CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Monday, June 2, 2008

4:00 p.m. – Closed Session
5:30 p.m. – Regular Meeting

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Linda Budge, Mayor

Dan Skoglund, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

David Sander, Council Member

MAKING YOUR POINT – MAKING IT COUNT

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

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

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



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

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

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

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

THANK YOU FOR PARTICIPATING!

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 2 , 2008

4:00 P.M. – Closed Session
Community Board Room

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

AGENDA

A. CLOSED SESSION

Council will meet in Closed Session to discuss the following items:

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) - Name of case: Vineyard Area Citizens for Responsible Growth, et al. v. City of Rancho Cordova et al.; Case No. S132972

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: *California Native Plant Society v. City of Rancho Cordova et al;* Case No. 07CS01311.

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: US District Court, Northern District of California, *California Native Plant Society v. U.S. Environmental Protection Agency;* Case No. C06-03604MJT.

Conference with Legal Counsel – Anticipated Litigation – Government Code 54956.9(b) (two potential case).

B. ADJOURNMENT OF CLOSED SESSION

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

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL – 5:30 P.M.

Council Members Cooley, McGarvey, Sander, Skoglund, and Mayor Budge

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor will announce the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Pastor Fred Hammer from First Covenant Church will give the invocation.

5. CLOSED SESSION REPORT

The City Attorney will report on action taken in Closed Session.

6. PRESENTATIONS

6.1 Presentation of Environmental Recognition Awards by Environmental Management Director Val Siebal, Sacramento Environmental Commission, to California National Guard and Dolan's Lumber & Building Materials.

6.2 Presentation of Scholarship Check to first "City Semester" Student Intern Hardeep Sullan.

7. PUBLIC COMMENT

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

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

8. COUNCIL REPORTS

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

9.1 **Subject:** Special and Regular Meeting Minutes of May 19, 2008
Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms **(Continued from May 19)**
Recommendation: Waive second reading and adopt Ordinance 9-2008. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will amend the Folsom Boulevard Specific Plan and the Zoning Code in order to change the appropriate zoning designations and parking standards for cardrooms, and will have a city-wide effect on the location of cardrooms.
Staff Report: Joe Chapman, City Attorney's Office
Advances Goals: 1, 5, 6 and 9

9.3 **Subject:** Ordinance Establishing a Special Tax Area Zone 10 for Transit-Related Services for the Mather Office Campus, Building A, Project Subject to Voter Confirmation
Recommendation: Waive second reading and adopt Ordinance 7-2008 **(Roll Call Vote)**
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Mather Office Complex, Building A.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

9.4 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 9 (Department of Environmental Management Office Building)
Recommendation: Adopt Resolution No. 61-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 9, which will assist the City in meeting the cost of providing City transit-related services by establishing a special tax for transit services for the Department of Environmental Management Office Building.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

9.5 **Subject:** Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Mark Thomas & Co. in the amount of $526,021 for Design of the Folsom Boulevard Complete Streets Project
Recommendation: Adopt Resolution No. 56-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute an amendment to the current contract with Mark Thomas & Co. and allow the project team to complete final design of the Folsom Boulevard Complete Streets Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 4, 5, 6, 8 and 9

9.6 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009

Recommendation: That Council:

1. Adopt Resolution 57-2008 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009; and
2. Adopt Resolution 58-2008 Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009.

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

Staff Report: Donna Silva and Rebecca Santini, Finance Department

Advances Goals: 4 and 11

9.7 **Subject:** Resolution Authorizing the City Manager to Amend a Contract with Sacramento County for Plan Review and Inspection Services

Recommendation: Adopt Resolution No. 66-2008.

Result of Recommended Action: Council adoption of this resolution will authorize the City Manager to execute the following Contract No. 85-2008 with County of Sacramento in the amount of $1,000,000, for Building & Safety Department inspection services. The on-call contract will be budgeted for the 08/09 fiscal year, with contract terms up to two years to allow for continued services if funds are not expended in the first year of the contract. The proposed amendment will replace the existing on-call contract set to expire July 1, 2008.

Staff Report: Tom Trimberger, Building & Safety Department

Advances Goals: 3, 4 and 6

9.8 **Subject:** Resolution Authorizing the City Manager to Amend Three On-Call Contracts for Construction Management and Plan Review Services

Recommendation: Adopt Resolution No. 53-2008 authorizing the City Manager to amend two on-call contracts for construction management and inspection services, and one on-call contract for plan review services.

Result of Recommended Action: Council adoption of this resolution will authorize the City Manager to amend three on-call contracts as follows:

- On-call contract No. 13-2003-01 with County of Sacramento will be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 72-2008.
- On-call Contract No. 27-2005-01 with Bureau Veritas will be amended to extend the contract expiration date to July 1, 2010 and allocate $400,000 for the new contract term. The amended contract number will be 73-2008.
- On-call contract No. 94-2006 with Psomas will be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 71-2008.

The on-call contracts will be budgeted for the 08/09 fiscal year, with contract terms up to two years to allow for continued services if funds are not expended in the first year of the contract. The proposed agreements will amend existing on-call contracts set to expire June 30, 2008.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 6, 11 and13

9.9 **Subject:** Resolution Appointing the City Manager to Act on Behalf of the City of Rancho Cordova for the Purpose of Obtaining Federal Homeland Security Grants
Recommendation: Adopt Resolution No. 67-2008.
Result of Recommended Action: Approval of this resolution is part of the implementation process for securing Homeland Security Grants.
Staff Report: Sandy Salerno, Special Projects
Advances Goals: 6 and 11

9.10 **Subject:** Resolution Amending the Fiscal Year 2007-08 Adopted Budget
Recommendation: That Council **(Roll Call Vote)**:
1. Adopt Resolution No. 62-2008 amending City of Rancho Cordova Fiscal Year 2007-08 adopted budget.
2. Adopt Resolution No. CRA-5-2008 amending City of Rancho Cordova Community Redevelopment Agency Fiscal Year 2007-08 adopted budget.

Result of Recommended Action: Amendments to the 2007-2008 Adopted Budget will reflect significant variances in expenses and revenues in various funds not originally anticipated in the Budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific funds. No adjustment is needed for the General Fund.
Staff Report: Donna Silva, Finance Department
Advances Goals: 11

10. CONSENT PUBLIC HEARING ITEMS

NONE

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Resolution Approving Design Review for Capital Center V Project No. RC-06-247, Located at the Southeast Corner of White Rock Road and Quality Drive
Recommendation: Adopt Resolution No. 60-2008.
Result of Recommended Action: Adoption of this resolution will approve Design Review and allow construction of a 79,308 square foot office building and related site improvements on a 4.2 acre parcel.
Staff Report: Paul Junker and Katja Irvin, Planning Department
Advances Goals: 1 and 9

11.2 **Subject:** Public Hearing on, and Adoption of, the Fiscal Year 2008-2009 Operating Budget for the City of Rancho Cordova and the Community Redevelopment Agency of the City of Rancho Cordova, Including the Determination of the Appropriations (GANN) Limit for Same, and Adoption of the Five-Year Capital Improvement Plan 2008-2013
Recommendation: That Council receive input from the public, direct staff to process changes discussed during the public hearing and bring back the FY 2008-2009 Proposed Budget for final adoption on June 16, 2008 or if no changes are directed, the proposed budget can be adopted immediately following the public hearing by the adoption of the following resolutions **(Roll Call Vote)**:

1. Resolution 63-2008 approving the Appropriations Limit for the Fiscal Year 2008-2009 and making the annual election for adjustment factors;
2. Resolution 64-2008 approving the Law Enforcement Service Plan and Operating Budget for the City of Rancho Cordova for Fiscal Year July 1, 2008 through June 30, 2009 and providing for the appropriations and expenditures of all sums;
3. Resolution CRA 4-2008 approving the Operating Budget for the Community Redevelopment Agency for Fiscal Year July 1, 2008 through June 30, 2009, and providing for the appropriations and expenditures of all sums; and
4. Resolution 65-2008 approving the Five Year Capital Improvement Plan for the five Fiscal Years beginning July 1, 2008 and ending June 30, 2013.

Result of Recommended Action: The public hearing will provide the opportunity for input on the Fiscal Year 2008-2009 Budget prior to adoption; once adopted, the Budget will be used to guide the financial operations of the City and Redevelopment Agency for the fiscal year, and serves as the legal authority for spending. Approval of the Appropriations Limit and factors used therein will ensure compliance with state law. Adoption of the Five Year Capital Improvement Plan will provide a spending plan and timeline for approved projects and ensure that adequate resources are set aside to provide funding for these multiple year, large-scale projects.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 through 13

12. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

Public Works Department Update (Continued from May 5 and May 19)

15. ADJOURNMENT

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ADDITIONAL INFORMATION

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

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

UPCOMING MEETINGS	
Monday, June 16, 2008	***5:30 p.m. Regular Meeting***
Monday, June 30, 2008	***5:30 p.m. Work Session - Rio Del Oro Discussion***
Monday, July 7, 2008	***5:30 p.m. Regular Meeting***
Tuesday, July 15, 2008	***5:30 p.m. Work Session CANCELLED***
Monday, July 21, 2008	***5:30 p.m. to 10:00 p.m. Work Session on Rio Del Oro***
Monday, August 4, 2008	***4:00 p.m. Study Session*** ***5:30 p.m. Regular Meeting***

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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
City Clerk's Department	(916) 851-8723
Communications Department	(916) 851-8791
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) 851-8723 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, Interim City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 2, 2008 Special and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on May 29, 2008 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 29th day of May 2008 at Rancho Cordova, California.

Stacy Leitner

Stacy Leitner, Interim City Clerk

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 19, 2008

12:00 P.M. to 5:00 P.M. – Budget Workshop
American River Community Room – North

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

MINUTES

A. BUDGET WORK SHOP – CALL TO ORDER / ROLL CALL

Mayor Budge called the special meeting to order in the American River North Community Room at 12:56 p.m.

Council Members Present:	Cooley, McGarvey, Sander (arrived at 1:04 p.m.) and Mayor Budge
Absent:	Skoglund
Staff Present:	Gaebler, Chinn, Leitner, Pearl, Salerno, Snyder, Sanchez, Peterson, Behrends, Santini, Silva, Hadley, Haven, Trimberger, Abhar, Borre, Holt, Scott, Sparkman, Junker, Meeks, Chapman, Simpson

B. PUBLIC COMMENT

None

C. STUDY SESSION ITEM

Subject: Budget Workshop
Recommendation: Review and discuss Draft Budget.
Result of Recommended Action: Take comments from Council on draft budget.
Staff Report: Donna Silva, Finance Department and other staff
Advances Goals: 1, 4, 6 and 11

The following staff members made presentations:

- Donna Silva on the proposed Fiscal Year 2008/09 Budget
- Cyrus Abhar on the Five Year Capital Improvement Project Plan
- Nancy Pearl on the Strategic Communications Plan
- Curt Haven with Kerry Simpson on the Strong Neighborhood Program and Customer Satisfaction Survey and Code Enforcement
- Meeks on Zone Meetings

The Council requested the following:

- Website update to show the details of the road rehabilitation and road maintenance improvements and plans since Cityhood (Cooley with Council agreement)
- As part of Safe Routes to Schools, suggested placement of lighted crosswalks at Benita/Williamson Elementary, and at Vanguard and Pegasus (Budge)
- Seasonal and event street banners to be reviewed (Budge)
- Update of City Seal to add "2001" (McGarvey)
- Clarify calendar/fiscal year confusion over Community Outreach accounting - line item 57340 (Budge)
- Inform Council of date and time of Zone Meetings via the Friday Memo (Budge)
- How long to go through the whole City with the Rental Housing Inspection program? (Sander)
    - Increase funding for additional code enforcement position (1/2 year at return of code enforcement officer now serving in military)

ACTION: Discussion item only; no action taken.

D. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the special meeting at 5:15 p.m.

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL – 5:30 P.M.

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:45 p.m.

Council Members Present:	Cooley (arrived at 5:55), McGarvey, Sander, and Mayor Budge
Absent:	Skoglund
Staff Present:	Gaebler, Abhar, Chapman, Sanchez, Leitner, Lehr, Kellerman, Oliver, Haven, Irvin, Flory, Salerno, Sparkman, Chinn, Meeks, Junker, Silva, and Santini

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Bob Morgan to lead the Pledge.

4. INVOCATION

Chaplain Mindi Russell, Rancho Cordova Law Enforcement, First Responders, gave the invocation.

5. PRESENTATIONS

5.1 Deputy City Attorney Joe Chapman gave on overview of Propositions 98 and 99.

5.2 Mike Wiley from Sacramento Regional Transit gave an update of Transit Master Plan.

The following individuals addressed the Council:

- Mike Barnbaum, volunteer on Mobility Advisory Council, on Regional Transit Light Rail mobility.

Mayor Budge added the following Agenda Item 5.3:

5.3 Interim Assistant City Clerk Brenda Lehr introduced temporary employee Aimee Kellerman, assistant in the City Clerk's Department.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Laura Greer in opposition to the addition of continuation high school services at the Walnutwood location because of the negative impacts to the preservation of public health and safety in the neighborhood.
- Michael Zecklin in opposition to the addition of continuation high school services at the Walnutwood location; requested Council to become mediators between the residents and the School Board.
- Sheryl Meyer in opposition to the addition of continuation high school services at the Walnutwood location.
- Art Niemoller in opposition to the addition of continuation high school services at the Walnutwood location.
- Dan Rife in opposition to the addition of continuation high school services at the Walnutwood location.
- Carol Good in opposition to the addition of continuation high school services at the Walnutwood location.
- Gordon Cambridge on changing the hearts and minds of juvenile delinquent students.
- Joy Moon on expressing opinion regarding Presidential candidates
- to the Secretary of State.
- Sue O'Connor in opposition to the addition of continuation high school services at the Walnutwood location.
- Bette King in opposition to the addition of continuation high school services at the Walnutwood location.
- Chris Johnson in opposition to the addition of continuation high school services at the Walnutwood location and regarding the house on 2538 Queenwood, which has been abandoned for 30 years.
- Sharon Turley in opposition to the addition of continuation high school services at the Walnutwood location and regarding Measure N.
- Bob Morgan in opposition to the addition of continuation high school services at the

Walnutwood location.

- Arlene Perkins public comment was read into the record by Interim City Clerk Stacy Leitner on the consideration of an urgency ordinance to reduce the ability of individuals driving scooters, wheelchairs or other mobility devices to carry children on laps while traveling on the streets.

7. COUNCIL REPORTS

None

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by McGarvey second by Sander to approve the Consent Calendar, except for Agenda Item 8.4, which was pulled for separate discussion. The motion was withdrawn.

ACTION: Motion by Sander second by Cooley to approve Items 8.1 and 8.5 of the Consent Calendar carried by a 4:0 voice vote (Skoglund absent).

8.1 **Subject:** Meeting Minutes:
1. Special and Regular Meeting Minutes of May 5, 2008.
2. Special Meeting Minutes of May 7, 2008.
3. Special Meeting Minutes of May 13, 2008.

Recommendation: Adopt Minutes.

8.5 **Subject:** Resolution to Join Nationwide Campaign to Support Rating Agency Reform and Eliminate Discrimination Against Municipal Bonds.
Recommendation: Adopt Resolution No. 55-2008.
Result of Recommended Action: The League of California Cities is urging individual cities, as part of a nationwide campaign, to adopt a resolution and write letters to each of the three major rating agencies, calling for a reform of the way credit ratings are assigned to municipal bond issuers. Moody's Investors Services, Standard & Poors and Fitch Ratings have all come under scrutiny for their systems of assigning credit ratings for municipal borrowers. These ratings do not reflect the historically low default rates of municipal borrowers. By imposing unfairly higher standards on municipal bonds, compared to corporate bonds, this ultimately increases municipal borrower's costs. The letter urges the rating agencies establish a more fair rating scale, to treat all issuers equally, thereby better serving taxpayers and investors.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

The following Consent Calendar item was individually considered:

8.2 **Subject:** Re-Introduction of Ordinance Establishing a Special Tax Area Zone 10 for Transit-Related Services for the Mather Office Campus, Building A Project Subject to Voter Confirmation.
Recommendation: Waive first reading and re-introduce Ordinance No. 7-2008. **(Roll Call Vote)**
Result of Recommended Action: Re-introduction of this resolution and ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Mather Office Complex, Building A.
Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Cooley second by McGarvey to approve Item 8.2. and waive first reading and re-introduce Ordinance No. 7-2008, carried by a 4:0 roll call vote (Skoglund absent).

The following Consent Calendar item was individually considered:

8.3 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms.
Recommendation: Waive second reading and adopt Ordinance 9-2008. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will amend the Folsom Boulevard Specific Plan and the Zoning Code in order to change the appropriate zoning designations and parking standards for cardrooms and will have a city-wide effect on the location of cardrooms.
Staff Report: Joe Chapman, City Attorney's Office

ACTION: Motion by Sander second by McGarvey to table Item 8.3. until Vice Mayor Skoglund could be present, carried by a 3:0 voice vote (Cooley abstaining, Skoglund absent).

The following Consent Calendar item was individually considered:

8.4 **Subject:** Report Back on Development Impact Fee Deferral Program as Directed by Council at the May 5th Meeting.
Recommendation: Receive and file the report.
Result of Recommended Action: On May 5, 2008, the City Council adopted an Urgency Ordinance and Resolution authorizing the City Manager to create and implement a Fee Deferral Program for development impact fees. The Council directed the City Manager to begin implementing the program immediately, in order to provide assistance to Cambridge Homes, a local distressed homebuilder needing help in obtaining twelve building permits. Staff was also directed to finalize the program details and report back to Council at the May 19th meeting as an informational item.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

Mayor Budget opened the public comment period. The following individual addressed the Council:

- Ardie Zahadani, representing the Building Industry Association (BIA), requested that the Council consider the comments of the BIA that this ordinance, because of the required interest payments on deferrals, is not as helpful to the building industry as other ordinances.

Mayor Budge closed the public comment period.

ACTION: Motion by Cooley second by McGarvey to receive and file Item 8.4., carried by a 3:0 voice vote (Sander abstaining, Skoglund absent).

AT THIS POINT in the meeting a recess was held. The time was 8:55 p.m. The full Council reconvened at 9:17 p.m.

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** 3581 Mather Field Road, Project No. RC-07-325, Design Review (3581 Mather Field Road).
Recommendation: Adopt Resolution No. 54-2008.
Result of Recommended Action: Approval of this Design Review will allow a façade upgrade and 4,698 square foot addition for an existing 2,744 square foot commercial building, along with access, parking, and landscaping improvements to bring the site into compliance with City standards.
Staff Report: Katja Irvin, Planning Department

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

ACTION: Motion by Sander second by Cooley and carried by a 3:1 vote, (Mayor Budge dissenting, Council Member Skoglund absent), Council adopted Resolution No. 54-2008 and directed staff discretion on determining the feasibility of removing the existing chain link fence.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Urgency Ordinance Extending 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.
Recommendation: Adopt Urgency Ordinance No. 15-2008. **(Roll Call and 4/5th Vote Required)**
Result of Recommended Action: Adoption of this Ordinance will extend the current massage establishment moratorium for a period of one year. The moratorium prohibits the establishment, expansion or relocating of new and existing massage establishments in Rancho Cordova pending the City's review and amendment of zoning regulations applicable to such businesses.
Staff Report: Adam Lindgren and Jose Sanchez, City Attorney's Office; Reuben Meeks, Police Department; Kerry Simpson, Neighborhood Services

Mayor Budge opened the Public Hearing Comment period. There were no speakers. Mayor Budge closed the Public Hearing Comment period.

ACTION: Motion by Cooley and second by McGarvey and carried by a 4:0 vote (Skoglund absent), Council adopted Urgency Ordinance No. 15-2008.

10.2 **Subject:** Draft Housing Element Endorsement
Recommendation: Staff recommends that Council endorse the Draft Housing Element of the City's General Plan for the 2006 to 2013 planning period and authorize the City Manager to review and approve changes as required by the State Department of Housing and Community Development (HCD).
Result of Recommended Action: Staff will finalize the Draft Housing Element and prepare it for submission to the State Department of Housing and Community Development for review. Staff will incorporate comment from HCD together with continuing local review/input and resubmit to HCD. Upon the State's approval, staff will return the final draft to Council for approval.
Staff Report: Reed Flory, Economic Development Department

Mayor Budge opened the Public Hearing Comment period. The following individuals addressed the Council:

- Dennis Rogers in opposition to this item.
- Ken Cross in support of this item.
- Sherry Lausbaugh in support of this item.
- Martha Lofgren saying that she had just received the current document being considered by the Council and requesting that staff be directed to place changes to the draft housing element on the City's Website as soon as changes are made.

ACTION: Consensus of the Council to have a discussion of mixed income housing policy on June 2.

11. REGULAR CALENDAR ITEMS

None

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

13. CITY MANAGER'S REPORT

Public Works Department Update (Continued from May 5)

This item was continued.

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 10:45 p.m.

