXTENDING A
TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW CARDROOMS
PENDING THE REVIEW AND POSSIBLE AMENDMENT OF ZONING REGULATIONS
APPLICABLE TO CARDROOMS, TO BECOME EFFECTIVE IMMEDIATELY**

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

Section 1. Findings

The Rancho Cordova City Council ("City Council") hereby finds as follows:

- A. On November 4, 2006, the City Council of the City of Rancho Cordova adopted Ordinance No. 58-2006 as an urgency ordinance imposing a 45-day moratorium on the establishment of new cardrooms.
- B. On December 18, 2006, the City Council of the City of Rancho Cordova adopted Ordinance No. 62-2006 extending the moratorium on the establishment of new cardrooms for a period of 6 months.
- C. In accordance with Ordinance No. 62-2006 the moratorium will, unless extended, expire on June 18, 2007.
- D. Government Code Section 65858 authorizes the extension of a moratorium, after a noticed public hearing, to prohibit uses of land which may conflict with a contemplated general plan, specific plan or zoning proposal which the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable period of time.
- E. The City continues to consider and study the issue of possible new zoning regulations for cardrooms in the City.
- F. The City Council has received and considered a report prepared by staff describing the measures that have been taken to date to alleviate the condition which led to the adoption of Ordinances 58-2006 and 62-2006.
- G. The City Council has conducted a properly noticed public hearing pursuant to Government Code Section 65090, and has duly considered all written and verbal testimony presented during the hearing.

H. The City Council finds that the current and immediate threat to the public health safety and welfare, as described in the findings adopted pursuant to Ordinance No. 58-2006 still exist, and that a temporary moratorium on the approval and issuance of business licenses and other entitlements for cardrooms in the City should continue to remain in effect pending completion of the City's review.

Section 2. Imposition of Moratorium

In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a cardroom for a period of nine (9) months. This moratorium shall not apply to the renewal of a business license for an existing cardroom in the City provided the renewal seeks to maintain the cardroom in its existing location.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for nine (9) months from the date of adoption unless extended by the City Council as provided for in the Government Code.

PASSED AND ADOPTED, THIS 18th day of June, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 62-2006

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA EXTENDING A
TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW CARDROOMS
PENDING THE REVIEW AND POSSIBLE AMENDMENT OF ZONING REGULATIONS
APPLICABLE TO CARDROOMS, TO BECOME EFFECTIVE IMMEDIATELY**

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

Section 1. Findings

The Rancho Cordova City Council ("City Council") hereby finds as follows:

- A. On November 4, 2006, the City Council of the City of Rancho Cordova adopted Ordinance No. 58-2006 (**Exhibit A**) as an urgency ordinance imposing a 45-day moratorium on the establishment of new cardrooms.
- B. Ordinance No. 58-2006 will, unless extended, expire by its own terms on December 21, 2006.
- C. Government Code Section 65858 authorizes the extension of an urgency ordinance, after a noticed public hearing, to prohibit uses of land which may conflict with a contemplated general plan, specific plan or zoning proposal which the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable period of time.
- D. The City continues to consider and study the issue of possible new zoning regulations for cardrooms in the City.
- E. The City Council has received and considered a report prepared by staff describing the measures that have been taken to date to alleviate the condition which led to the adoption of Ordinance 58-2006.
- F. The City Council has conducted a properly noticed public hearing pursuant to Government Code Section 65090, and has duly considered all written and verbal testimony presented during the hearing.
- G. The City Council finds that the current and immediate threat to the public health safety and welfare, as described in the findings adopted pursuant to Ordinance No. 58-2006 still exist, and that a temporary moratorium on the approval and issuance of

business licenses and other entitlements for cardrooms in the City should continue to remain in effect pending completion of the City's review.

Section 2. Imposition of Moratorium

In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a cardroom for a period of six (6) months. This moratorium shall not apply to the renewal of a business license for an existing cardroom in the City provided the renewal seeks to maintain the cardroom in its existing location.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for six (6) months from the date of adoption unless extended by the City Council as provided for in the Government Code.

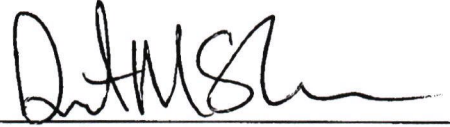
PASSED AND ADOPTED this 18th day of December, 2006, by the following vote:

AYES: Cooley, McGarvey, Skoglund, Budge, and Sander

NOES: None

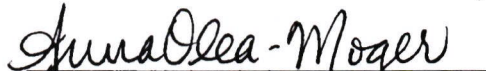
ABSENT: None

ABSTENTIONS: None

A handwritten signature in dark ink, appearing to read 'D. Sander', written over a horizontal line.

David Sander, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to read 'Anna Olea-Moger', written over a horizontal line.
Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA
URGENCY ORDINANCE NO. 58-2006

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA MAKING FINDINGS
AND ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW
CARDROOMS PENDING THE REVIEW AND POSSIBLE AMENDMENT OF ZONING
REGULATIONS APPLICABLE TO CARDROOMS, TO BECOME EFFECTIVE IMMEDIATELY**

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

Section 1. Findings

The Rancho Cordova City Council ("City Council") hereby finds as follows:

- A. The City of Rancho Cordova ("City") was incorporated on July 1, 2003; and
- B. In adopting laws and regulations following incorporation, the City has relied heavily upon the laws and regulations adopted by the County of Sacramento, which were applicable to the area of the City prior to incorporation; and
- C. Pursuant to Ordinance No. 20-2003 and Ordinance No. 21-2003, the City adopted by reference certain provisions of the Sacramento County Code and all Titles of the Sacramento County Zoning Code, including those relating to the regulation of cardrooms; and
- D. The Rancho Cordova City Council ("City Council") finds that one problem inherent in adopting County regulations drafted to serve the needs of the County is that some or all of those adopted regulations may prove to be inadequate to meet the needs of the City and may need to be amended in order to better reflect and serve the needs of the City; and
- E. On June 26, 2006, the City Council adopted Resolution 117-2006 approving and establishing a new General Plan. The General Plan sets forth the long-term planning goals and policies of the City, establishes a future vision for the City, and sets forth the ground rules that guide development within the City; and
- F. The City is now, and will be in the future, taking steps to update its zoning laws in order ensure that the City's zoning laws are consistent with the goals, policies and standards set forth in the new General Plan; and
- G. Gambling operations known as cardrooms are authorized under and in accordance with California law, including the Gambling Control Act (California Business and Professions Code sections 19800 et seq.); and
- H. In accordance with state law, the City's current regulations authorize up to two cardrooms to operate in the City; and

I. Under the City's current zoning regulations, which were inherited from the County of Sacramento, cardrooms are permitted in all commercial zones in the City, subject to a conditional use permit; and

J. Pursuant to California Business and Professions Code section 19801, the California State Legislature has found, among other things, that gambling can become addictive and is not an activity to be promoted or legitimized as entertainment for children and families; that, if not properly regulated, gambling operations such as cardrooms pose a threat to the public health, safety and welfare; and that in order to protect the public health, safety, and welfare, it is necessary to enact comprehensive measures to ensure that gambling is free from criminal and corruptive elements, that it is conducted honestly and competitively, and that it is conducted in suitable locations.

K. Pursuant to California Business and Professions Code section 19801, the California State Legislature has also found, among other things, that the location of lawful gambling premises and the hours of operation of those premises are proper subjects for regulation by local governmental bodies; and

L. Pursuant to California Business and Professions Code section 19960, the City has broad authority to adopt ordinances relating to licensed cardrooms as long as such ordinances are consistent with state laws regulating cardrooms; and

M. The City Council finds that it is necessary to ensure that cardrooms are properly located within the City, both to protect the public health, safety and welfare, and to ensure that cardroom locations are established in a manner that is consistent with the standards, goals and policies of the City's new General Plan; and

N. The City Council finds that it is necessary and desirable to have the Planning Department review and consider the possible adoption of new zoning standards regulating cardrooms in the City in order to ensure the protection of the public health, safety and welfare, and to ensure that cardroom locations are established in a manner that is consistent with the standards, goals and policies of the City's new General Plan.

O. On the basis of the foregoing findings, the City Council finds that issuing business licenses and other entitlements for cardrooms prior to the completion of the Planning Department's review poses a current and immediate threat to the public health, safety and welfare and, in accordance with California Government Code section 65858, justifies the adoption of an urgency ordinance establishing a moratorium on the approval and issuance of business licenses and other entitlements for cardrooms in the City.