_____
Stacy Leitner, Interim City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 9-2008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE FOLSOM BOULEVARD SPECIFIC PLAN AND THE RANCHO CORDOVA ZONING CODE RELATING TO THE LOCATION AND REGULATION OF CARDROOMS

RECITALS

WHEREAS, on June 26, 2006, the City of Rancho Cordova ("City") adopted its first General Plan pursuant to Resolution 117-2006; 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, on November 6, 2006, the City adopted the Folsom Boulevard Specific Plan; and

WHEREAS, pursuant to Government Code section 65454 adopted specific plans must be consistent with the adopted general plan; and

WHEREAS, pursuant to Government Code section 65860(a), the City's zoning ordinances must be consistent with the adopted general plan; and

WHEREAS, the City has placed a moratorium on the establishment of new cardrooms and the expansion of existing cardrooms. The moratorium will expire on March 18, 2008; and

WHEREAS, since the moratorium was established the City has been undertaking a comprehensive update of its Zoning Code; and

WHEREAS, the moratorium was adopted in order to allow the City an opportunity to evaluate whether cardrooms should be changed in light of the fact that: the City's current cardroom standards were inherited from the County of Sacramento upon incorporation; the City adopted its first General Plan in June 2006, which established goals and policies directed at reshaping the layout and development of the City; and the City was preparing a comprehensive update of its Zoning Code, which could in turn effect the desired location of cardrooms in the City; and

WHEREAS, on February 28, 2008, the Rancho Cordova Planning Commission held a duly noticed public hearing regarding this ordinance and recommended adoption of the ordinance by the Rancho Cordova City Council ("City Council") subject to certain considerations regarding parking and the requirements of conditional use permits; and

WHEREAS, on March 17, 2008, the City Council held a duly noticed public hearing, considered a report from City staff and received public testimony regarding this ordinance and the zoning of cardrooms;

DECISION

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

SECTION 1. Findings. The City Council makes the following findings with respect to the adoption of this ordinance:

A. The foregoing recitals are true and correct and incorporated by reference as a part of these findings; and

B. Amendment of the City's zoning regulations regarding cardrooms is necessary in order to address the goals and policies of the City following the City's adoption of its General Plan and the Folsom Boulevard Specific Plan in 2006; and

C. The ordinance is consistent with the City's General Plan. This ordinance addresses the following General Plan policies:

1. ***Land Use Policy 2.3*** – Encourage the clustering of similar uses into areas or districts that have common needs and that are compatible with one another, in order to maximize their efficiency and identity for Rancho Cordova. Locating cardrooms in high commercial areas such as those found in the Folsom Boulevard Specific Plan area and the Downtown Planning Area provides the use with a better opportunity to be successfully integrated with other commercial uses that complement or can be complemented by a cardroom, such as restaurants and nightclubs.

2. ***Land Use Policy 6.3*** – Create a vibrant Downtown that is a destination place for residents, workers, and visitors, anchored by retail, civic, office, and residential uses and connects old and new parts of the City together; and ***Economic Development Policy 3.1*** – Create an economically diverse and financially successful Downtown and civic center where government offices, businesses, retail, services, entertainment, residential uses, and public spaces are clustered. It is the City's intent that the Downtown area become a vibrant place to live, work, play and shop. The vision is for a pedestrian-friendly gathering place for both daytime and nighttime activities. As a source of entertainment and recreation, cardrooms are a use that can help the City achieve its goal of transforming the Downtown into a vibrant, and economically diverse area that is a destination place for the public to play and gather together.

3. ***Land Use Policy 6.4*** – Revitalize Folsom Boulevard consistent with Folsom Boulevard Planning Area. Revitalization of the Folsom Boulevard corridor is of prime importance to the City. The General Plan designates the Folsom Boulevard Specific Plan as the planning document for establishing the land use plan for the Folsom Boulevard corridor. One of the primary ideas for revitalizing Folsom Boulevard is the creation of pulse points where concentrations of a complementary mix of commercial uses and activities can be located. Several types of mixed-use zoning, including Commercial Mixes Use (CMU), have been created and are the means by which the City intends to establish the complementary mix of uses associated with pulse point development. The purpose of the CMU zoning district is to designate property for vibrant commercial and mixed use development. While predominantly a commercial district, CMU zoning is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. CMU zoning is the logical choice for placement of a commercial/entertainment use such as a cardroom where the use can be successfully integrated with other commercial uses that complement or can be complemented

by a cardroom, such as restaurants and nightclubs. The Folsom Boulevard Planning Area also partially encompasses the Downtown Planning Area discussed above.

4. ***Economic Development Policy 4.1*** – Establish a convention center within the Convention Overlay along Folsom Boulevard and Sunrise Boulevard that includes and supports hotels, restaurants, meeting spaces, shopping and entertainment venues in Rancho Cordova. The Convention Overlay District has been established by the City as a planning tool for implementing the goals of the Convention Overlay. The purpose of the Convention Overlay District (CO) is to establish an area in the City specifically for the development of a convention center with related and supporting uses. The CO is intended to be a special place in the City that is entertaining, vibrant, and inviting to tourists, visitors and residents. As a source of entertainment and recreation, cardrooms are a use that can help the City to achieve its goal of transforming the CO into an area that is entertaining and vibrant.

D. The ordinance is consistent with the Folsom Boulevard Specific Plan. Revitalization of the Folsom Boulevard corridor is of prime importance to the City. The Folsom Boulevard Specific Plan is the primary planning document for establishing the land use plan for the Folsom Boulevard corridor. The use of high commercial activity pulse points and mixed-use zoning is one approach implemented by the Specific Plan to achieve revitalization of Folsom Boulevard. CMU zoning is an important component of the mixed-use zoning approach adopted by the City as part of the Folsom Boulevard Specific Plan. CMU zoning is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. CMU zoning is the logical choice for placement of a commercial/entertainment use such as a cardroom where the use can be successfully integrated with other commercial uses that complement or can be complemented by a cardroom, such as restaurants and nightclubs.

E. This ordinance is exempt from California Environmental Quality Act in accordance with CEQA Guideline 15060(c)(2). The ordinance proposes a change in zoning designation and parking standards for cardrooms that are consistent with existing City standards. The ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2: Appendix A, "Use Classification Listing," subheading, "Retail, Service and Office Uses," of the Folsom Boulevard Specific Plan is amended to add the following use:

"**Cardrooms.** Gambling establishments regulated pursuant to Rancho Cordova Municipal Code Chapter 4.22, "Cardrooms."

SECTION 3: Chapter 5, "Land Plan," Table 1, "Allowed Uses in the Convention District Overlay," of the Folsom Boulevard Specific Plan is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use – Use Classification	Convention Overlay District
Cardrooms	P[1]

Notes:

1. Cardrooms shall be located only within underlying CMU zoning.

SECTION 4: Chapter 5, "Land Plan," Table 2, "Allowed Uses for Mixed Use Zoning Districts," of the Folsom Boulevard Specific Plan is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use – Classification	MDR	RMU	CMU	OPMU	OIMU
Cardrooms	N	N	CUP	N	N

SECTION 5: Chapter 5, "Land Plan," Table 3, "Vehicle and Bicycle Parking Standards for Mixed Use Zoning Districts," of the Folsom Boulevard Specific Plan is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use Type	Vehicular	Bicycle
Cardrooms	Not to exceed 1 space per seat[4]	0.4/1000 sf

Notes:

4. Required vehicular parking may be reduced from this standard pursuant to the issuance of a conditional use permit.

SECTION 6: Title II, "Land Use Zones," Chapter 25, "Commercial Land Use Zones," Table II, Subsection H.5, "Card Room" of the Rancho Cordova Zoning Code is deleted.

SECTION 7: Title II, "Land Use Zones," Chapter 40, "Mixed Use Zoning Districts," Article 2, "Use Classifications," Section 240.02.1, subheading, "Retail, Service and Office Uses," of the Rancho Cordova Zoning Code is amended to add the following use:

"**Cardrooms.** Gambling establishments regulated pursuant to Municipal Code Chapter 4.22, "Cardrooms."

SECTION 8: Title II, "Land Use Zones," Chapter 40, "Mixed Use Zoning Districts," Article 10, "Convention Overlay District," Table V, "Allowed Uses in the Convention District Overlay," of the Rancho Cordova Zoning Code is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use – Use Classification	Convention Overlay District
Cardrooms	P[1]

Notes:

1. Cardrooms shall be located only within underlying CMU zoning.

SECTION 9: Title II, "Land Use Zones," Chapter 40, "Mixed Use Zoning Districts," Article 11, "Special Requirements for Mixed Use Districts," Table VI, "Allowed Uses for Mixed Use Zoning Districts," of the Rancho Cordova Zoning Code is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use – Classification	MDR	RMU	CMU	OPMU	OIMU	LIBP
Cardrooms	N	N	CUP	N	N	N

SECTION 10: Title II, "Land Use Zones," Chapter 40, "Mixed Use Zoning Districts," Article 11, "Special Requirements for Mixed Use Districts," Table VII, "Vehicle and Bicycle Parking Standards for Mixed Use Zoning Districts," of the Rancho Cordova Zoning Code is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use Type	Vehicular	Bicycle

Cardrooms	Not to exceed 1 space per seat[4]	0.4/1000 sf

Notes:

4. Required vehicular parking may be reduced from this standard pursuant to the issuance of a conditional use permit.

SECTION 11. Severability

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

SECTION 12. Effective Date and Publication

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

PASSED AND ADOPTED this 19TH day of May, 2008, by the following vote:

AYES: Cooley, McGarvey, Sander, Skoglund and Mayor Budge

NOES: None

ABSENT: None

ABSTENTIONS: None

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 7-2008

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE DEPARTMENT OF MATHER OFFICE COMPLEX BUILDINGS SUBJECT TO VOTER CONFIRMATION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it has become clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 10 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 10.

At the time that the Council adopted this Ordinance, there were zero (0) registered voters residing in Zone 10 and one (1) property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 10 and paid by the owner of the property, the Council finds that restricting the vote on the Transit-related Services Special Tax to property owners in Zone 10 is appropriate and consistent with the principles and requirements of California Constitution article XIIIC (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 10 nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 10" (the "Zone") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in **Exhibit A** hereto and as shown on the map **Exhibit B** hereto.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

H. "Voter" means a person who owns real property within Zone 10, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 10.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2007 through June 30, 2008) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on **Exhibit C** hereto. The use code assigned to each parcel shall be reviewed and updated periodically. Rates in **Exhibit C** shall be calculated and set according to the methodology described in Engineer's

Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 10 for the then current fiscal year, as set forth below.

For each Land Use Category on **Exhibit C**, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding Fiscal Year	X	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year **OR** 6 percent, whichever is less

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

1. The secured roll tax bills shall be the only notices required for this tax, and

2. The homeowners and veterans exemptions shall not be applicable because

such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once, or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.

2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.

3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIIIC, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 10 hereby declare that they would have adopted the

remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on June 2, 2008 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2008.

ADOPTED, THIS 17th day of March, 2008 by the following vote:

AYES: Cooley, McGarvey, Sander, Skoglund and Mayor Budge

NOES: None

ABSENT: None

ABSTAIN: None

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

EXHIBIT A to REFORMED GRANT DEED
Redevelopment Agency of the County of Sacramento, Grantor
JPI XXIX, L.P., Grantee

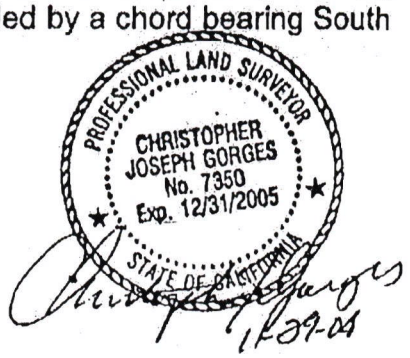
The real property which is the subject matter of the Deed to which this EXHIBIT A is attached and which is conveyed by the Grantor to the Grantee therein is hereby described as follows:

PARCEL 1 -A:

All that certain real property situate in the City of Rancho Cordova, County of Sacramento, State of California, described as follows:

All that portion of that certain Record of Survey filed in Book 54 of Surveys, Page 2, together with all that portion of Lots 62 and 67 of Natomas American River Subdivision No. 4 filed in Book 15 of Maps, Map No. 44, Official Records of Sacramento County, described as follows:

Beginning at a found one-inch iron pipe tagged L.S. 5405 marking the Southerly end of a 229.00 feet radius, all as shown on said Record of Survey; thence from said point of beginning, along the Easterly line of said Record of Survey and the Southerly prolongation thereof South 30°14'04" East 178.49 feet to a point in the centerline of Peter A. McCuen Boulevard as shown on the construction plans for Mather West Main Base Road and Utility Improvements prepared for the Sacramento Housing and Redevelopment Agency dated June 17, 2002, said point hereinafter referred to as "Point A"; thence along said centerline the following two (2) courses: (1) South 59°53'59" West 1017.46 feet and (2) along the arc of a curve to the left, concave Southerly, having a radius of 280.00 feet, subtended by a chord bearing South 49°52'47" West 97.25 feet; thence leaving said centerline South 60°01'39" West 241.73 feet to a point in the Easterly line of that certain Quitclaim Deed filed in Book 940526, Page 1333, Official Records of Sacramento County; thence along said Easterly line the following two (2) courses: (1) North 31°12'30" West 64.37 feet and (2) along the arc of a curve to the right, concave Easterly, having a radius of 1407.69 feet, subtended by a chord bearing North 18°41'24" West 610.34 feet to a point in the Southerly line of that certain Record of Survey filed in Book 56 of Surveys, Page 12, Official Records of Sacramento County; thence along said Southerly line and the Easterly prolongation thereof the following two (2) courses: (1) North 89°45'18" East 291.28 feet and (2) North 59°59'45" East 869.06 feet to a point in the Easterly line of said Record of Survey filed in Book 54, Page 2; thence along said Easterly line the following two (2) courses: (1) South 29°55'37" East 122.82 feet and (2) along the arc of a curve to the left, concave Northerly, having a radius of 229.00 feet, subtended by a chord bearing South 59°54'38" East 228.75 feet to the point of beginning.



1-27-05

Reserving therefrom an easement for roadway and public utility purposes on, over, under and across all that certain real property described as follows: EXHIBIT A

Beginning at the aforementioned "Point A"; thence from said point of beginning, along the above-described centerline the following two (2) courses: (1) South 59°53'59" West 1017.46 feet and (2) along the arc of a curve to the left, concave Southerly, having a radius of 280.00 feet, subtended by a chord bearing South 49°52'47" West 97.25 feet; thence leaving said centerline South 60°01'39" West 64.08 feet; thence along the arc of a curve to the right, concave Southerly, having a radius of 308.00 feet, subtended by a chord bearing North 44°14'59" East 165.99 feet; thence North 59°53'59" East 1017.39 feet to a point in the Easterly line of said Record of Survey; thence along said Easterly line South 30°14'04" East 28.00 feet to the point of beginning.

Reserving therefrom an easement for planting and maintaining trees, the installation and maintenance of electroliers, traffic control devices, water and gas pipes, and for overhead and underground wires and conduits for electric, television and telephone services, together with any and all appurtenances pertaining thereto, on, over, under and across strips of land 12.5 feet in width lying Northerly of, contiguous to and parallel with the Northerly line of the above-described roadway and public utility easement.

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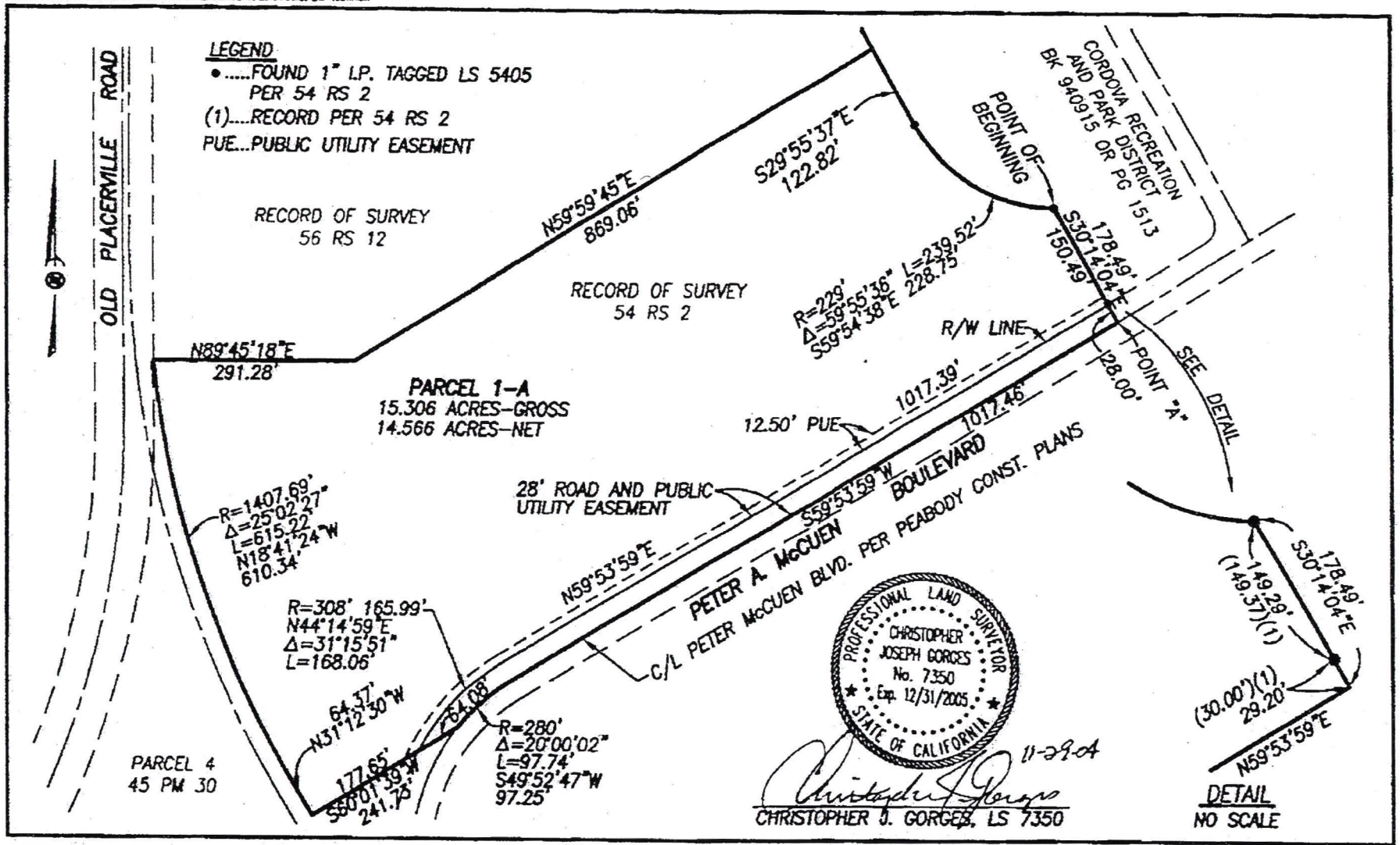

MORTON & PITALO, INC.
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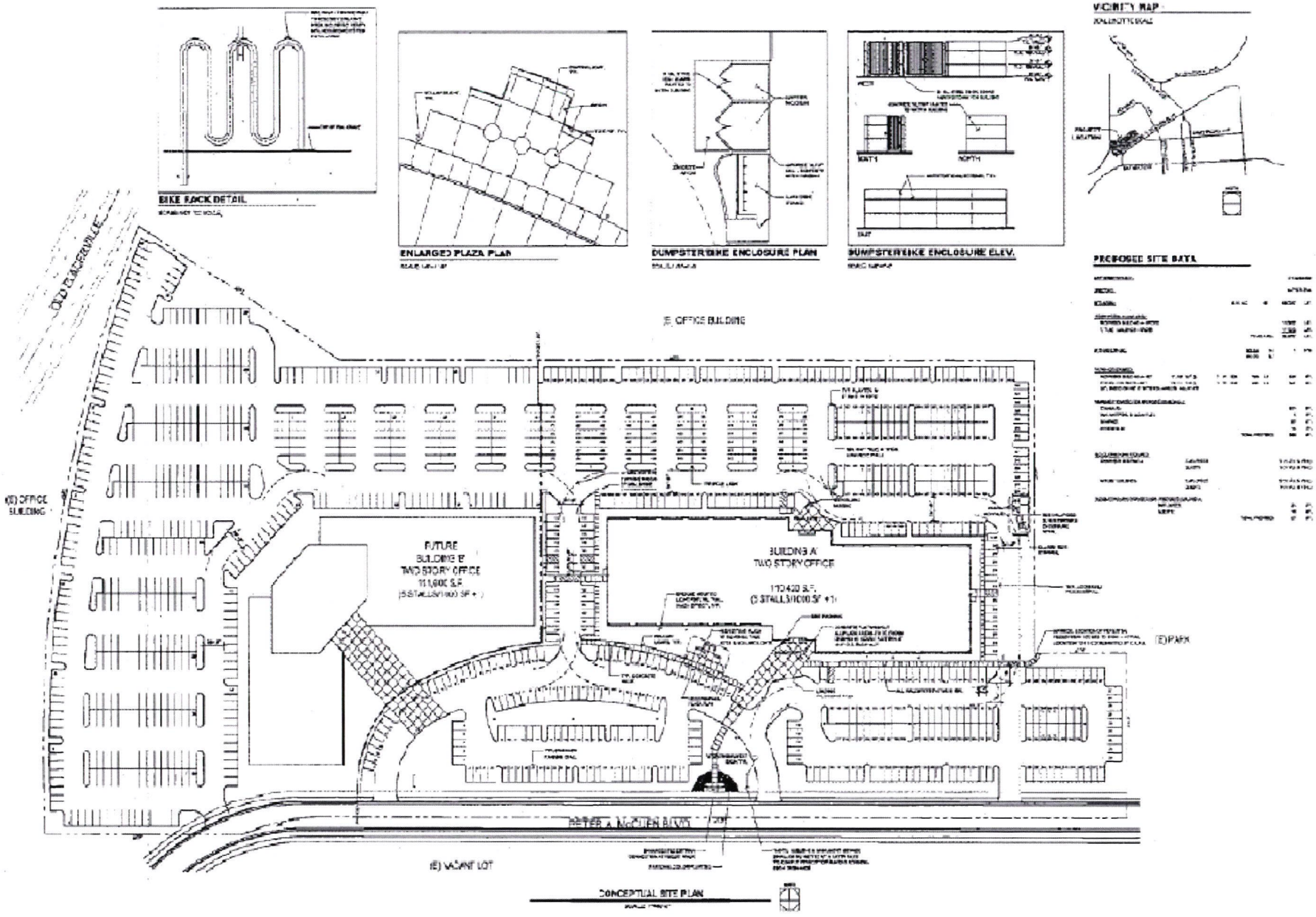
1788 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.927.1185
email: engr@mpengr.com • web: www.mpengr.com

DRAWN:	RB	JOB NO:	040008
CHECKED:	RB	DATE:	OCT., 2004
SCALE:	1"=200'	SHEET:	1 of 1

EXHIBIT "B"

PORTION OF 54 RS 2, AND PORTION OF LOTS 62 & 67 OF NATOMAS AMERICAN RIVER SUBDIVISION NO. 4-15 BM 44

CITY OF RANCHO CORDOVA, CALIFORNIA



Transit-Related Services Special Tax Area - Zone 10

EXHIBIT B

EXHIBIT C

Amount of Tax per Parcel by Land Use Category

A. Residential Dwelling Units

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2007/2008 for Residential Land Use Categories shall be $84.20 per low density residential dwelling unit or low density residential dwelling unit equivalent, $67.34 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, $50.51 per high density residential dwelling unit or high density residential dwelling unit equivalent, (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, The amount of Tax per Parcel for fiscal year 2007/2008 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be $2,158.33 per retail and service commercial acre, $1,855.25 per commercial mixed use or office commercial acre, and $774.64 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION DECLARING THE RESULTS OF MAIL BALLOT ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 9 (DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE BUILDING)**

RECOMMENDATION

Adopt Resolution No. 61-2008.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 9, which will assist the City in meeting the costs of providing City transit-related services by establishing a special tax for transit services for the Department of Environmental Management Office Building.

BACKGROUND

On November 7, 2005, the City Council approved Resolution 141-2005, which created the Rancho Cordova Transit-Related Services Special Tax Area and announced the City's intention to impose a transit-related services tax on new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcel(s) within a subdivision as a condition of approval by the City. The City Council then adopts a resolution establishing a zone encompassing the subdivision, and an ordinance creating the special tax.

Finally, in order to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. If the tax in Zone 9 is approved by at least two-thirds of the property owners voting, the tax will first be collected hereunder for the tax year beginning July 1, 2008.

Pending Elections

In accordance with this above-described process, the City recently adopted Resolution No. 21-2008 on March 17, 2008, which created Tax Zone 9, and Ordinance No. 8-2008, on April 21, 2008, which established the special tax for transit-related services subject to landowner-voter confirmation. A ballot was mailed out to the Department of Environmental Management Office Building property owners following approval of the Ordinance.

The ballot has been tabulated by the City Clerk and the Council should now announce the result of the elections:

"Special Tax Area Zone 9: 1 "yes" vote; 0 "no" vote

ATTACHMENT

Resolution No. 61-2008 declaring the result of mail ballot election regarding the special tax for transit services for Special Transit-Related Service Tax Area Zone 9.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 61-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DECLARING THE RESULTS OF THE ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 9

WHEREAS, on November 7, 2005, the City Council adopted Resolution 141-2005 creating the Rancho Cordova Transit-Related Services Special Tax Area and indicating its intent to impose the tax on new development in the City; and

WHEREAS, on March 17, 2008, the City adopted Resolution No. 21-2008, creating Zone 9 within the Transit-Related Services Special Tax Area, and recognizing the need for increased transit-related services in Zone 9 and the difficulty of funding current or increased levels of such services with available revenues. Pursuant to Resolution No. 21-2008, the City Council directed the City Clerk to conduct a transit-related services tax election, to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, the property owners within Zone 9 waived the timing requirements of Elections Code section 4000 in order to conduct the election on a date earlier provided under the Elections Code; and

WHEREAS, on April 21, 2008, the City adopted Ordinance No. 8-2008, which established a special tax for transit-related services in Zone 9, which is contiguous with the boundaries of the Department of Environmental Management Office Building site, subject to landowner-voter confirmation; and

WHEREAS, Ordinance No. 8-2008 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2008; and

WHEREAS, ballots were sent to the landowner of Zone 9 (Department of Environmental Management Office Building), which asked them a single question in the form of: "Shall Ordinance No. 8-2008 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 9 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"; and

WHEREAS, the owners of the real property subject to the Transit-Related Services Special Tax Area Zone 9 have voted on the issue of whether to approve Ordinance No. 8-2008 and the City now wishes to declare the results of this transit-related services tax election for Zone 9.

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

1. The foregoing recitals are all true and correct.

2. The City Clerk has tabulated the transit-related services special tax ballots and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 9-2008 authorizing a special tax in the portion of

Transit-Related Services Special Tax Zone 9 that encompasses the landowner's property, in order to maintain the present level of transit-related services and provide additional funding for increased transit-related services:

Special Tax Area Zone 9: 1 "yes"; 0 "no".

3. In accordance with Ordinance No. 9-2008, the transit-related services special tax for Zone 9 shall take effect immediately, so that taxes will first be collected hereunder for the tax year beginning July 1, 2008.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH MARK THOMAS & CO. IN THE AMOUNT OF $526,021 FOR DESIGN OF THE FOLSOM BOULEVARD COMPLETE STREETS PROJECT**

RECOMMENDATION

Adopt **Resolution No. 56-2008** authorizing the City Manager to execute an amendment to the Consultant Services Agreement with Mark Thomas and Company for completion of the final design of the Folsom Boulevard Complete Streets Project in the amount of $526,021.

RESULT OF RECOMMENDED ACTION

Upon adoption of this resolution the City Manager will execute the amendment to the current consultant agreement with Mark Thomas and Company and the project team will move forward with design of the Folsom Boulevard Complete Streets Project.

BACKGROUND

Complete Streets Project

The City has recently been awarded two grants for construction of pedestrian and bicycle improvements along Folsom Boulevard between Olson Drive and Sunrise Boulevard. The SACOG Board of Directors approved a $3 million grant for the Folsom Boulevard Complete Streets Project. Additionally, Caltrans has recently awarded the City $680,000 for sidewalk improvements near Kinney High School. Together, these funds will allow the city to design and construct continuous sidewalk and bicycle lanes on both sides of Folsom Boulevard in this area. Other elements of the project will include landscaped medians and planter strips, pedestrian safety fencing, street and pedestrian lighting, and drainage improvements.

The conceptual roadway cross-section and project limits are shown on Attachment 3. This cross-section is consistent with the City's improvement standards and the Draft Folsom Boulevard Specific Plan. Staff has initiated coordination with Regional Transit regarding the easement that is required to accommodate the proposed sidewalk and landscaping areas on the south side of Folsom Boulevard. The conceptual design presented here illustrates the preferred cross-section and it is anticipated that adjustments will be necessary as the design is developed. Specifically, the widths of sidewalks and landscaped areas may need to be modified slightly to match existing improvements or where there is limited space around fixed features.

The project design team will look for opportunities to reduce the number of potential pedestrian and vehicle conflicts by consolidating driveways and providing roadway medians along Folsom Boulevard. Specific driveway closures will be based on land use, traffic patterns and input from business and property owners. Shared access agreements may be required. Median pedestrian safety fencing, similar in style to the safety fencing along the south side sidewalk, will be considered in order to discourage jaywalking and encourage use of signalized crossings. Accommodating U-turns around new medians may require acquisition of additional R/W from adjacent property owners and some on-site modifications.

The City is studying the feasibility of undergrounding existing overhead utilities in coordination with SMUD's System Enhancement Program. The Complete Streets Project does not propose to include utility undergrounding but, where practicable, will incorporate provisions for future utility undergrounding such as adding conduits or vaults for future use. The City will work with SMUD to relocate poles as necessary to provide ADA compliance in sidewalks. Where feasible, poles shall be placed in landscaped areas.

In December 2007, City Council approved the award of a contract with Mark Thomas and Company for preliminary engineering of the Folsom Boulevard Enhancements Phase II project. That contract includes surveying, utility infrastructure assessment, and preparation of design alternatives, and preliminary engineering for the next phase of streetscape enhancements along the Folsom Boulevard corridor. The Resolution, attached as Attachment 1, authorizes the amendment of the Mark Thomas and Company contract to include final design engineering, right-of-way support, and construction assistance for the Folsom Boulevard Complete Streets Project.

Project Funding

The budget for the Folsom Boulevard Complete Streets project is approximately $4.75 million and is funded primarily by grants from the SACOG Community Design Program and the State Safe Routes to School Program. The design phase will be funded by New Measure A bond proceeds and the SAFETEA-LU High Priority Projects earmark for Folsom Boulevard. Local matching funds for the federal and state grants will also come from Measure A revenue.

Next Phases of Work

It is estimated that the design and right-of-way acquisition phase of the project will take approximately 12-16 months. Staff anticipates advertising for construction bids by late summer/early fall of 2009. Construction of this project is expected to take one construction season.

ATTACHMENTS

1. Resolution 56-2008 including (Exhibit A) Consultant Agreement Amendment, Supplemental Scope of Work and Cost Proposal
2. Conceptual Design for Folsom Boulevard Complete Streets Project

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 56-2008

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH MARK THOMAS & CO. IN THE AMOUNT OF $526,021

WHEREAS, the City of Rancho Cordova wishes to contract with a professional engineering firm to provide final design engineering and construction assistance for the Folsom Boulevard Complete Streets Project between Olson Drive and Sunrise Boulevard; and

WHEREAS, the City of Rancho Cordova wishes to contract with Mark Thomas & Company for these services in an amount not to exceed $526,021 (**Exhibit A**); and

WHEREAS, the cost of those services will exceed the maximum amount that the City Manager has authorization to approve; and

WHEREAS, the Council of the City of Rancho Cordova, in the 2007-2008 Adopted Budget has budgeted sufficient funds to cover the cost of this contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract with Mark Thomas & Company, Consultant, in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

EXHIBIT A

CONTRACT NO. 82-2008
(Original Contract No. 23-2008)

FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND MARK THOMAS & COMPANY

This First Amendment ("Amendment") to the Consulting Services Agreement between the City of Rancho Cordova ("City") and Mark Thomas & Company ("Consultant") is made by and between the City and Consultant as of _____, 2008. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Consulting Services Agreement ("CSA") dated January 21, 2008, for the purpose of providing engineering services associated with Phase 2 of the Folsom Boulevard Streetscape Enhancements Project (the "Project"); and

WHEREAS, the parties agree that changes to the Scope of Work and Cost Estimate provided for in the CSA (as those terms are defined in the CSA) are necessary in order to reflect the need for the following services: provide final design engineering, right of way engineering, property owner and utility coordination, geotechnical and hazardous materials studies, project management, and project bidding and construction support services.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 1.1 of the CSA, "Term of Services", is hereby amended to read as follows:

> "**Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2010, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8."

2. Section 2 of the CSA, "Compensation", provides for the City to pay Consultant a sum not to exceed $835,165. This amount shall now be read as "$1,361,186." All other terms and conditions in Section 2 shall remain in full force and effect.

3. The documents titled, "Supplemental Scope of Services and Cost Estimate", attached hereto as Exhibit A, shall be added to Exhibit A of the CSA.

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

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

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

CITY OF RANCHO CORDOVA

_____
Ted Gaebler, City Manager

Date:_____

Attest:

_____
City Clerk

Date:_____

Approved as to form:

_____
Adam Lindgren, City Attorney

Date:_____

CONSULTANT

_____
Richard K. Tanaka, President
Mark Thomas & Co.

Date:_____

EXHIBIT A

SUPPLEMENTAL SCOPE OF SERVICES

AND FEE ESTIMATE

Exhibit "A"

Supplemental Scope for Folsom Boulevard Complete Street Design Project

Project Understanding

The City of Rancho Cordova is committed to redeveloping the Folsom Boulevard corridor as a vibrant transportation thoroughfare, business center, and pedestrian destination using the Complete Street Principles as discussed in the SACOG Blueprint. The focus of this project is to construct pedestrian improvements along 1.25 miles (6600 ft) of Folsom Boulevard at the eastern edge of the City of Rancho Cordova, from Cordova Lane to Citrus Road. The specific improvements have been outlined in the Folsom Boulevard & Mather Field Streetscape Enhancement Master Plan (Master Plan) for the "Gateway" design segment, with priority given to completing gaps in the existing sidewalk and connecting Kinney High School to Light Rail Stations. Secondly, the improvements will help create more uniform bicycle facilities accompanied with traffic calming measures such as landscape medians and driveway consolidation. The City was awarded $3 million in SACOG Community Design Funds to complete this phase of the project with the condition of it being done with construction by September 2010, see the attached schedule in Exhibit C.

Key Project Elements:

Based on our project understanding and field reviews, we anticipate that the project will consist of the following elements/key issues to be addressed:

- Maintain two through lanes in both directions.
- Maintain existing lane configurations at existing traffic signals (at Cordova Lane, McGregor Drive, Kilgore Road, Sunrise Blvd.).
- Review possibility of including raised median/improved channelization.
- Provide enhanced aesthetics, including streetscape and landscape improvements in both the medians and parkway strips at detached sidewalks
- Provide enhanced pedestrian circulation and safety (including ADA compliance)
- Construct an on-street bike lane (i.e. Class 2)
- Coordinate and consolidate, where appropriate, driveway locations with respect to property access and roadway safety and operations; balance these objects as possible.
- Provide for reasonable and safe accommodation of traffic (pedestrian and vehicular) during construction.
- Provide enhanced lighting along the corridor
- The mapping limits of the project will be extended from the Phase 2a contract to the east, from Sunrise Boulevard to Citrus Road

Preliminary Engineering

Based on the guidelines developed in the Master Plan and the conceptual engineering phases of work currently under contract, MTCo, BCI, HLA, and Y&C will prepare technical reports and 30% completion plans for the five pulse points identified in our contract. This work is covered in Task 6: Preliminary Engineering in the Phase 2a Scope of Work.

Task 6 Work Products:

Striping Plan
Preliminary Roadway/Drainage Plan
Drainage Study
Preliminary Lighting Plans
Preliminary Landscape/Streetscape Plan
Preliminary Cost Estimate
Draft and Final Geotechnical Report

FINAL DESIGN

Task 7 Final Design - Plans, Specifications, and Estimate (PS&E)

This work will expand on the 30% designs for the project limits and complete the design to 100% stage for bidding and construction.

Task 7.1 Final Plans

MTCo will prepare final PS&E for the proposed improvements. Plans, specifications, and estimate will be prepared and submitted for review at 65%, 90% (complete, unchecked), and 100% (revised, complete) intervals. Allowance is made for minor revisions/cleanup prior to final City approval/signature.

Plans will consist of the following sheets:

Description:	***Scale***	***# of sheets***
Title Sheet	1"=200'	1
Typical Cross Sections/General Notes	None	2
Construction Details	Varies	10
Layouts & Profiles	1"=40'	6
Utility/Drainage Plans, Profiles, and Details	1"=40'	12
Signing and Striping	1"=40'	6
Construction Staging/Traffic Handling	1"=40'	12
Lighting Plans	1"=40'	5
Landscape and Irrigation	1"=20'	19
Monument structure details	Varies	4
Summary of Quantities	none	3
Total # of sheets		***80 sheets***

Plan Descriptions:
Descriptions of pertinent information regarding the above anticipated plan sheets are provided as follows:

7.1.1 Roadway Design

The plans will follow the City plan format. Roadway layouts will be shown in Plan & Profile format. Typical Cross Section, including structural section, will be provided. Construction details will be required for conforms, intersection grading, edge of pavement, etc. Roadway cross sections will also be provided.

7.1.2 Utility/Drainage Plans & Profiles, Details and Quantities

Drainage layouts and utility relocations (if required) will be included on the Drainage and Utility Plans. Drainage systems will be numbered, with letters assigned to individual drainage items. Drainage Details and Drainage Quantities will follow the drainage profile sheets. Details will be required for any special circumstances, including modified manholes and trench sections.

7.1.3 Traffic Handling/Stage Construction

MTCo will prepare staging plans if needed. Traffic handling plans will be prepared for each stage of construction. These plans will include temporary signing and striping and other traffic control, such as temporary k-rail, for each stage of work.

7.1.4 Signing and Striping Plans

Plans will follow County standards, along with Caltrans standards as outlined in the Highway Design Manual and MUTCD, latest edition.

7.1.5 Design of Street Lighting Plans

Y&C will use ALADAN software to prepare lighting analysis to determine light spacing for Folsom Boulevard between Cordova Lane and Citrus Road based on the street light used in Phase 1 of Folsom Boulevard Streetscape Project. Based on the lighting analysis, Y&C will prepare street lighting plans, specifications, and estimates.

7.1.6 Landscape and Irrigation Plans

These sheets will include preparation of planting and irrigation plans for all proposed medians and parkway strips adjacent to sidewalks. Hardscape improvements for streetscape enhancements such as special paving at crosswalks will be included as details. Landscape Details will specify site furnishings, and complete the design and construction detailing of 'Pulse Point' monumentation.

Task 7.2 Contract Specifications

Specifications will include Technical Special Provisions only. Special provisions will be based on County of Sacramento Standard Construction Specifications, dated January 2008, and Caltrans Standard Special Provisions, dated 2006. An outline will be submitted at the 65% submittal, with full specifications at the remaining submittals. The City will prepare the "boiler plate" contract documents.

Task 7.3 Quantities/Cost Estimates

MTCo will provide cost estimates in BEES or other City approved format. MTCo will work with City staff to determine the need for separate construction bid schedules, and segregate estimates accordingly. General cross sections will be prepared to support earthwork quantities.

Task 7.4 Utility Conflict Mapping/Utility Coordination

MTCo will provide initial consultation and coordination with utility providers during the Conceptual Design Phase for this project. Once a preferred design is selected and right of way activities are authorized, the Utility Conflict maps will be prepared. These utility plans show the existing roadway facility with existing utility facilities, superimposed on proposed improvements. Utility conflicts are noted, and sent to the respective providers. The utility provider is then requested to reply with a relocation plan and acknowledgment of franchise agreement applicability. This task will include sending out utility "B" and "C" letters.

MTCo will participate in up to six regularly scheduled Utility Coordination meetings, with the intent of presenting project plans and schedule, as well as coordinating utility relocation design. MTCo will prepare agendas and minutes for each meeting.

No utility relocation design, except minor relocation of sanitary sewer, waterline, or other City-owned utilities, is included in the base fee for this contract. This scope may expand based upon the Infrastructure Assessment in the Phase 2a contract.

Task 7 Work Product:
Utility "B" and "C" Plans and Letters
Final PS&E, with submittals at 65%, 90%, and 100%
Stages to include:
Plans in AutoCAD 2008 and reproducible format (10 sets)
Special Provisions in MS Word & hardcopy (5 sets)
Estimate in MS Excel & hardcopy (5 sets)

Task 8 Surveying and Right of Way

Task 8.1 Control Surveys

Every effort will be made to utilize existing control from Phase 2a of the Folsom Streetscape Project. The control for the project will be established by GPS and conventional methods on the California Coordinate System (NAD83) in U.S. Survey Feet. Elevations will be established on the County datum by digital measurements from established benchmarks.

Intervisible control points will be established for design surveys. These control points will be of sufficient durability to be used for construction staking purposes later. Temporary benchmarks suitable for use during construction will be established. At least two points suitable for subsequent GPS surveys will be established. A control diagram with adjusted coordinates and elevations of the survey control points will be provided. These control points will be shown on the plans with point number, description, and coordinate values.

Task 8.2 Supplemental Base Mapping

Base mapping of the project will be brought up to a level of detail required for Final Design. The limits of the surveying and photogrammetric mapping will also be extended to the east from Sunrise Boulevard to Citrus Road.