Section 2. Imposition of Moratorium

In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a cardroom for a period of 45 days. This moratorium shall not apply to the renewal of a business license for an existing cardroom in the City provided the renewal seeks to maintain the cardroom in its existing location.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for forty-five days from the date of adoption unless extended by the City Council as provided for in the Government Code.

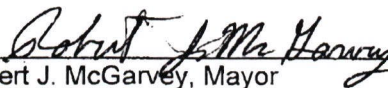
ADOPTED, THIS 6th day of November, 2006, by the following vote:

AYES: Budge, Cooley, Skoglund, Sander, and McGarvey

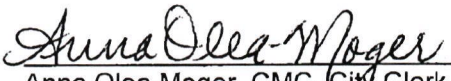
NOES: None

ABSENT: None

ABSTENTIONS: None


Robert J. McGarvey, Mayor

ATTEST:


Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: June 18, 2007

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Jose M. Sanchez, Deputy City Attorney
Ruben Meeks, Chief of Police
Kerry Simpson, Neighborhood Services Supervisor

SUBJECT: URGENCY ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS PENDING THE REVIEW AND POSSIBLE AMENDMENT OF CITY REGULATIONS APPLICABLE TO SUCH BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

RECOMMENDATION

Approve Urgency Ordinance No. 16-2007, establishing a temporary moratorium on the establishment, expansion, or relocation of new and existing massage establishments.

RESULT OF RECOMMENDED ACTION

Adoption of this Urgency Ordinance will establish a 45-day temporary moratorium on the establishment, expansion, or relocation of massage establishments. This moratorium is needed in order to conduct a study on how to best address the potential imminent threats to public safety, health, and welfare resulting from massage establishments.

BACKGROUND

Upon incorporation, the City adopted many provisions of the Sacramento County Code and all Titles of the Sacramento County Zoning Code. An inherent problem in adopting County regulations drafted to serve the needs of the County is that some or all of those regulations are inadequate to meet the particular needs of the City and need to be amended. The City has recently gone a long way in resolving this problem by adopting the City's own General Plan on June 26, 2006, pursuant to Resolution 117-2006. The City is now in the process of updating its Zoning Code.

The City has established thirteen goals, including "Ensure a safe community," "Sustain a livable community," "Foster a positive image of Rancho Cordova," "Establish a vibrant downtown," and "Foster responsible citizenship." The goals reflect the values, aspirations and commitments of the Council and staff for the City. To help achieve the goals, in January, Mayor Sander announced the "Strong Neighborhoods Program" aimed at improving the quality of life in existing areas of the City. It has become clear to

City staff that the City's current regulations of a variety of uses do not support the City's goals and programs. A study is needed in order to determine whether the City's current laws regarding massage establishments need to be amended in order to protect against the potential harmful impacts on the community.

Establishment of Moratorium

Pursuant to Government Code Section 65858, the City may establish a moratorium prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body or the planning department is considering or studying or intends to study within a reasonable time. The City may adopt a moratorium on an urgency basis provided that the City finds that there exists a threat to the public health, safety and welfare.

Massage establishments as presently regulated pose a risk to the public health, safety and welfare. Staff has repeatedly received complaints from concerned residents regarding such businesses. These businesses have resulted in harmful effects on the community, including but not limited to significant risk of injury to massage clients by improperly trained and/or uneducated massage therapists, blight, prostitution activity at massage establishments in the City, and the secondary effects such illegal activity may have on City residents. Massage establishments serving as fronts for illegal activity may also have negative impacts on commercial areas by creating an uninviting and potentially dangerous environment.

Staff Recommendation

In order to ensure that the City's zoning provisions are adequate and that massage establishments will be located and regulated in a manner that protects the public and satisfies the policies, goals and objectives of the new General Plan, staff recommends that the Council direct the Planning Department to review the current regulations and consider whether they are adequate to meet the needs of the City or should be amended in light of the new General Plan.

Additionally, to ensure that future businesses of these types are regulated and located properly so as to protect the public, health, safety and welfare, staff recommends that the Council place a moratorium on the approval or issuance of use permits, variances, building permits, or any other applicable entitlement for use, including but not limited to the issuance of business licenses, for the operation, expansion, or relocation of new and existing massage establishments. This moratorium would not apply to the renewal of a business license for an existing business of this type in the City provided that the renewal seeks to maintain the business in its current location.