8.2.1 Supplemental Field Topography

MTCo will perform field topography to supplement the photogrammetric mapping generated during Phase 2a of the Folsom Streetscape Project. This field topography will consist of the following:

- Cross sections on Folsom Blvd. will be measured at an interval of 50 feet extending to at least 10 feet north the existing Right of Way and to the RT tracks to the south. Sections will be taken for 200 feet beyond the project limits in both directions. Two sections will be taken along each cross street.
- Topographic features within the projects limits that may affect design will be located. These features may include trees, fences, and signs.
- All visible evidence of utilities will be located. Storm Drain and Sanitary Sewer manholes as well as Drain Inlets will be "dipped" for invert elevation.
- Surveys of existing driveways on both public and private property shall be obtained to ensure the design of all conforms.
- It is assumed that crews will be able to work on Folsom Blvd. for eight hours each day with traffic safety support for a total of six days of traffic safety support.
- City will provide RT track warrant, Caltrans encroachment permit and City encroachment permit.
- MTCo will send field crews to appropriate safety training for above permits and warrants.

8.2.2 Supplemental Photogrammetric Mapping

Radman Aerial Surveys will supplement the photogrammetric mapping generated during Phase 2a of the Folsom Streetscape Project extending the limits to Citrus Road.

Task 8.3 Existing Right of Way Delineation

The location of the existing rights of way will be accurately determined for Folsom Blvd. This task includes research of existing County records for maps of record. The location of lot lines will be approximately determined. All information will be combined in to the land net

for internal use by MTCo. Using the roadway design in Task 7.1, Right of Way requirements will be determined.

Task 8.4 Property Owner Meetings – Complete Street Design Phase Only

Beyond the meetings from Task 2.2.4 from the Phase 2a scope, ten (10) additional individual meetings with key property owners will occur during the final design and right of way acquisition tasks. These meetings will be directly related to right of way impacts for the 21 parcels in the Compete Street Project area. MTCo will provide technical expertise at these meetings to assist the City.

Task 8.5 Prepare Overall Acquisition Exhibit, Plats & Legal Descriptions

Land net information, existing aerial topography together with the location of proposed Right of Way acquisition parcels will be presented on an Overall Acquisition Exhibit. Acquisition parcels will be delineated with colored line work and shaded to correspond with the type of proposed acquisition. The exhibit will be of an appropriate size and scale to give general areas and types of acquisition. Property appraisers and Right of Way acquisition agents can visually view the impacts to properties in acquisition areas allowing them to better understand the impacts and the valuation of the acquisition parcels.

MTCo will prepare one legal description and one exhibit drawing for each acquisition. Areas of each acquisition will be calculated as well as the areas of existing encumbrances that reside within the right of way acquisition to aid the city in appraisals and negotiations. A draft of each legal description and exhibit drawing will be submitted to the city for review and comments. The legal description and exhibit plat will become final only after city approval.

All appraisals and acquisitions will be prepared by City staff or a City consultant and are not included in this scope.

Task 8.6 Record of Survey

Under this task, MTCo will reference monuments in the right-of-way that may be destroyed with construction and prepare a record-of-survey for said monumentation. The pre-construction record-of-survey will meet state law requirement to preserve monumentation during construction and serve as constructive notice of the resolution used for this project. Filing this first survey will help prevent conflict should other surveying and development activities occur adjacent to the right-of-way during the project.

After construction, MTCo will set monuments sufficient to retrace the right-of-way, and prepare a Record of Survey for said monumentation. The record-of-survey will be processed through local agency, although review and filing fees are not included in this scope. This work effort will take place after construction

Task 8 Work Products: ***Legal descriptions and plats for 15 Parcels***
Post-Construction Record of Survey
Minutes - property owner meetings (10 total)
Updated Base Mapping – Sunrise to Citrus

Task 9 Geotechnical Investigations

Task 9.1 Geotechnical Report

Blackburn Consulting (BCI) will prepare a Geotechnical Report for the project using geotechnical data obtained from our geotechnical report for the Phase 2a Project, with the following additional scope of services:

Task 9.1.1 Subsurface Exploration and Pavement Coring

To provide geotechnical recommendations for monument foundation design, BCI will drill one boring to a depth of 10 to 15 feet (or refusal) below existing grade in the monument location to be determined. Prior to drilling, BCI will mark the site for Underground Service Alert. The boring will be advanced using a truck mounted drill rig using either solid stem or hollow flight auger. BCI will obtain relatively undisturbed soil samples at various intervals using Standard Penetration Test or California Modified samplers. A BCI engineer or geologist will log the boring. Our scope for the single boring assumes that the monument area will be located off the roadway and traffic control will consist (at most) of placing signs and cones without flagmen.

To provide existing pavement section thickness data, BCI will core the asphalt concrete pavement at 16 locations to measure the pavement and aggregate base thickness. BCI will retain a traffic control company to provide traffic control during coring operations, which will require temporary lane closures or moving lane closures. To minimize traffic impacts, BCI will perform coring operations during nighttime hours.

BCI will obtain a City of Rancho Cordova encroachment permit for the above work and assume the City will waive permit fees.

Task 9.1.2 Laboratory Testing

BCI will perform moisture content, dry density and atterberg limits tests on soil samples retrieved from the boring. We will also perform one additional R-value test, and two expansion index tests on bulk samples obtained for the Phase 2a Project geotechnical report.

Task 9.1.3 Geotechnical Report

BCI will review the subsurface conditions and laboratory test results obtained from the above work in addition to geotechnical data obtained by BCI for the Phase 2a Project geotechnical report. We will perform engineering analysis, and prepare a geotechnical report including recommendations for the proposed improvements. The Report will include: Scope of Services; Project Description; Field Exploration; Laboratory Testing; Site Conditions; Subsurface Conditions; Existing Pavement Surface Conditions; New Asphalt Concrete Pavement Section Recommendations; Pavement Overlay Options/Considerations, Grading Recommendations; Exterior Concrete Flatwork Recommendations; Monument Foundation Recommendations; Monument Boring Log; Vicinity Map; Site Plan with boring, hand test pit

and core locations; and Laboratory Test Results.

Task 9.2 Hazardous Material Assessment – Not Included

Environmental documents for a typical roadway improvement project include a Hazardous Material Study (HMS). The HMS starts with an Initial Site Assessment (ISA). ***This task will be included as a part of the City's environmental Document scope and has been excluded from this scope.***

Task 9 Work Products: ***Draft and Final Geotechnical Report (5 copies)***

Task 10 Bidding and Construction Services

Because the level of effort is difficult to determine, a budget amount has been provided in our cost proposal to be used on a time and materials basis.

Task 10.1 Bidding Assistance

MTCo Y&C, HLA, and BCI will provide assistance during the bidding phase of the project. Work will include the following activities and a budget of 40 hours has been assumed:

- Attend pre-bid meeting
- Interpret PS&E/respond to bidders inquiries
- Prepare necessary addenda
- Prepare Bid Analysis

Task 10.2 Construction Assistance

MTCo has provided only a budget amount of 200 hours at this time. Exact scope shall be determined at completion of the design phase. MTCo and subconsultants will provide assistance during the construction phase of the project. Work will include the following:

- Review shop drawings
- Prepare CCO's
- Interpret contract documents
- Complete record drawings based upon "red-lines" by Contractor.

Task 10 Work Products: ***Bid and Construction services described above***

Task 11 Supplemental Project Management and Meetings

Task 11.1 Progress Meetings/Management – Complete Street Design Phase

MTCo to be responsible for the monthly team meetings. This scope assumes a total of six (6) additional PDT meetings beyond the Phase 2a scope. MTCo will prepare and distribute

agendas in coordination with the City Project Manager. MTCo will facilitate meetings, and prepare and distribute meeting minutes.

MTCo will be responsible for preparation and maintenance of the project schedule. MTCo will update schedules monthly, with critical path activities clearly shown for team review purposes.

Task 11.2 Coordination with Caltrans Local Assistance

The City will prepare the funding authorization requests for processing through Caltrans Local Assistance at appropriate milestones in the project development process. The City will also prepare the E-76 for authorization to begin right of way acquisition, and for construction. MTCo will assist with the PS&E Certification, Utility and Right of Way Certifications.

Task 11 Work Products: ***PDT Meeting Agenda, Minutes and Schedule (6 total)***
PS&E, Utility & R/W Certifications

Exclusions and Assumptions for the Complete Street Project:

- No additional public workshops or City Council meetings to be added.
- No traffic signal modifications will be performed.
- Only one monument features location has been assumed.
- Limits along the side streets intersecting Folsom Blvd. is assumed to be 500 feet maximum and lane configurations will not change
- City will provide current Preliminary Title Report and necessary supporting documents, to include current vesting deed for each acquisition parcel.
- This fee proposal assumes there will be fifteen legal descriptions and plats.
- This fee proposal assumes that the City will provide necessary RT, Caltrans and City encroachment permits
- It is assumed that field crews will be able to work on Folsom Blvd. eight hours per day for most efficient work plan.
- Review and filing fees for the record of survey are not included in this fee proposal
- It is assumed that six survey monuments will be referenced in the pre-construction record-of-survey
- It assumed that 30 survey monuments will be set in the post-construction record-of-survey
- It is assumed that set monuments are pipes or rebars with caps or tags supplied by MTCo. Other monuments required by the City or County will be supplied and installed at city's expense.
- City will provide right-of-entry to private property for topographic surveys.
- City will provide all environmental clearance and the Initial Site Assessment for hazardous waste investigation.

Exhibit "C"

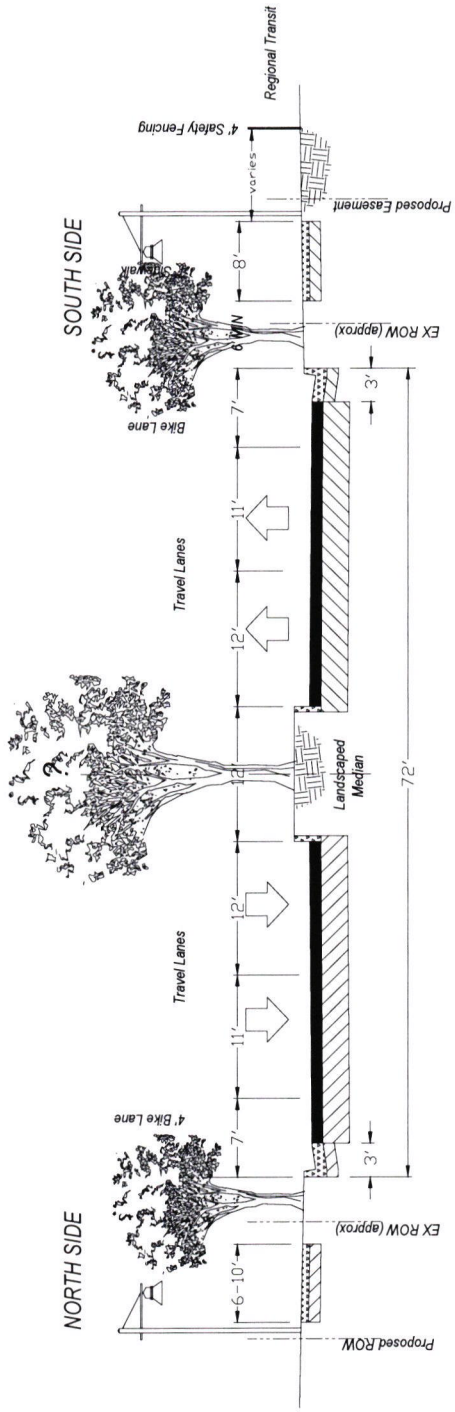
Mark Thomas & Company Inc. - Folsom Blvd Complete Streets Project Final Design - Fee Proposal

	MARK THOMAS & COMPANY INC.														BLACKBURN	FPA	Y&C	MLA	LUCT & CO	KJC	EDC	RADMAN	TOTAL
PROJECT TASK	Principal	Project Manager	Proj. Engineer	Sr. Design Engineer	Engineering Tech.	CADD Tech.	Land Surveyor	Project Surveyor	Survey Technician	2-Man Survey Crew	3-Man Survey Crew	Admin. Asst.	MTCO HOURS	MTCO FEE	BLACKBURN FEE	FPA FEE	Y&C FEE	MLA FEE	LUCT & CO FEE	KENNEDY/JENKS	EDC FEE	RADMAN FEE	TOTAL FEE
	270	137	98	85	76	85	138	116	75	247	179	58											
Task 7: Final Design																							
7.1 Final Plans	80	270	360	400	400	400							1,910	193,087			24,000	44,000					
7.2 Contract Specifications	20	40	20									40	120	16,163									
7.3 Quantities / Cost Estimates	20	20	60	40	40	60							240	25,530									
7.4 Utility Conflict Mapping / Utility Coordination		10	20		60	40						8	138	11,335									
Subtotal Task 7	120	340	460	440	500	500	0	0	0	0	0	48	2,408	245,301	0	0	24,000	44,000	0	0	0	0	313,301
Task 8: Surveying and Right of Way																							
8.1 Control Surveys							2	4	12	6	8		34	5,032									
8.2 Supplemental Base Mapping							10	10	30	40	24		114	16,899								3,000	
8.3 Existing Right of Way Delineation							8	32	48		40		128	15,484									
8.4 Property Owner Meetings	20	20											40	8,141									
8.5 Prepare Overall Acquisition Exhibit, Plats & Legal Descriptions (15 parcels)	10	10					12	76	280				388	36,716									
8.6 Record of Survey							24	48	180		76		308	34,491									
Subtotal Task 8	30	30	0	0	0	0	56	170	530	46	148	0	1,012	118,742	0	0	0	0	0	0	0	3,000	121,742
Task 9: Geotechnical Investigations																							
9.1 Geotechnical Report		12	4			4							20	2,354	16,833								
9.2.1 Initial Site Assessment - By City	2	4				4							10	1,409									
													0	0									
Subtotal Task 9	2	16	4	0	0	8	0	0	0	0	0	0	30	3,763	16,833	0	0	0	0	0	0	0	19,596
Task 10: Bidding and Construction Services																							
10.1 Bidding Assistance	10	10	20										40	6,023			1,000	1,000					
10.2 Construction Assistance	10	40	70	40	40								200	21,739			2,000	2,850					
Subtotal Task 10	20	50	90	40	40	0	0	0	0	0	0	0	240	27,762	0	0	3,000	3,850	0	0	0	0	34,612
Task 11: Supplemental Project Management and Meetings																							
11.1 Progress Meetings / Management - Complete Streets Design Project #9	25	40	24				40	20				6	155	22,792									
11.2 Coordination with Caltrans, Local Assistance	16	18										8	40	6,979									
Subtotal Task 11	41	58	24	0	0	0	40	20	0	0	0	14	195	29,771	0	0	0	0	0	0	0	0	29,771
Reimbursables														7,000									7,000
COMPLETE STREET DESIGN SERVICES TOTAL	213	492	578	485	540	508	96	190	530	46	148	62	3,885	432,338	16,833	0	27,000	47,850	0	0	0	3,000	526,021

ATTACHMENT 2



PROPOSED FOLSOM BLVD CROSS SECTION



Note: Sidewalk and landscape strip locations and width will vary depending on existing conditions and restrictions. Landscape median locations will be determined during final design.

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director and Rebecca Santini, Senior Finance Analyst

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

RECOMMENDATION

Adopt Resolution 57-2008 a Resolution of the City Council of the City of Rancho Cordova, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008/2009

Adopt Resolution 58-2008 a Resolution of the City Council of the City of Rancho Cordova, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008/2009.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

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

State law requires the City Council direct an Engineer's Report to be prepared each year and to hold a public hearing on the report and the levy of the annual assessment. **Resolution No. 57-2008**, also attached as **Attachment 1**, directs MuniFinancial to prepare and file the Engineer's Report.

In anticipation of this resolution, the Engineer's Report has been prepared and is on file with the City Clerk. The **Engineer's Report**, also attached as **Attachment 2**, includes a diagram of the assessment area, a description of the maintenance services to be

provided, a description of the property to be benefited, and the amount of the assessment to each individual property. The services performed within and funded by LLD 2005-1 include ongoing maintenance, operation and servicing of landscaping and streetscape within the right-of-ways and other public areas within the District at the locations described in the Engineer's Report.

The proposed Fiscal Year 2008-2009 assessment rates per Zone are in the same amounts as previously levied by the County since 1994 and by the City in Fiscal Year 2007-2008, as follows:

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

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

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

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

- Zone 4A is comprised of seven hundred twenty-three (723) parcels that are a part of the development known as Capital Village. Zone 4A has been established to account for overlapping boundaries with a Landscape Maintenance CFD formed by the City. The City's LMCFD will provide funding for landscape improvements within and adjacent to the development, including some median landscaping identified herein. The six hundred sixty four (664) parcels within Zone 4A will continue to be assessed up to $30.48 per gross acre. Any supplemental funds generated by the LMCFD that will be used to finance the median landscape improvements that benefit Zone 4A shall be transferred by the CFD to the District as a contribution to Zone 4A.

The Fiscal Year 2008-2009 revenues are estimated at $91,591 for the District. The District has an established Operating Reserve. This Operating Reserve provides funding for the operations and maintenance of the District, as well as providing financing for emergency expenditures. Special Projects Reserve can finance a central irrigation

system project, a revegetation project, as well as other rehabilitation projects or replacements of District improvements.

In July 2006, the County transferred funds previously collected in the County's Zone 4 and 5 to the City, which funds were deposited on account for LLD 2005-1.The City had previously deemed that these funds, which were transferred from Sacramento County to the City, are to be used exclusively by the District and shall be considered as undesignated reserves within the Zones of the District. Accordingly, funds from this undesignated reserve can be used to fund costs of any zone(s) that are unable to be funded by the annual assessments

In order to proceed with the levy of assessments after consideration and approval of the Engineer's Report, it is appropriate for the Council to adopt **Resolution No. 58-2008**, also attached as **Attachment 3**, which declares the Council's intention to levy assessments for Fiscal Year 2008-2009. It also sets July 7, 2008, at 5:30 p.m. or as soon thereafter as possible, as the date and time for a public hearing on the issue of the levy of Fiscal Year 2008-2009 assessments. Notice of the public hearing will be given by publication.

ATTACHMENTS

1. Resolution No. 57-2008
2. Engineer's Report
3. Resolution No. 58-2008

ATTACHMENT 1

RESOLUTION NO. 57-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT No. 2005-1 FOR FISCAL YEAR 2008/2009

The City Council of the City of Rancho Cordova, California (hereafter referred to as the "City Council") does resolve as follows:

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPING AND LIGHTING DISTRICT No. 2005-1, AS FOLLOWS:

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of June, 2008.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.
CITY OF RANCHO CORDOVA)

I, _____, City Clerk of the City of Rancho Cordova, County of Sacramento, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Rancho Cordova at a regular meeting of said council held on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Linda Budge, Mayor

_____
Stacy Leitner, Interim City Clerk

Attachment 2

CITY OF RANCHO CORDOVA

ENGINEER'S ANNUAL LEVY REPORT
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
FISCAL YEAR 2008/09

RANCHO CORDOVA
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1

Intent Meeting: June 2, 2008
Public Hearing: July 7, 2008

MuniFinancial

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

www.muni.com

ENGINEER'S REPORT AFFIDAVIT

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

formed pursuant to the

Landscaping and Lighting Act of 1972

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

This Report contains the complete Engineer's Annual Levy Report for the City of Rancho Cordova Landscaping and Lighting District No. 2005-1 including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2008/09, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 23rd day of MAY, 2008.

MuniFinancial
Assessment Engineer
On Behalf of the City of Rancho Cordova

By: _____

Mickey Ashley
Senior Project Analyst

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-09
CIVIL
STATE OF CALIFORNIA

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INTRODUCTION

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

Landscaping and Lighting District No. 2005-1

(hereafter referred to as "District"), for the purpose of continuing and providing for the ongoing maintenance and operation of landscaping and lighting improvements within the District.

These improvements have previously been provided and administered by the County of Sacramento (the "County") as part of the Sacramento Landscape Maintenance District (hereafter referred to as "SLMD"). Commencing with fiscal year 2005/2006, the City conducted property owner protest ballot proceedings and confirmed the assessments described herein at which time the maintenance and operation of the improvements became the responsibility of the City with the City Council acting as the legislative body of the District. The City Council proposes to continue the levy and collection of annual assessments through the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the District improvements.

This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the annual administration of said District and the levy and collection of annual assessments related thereto for fiscal year 2008/09, as required pursuant to Chapter 1, Article 4 of the 1972 Act. This Report describes the District, the improvements, and the proposed assessments to be levied on properties within the District in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements. The annual assessments will provide a continued funding source for the ongoing operation and maintenance of public landscaping and lighting improvements associated with the properties within the District.

The improvements and assessments described in this Report are based on the improvements and assessments previously established by the County for SLMD Zone 4 and Zone 5 and represent an estimate of the direct expenditures, incidental expenses, and fund balances associated with the maintenance and servicing of those improvements. The structure of the District (organization), the

improvements, the method of apportionment, and assessments described herein have been established to continue the maintenance of the existing improvements and assessments previously established by the County as outlined in the District's Fiscal Year 2005/2006 Engineer's Report.

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

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

For fiscal year 2008/09, this Report has been prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for this fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. Should the proposed annual assessments for the District or portion thereof, exceed the maximum assessments described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before the new or increased assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District. The District was formed with four (4) benefit zones encompassing all lots and parcels of land within the boundaries of the City. The territory within the District had previously been assessed through Zone 4 and Zone 5 of the SLMD in fiscal year 2004/2005. The District was first assessed in fiscal year 2005/2006.

Part II

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

Part III

The District Budget: An estimate of the annual costs to operate, maintain and service the District's landscaping and lighting improvements and facilities. The special benefit assessments are based on the overall operation costs minus any costs that are considered general benefit. The proposed budget includes the anticipated costs for operating, maintaining and servicing the District improvements for fiscal year 2008/09, including any funds necessary to perform maintenance activities that cannot be reasonably collected in a single fiscal year to establish the proposed assessments for that year. Should the proposed assessments exceed the assessments described herein, property owner ballot proceedings shall be conducted to approve such an increase before the increase may be imposed.

Part IV

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

Part V

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

Part I — Plans and specifications

A. Description of the District

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

Zone 1: That portion of the previous SLMD Zone 4, which lies within the City, consisting of the ninety-seven (97) assessable parcels within the residential subdivision known as Ellenwood Court located south of Ellenwood Avenue. Upon formation of the District, this area was designated as Zone 1 to reflect the special benefit these parcels receive from the District improvements associated with the development located on the south side of Ellenwood Avenue. .

- **Zones 2, 3 and 4**: The parcels within previous SLMD Zone 5, which at the time of the formation of the District included a total of six hundred eighty-six (686) assessable parcels generally located south of the American River, east of Mather Field Road and in close proximity to Zinfandel Drive and International Drive. Upon formation of the District, this area was designated as Zones 2, 3, and 4 and are described as follows:

  Zone 2 included the one hundred fifty-four (154) assessable parcels within the residential subdivision known as California Jazz Units 1 & 2 generally located east of Data Drive, north of Reserve Drive, south of Capital Center Drive and west of International Drive. .

  Zone 3 included the eight (8) assessable parcels located on either side of Zinfandel Drive from Data Drive to the southern boundary of the District (approximately 700 feet south of International Drive). .

  Zone 4 included the remaining parcels that were previously included in SLMD Zone 5 that were not designated as either Zone 2 or Zone 3 of the District. This Zone includes parcels along Data Drive, International Drive, Capital Center Drive, White Rock Road, Quality Drive, Disk Drive, Prospect Park

Drive and Kilgore Road. .

Zone 4A is the portion of Zone 4 that also lies within the City's Community Facilities District No. 2005-2 ("CFD 2005-2"). Zone 1 of CFD 2005-2 was established to fund, to the extent that funds from CFD 2005-2 are available, maintenance of landscape improvements of the residential subdivision development known as Capital Village. These landscape improvements were installed along the subdivision's rights-of-way and within the median(s) adjacent to the development. The funds from Zone 1 of CFD 2005-2, to the extent available, shall offset all or a portion of the costs within Zone 4A.

B. Description of Improvements and Services

Landscape Improvements

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

- **Zone 1:** Streetscape (parkway) landscaping along the South side of Ellenwood Avenue east of Routier Road that is within the public right-of-ways or easements dedicated to the City for maintenance. The costs and special benefits of these improvements are shared equally by only the assessable properties within Zone 1 of the District.
- **Zone 2:** Streetscape (parkway) landscaping surrounding and adjacent to the California Jazz subdivision on the north side of Reserve Drive from Data Drive to International Drive; the east side of Data Drive from Reserve Drive north to the end of the subdivision; the west side of Capital Center Drive from International Drive north to the end of the subdivision; and the north side of International Drive from Reserve Drive to Capital Center Drive. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 2 of the

District.

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

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

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

- Approximately 9,600 square feet of streetscape (parkway) landscaping and 34 trees within the public right-of-ways located on the south side of Ellenwood Avenue.
- Approximately 11,000 square feet of turf, 28,455 square feet of streetscape (parkway) landscaping including 110 trees, located on the north side of Reserve Drive from Data Drive to International Drive; east side of Data Drive, from Reserve Drive north to end of California Jazz tract Unit No. 1; west side of Capital Center Drive, from International north to end of California Jazz Tract Unit No. 2; and north side of International Drive, from Reserve Drive to Capital

Center Drive.

- Approximately 19,400 square feet of turf, 11,500 of streetscape (parkway) landscaping including 57 trees, located on the west side of Zinfandel Drive, south of International Drive.
- Approximately 152,340 square feet of turf, 55,600 square feet of streetscape and median landscaping including 392 trees along the medians and frontage corridors on Zinfandel Drive, from Data Drive to International Drive; and medians on International Drive, west of Data Drive to Kiloge Road.

Public Lighting Improvements

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

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

Improvements and Services Permitted Pursuant to the 1972 Act

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

1) The installation or planting of landscaping;
2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
4) The installation or construction of any facilities which are

appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;

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

assessments;

d) Compensation of any engineer or attorney employed to render services;

e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

f) Costs associated with any elections held for the approval of a new or increased assessment.

Part II — METHOD OF APPORTIONMENT

A. General

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

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

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

B. Benefit Analysis

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

properties within the District.

Special Benefit

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

The special benefits associated with landscape improvements are specifically:

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

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

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

- Improved traffic circulation and reduced nighttime accidents and personal property loss.

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

General Benefit

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

C. Assessment Methodology

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

All costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon

both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

At the time that the District was being formed and to identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs, it was necessary to consider the entire scope of improvements to be maintained by the District, as well as individual property development within the District. Upon review of the improvements to be maintained, it was determined that four (4) distinct areas benefit differently from the improvements within the District and therefore the landscape maintenance and assessments were established as four (4) benefit zones for the allocation of the assessments and proportional special benefit. Although Zone 4A was designated in fiscal year 2007/08, as described below, Zones 4 and 4A remain as one benefit zone.

Zones and Assessments:

Zone 1, upon formation of the District, was comprised of one hundred five (105) parcels that were previously part of the SLMD Zone 4. At that time, ninety-seven (97) of these parcels were residential properties and were assessed on a per parcel basis at the pre-existing rate of $42.50 per parcel.

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

Zone 3, upon formation of the District, was comprised of eight (8) parcels, all of which were assessable, that were previously part of SLMD Zone 5. These parcels were assessed on an acreage basis at the pre-existing rate of $30.48 per acre for the median landscaping and $1,382.76 per acre for the landscaping along the parkways of Zinfandel Drive, totaling $1,413.24 per acre.

Zone 4, upon formation of the District, was comprised of seventy (70) parcels that were previously part of the SLMD Zone 5 that were not included as part of this District's Zone 2 or 3. At that time, sixty three (63) of these parcels were non-exempt and were assessed on an acreage basis at the pre-existing rate of $30.48 per acre for the median landscape

improvements within the District.

Zone 4A. A portion of Zone 4 was redesignated as Zone 4A commencing with the fiscal year 2007/08 levy to account for the special taxes of Zone 1 of the overlapping CFD 2005-2 that shall be levied on the Zone 4A parcels and contributed in part to the District. At that time, Zone 4A consisted of five hundred seven (507) parcels, four hundred sixty two (462) of which were assessable. Zone 1 of the CFD provides funding for landscape improvements within and adjacent to the development, including the median landscaping identified herein. Although the CFD may fund median landscaping, the special taxes levied within Capital Village may not provide sufficient funds to maintain both the landscape improvements within the Capital Village development and the median landscape improvements within the District that specially benefit the parcels within Zone 4A. Therefore, the four hundred sixty two (462) non-exempt parcels within Zone 4A will continue to be assessed up to $30.48 per gross acre until such time that the CFD generates sufficient revenue to fund the median landscape improvements. Any funds generated by the CFD that will be used to finance the median landscape improvements that benefit Zone 4A shall be transferred by the CFD to the District as a contribution to Zone 4A.

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

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

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

Special Cases — In many districts where multiple land uses and zones exist, the typical property classification and assessment

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

Part III — DISTRICT BUDGET

The Maximum Assessment per Parcel or Acre shown herein is based on the cost of providing for the District improvements and does not include any other assessments or charges imposed on the properties. The budget within this report identifies the cost to maintain the improvements within each specified Zone of the District. The City had previously deemed that these funds, which were transferred from Sacramento County to the City, are to be used exclusively by the District and shall be considered as undesignated reserves within the Zones of the District. Accordingly, funds from this undesignated reserve can be used to fund costs of any zone(s) that are unable to be funded by the annual assessments.

Each zone within the District maintains a separate reserve, which is utilized for Working Capital (the "Operating Reserve") and Special Projects. The Operating Reserve provides cash for the ongoing operations and maintenance of the District, as well as providing financing for emergency expenditures. The size of the Operating Reserve for each zone is limited by Streets and Highways Code 22569, which states that an Operating Reserve shall not exceed the estimated costs of maintenance and services from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County. The City has determined that all budgeted costs as presented in this Report shall be considered as costs to maintain and service the District as to the application of the above.. The Special Projects Reserve can be used to finance the Central Irrigation System (CIS) project and re-vegetation projects, as well as other rehabilitation projects or replacements of District improvements.

Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. The current Special Projects Reserve Plan for each zone is shown below.

Zone 1 - Future funding of improvements is estimated as follows: $463 to replace, renovate and/or refurbish plants, landscaping in FY 2011/12.

Zone 3 - Future funding of improvements is estimated as follows: Replace, renovate and/or refurbish plants, landscaping and hardscape and masonry wall: $120,000 in FY 2011/12. Upgrade irrigation system control unit and related materials: $14,880 in FY 2012/13.

City of Rancho Cordova
Landscaping and Lighting Maintenance District No. 2005-1
FY 2008/09 Budget Summary

BUDGET ITEM	Zone 1 Budget	Zone 2 Budget	Zone 3 Budget	Zone 4 Budget	Zone 4A Budget	2008/09 Totals
MAINTENANCE (DIRECT COSTS)						
Contract Maintenance - Landscaping	$2,673	$9,150	$20,119	$7,032	$1,726	$40,700
Utilities (Water/Electricity) - Landscaping	2,023	6,925	15,225	5,322	1,306	30,800
Utilities (Electricity) - Lighting	-	-	-	-	-	-
Periodic Repair/Rehabilitation - Landscaping	788	2,698	5,932	2,074	509	12,000
Periodic Repair/Rehabilitation - Lighting	-	-	-	-	-	-
TOTAL DIRECT COSTS	**$5,484**	**$18,772**	**$41,276**	**$14,428**	**$3,540**	**$83,500**
ADMINISTRATION COSTS						
City Administration Overhead	$328	$1,124	$2,472	$864	$212	5,000
Professional Fees for Administration	328	1,124	2,472	864	212	5,000
County Collection Fees	63	100	12	34	432	641
Other City Administration Costs						-
TOTAL ADMINISTRATION COSTS	**$719**	**$2,348**	**$4,956**	**$1,762**	**$856**	**$10,641**
TOTAL DIRECT AND ADMINISTRATION COSTS	**$6,203**	**$21,120**	**$46,231**	**$16,190**	**$4,397**	**$94,141**
LEVY ADJUSTMENTS						
Replenishment/(Use) of Operating Reserve	($2,081)	-	-	($5,762)	($790)	($8,633)
Contribution to Special Projects Reserve	-	-	27,704	-	-	27,704
Undesignated Reserve Fund Transfer		(20,568)				(20,568)
Revenues from Other Sources[1]					(1,045)	(1,045)
Rounding[2]		(1)			(7)	(8)
NET LEVY ADJUSTMENTS	**($2,081)**	**($20,569)**	**$27,704**	**($5,762)**	**($1,842)**	**($2,550)**
BALANCE TO LEVY	**4,123**	**551**	**73,935**	**10,427**	**2,555**	**91,591**
DISTRICT STATISTICS						
Total Parcels	104	159	18	59	723	1,063
Parcels Levied	97	154	18	52	664	985
Total Acreage	NA	18.12	52.32	342.10	84.04	496.58
Applied Rate per Parcel	**$42.50**					
Applied Rate per Acre		**$30.48**	**$1,413.24**	**$30.48**	**$30.48**	
Maximum Rate per Parcel	**$42.50**					
Maximum Rate per Acre		**$30.48**	**$1,413.24**	**$30.48**	**$30.48**	
Potential Maximum Assessment	**4,123**	**552**	**73,935**	**10,427**	**2,562**	**91,599**
UNDESIGNATED RESERVE FUND BALANCE[3]						
Beginning Undesig Reserve Balance 7-1-2008 (est)						**$275,975**
Funding of Expenses in Excess of Assessments		(20,568)				(20,568)
Ending Undesig Reserve Balance 6-30-2009 (est)						**$255,407**
OPERATING RESERVE FUND BALANCES						
Beginning Reserve Balance 7-1-2008 (est)	$5,645	$0	$130,292	$11,287	$2,770	$149,994
add: Collections from FY 08/09 Levy						0
less: Use for FY 08/09 Expenses	(2,081)			(5,762)	(790)	(8,633)
Transfer from / (to) Special Projects Reserve	(463)		(107,176)			(107,639)
Ending Reserve Fund Balance 6-30-2009 (est)	**$3,101**	**$0**	**$23,116**	**$5,525**	**$1,980**	**$33,722**
SPECIAL PROJECTS RESERVE FUND BALANCES						
Beginning Reserve Balance 7-1-2008 (est)	$0	$0	$0	$0	$0	$0
add: Collect from FY 08/09 Levy			27,704			27,704
less: Use for FY 08/09 Projects						0
Transfer from / (to) Operating Reserve	463	-	107,176	-	-	107,639
Ending Reserve Fund Balance 6-30-2009 (est)	**$463**	**$0**	**$134,880**	**$0**	**$0**	**$135,343**

[1] *Contribution from CFD No. 2005-2; Only affects Zone 4A.*

[2] *Variance due to rounding, including rounding limitations imposed by the County of Sacramento.*

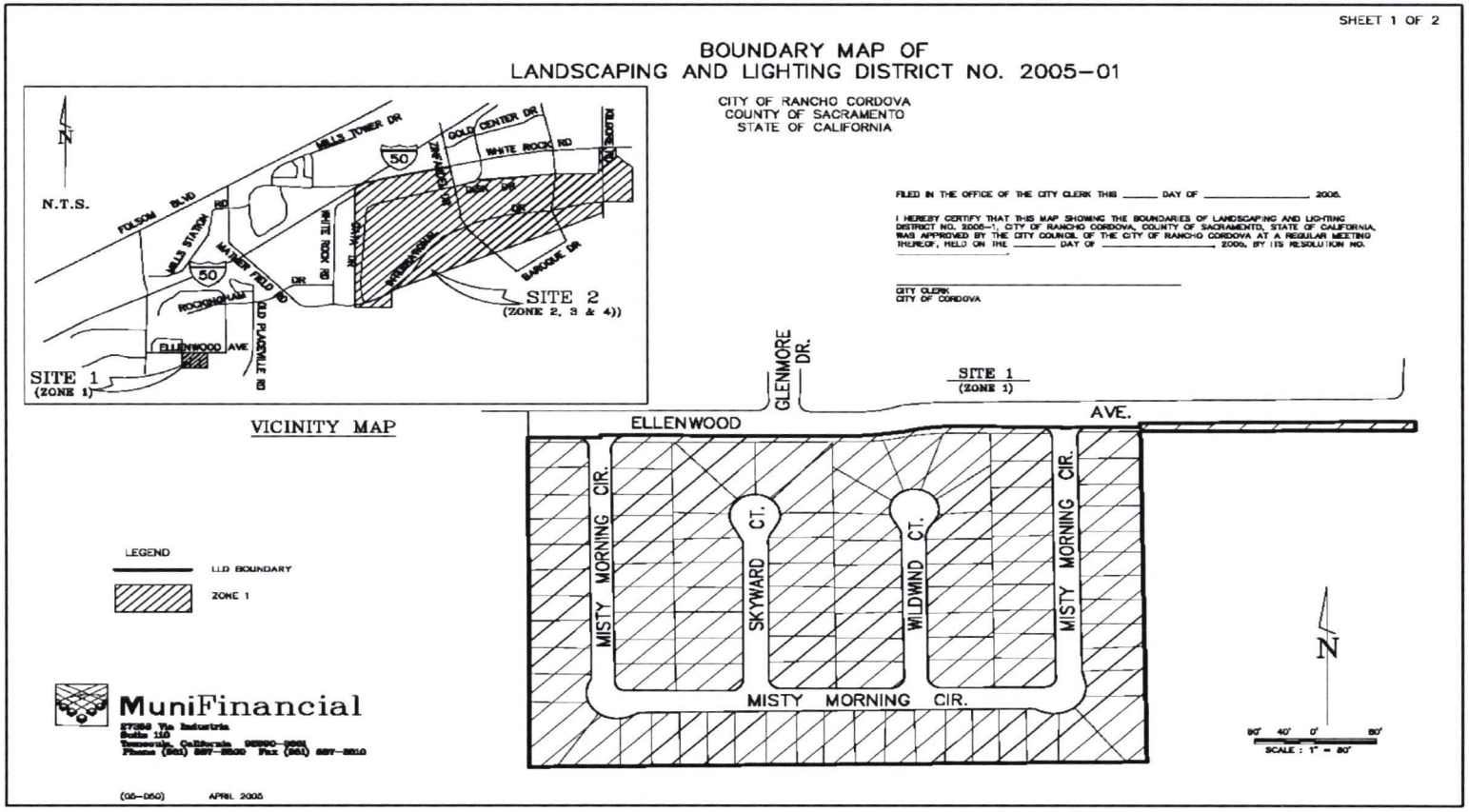
[3] *These represent the balances and FY 2008/09 uses of the Undesignated Reserve Funds. These funds were received from County of Sacramento upon the transfer of the County Landscape Maintenance District to the City and are not restricted to any particular Zone.*

Part IV — DISTRICT DIAGRAM

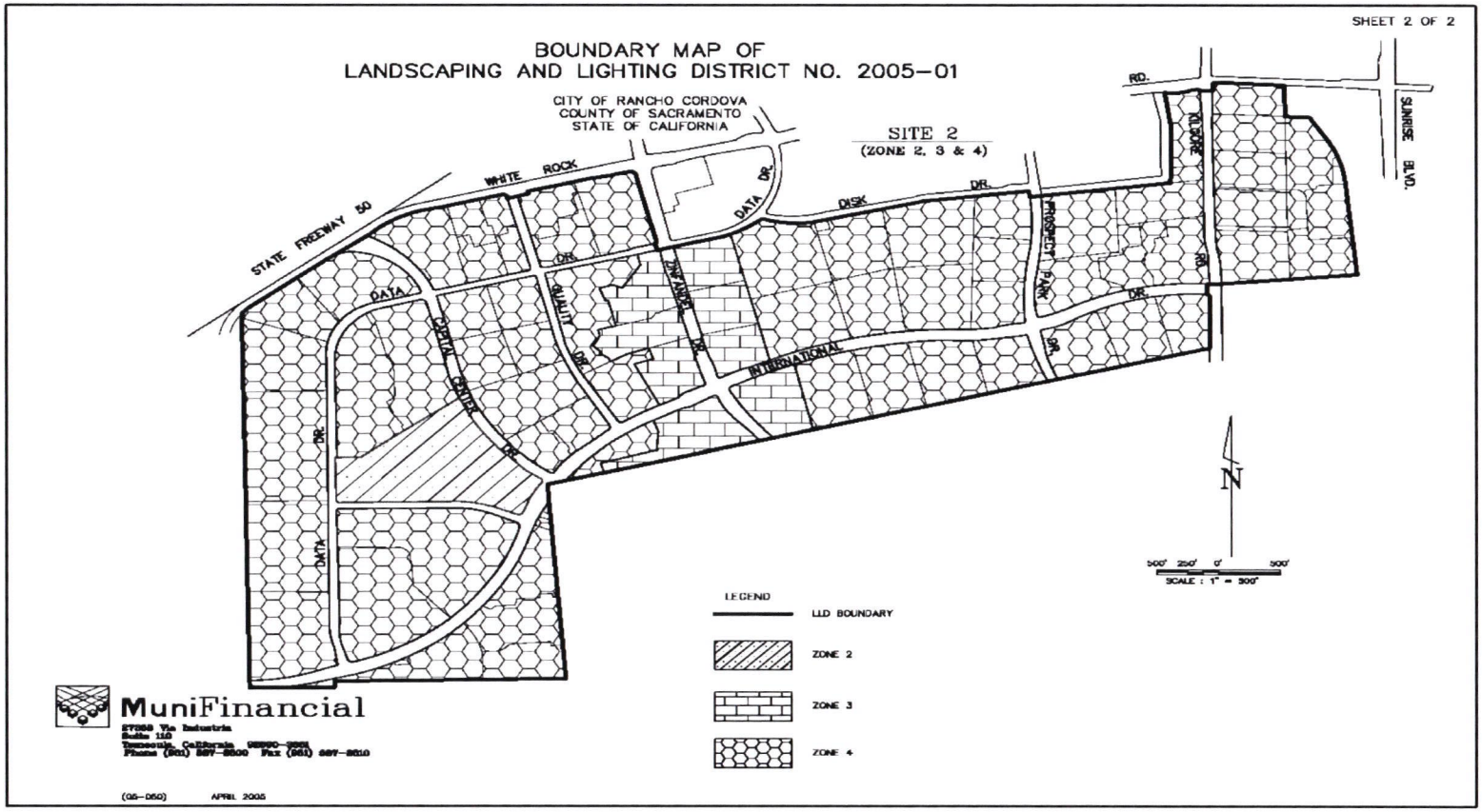
The parcels to be assessed consist of all lots, parcels and subdivisions of land located within the boundaries of the map designated as "Boundary Map of Landscaping and Lighting District No. 2005-1." The District covers approximately five hundred twelve acres (512 acres) within the City.