Pursuant to Government Code Section 65858, the City may establish an initial 45-day moratorium prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body or the planning department is considering or studying or intends to study within a reasonable time. Adoption of a moratorium requires at least a four-fifths vote of the Council.

Moratoriums may be extended for up to an additional 22 months and 15 days provided that a current and immediate threat to the public safety, health and welfare still exists.

REQUESTED MOTION

"I move that the City Council: 1. Adopt Urgency Ordinance No. 16-2007 making findings and establishing a moratorium on the establishment, expansion, or relocation of new and existing massage establishments pending the review and possible amendment of City regulations applicable to these types of businesses; and 2. Direct the Planning Department to review the current zoning provisions and consider whether they are adequate to meet the needs of the City or should be amended in light of the new General Plan."

ATTACHMENT

1. Ordinance No. 16-2007.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2007

AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS PENDING THE REVIEW AND POSSIBLE AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SUCH BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

RECITALS

WHEREAS, the City of Rancho Cordova ("City") was incorporated on July 1, 2003; and

WHEREAS, in adopting laws and regulations during the first year of incorporation, the City has relied heavily upon the laws and regulations adopted by the County of Sacramento, which were applicable to the area of the City prior to incorporation; and

WHEREAS, pursuant to Ordinance No. 20-2003 and Ordinance No. 21-2003, the City adopted by reference certain provisions of the Sacramento County Code and all Titles of the Sacramento County Zoning Code; and

WHEREAS, the Rancho Cordova City Council ("City Council") finds that one problem inherent in adopting County regulations drafted to serve the needs of the County is that some or all of those adopted regulations may prove to be inadequate to meet the needs of the City and may need to be amended in order to better reflect and serve the needs of the City; and

WHEREAS, the transition of Rancho Cordova from unincorporated area of the County to incorporated City dictates that the City Council address its regulation of massage establishments or businesses offering related services so as to ensure that the City's regulations are effective in minimizing the potential cumulative impacts and harmful effects of such businesses within the City; and

WHEREAS, currently the City's Municipal Code and the Zoning Code contain limited protection against the potential harmful effects on City residents resulting from massage establishments; and

WHEREAS, there is no First Amendment protection right conferred upon massage establishments; and

WHEREAS, on June 26, 2006, the City Council adopted Resolution 117-2006 approving and establishing a new General Plan. The General Plan sets forth the long-term planning goals and policies of the City, establishes a future vision for the City, and sets forth the ground rules that guide development within the City; and

WHEREAS, the City is now, and will be in the future, taking steps to update its Municipal Code and Zoning Code in order to ensure that the City's laws are consistent with the goals, policies and standards set forth in the new General Plan; and

WHEREAS, currently Title II, Chapter 25, Article 2, titled, "Commercial Use Tables," of the City's Zoning Code, which was adopted by reference by the City from the County of Sacramento, massage parlors are allowed in Business and Professional Office Zones, Limited Commercial Zones, General Commercial Zones, and Highway Travel Commercial Zones. Pursuant to the Commercial Use Table and Zoning Code Section 225-14, massage parlors are allowed in the identified zones without a use permit only if such use: a) is more than five hundred (500) feet from any residential, estate or general and limited agricultural zone and b) such use is situated more than five hundred (500) feet from any adult bookstore, adult motion picture theater or other massage parlor; and

WHEREAS, Title II, Chapter 25, Article 2 allows massage incidental to a permitted use, such as a health club, athletic club or beauty shop in the Business and Professional Office Zones, Shopping Center Zones, Limited Commercial Zones, General Commercial Zones, and Highway Travel Commercial Zones. Pursuant to the Commercial Use Table and Zoning Code Section 225-14, massage incidental to a permitted use is allowed without a use permit provided the practitioner holds a Certificate of Training from a state-approved school of massage; and

WHEREAS, the City Council takes note that surrounding jurisdictions, including the County of Sacramento, have updated their codes to adopt stricter requirements on massage establishments; and

WHEREAS, currently there are approximately fifty-two (52) issued and active business licenses in the City related to massage; and

WHEREAS, on June 18, 2007, the City Council received a staff report, testimony, and evidence from staff regarding the potential threats to the public safety, health and welfare posed by massage establishments.

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

Section 1. Recitals adopted.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Moratorium.