The following District Diagram, which was based upon both the County Assessor's Maps and County Assessor's information, identifies all the parcels of land within the District at the time of formation.

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



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



Part V — ASSESSMENT ROLL

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

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

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

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

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1
Fiscal Year 2008/09 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES		SITUS ADDRESS
072-0260-006-0000	4	Assessable	117.34	3.85	11100	WHITE ROCK RD
072-0260-031-0000	4	Assessable	144.78	4.75	11100	WHITE ROCK RD
072-0260-032-0000	4	Assessable	145.08	4.76		KILGORE RD
072-0260-048-0000	4	Exempt	-	0.0		KILGORE RD
072-0260-049-0000	4	Assessable	144.46	4.74	3209	KILGORE RD
072-0370-060-0000	4	Assessable	381.00	12.5	3600	DATA DR
072-0370-062-0000	4	Exempt	-	0.0		DATA DR
072-0370-063-0000	4	Assessable	380.08	12.47	3600	DATA DR
072-0680-026-0000	4	Exempt	-	0.0	3180	KILGORE RD
072-0680-034-0000	4A	Assessable	297.40	9.758		INTERNATIONAL DR
072-0680-040-0000	4	Assessable	140.20	4.6	3130	KILGORE RD
072-0680-042-0000	4	Assessable	285.90	9.38	3215	PROSPECT PARK DR
072-0680-043-0000	4	Assessable	171.60	5.63		KILGORE RD
072-0680-048-0000	4	Assessable	148.42	4.87		INTERNATIONAL DR
072-0680-049-0000	4	Assessable	201.76	6.62	11150	INTERNATIONAL DR
072-0680-050-0000	4	Assessable	201.46	6.61	11120	INTERNATIONAL DR
072-0680-062-0000	4	Assessable	203.60	6.68	11125	INTERNATIONAL DR
072-0680-063-0000	4	Assessable	131.96	4.33	11155	INTERNATIONAL DR
072-0680-064-0000	4	Assessable	183.18	6.01	11185	INTERNATIONAL DR
072-0680-065-0000	4	Assessable	71.92	2.36		KILGORE RD
072-0680-067-0000	4	Assessable	214.26	7.03	3241	KILGORE RD
072-0680-068-0000	4	Assessable	153.92	5.05		KILGORE RD
072-0680-069-0000	4	Assessable	134.40	4.41		KILGORE RD
072-0680-070-0000	4	Assessable	214.88	7.05		KILGORE RD
072-0680-072-0000	4	Assessable	158.18	5.19		DATA DR
072-0680-075-0000	3	Assessable	3,405.90	2.41		INTERNATIONAL DR
072-0680-079-0000	4A	Assessable	224.00	7.349		INTERNATIONAL DR
072-0690-019-0000	4	Exempt	-	0.0		INTERNATIONAL DR
072-0690-022-0000	4	Exempt	-	0.0		INTERNATIONAL DR
072-0690-023-0000	4	Exempt	-	0.0		INTERNATIONAL DR
072-0690-024-0000	4	Exempt	-	0.0		INTERNATIONAL DR
072-0690-036-0000	4	Assessable	146.90	4.82	3343	CAPITAL CENTER D
072-0690-037-0000	4	Assessable	141.12	4.63	3355	DATA DR
072-0690-038-0000	4	Assessable	138.36	4.54	3310	QUALITY DR
072-0690-039-0000	4	Assessable	123.44	4.05	3249	QUALITY DR
072-0690-060-0000	4	Assessable	181.66	5.96	10540	WHITE ROCK RD
072-0690-061-0000	4	Assessable	283.76	9.31	3400	DATA DR
072-0690-062-0000	4	Assessable	281.62	9.24	3466	DATA DR
072-0690-063-0000	4	Assessable	485.84	15.94	3500	DATA DR
072-0690-064-0000	4	Assessable	257.54	8.45	3100	ZINFANDEL DR
072-0690-078-0000	4	Assessable	259.08	8.5	10600	WHITE ROCK RD
072-0690-079-0000	4	Assessable	47.84	1.57	10690	WHITE ROCK RD
072-0690-080-0000	4	Assessable	57.30	1.88	3320	DATA DR
072-0690-082-0000	4	Assessable	89.00	2.92	3330	DATA DR
072-0690-084-0000	4	Assessable	410.56	13.47	3300	CAPITAL CENTER D
072-0690-085-0000	4	Assessable	367.28	12.05	3300	CAPITAL CENTER D
072-0690-086-0000	4	Assessable	273.10	8.96	3366	QUALITY DR
072-0690-089-0000	4	Assessable	311.80	10.23	3333	QUALITY DR
072-0690-090-0000	3	Assessable	8,792.18	6.2213	3188	ZINFANDEL DR
072-0690-091-0000	3	Assessable	7,160.74	5.0669		ZINFANDEL DR
072-0690-093-0000	4	Assessable	104.54	3.43	10834	INTERNATIONAL DR
072-0690-094-0000	4	Assessable	117.64	3.86	10811	INTERNATIONAL DR
072-0690-095-0000	4	Assessable	99.66	3.27		CAPITAL CENTER D
072-0690-096-0000	3	Assessable	11,968.44	8.4688	3300	ZINFANDEL DR
072-0690-098-0000	3	Assessable	7,449.46	5.2712	10875	INTERNATIONAL DR
072-0690-099-0000	4	Assessable	164.58	5.4	10845	INTERNATIONAL DR
072-0690-100-0000	4	Assessable	139.28	4.57	3249	QUALITY DR
072-0690-101-0000	4	Assessable	128.00	4.2		WHITE ROCK RD
072-0690-104-0000	4	Assessable	149.34	4.9		INTERNATIONAL DR
072-0690-105-0000	4	Assessable	157.26	5.16		INTERNATIONAL DR

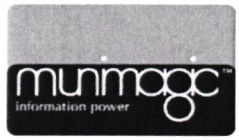


ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-0690-107-0000	4	Assessable	610.80	20.04	10725	INTERNATIONAL DR
072-0690-108-0000	4	Assessable	499.86	16.4	10725	INTERNATIONAL DR
072-0690-113-0000	4	Assessable	169.46	5.56	10734	INTERNATIONAL DR
072-0690-114-0000	4	Assessable	221.28	7.26	10730	INTERNATIONAL DR
072-0690-115-0000	4	Assessable	45.72	1.5	10680	WHITE ROCK RD
072-0690-116-0000	4	Assessable	34.74	1.14	10670	WHITE ROCK RD
072-1340-001-0000	2	Assessable	3.96	0.13	10654	BASIE WY
072-1340-002-0000	2	Assessable	3.96	0.13	10644	BASIE WY
072-1340-003-0000	2	Assessable	3.04	0.1	10640	BASIE WY
072-1340-004-0000	2	Assessable	3.04	0.1	10636	BASIE WY
072-1340-005-0000	2	Assessable	3.04	0.1	10632	BASIE WY
072-1340-006-0000	2	Assessable	3.04	0.1	10628	BASIE WY
072-1340-007-0000	2	Assessable	3.04	0.1	10624	BASIE WY
072-1340-008-0000	2	Assessable	3.04	0.1	10620	BASIE WY
072-1340-009-0000	2	Assessable	3.04	0.1	10616	BASIE WY
072-1340-010-0000	2	Assessable	3.04	0.1	10612	BASIE WY
072-1340-011-0000	2	Assessable	3.04	0.1	10608	BASIE WY
072-1340-012-0000	2	Assessable	3.04	0.1	10604	BASIE WY
072-1340-013-0000	2	Assessable	3.96	0.13	10600	BASIE WY
072-1340-014-0000	2	Assessable	4.26	0.14	10601	BASIE WY
072-1340-015-0000	2	Assessable	3.64	0.12	10605	BASIE WY
072-1340-016-0000	2	Assessable	3.04	0.1	10609	BASIE WY
072-1340-017-0000	2	Assessable	3.64	0.12	3442	DIXIELAND WY
072-1340-018-0000	2	Assessable	3.96	0.13	3436	DIXIELAND WY
072-1340-019-0000	2	Assessable	3.64	0.12	3428	DIXIELAND WY
072-1340-020-0000	2	Assessable	3.34	0.11	3424	DIXIELAND WY
072-1340-021-0000	2	Assessable	3.34	0.11	3420	DIXIELAND WY
072-1340-022-0000	2	Assessable	3.04	0.1	3416	DIXIELAND WY
072-1340-023-0000	2	Assessable	3.64	0.12	3412	DIXIELAND WY
072-1340-024-0000	2	Assessable	3.96	0.13	3417	BRUBECK DR
072-1340-025-0000	2	Assessable	3.34	0.11	3421	BRUBECK DR
072-1340-026-0000	2	Assessable	4.56	0.15	3425	BRUBECK DR
072-1340-027-0000	2	Assessable	5.78	0.19	3420	BRUBECK DR
072-1340-028-0000	2	Assessable	5.18	0.17	10545	RAGTIME CR
072-1340-029-0000	2	Assessable	4.86	0.16	10553	RAGTIME CR
072-1340-030-0000	2	Assessable	3.04	0.1	10575	RAGTIME CR
072-1340-031-0000	2	Assessable	3.04	0.1	10579	RAGTIME CR
072-1340-032-0000	2	Assessable	4.26	0.14	10583	RAGTIME CR
072-1340-033-0000	2	Assessable	3.96	0.13	10584	RAGTIME CR
072-1340-034-0000	2	Assessable	3.04	0.1	10580	RAGTIME CR
072-1340-035-0000	2	Assessable	3.04	0.1	10576	RAGTIME CR
072-1340-036-0000	2	Assessable	3.04	0.1	10572	RAGTIME CR
072-1340-037-0000	2	Assessable	3.04	0.1	10568	RAGTIME CR
072-1340-038-0000	2	Assessable	4.26	0.14	10564	RAGTIME CR
072-1340-039-0000	2	Assessable	5.48	0.18	10560	RAGTIME CR
072-1340-040-0000	2	Assessable	3.96	0.13	10556	RAGTIME CR
072-1340-041-0000	2	Assessable	3.34	0.11	10552	RAGTIME CR
072-1340-042-0000	2	Assessable	3.34	0.11	10548	RAGTIME CR
072-1340-043-0000	2	Assessable	3.34	0.11	10544	RAGTIME CR
072-1340-044-0000	2	Assessable	4.86	0.16	10540	RAGTIME CR
072-1340-045-0000	2	Assessable	5.18	0.17	10536	RAGTIME CR
072-1340-046-0000	2	Assessable	3.64	0.12	10532	RAGTIME CR
072-1340-047-0000	2	Assessable	3.04	0.1	10528	RAGTIME CR
072-1340-048-0000	2	Assessable	3.64	0.12	10522	RAGTIME CR
072-1340-049-0000	2	Assessable	3.04	0.1	10854	BASIE WY
072-1340-050-0000	2	Assessable	3.04	0.1	10850	BASIE WY
072-1340-051-0000	2	Assessable	3.04	0.1	10846	BASIE WY
072-1340-052-0000	2	Assessable	3.04	0.1	10842	BASIE WY
072-1340-053-0000	2	Assessable	3.04	0.1	10838	BASIE WY
072-1340-054-0000	2	Assessable	3.04	0.1	10834	BASIE WY



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-1340-055-0000	2	Assessable	3.04	0.1	10830	BASIE WY
072-1340-056-0000	2	Assessable	3.04	0.1	10826	BASIE WY
072-1340-057-0000	2	Assessable	3.04	0.1	10822	BASIE WY
072-1340-058-0000	2	Assessable	3.04	0.1	10823	BASIE WY
072-1340-059-0000	2	Assessable	3.64	0.12	10827	BASIE WY
072-1340-060-0000	2	Assessable	3.04	0.1	3419	DIXIELAND WY
072-1340-061-0000	2	Assessable	3.04	0.1	3423	DIXIELAND WY
072-1340-062-0000	2	Assessable	3.34	0.11	3427	DIXIELAND WY
072-1340-063-0000	2	Assessable	3.34	0.11	3431	DIXIELAND WY
072-1340-064-0000	2	Assessable	4.86	0.16	3435	DIXIELAND WY
072-1340-065-0000	2	Assessable	3.96	0.13	10625	BASIE WY
072-1340-066-0000	2	Assessable	3.04	0.1	10629	BASIE WY
072-1340-067-0000	2	Assessable	3.04	0.1	10633	BASIE WY
072-1340-068-0000	2	Assessable	3.04	0.1	10637	BASIE WY
072-1340-069-0000	2	Assessable	3.04	0.1	10641	BASIE WY
072-1340-070-0000	2	Assessable	4.26	0.14	10645	BASIE WY
072-1340-071-0000	2	Assessable	4.26	0.14	3437	MARDI GRAS CT
072-1340-072-0000	2	Assessable	4.26	0.14	3433	MARDI GRAS CT
072-1340-073-0000	2	Assessable	4.56	0.15	3429	MARDI GRAS CT
072-1340-074-0000	2	Assessable	3.96	0.13	3425	MARDI GRAS CT
072-1340-075-0000	2	Exempt	-	0.0		RESERVE DR
072-1340-076-0000	2	Exempt	-	0.0		RESERVE DR
072-1340-077-0000	2	Exempt	-	0.0		RESERVE DR
072-1350-001-0000	2	Assessable	5.48	0.18	3420	MARDI GRAS CT
072-1350-002-0000	2	Assessable	3.96	0.13	3416	MARDI GRAS CT
072-1350-003-0000	2	Assessable	3.96	0.13	3412	MARDI GRAS CT
072-1350-004-0000	2	Assessable	4.26	0.14	3408	MARDI GRAS CT
072-1350-005-0000	2	Assessable	5.18	0.17	3404	MARDI GRAS CT
072-1350-006-0000	2	Assessable	5.18	0.17	3400	MARDI GRAS CT
072-1350-007-0000	2	Assessable	5.78	0.19	3401	MARDI GRAS CT
072-1350-008-0000	2	Assessable	6.08	0.2	3405	MARDI GRAS CT
072-1350-009-0000	2	Assessable	3.34	0.11	3409	MARDI GRAS CT
072-1350-010-0000	2	Assessable	3.34	0.11	3413	MARDI GRAS CT
072-1350-011-0000	2	Assessable	3.34	0.11	3417	MARDI GRAS CT
072-1350-012-0000	2	Assessable	3.34	0.11	3421	MARDI GRAS CT
072-1350-013-0000	2	Assessable	4.56	0.15	10659	BASIE WY
072-1350-014-0000	2	Assessable	3.64	0.12	10663	BASIE WY
072-1350-015-0000	2	Assessable	3.04	0.1	10667	BASIE WY
072-1350-016-0000	2	Assessable	3.34	0.11	10671	BASIE WY
072-1350-017-0000	2	Assessable	3.96	0.13	10691	BASIE WY
072-1350-018-0000	2	Assessable	3.96	0.13	10697	BASIE WY
072-1350-019-0000	2	Assessable	4.86	0.16	10719	BASIE WY
072-1350-020-0000	2	Assessable	3.04	0.1	10725	BASIE WY
072-1350-021-0000	2	Assessable	3.34	0.11	10729	BASIE WY
072-1350-022-0000	2	Assessable	3.64	0.12	10733	BASIE WY
072-1350-023-0000	2	Assessable	3.34	0.11	10737	BASIE WY
072-1350-024-0000	2	Assessable	3.34	0.11	10741	BASIE WY
072-1350-025-0000	2	Assessable	3.34	0.11	10745	BASIE WY
072-1350-026-0000	2	Assessable	3.34	0.11	10749	BASIE WY
072-1350-027-0000	2	Assessable	3.34	0.11	10753	BASIE WY
072-1350-028-0000	2	Assessable	3.34	0.11	10757	BASIE WY
072-1350-029-0000	2	Assessable	3.34	0.11	10761	BASIE WY
072-1350-030-0000	2	Assessable	3.34	0.11	10765	BASIE WY
072-1350-031-0000	2	Assessable	3.34	0.11	10769	BASIE WY
072-1350-032-0000	2	Assessable	3.96	0.13	10791	BASIE WY
072-1350-033-0000	2	Assessable	3.04	0.1	10795	BASIE WY
072-1350-034-0000	2	Assessable	3.04	0.1	10799	BASIE WY
072-1350-035-0000	2	Assessable	3.04	0.1	10803	BASIE WY
072-1350-036-0000	2	Assessable	3.04	0.1	10807	BASIE WY
072-1350-037-0000	2	Assessable	3.04	0.1	10811	BASIE WY

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-1350-038-0000	2	Assessable	3.04	0.1	10815	BASIE WY
072-1350-039-0000	2	Assessable	3.04	0.1	10819	BASIE WY
072-1350-040-0000	2	Assessable	3.04	0.1	10818	BASIE WY
072-1350-041-0000	2	Assessable	3.04	0.1	10814	BASIE WY
072-1350-042-0000	2	Assessable	3.04	0.1	10810	BASIE WY
072-1350-043-0000	2	Assessable	3.04	0.1	10806	BASIE WY
072-1350-044-0000	2	Assessable	3.04	0.1	10802	BASIE WY
072-1350-045-0000	2	Assessable	3.04	0.1	10798	BASIE WY
072-1350-046-0000	2	Assessable	3.04	0.1	10794	BASIE WY
072-1350-047-0000	2	Assessable	3.04	0.1	10790	BASIE WY
072-1350-051-0000	2	Assessable	3.04	0.1	10774	BASIE WY
072-1350-052-0000	2	Assessable	3.04	0.1	10770	BASIE WY
072-1350-053-0000	2	Assessable	3.04	0.1	10766	BASIE WY
072-1350-054-0000	2	Assessable	3.34	0.11	10762	BASIE WY
072-1350-055-0000	2	Assessable	3.34	0.11	10758	BASIE WY
072-1350-056-0000	2	Assessable	3.34	0.11	10754	BASIE WY
072-1350-057-0000	2	Assessable	3.34	0.11	10750	BASIE WY
072-1350-058-0000	2	Assessable	3.04	0.1	10746	BASIE WY
072-1350-059-0000	2	Assessable	3.04	0.1	10742	BASIE WY
072-1350-060-0000	2	Assessable	3.34	0.11	10738	BASIE WY
072-1350-061-0000	2	Assessable	3.34	0.11	10734	BASIE WY
072-1350-062-0000	2	Assessable	3.34	0.11	10730	BASIE WY
072-1350-063-0000	2	Assessable	3.04	0.1	10726	BASIE WY
072-1350-064-0000	2	Assessable	3.04	0.1	10722	BASIE WY
072-1350-065-0000	2	Assessable	3.04	0.1	10718	BASIE WY
072-1350-066-0000	2	Assessable	3.34	0.11	10714	BASIE WY
072-1350-067-0000	2	Assessable	3.34	0.11	10710	BASIE WY
072-1350-068-0000	2	Assessable	4.56	0.15	10706	BASIE WY
072-1350-069-0000	2	Assessable	5.48	0.18	10702	BASIE WY
072-1350-070-0000	2	Assessable	3.64	0.12	10698	BASIE WY
072-1350-071-0000	2	Assessable	3.34	0.11	10694	BASIE WY
072-1350-072-0000	2	Assessable	3.96	0.13	10690	BASIE WY
072-1350-073-0000	2	Assessable	6.08	0.2	10686	BASIE WY
072-1350-074-0000	2	Assessable	4.26	0.14	10682	BASIE WY
072-1350-075-0000	2	Assessable	3.04	0.1	10678	BASIE WY
072-1350-076-0000	2	Assessable	3.34	0.11	10674	BASIE WY
072-1350-077-0000	2	Assessable	3.04	0.1	10670	BASIE WY
072-1350-078-0000	2	Assessable	3.34	0.11	10666	BASIE WY
072-1350-079-0000	2	Assessable	3.34	0.11	10662	BASIE WY
072-1350-080-0000	2	Assessable	3.34	0.11	10658	BASIE WY
072-1350-081-0000	2	Exempt	-	0.0		RESERVE DR
072-1350-082-0000	2	Assessable	3.64	0.12	10786	BASIE WY
072-1350-084-0000	2	Assessable	3.04	0.1	10778	BASIE WY
072-1350-085-0000	2	Assessable	3.64	0.12	10782	BASIE WY
072-1350-086-0000	2	Exempt	-	0.0		CAPITAL CENTER D
072-2970-001-0000	4A	Assessable	3.28	0.108	11039	INTERNATIONAL DR
072-2970-002-0000	4A	Assessable	2.96	0.0974	11037	INTERNATIONAL DR
072-2970-003-0000	4A	Assessable	2.96	0.0974	11035	INTERNATIONAL DR
072-2970-004-0000	4A	Assessable	2.96	0.0974	11033	INTERNATIONAL DR
072-2970-005-0000	4A	Assessable	2.96	0.0974	11031	INTERNATIONAL DR
072-2970-006-0000	4A	Assessable	2.96	0.0974	11029	INTERNATIONAL DR
072-2970-007-0000	4A	Assessable	2.96	0.0974	11027	INTERNATIONAL DR
072-2970-008-0000	4A	Assessable	2.96	0.0974	11025	INTERNATIONAL DR
072-2970-009-0000	4A	Assessable	2.96	0.0974	11023	INTERNATIONAL DR
072-2970-010-0000	4A	Assessable	2.96	0.0974	11021	INTERNATIONAL DR
072-2970-011-0000	4A	Assessable	2.96	0.0974	11019	INTERNATIONAL DR
072-2970-012-0000	4A	Assessable	2.96	0.0974	11017	INTERNATIONAL DR
072-2970-013-0000	4A	Assessable	2.96	0.0974	11015	INTERNATIONAL DR
072-2970-014-0000	4A	Assessable	2.96	0.0974	11013	INTERNATIONAL DR
072-2970-015-0000	4A	Assessable	2.96	0.0974	11011	INTERNATIONAL DR



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2970-016-0000	4A	Assessable	2.96	0.0974	11009	INTERNATIONAL DR
072-2970-017-0000	4A	Assessable	2.96	0.0974	11007	INTERNATIONAL DR
072-2970-018-0000	4A	Assessable	2.58	0.085	3188	BRIDGEWAY DR
072-2970-019-0000	4A	Assessable	1.78	0.0584	3186	BRIDGEWAY DR
072-2970-020-0000	4A	Assessable	1.78	0.0584	3184	BRIDGEWAY DR
072-2970-021-0000	4A	Assessable	1.78	0.0584	3182	BRIDGEWAY DR
072-2970-022-0000	4A	Assessable	1.78	0.0584	3180	BRIDGEWAY DR
072-2970-023-0000	4A	Assessable	2.74	0.0903	3178	BRIDGEWAY DR
072-2970-024-0000	4A	Assessable	3.50	0.1151	10880	STOURPORT WY
072-2970-025-0000	4A	Assessable	2.48	0.0815	10882	STOURPORT WY
072-2970-026-0000	4A	Assessable	2.48	0.0815	10884	STOURPORT WY
072-2970-027-0000	4A	Assessable	2.48	0.0815	10886	STOURPORT WY
072-2970-028-0000	4A	Assessable	2.48	0.0815	10888	STOURPORT WY
072-2970-029-0000	4A	Assessable	2.48	0.0815	10900	STOURPORT WY
072-2970-030-0000	4A	Assessable	2.48	0.0815	10902	STOURPORT WY
072-2970-031-0000	4A	Assessable	2.48	0.0815	10904	STOURPORT WY
072-2970-032-0000	4A	Assessable	2.48	0.0815	10906	STOURPORT WY
072-2970-033-0000	4A	Assessable	2.48	0.0815	10908	STOURPORT WY
072-2970-034-0000	4A	Assessable	2.48	0.0815	10910	STOURPORT WY
072-2970-035-0000	4A	Assessable	2.48	0.0815	10912	STOURPORT WY
072-2970-036-0000	4A	Assessable	2.48	0.0815	10914	STOURPORT WY
072-2970-037-0000	4A	Assessable	2.48	0.0815	10916	STOURPORT WY
072-2970-038-0000	4A	Assessable	2.48	0.0815	10918	STOURPORT WY
072-2970-039-0000	4A	Assessable	2.48	0.0815	10920	STOURPORT WY
072-2970-040-0000	4A	Assessable	3.22	0.1063	10922	STOURPORT WY
072-2970-041-0000	4A	Assessable	2.48	0.0815	10948	TOWER PARK DR
072-2970-042-0000	4A	Assessable	1.78	0.0584	10946	TOWER PARK DR
072-2970-043-0000	4A	Assessable	1.66	0.0549	10944	TOWER PARK DR
072-2970-044-0000	4A	Assessable	1.66	0.0549	10942	TOWER PARK DR
072-2970-045-0000	4A	Assessable	1.78	0.0584	10940	TOWER PARK DR
072-2970-046-0000	4A	Assessable	2.32	0.0761	10938	TOWER PARK DR
072-2970-049-0000	4A	Assessable	1.60	0.0531	10926	TOWER PARK DR
072-2970-050-0000	4A	Assessable	1.60	0.0531	10924	TOWER PARK DR
072-2970-053-0000	4A	Assessable	3.56	0.1169	10921	OAKHAM DR
072-2970-054-0000	4A	Assessable	2.80	0.0921	10923	OAKHAM DR
072-2970-055-0000	4A	Assessable	2.68	0.0885	10925	OAKHAM DR
072-2970-056-0000	4A	Assessable	2.64	0.0868	10927	OAKHAM DR
072-2970-057-0000	4A	Assessable	2.58	0.085	10929	OAKHAM DR
072-2970-058-0000	4A	Assessable	2.90	0.0956	10931	OAKHAM DR
072-2970-059-0000	4A	Assessable	2.80	0.0921	10933	OAKHAM DR
072-2970-060-0000	4A	Assessable	2.52	0.0832	10935	OAKHAM DR
072-2970-061-0000	4A	Assessable	2.52	0.0832	10937	OAKHAM DR
072-2970-062-0000	4A	Assessable	3.44	0.1133	10939	OAKHAM DR
072-2970-063-0000	4A	Assessable	3.94	0.1293	3144	FLAGLER WY
072-2970-064-0000	4A	Assessable	3.02	0.0992	3146	FLAGLER WY
072-2970-065-0000	4A	Assessable	3.02	0.0992	3148	FLAGLER WY
072-2970-066-0000	4A	Assessable	3.02	0.0992	3150	FLAGLER WY
072-2970-067-0000	4A	Assessable	3.02	0.0992	3152	FLAGLER WY
072-2970-068-0000	4A	Assessable	3.02	0.0992	3154	FLAGLER WY
072-2970-069-0000	4A	Assessable	3.02	0.0992	3156	FLAGLER WY
072-2970-070-0000	4A	Assessable	3.60	0.1187	3158	FLAGLER WY
072-2970-071-0000	4A	Assessable	3.66	0.1204	3159	BRINDLEY WY
072-2970-072-0000	4A	Assessable	3.02	0.0992	3157	BRINDLEY WY
072-2970-073-0000	4A	Assessable	3.02	0.0992	3155	BRINDLEY WY
072-2970-074-0000	4A	Assessable	3.02	0.0992	3153	BRINDLEY WY
072-2970-075-0000	4A	Assessable	3.02	0.0992	3151	BRINDLEY WY
072-2970-076-0000	4A	Assessable	3.02	0.0992	3149	BRINDLEY WY
072-2970-077-0000	4A	Assessable	3.02	0.0992	3147	BRINDLEY WY
072-2970-078-0000	4A	Assessable	3.82	0.1257	3145	BRINDLEY WY
072-2970-079-0000	4A	Assessable	4.30	0.1417	3146	BRINDLEY WY



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2970-080-0000	4A	Assessable	3.02	0.0992	3148	BRINDLEY WY
072-2970-081-0000	4A	Assessable	3.02	0.0992	3150	BRINDLEY WY
072-2970-082-0000	4A	Assessable	3.02	0.0992	3152	BRINDLEY WY
072-2970-083-0000	4A	Assessable	3.02	0.0992	3154	BRINDLEY WY
072-2970-084-0000	4A	Assessable	3.02	0.0992	3156	BRINDLEY WY
072-2970-085-0000	4A	Assessable	3.94	0.1293	3158	BRINDLEY WY
072-2970-086-0000	4A	Assessable	4.36	0.1434	3159	LEA STERLING WY
072-2970-087-0000	4A	Assessable	3.40	0.1116	3157	LEA STERLING WY
072-2970-088-0000	4A	Assessable	3.40	0.1116	3155	LEA STERLING WY
072-2970-089-0000	4A	Assessable	3.40	0.1116	3153	LEA STERLING WY
072-2970-090-0000	4A	Assessable	3.40	0.1116	3151	LEA STERLING WY
072-2970-091-0000	4A	Assessable	4.36	0.1434	3149	LEA STERLING WY
072-2970-092-0000	4A	Assessable	2.52	0.0832	10916	TOWER PARK DR
072-2970-093-0000	4A	Assessable	1.60	0.0531	10912	TOWER PARK DR
072-2970-094-0000	4A	Assessable	1.60	0.0531	10910	TOWER PARK DR
072-2970-095-0000	4A	Assessable	1.60	0.0531	10908	TOWER PARK DR
072-2970-096-0000	4A	Assessable	1.60	0.0531	10906	TOWER PARK DR
072-2970-097-0000	4A	Assessable	2.26	0.0744	10904	TOWER PARK DR
072-2970-098-0000	4A	Assessable	2.20	0.0726	10854	ATHERSTONE DR
072-2970-099-0000	4A	Assessable	1.50	0.0496	10856	ATHERSTONE DR
072-2970-100-0000	4A	Assessable	1.50	0.0496	10858	ATHERSTONE DR
072-2970-101-0000	4A	Assessable	1.56	0.0514	10860	ATHERSTONE DR
072-2970-102-0000	4A	Assessable	1.66	0.0549	10862	ATHERSTONE DR
072-2970-103-0000	4A	Assessable	2.52	0.0832	10864	ATHERSTONE DR
072-2970-104-0000	4A	Assessable	2.52	0.0832	10868	ATHERSTONE DR
072-2970-105-0000	4A	Assessable	1.66	0.0549	10870	ATHERSTONE DR
072-2970-106-0000	4A	Assessable	1.56	0.0514	10872	ATHERSTONE DR
072-2970-107-0000	4A	Assessable	1.50	0.0496	10874	ATHERSTONE DR
072-2970-108-0000	4A	Assessable	1.50	0.0496	10876	ATHERSTONE DR
072-2970-109-0000	4A	Assessable	2.36	0.0779	10878	ATHERSTONE DR
072-2970-110-0000	4A	Assessable	2.36	0.0779	10886	ATHERSTONE DR
072-2970-111-0000	4A	Assessable	1.50	0.0496	10888	ATHERSTONE DR
072-2970-112-0000	4A	Assessable	1.50	0.0496	10890	ATHERSTONE DR
072-2970-113-0000	4A	Assessable	1.50	0.0496	10892	ATHERSTONE DR
072-2970-114-0000	4A	Assessable	1.50	0.0496	10894	ATHERSTONE DR
072-2970-115-0000	4A	Assessable	2.10	0.0691	10896	ATHERSTONE DR
072-2970-116-0000	4A	Assessable	2.48	0.0815	3158	BRIDGEWAY DR
072-2970-117-0000	4A	Assessable	1.50	0.0496	3160	BRIDGEWAY DR
072-2970-118-0000	4A	Assessable	1.50	0.0496	3162	BRIDGEWAY DR
072-2970-119-0000	4A	Assessable	1.50	0.0496	3164	BRIDGEWAY DR
072-2970-120-0000	4A	Assessable	1.50	0.0496	3166	BRIDGEWAY DR
072-2970-121-0000	4A	Assessable	2.10	0.0691	3168	BRIDGEWAY DR
072-2970-134-0000	4A	Assessable	2.14	0.0708	3149	MINTURN WY
072-2970-135-0000	4A	Assessable	1.66	0.0549	3147	MINTURN WY
072-2970-136-0000	4A	Assessable	1.50	0.0496	3145	MINTURN WY
072-2970-137-0000	4A	Assessable	1.50	0.0496	3143	MINTURN WY
072-2970-138-0000	4A	Assessable	1.72	0.0567	3141	MINTURN WY
072-2970-139-0000	4A	Assessable	2.64	0.0868	3139	MINTURN WY
072-2970-140-0000	4A	Assessable	2.14	0.0708	3139	RUSHALL CT
072-2970-141-0000	4A	Assessable	1.66	0.0549	3141	RUSHALL CT
072-2970-142-0000	4A	Assessable	1.50	0.0496	3143	RUSHALL CT
072-2970-143-0000	4A	Assessable	1.50	0.0496	3145	RUSHALL CT
072-2970-144-0000	4A	Assessable	1.66	0.0549	3147	RUSHALL CT
072-2970-145-0000	4A	Assessable	2.14	0.0708	3149	RUSHALL CT
072-2970-146-0000	4A	Assessable	2.14	0.0708	3148	APPERLY WY
072-2970-147-0000	4A	Assessable	1.66	0.0549	3146	APPERLY WY
072-2970-148-0000	4A	Assessable	1.50	0.0496	3144	APPERLY WY
072-2970-149-0000	4A	Assessable	1.50	0.0496	3142	APPERLY WY
072-2970-150-0000	4A	Assessable	1.66	0.0549	3140	APPERLY WY
072-2970-151-0000	4A	Assessable	2.14	0.0708	3138	APPERLY WY

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES		SITUS ADDRESS
072-2970-152-0000	4A	Assessable	2.58	0.085	10878	NEDERLAND WY
072-2970-153-0000	4A	Assessable	1.66	0.0549	10880	NEDERLAND WY
072-2970-154-0000	4A	Assessable	1.50	0.0496	10882	NEDERLAND WY
072-2970-155-0000	4A	Assessable	1.50	0.0496	10884	NEDERLAND WY
072-2970-156-0000	4A	Assessable	1.66	0.0549	10886	NEDERLAND WY
072-2970-157-0000	4A	Assessable	2.14	0.0708	10888	NEDERLAND WY
072-2970-158-0000	4A	Assessable	4.84	0.1594	3142	LEA STERLING WY
072-2970-159-0000	4A	Assessable	3.66	0.1204	3144	LEA STERLING WY
072-2970-160-0000	4A	Assessable	3.60	0.1187	3146	LEA STERLING WY
072-2970-161-0000	4A	Assessable	3.66	0.1204	3148	LEA STERLING WY
072-2970-162-0000	4A	Assessable	3.66	0.1204	3150	LEA STERLING WY
072-2970-163-0000	4A	Assessable	3.66	0.1204	3152	LEA STERLING WY
072-2970-164-0000	4A	Assessable	3.66	0.1204	3154	LEA STERLING WY
072-2970-165-0000	4A	Assessable	3.60	0.1187	3156	LEA STERLING WY
072-2970-166-0000	4A	Assessable	4.80	0.1576	3158	LEA STERLING WY
072-2970-167-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2970-168-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2970-169-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2970-170-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2970-171-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-2970-173-0000	4A	Exempt	-	0.0		STOURPORT WY
072-2970-174-0000	4A	Exempt	-	0.0		STOURPORT WY
072-2970-175-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-2970-176-0000	4A	Exempt	-	0.0		INTERNATIONAL DR
072-2970-177-0000	4A	Exempt	-	0.0		INTERNATIONAL DR
072-2970-178-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-2970-179-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2970-180-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2970-181-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2970-182-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2970-183-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2970-184-0000	4A	Assessable	2.32	0.0761	10930	TOWER PARK DR
072-2970-185-0000	4A	Assessable	1.78	0.0584	10928	TOWER PARK DR
072-2970-186-0000	4A	Assessable	1.78	0.0584	10922	TOWER PARK DR
072-2970-187-0000	4A	Assessable	2.58	0.085	10920	TOWER PARK DR
072-2970-188-0000	4A	Assessable	2.04	0.0673	10838	NEDERLAND WY
072-2970-189-0000	4A	Assessable	1.56	0.0514	10840	NEDERLAND WY
072-2970-190-0000	4A	Assessable	1.44	0.0478	10842	NEDERLAND WY
072-2970-191-0000	4A	Assessable	1.44	0.0478	10844	NEDERLAND WY
072-2970-192-0000	4A	Assessable	1.60	0.0531	10846	NEDERLAND WY
072-2970-193-0000	4A	Assessable	2.52	0.0832	10848	NEDERLAND WY
072-2970-194-0000	4A	Assessable	2.58	0.085	10879	STOURPORT WY
072-2970-195-0000	4A	Assessable	1.98	0.0655	10881	STOURPORT WY
072-2970-196-0000	4A	Assessable	1.82	0.0602	10883	STOURPORT WY
072-2970-197-0000	4A	Assessable	1.82	0.0602	10885	STOURPORT WY
072-2970-198-0000	4A	Assessable	2.04	0.0673	10887	STOURPORT WY
072-2970-199-0000	4A	Assessable	3.12	0.1027	10889	STOURPORT WY
072-2970-200-0000	4A	Exempt	-	0.0		NEDERLAND WY
072-2980-001-0000	4A	Assessable	6.68	0.2196	3238	PROSPECT PARK DR
072-2980-002-0000	4A	Assessable	5.28	0.1735	3240	PROSPECT PARK DR
072-2980-003-0000	4A	Assessable	5.22	0.1718	3242	PROSPECT PARK DR
072-2980-004-0000	4A	Assessable	5.22	0.1718	3244	PROSPECT PARK DR
072-2980-005-0000	4A	Assessable	5.28	0.1735	3246	PROSPECT PARK DR
072-2980-006-0000	4A	Assessable	5.22	0.1718	3248	PROSPECT PARK DR
072-2980-007-0000	4A	Assessable	5.60	0.1842	3250	PROSPECT PARK DR
072-2980-008-0000	4A	Assessable	5.18	0.17	3252	PROSPECT PARK DR
072-2980-009-0000	4A	Assessable	5.54	0.1824	3254	PROSPECT PARK DR
072-2980-010-0000	4A	Assessable	5.76	0.1895	3256	PROSPECT PARK DR
072-2980-011-0000	4A	Assessable	5.54	0.1824	3258	PROSPECT PARK DR
072-2980-012-0000	4A	Assessable	5.54	0.1824	3260	PROSPECT PARK DR



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2980-013-0000	4A	Assessable	6.80	0.2231	3262	PROSPECT PARK DR
072-2980-017-0000	4A	Assessable	2.96	0.0974	11085	INTERNATIONAL DR
072-2980-018-0000	4A	Assessable	3.06	0.1009	11083	INTERNATIONAL DR
072-2980-019-0000	4A	Assessable	3.12	0.1027	11081	INTERNATIONAL DR
072-2980-020-0000	4A	Assessable	3.12	0.1027	11079	INTERNATIONAL DR
072-2980-021-0000	4A	Assessable	3.12	0.1027	11077	INTERNATIONAL DR
072-2980-022-0000	4A	Assessable	3.12	0.1027	11075	INTERNATIONAL DR
072-2980-023-0000	4A	Assessable	3.12	0.1027	11073	INTERNATIONAL DR
072-2980-024-0000	4A	Assessable	3.02	0.0992	11071	INTERNATIONAL DR
072-2980-025-0000	4A	Assessable	3.22	0.1063	11069	INTERNATIONAL DR
072-2980-026-0000	4A	Assessable	3.02	0.0992	11067	INTERNATIONAL DR
072-2980-027-0000	4A	Assessable	3.02	0.0992	11065	INTERNATIONAL DR
072-2980-028-0000	4A	Assessable	3.02	0.0992	11063	INTERNATIONAL DR
072-2980-029-0000	4A	Assessable	3.02	0.0992	11061	INTERNATIONAL DR
072-2980-030-0000	4A	Assessable	3.06	0.1009	11059	INTERNATIONAL DR
072-2980-031-0000	4A	Assessable	3.02	0.0992	11057	INTERNATIONAL DR
072-2980-032-0000	4A	Assessable	3.02	0.0992	11055	INTERNATIONAL DR
072-2980-033-0000	4A	Assessable	2.96	0.0974	11053	INTERNATIONAL DR
072-2980-034-0000	4A	Assessable	2.96	0.0974	11051	INTERNATIONAL DR
072-2980-035-0000	4A	Assessable	2.96	0.0974	11049	INTERNATIONAL DR
072-2980-036-0000	4A	Assessable	2.96	0.0974	11047	INTERNATIONAL DR
072-2980-037-0000	4A	Assessable	3.88	0.1275	11045	INTERNATIONAL DR
072-2980-038-0000	4A	Assessable	2.90	0.0956	10930	STOURPORT WY
072-2980-039-0000	4A	Assessable	2.36	0.0779	10932	STOURPORT WY
072-2980-040-0000	4A	Assessable	2.36	0.0779	10934	STOURPORT WY
072-2980-041-0000	4A	Assessable	2.32	0.0761	10936	STOURPORT WY
072-2980-042-0000	4A	Assessable	2.32	0.0761	10938	STOURPORT WY
072-2980-043-0000	4A	Assessable	2.36	0.0779	10940	STOURPORT WY
072-2980-044-0000	4A	Assessable	2.36	0.0779	10942	STOURPORT WY
072-2980-045-0000	4A	Assessable	2.36	0.0779	10944	STOURPORT WY
072-2980-046-0000	4A	Assessable	2.36	0.0779	10946	STOURPORT WY
072-2980-047-0000	4A	Assessable	2.32	0.0761	10948	STOURPORT WY
072-2980-048-0000	4A	Assessable	2.32	0.0761	10950	STOURPORT WY
072-2980-049-0000	4A	Assessable	2.36	0.0779	10952	STOURPORT WY
072-2980-050-0000	4A	Assessable	2.36	0.0779	10954	STOURPORT WY
072-2980-051-0000	4A	Assessable	2.36	0.0779	10956	STOURPORT WY
072-2980-052-0000	4A	Assessable	2.36	0.0779	10958	STOURPORT WY
072-2980-053-0000	4A	Assessable	2.36	0.0779	10960	STOURPORT WY
072-2980-054-0000	4A	Assessable	2.36	0.0779	10962	STOURPORT WY
072-2980-055-0000	4A	Assessable	2.36	0.0779	10964	STOURPORT WY
072-2980-056-0000	4A	Assessable	2.96	0.0974	10966	STOURPORT WY
072-2980-057-0000	4A	Assessable	6.08	0.2001	3163	NOAHBLOMQUIST WY
072-2980-058-0000	4A	Assessable	4.84	0.1594	3161	NOAHBLOMQUIST WY
072-2980-059-0000	4A	Assessable	4.52	0.1488	3159	NOAHBLOMQUIST WY
072-2980-060-0000	4A	Assessable	4.52	0.1488	3157	NOAHBLOMQUIST WY
072-2980-061-0000	4A	Assessable	4.52	0.1488	3155	NOAHBLOMQUIST WY
072-2980-062-0000	4A	Assessable	4.52	0.1488	3153	NOAHBLOMQUIST WY
072-2980-063-0000	4A	Assessable	4.52	0.1488	3151	NOAHBLOMQUIST WY
072-2980-064-0000	4A	Assessable	4.58	0.1505	3149	NOAHBLOMQUIST WY
072-2980-065-0000	4A	Assessable	4.64	0.1523	3147	NOAHBLOMQUIST WY
072-2980-066-0000	4A	Assessable	4.64	0.1523	3145	NOAHBLOMQUIST WY
072-2980-067-0000	4A	Assessable	4.64	0.1523	3143	NOAHBLOMQUIST WY
072-2980-068-0000	4A	Assessable	6.14	0.2019	3141	NOAHBLOMQUIST WY
072-2980-069-0000	4A	Assessable	6.62	0.2178	3140	NOAHBLOMQUIST WY
072-2980-070-0000	4A	Assessable	4.64	0.1523	3142	NOAHBLOMQUIST WY
072-2980-071-0000	4A	Assessable	4.64	0.1523	3144	NOAHBLOMQUIST WY
072-2980-072-0000	4A	Assessable	4.64	0.1523	3146	NOAHBLOMQUIST WY
072-2980-073-0000	4A	Assessable	4.58	0.1505	3148	NOAHBLOMQUIST WY
072-2980-074-0000	4A	Assessable	4.52	0.1488	3150	NOAHBLOMQUIST WY
072-2980-075-0000	4A	Assessable	4.52	0.1488	3152	NOAHBLOMQUIST WY



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2980-076-0000	4A	Assessable	4.52	0.1488	3154	NOAHBLOMQUIST WY
072-2980-077-0000	4A	Assessable	4.52	0.1488	3156	NOAHBLOMQUIST WY
072-2980-078-0000	4A	Assessable	7.34	0.2408	3158	NOAHBLOMQUIST WY
072-2980-079-0000	4A	Assessable	6.80	0.2231	3159	FLAGLER WY
072-2980-080-0000	4A	Assessable	4.42	0.1452	3157	FLAGLER WY
072-2980-081-0000	4A	Assessable	4.42	0.1452	3155	FLAGLER WY
072-2980-082-0000	4A	Assessable	4.42	0.1452	3153	FLAGLER WY
072-2980-083-0000	4A	Assessable	4.42	0.1452	3151	FLAGLER WY
072-2980-084-0000	4A	Assessable	4.42	0.1452	3149	FLAGLER WY
072-2980-085-0000	4A	Assessable	4.48	0.147	3147	FLAGLER WY
072-2980-086-0000	4A	Assessable	4.52	0.1488	3145	FLAGLER WY
072-2980-087-0000	4A	Assessable	4.52	0.1488	3143	FLAGLER WY
072-2980-088-0000	4A	Assessable	4.48	0.147	3141	FLAGLER WY
072-2980-089-0000	4A	Assessable	6.46	0.2125	3139	FLAGLER WY
072-2980-090-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2980-091-0000	4A	Exempt	-	0.0		INTERNATIONAL DR
072-2980-092-0000	4A	Assessable	3.22	0.1063	10191	INTERNATIONAL DR
072-2980-093-0000	4A	Assessable	2.74	0.0903	10189	INTERNATIONAL DR
072-2980-094-0000	4A	Assessable	2.80	0.0921	10187	INTERNATIONAL DR
072-2990-001-0000	4A	Assessable	2.32	0.0761	3124	MOWBRAY WY
072-2990-002-0000	4A	Assessable	2.32	0.0761	3122	MOWBRAY WY
072-2990-003-0000	4A	Assessable	2.32	0.0761	3120	MOWBRAY WY
072-2990-004-0000	4A	Assessable	2.32	0.0761	3118	MOWBRAY WY
072-2990-005-0000	4A	Assessable	2.32	0.0761	3116	MOWBRAY WY
072-2990-006-0000	4A	Assessable	2.32	0.0761	3114	MOWBRAY WY
072-2990-007-0000	4A	Assessable	2.32	0.0761	3112	MOWBRAY WY
072-2990-008-0000	4A	Assessable	2.32	0.0761	3110	MOWBRAY WY
072-2990-009-0000	4A	Assessable	3.12	0.1027	3108	MOWBRAY WY
072-2990-010-0000	4A	Assessable	5.76	0.1895	10931	THORLEY WY
072-2990-011-0000	4A	Assessable	5.18	0.17	10933	THORLEY WY
072-2990-012-0000	4A	Assessable	4.48	0.147	10935	THORLEY WY
072-2990-013-0000	4A	Assessable	4.48	0.147	10937	THORLEY WY
072-2990-014-0000	4A	Assessable	4.48	0.147	10939	THORLEY WY
072-2990-015-0000	4A	Assessable	4.48	0.147	10941	THORLEY WY
072-2990-016-0000	4A	Assessable	4.48	0.147	10943	THORLEY WY
072-2990-017-0000	4A	Exempt	-	0.0		MOWBRAY WY
072-2990-018-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-2990-019-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2990-020-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2990-021-0000	4A	Exempt	-	0.0		FLAGLER WY
072-2990-022-0000	4A	Exempt	-	0.0		FLAGLER WY
072-2990-023-0000	4A	Exempt	-	0.0		FLAGLER WY
072-2990-024-0000	4A	Assessable	5.18	0.17	10962	DISK DR
072-2990-025-0000	4A	Assessable	5.18	0.17	10958	DISK DR
072-2990-026-0000	4A	Assessable	5.18	0.17	10954	DISK DR
072-2990-027-0000	4A	Assessable	5.18	0.17	10950	DISK DR
072-2990-028-0000	4A	Assessable	5.18	0.17	10946	DISK DR
072-2990-029-0000	4A	Assessable	5.18	0.17	10942	DISK DR
072-2990-030-0000	4A	Assessable	5.60	0.1842	10938	DISK DR
072-2990-031-0000	4A	Assessable	5.76	0.1895	10934	DISK DR
072-2990-032-0000	4A	Assessable	5.54	0.1824	10930	DISK DR
072-2990-033-0000	4A	Assessable	7.00	0.2302	10926	DISK DR
072-2990-034-0000	4A	Assessable	3.18	0.1045	3101	LEA STERLING WY
072-2990-035-0000	4A	Assessable	2.32	0.0761	3103	LEA STERLING WY
072-2990-036-0000	4A	Assessable	2.32	0.0761	3105	LEA STERLING WY
072-2990-037-0000	4A	Assessable	2.32	0.0761	3109	LEA STERLING WY
072-2990-038-0000	4A	Assessable	2.32	0.0761	3111	LEA STERLING WY
072-2990-039-0000	4A	Assessable	2.32	0.0761	3113	LEA STERLING WY
072-2990-040-0000	4A	Assessable	2.32	0.0761	3115	LEA STERLING WY
072-2990-041-0000	4A	Assessable	2.32	0.0761	3117	LEA STERLING WY



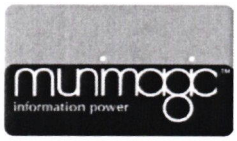
ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2990-042-0000	4A	Assessable	2.32	0.0761	3119	LEA STERLING WY
072-2990-043-0000	4A	Assessable	2.32	0.0761	3121	LEA STERLING WY
072-2990-044-0000	4A	Assessable	2.32	0.0761	3123	LEA STERLING WY
072-2990-045-0000	4A	Assessable	2.32	0.0761	3125	LEA STERLING WY
072-2990-046-0000	4A	Assessable	2.32	0.0761	3127	LEA STERLING WY
072-2990-047-0000	4A	Assessable	2.32	0.0761	3129	LEA STERLING WY
072-2990-050-0000	4A	Assessable	1.60	0.0531	10927	TOWER PARK DR
072-2990-051-0000	4A	Assessable	1.60	0.0531	10925	TOWER PARK DR
072-2990-054-0000	4A	Assessable	2.52	0.0832	10917	TOWER PARK DR
072-2990-055-0000	4A	Assessable	1.60	0.0531	10915	TOWER PARK DR
072-2990-056-0000	4A	Assessable	1.56	0.0514	10913	TOWER PARK DR
072-2990-057-0000	4A	Assessable	1.56	0.0514	10909	TOWER PARK DR
072-2990-058-0000	4A	Assessable	1.56	0.0514	10907	TOWER PARK DR
072-2990-059-0000	4A	Assessable	2.68	0.0885	10905	TOWER PARK DR
072-2990-060-0000	4A	Assessable	2.48	0.0815	10844	ATHERSTONE DR
072-2990-061-0000	4A	Assessable	1.50	0.0496	10840	ATHERSTONE DR
072-2990-062-0000	4A	Assessable	1.50	0.0496	10838	ATHERSTONE DR
072-2990-063-0000	4A	Assessable	1.56	0.0514	10836	ATHERSTONE DR
072-2990-064-0000	4A	Assessable	1.66	0.0549	10834	ATHERSTONE DR
072-2990-065-0000	4A	Assessable	2.64	0.0868	10832	ATHERSTONE DR
072-2990-066-0000	4A	Assessable	2.52	0.0832	10828	ATHERSTONE DR
072-2990-067-0000	4A	Assessable	1.66	0.0549	10826	ATHERSTONE DR
072-2990-068-0000	4A	Assessable	1.60	0.0531	10824	ATHERSTONE DR
072-2990-069-0000	4A	Assessable	1.50	0.0496	10822	ATHERSTONE DR
072-2990-070-0000	4A	Assessable	1.50	0.0496	10820	ATHERSTONE DR
072-2990-071-0000	4A	Assessable	2.42	0.0797	10818	ATHERSTONE DR
072-2990-072-0000	4A	Assessable	2.42	0.0797	10810	ATHERSTONE DR
072-2990-073-0000	4A	Assessable	1.50	0.0496	10808	ATHERSTONE DR
072-2990-074-0000	4A	Assessable	1.50	0.0496	10806	ATHERSTONE DR
072-2990-075-0000	4A	Assessable	1.50	0.0496	10804	ATHERSTONE DR
072-2990-076-0000	4A	Assessable	1.50	0.0496	10802	ATHERSTONE DR
072-2990-077-0000	4A	Assessable	2.14	0.0708	10800	ATHERSTONE DR
072-2990-084-0000	4A	Assessable	2.14	0.0708	10848	WRAYSBURY WY
072-2990-085-0000	4A	Assessable	1.66	0.0549	10850	WRAYSBURY WY
072-2990-086-0000	4A	Assessable	1.50	0.0496	10852	WRAYSBURY WY
072-2990-087-0000	4A	Assessable	1.50	0.0496	10854	WRAYSBURY WY
072-2990-088-0000	4A	Assessable	1.66	0.0549	10856	WRAYSBURY WY
072-2990-089-0000	4A	Assessable	2.14	0.0708	10858	WRAYSBURY WY
072-2990-090-0000	4A	Assessable	2.14	0.0708	10860	WRAYSBURY WY
072-2990-091-0000	4A	Assessable	1.66	0.0549	10862	WRAYSBURY WY
072-2990-092-0000	4A	Assessable	1.50	0.0496	10864	WRAYSBURY WY
072-2990-093-0000	4A	Assessable	1.50	0.0496	10866	WRAYSBURY WY
072-2990-094-0000	4A	Assessable	1.66	0.0549	10868	WRAYSBURY WY
072-2990-095-0000	4A	Assessable	2.20	0.0726	10870	WRAYSBURY WY
072-2990-096-0000	4A	Assessable	2.32	0.0761	3112	EADES WY
072-2990-097-0000	4A	Assessable	3.06	0.1009	3110	EADES WY
072-2990-098-0000	4A	Assessable	3.06	0.1009	3111	EADES WY
072-2990-099-0000	4A	Assessable	2.32	0.0761	3113	EADES WY
072-2990-100-0000	4A	Assessable	2.32	0.0761	3115	EADES WY
072-2990-101-0000	4A	Assessable	1.78	0.0584	3117	EADES WY
072-2990-102-0000	4A	Assessable	1.60	0.0531	3119	EADES WY
072-2990-103-0000	4A	Assessable	1.60	0.0531	3121	EADES WY
072-2990-104-0000	4A	Assessable	1.78	0.0584	3123	EADES WY
072-2990-105-0000	4A	Assessable	2.52	0.0832	3125	EADES WY
072-2990-106-0000	4A	Assessable	2.52	0.0832	3124	LEA STERLING WY
072-2990-107-0000	4A	Assessable	2.52	0.0832	3122	LEA STERLING WY
072-2990-108-0000	4A	Assessable	2.52	0.0832	3120	LEA STERLING WY
072-2990-109-0000	4A	Assessable	2.52	0.0832	3118	LEA STERLING WY
072-2990-110-0000	4A	Assessable	2.52	0.0832	3116	LEA STERLING WY
072-2990-111-0000	4A	Assessable	3.06	0.1009	3114	LEA STERLING WY

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2990-112-0000	4A	Assessable	3.06	0.1009	3108	LEA STERLING WY
072-2990-113-0000	4A	Assessable	2.32	0.0761	3106	LEA STERLING WY
072-2990-114-0000	4A	Assessable	2.32	0.0761	3104	LEA STERLING WY
072-2990-115-0000	4A	Assessable	2.32	0.0761	3102	LEA STERLING WY
072-2990-116-0000	4A	Assessable	3.72	0.1222	3100	LEA STERLING WY
072-2990-117-0000	4A	Assessable	2.58	0.085	10898	DISK DR
072-2990-118-0000	4A	Assessable	1.66	0.0549	10896	DISK DR
072-2990-119-0000	4A	Assessable	1.50	0.0496	10894	DISK DR
072-2990-120-0000	4A	Assessable	1.50	0.0496	10892	DISK DR
072-2990-121-0000	4A	Assessable	1.66	0.0549	10890	DISK DR
072-2990-122-0000	4A	Assessable	2.14	0.0708	10888	DISK DR
072-2990-123-0000	4A	Assessable	2.14	0.0708	10884	DISK DR
072-2990-124-0000	4A	Assessable	1.66	0.0549	10882	DISK DR
072-2990-125-0000	4A	Assessable	1.50	0.0496	10880	DISK DR
072-2990-126-0000	4A	Assessable	1.50	0.0496	10878	DISK DR
072-2990-127-0000	4A	Assessable	1.66	0.0549	10876	DISK DR
072-2990-128-0000	4A	Assessable	2.14	0.0708	10874	DISK DR
072-2990-129-0000	4A	Assessable	2.14	0.0708	10870	DISK DR
072-2990-130-0000	4A	Assessable	1.66	0.0549	10868	DISK DR
072-2990-131-0000	4A	Assessable	1.50	0.0496	10866	DISK DR
072-2990-132-0000	4A	Assessable	1.50	0.0496	10864	DISK DR
072-2990-133-0000	4A	Assessable	1.66	0.0549	10862	DISK DR
072-2990-134-0000	4A	Assessable	2.20	0.0726	10860	DISK DR
072-2990-137-0000	4A	Assessable	1.50	0.0496	10845	WRAYSBURY WY
072-2990-138-0000	4A	Assessable	1.50	0.0496	10847	WRAYSBURY WY
072-2990-144-0000	4A	Assessable	1.50	0.0496	10859	WRAYSBURY WY
072-2990-147-0000	4A	Assessable	2.14	0.0708	10865	WRAYSBURY WY
072-2990-148-0000	4A	Assessable	1.66	0.0549	10867	WRAYSBURY WY
072-2990-149-0000	4A	Assessable	1.50	0.0496	10869	WRAYSBURY WY
072-2990-150-0000	4A	Assessable	1.50	0.0496	10871	WRAYSBURY WY
072-2990-151-0000	4A	Assessable	1.66	0.0549	10873	WRAYSBURY WY
072-2990-152-0000	4A	Assessable	2.14	0.0708	10875	WRAYSBURY WY
072-2990-159-0000	4A	Exempt	-	0.0		DISK DR
072-2990-160-0000	4A	Exempt	-	0.0		DISK DR
072-2990-161-0000	4A	Exempt	-	0.0		WRAYSBURY WY
072-2990-164-0000	4A	Exempt	-	0.0		WRAYSBURY WY
072-2990-165-0000	4A	Exempt	-	0.0		WRAYSBURY WY
072-2990-166-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2990-167-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2990-168-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2990-169-0000	4A	Exempt	-	0.0		ATHERSTONE DR
072-2990-170-0000	4A	Exempt	-	0.0		EADES WY
072-2990-171-0000	4A	Exempt	-	0.0		LEA STERLING WY
072-2990-172-0000	4A	Exempt	-	0.0		LEA STERLING WY
072-2990-173-0000	4A	Exempt	-	0.0		TOWER PARK DR
072-2990-174-0000	4A	Exempt	-	0.0		DISK DR
072-2990-175-0000	4A	Exempt	-	0.0		DISK DR
072-2990-176-0000	4A	Assessable	3.06	0.1009	10931	TOWER PARK DR
072-2990-177-0000	4A	Assessable	1.82	0.0602	10929	TOWER PARK DR
072-2990-178-0000	4A	Assessable	1.82	0.0602	10923	TOWER PARK DR
072-2990-179-0000	4A	Assessable	2.64	0.0868	10921	TOWER PARK DR
072-2990-180-0000	4A	Assessable	2.48	0.0815	3124	BRIDGEWAY DR
072-2990-181-0000	4A	Assessable	1.44	0.0478	3122	BRIDGEWAY DR
072-2990-182-0000	4A	Assessable	1.44	0.0478	3120	BRIDGEWAY DR
072-2990-183-0000	4A	Assessable	1.44	0.0478	3118	BRIDGEWAY DR
072-2990-184-0000	4A	Assessable	1.50	0.0496	3116	BRIDGEWAY DR
072-2990-185-0000	4A	Assessable	2.64	0.0868	3114	BRIDGEWAY DR
072-2990-186-0000	4A	Assessable	2.14	0.0708	10841	WRAYSBURY WY
072-2990-187-0000	4A	Assessable	1.66	0.0549	10843	WRAYSBURY WY
072-2990-188-0000	4A	Assessable	1.66	0.0549	10849	WRAYSBURY WY

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-2990-189-0000	4A	Assessable	2.14	0.0708	10851	WRAYSBURY WY
072-2990-190-0000	4A	Assessable	2.36	0.0779	10853	WRAYSBURY WY
072-2990-191-0000	4A	Assessable	1.66	0.0549	10855	WRAYSBURY WY
072-2990-192-0000	4A	Assessable	1.50	0.0496	10857	WRAYSBURY WY
072-2990-193-0000	4A	Assessable	1.66	0.0549	10861	WRAYSBURY WY
072-2990-194-0000	4A	Assessable	2.14	0.0708	10863	WRAYSBURY WY
072-2990-195-0000	4A	Exempt	-	0.0		WRAYSBURY WY
072-2990-196-0000	4A	Assessable	2.80	0.0921	10877	WRAYSBURY WY
072-2990-197-0000	4A	Assessable	1.66	0.0549	10879	WRAYSBURY WY
072-2990-198-0000	4A	Assessable	1.50	0.0496	10881	WRAYSBURY WY
072-2990-199-0000	4A	Assessable	1.50	0.0496	10883	WRAYSBURY WY
072-2990-200-0000	4A	Assessable	1.66	0.0549	10885	WRAYSBURY WY
072-2990-201-0000	4A	Assessable	