The moratorium established by this Urgency Ordinance is for 45 days.

A. Scope.

This moratorium shall apply to the establishment, expansion, or relocation of massage establishments or businesses offering related services. This moratorium shall not apply to the renewal of a business license for existing businesses of these types in the City provided the renewal seeks to maintain the business in its existing location.

B. Applicability.

This Ordinance shall apply to the establishment, relocation, and issuance of entitlements for massage establishments. For the purposes of this Ordinance, massage establishment shall be defined as any establishment having a fixed place of business where any person provides, receives, or permits others to provide or receive massage therapy services. Massage

establishment includes, but is not limited to, any beauty salon, hot tub or sauna facility, health and fitness center, skin care or tanning salon in which massage therapy services are provided to customers.

C. Exceptions.

This Ordinance shall not apply to the following persons while engaged in the performance of their duties:

1. Physicians, surgeons, chiropractors, osteopaths, nurses, physical therapist, or acupuncturists who are duly licensed to practice within the scope of their licenses;
2. Hospitals, nursing homes, sanitariums, or any other health facility duly licensed by the State;
3. Accredited high schools, junior colleges, colleges, or universities whose coaches and trainers are acting within the scope of their employment; and
4. Trainers of amateur, semiprofessional or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes; and trainers working in conjunction with a specific athletic event such as road races, track meets, triathlons, biathlons, or similar single occurrence athletic or recreational events.

D. Findings.

This Ordinance is declared to be an Urgency Ordinance as defined under California Government Code section 65858. This Ordinance is deemed necessary for the following reasons:

1. The purpose of this Ordinance is to protect the public safety, health and welfare from the current and immediate threats posed by the establishment of new and expansion of existing massage establishments or businesses offering related services.
2. The City Council finds that, in general, massage establishments, as presently regulated, could potentially result in serious harmful effects, including but not limited to the significant risk of injury to massage clients by improperly trained and/or uneducated massage therapists, blight, prostitution activity at massage establishments in the City, and the negative secondary effects such illegal activity may have on City residents. Massage establishments serving as fronts for illegal activity may also have negative impacts on commercial areas by creating an uninviting and potentially dangerous environment.
3. The City Council finds that massage establishments, either as a result of the manner or hours of operation, security, or lack thereof, siting, or maintenance have the potential of becoming a source of criminal or other activity, resulting in the creation of a public nuisance.
4. The City Council finds that massage establishments as currently regulated are not specifically prohibited or regulated in areas adjacent to schools, public parks, public libraries, churches, or designated redevelopment areas in the City. Locations such as these can be particularly sensitive to the potential harmful effects of massage establishments. As applications for business licenses are submitted to the City, there is no determination as to

whether the location of such uses are consistent with the purpose and intent of the City's Zoning Code and General Plan.

5. The City has received several complaints from residents regarding the above mentioned harmful effects associated with massage establishments, and there is an expectation that additional inquiries and complaints will occur in the future.

6. The City has concluded that the best method of protecting the public safety, health, and welfare is to adopt regulations concerning location and operation of new and existing massage establishments or businesses offering related services.

7. The City Council finds that it is necessary to ensure that these types of businesses are properly located within the City, both to protect the public health, safety and welfare, and to ensure that these businesses are located in a manner that is consistent with the standards, goals and policies of the City's new General Plan.

8. The City Council finds that it is necessary and desirable to have the Planning Department review and consider the possible adoption of new regulations to properly address these types of businesses in the City in order to ensure the protection of the public health, safety and welfare, and to ensure that the locations for these types of businesses are established in a manner that is consistent with the standards, goals and policies of the City's General Plan.

9. On the basis of the foregoing findings, all evidence on the record including but not limited to the staff report, testimony, and evidence from staff, the City Council finds that the establishment, expansion, or relocating of new and existing massage establishments or businesses offering related services prior to the completion of the Planning Department's review poses a threat to the public health, safety and welfare and, in accordance with California Government Code section 65858, which justifies the adoption of this Urgency Ordinance establishing a moratorium on the massage establishments in the City.

Section 3. Compliance with California Environmental Quality Act.

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated Zoning Code review.

Section 4. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date.

This Ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for forty-five days from the date of adoption unless extended by the City Council as provided for in the Government Code.

PASSED AND ADOPTED, THIS 18th day of June, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk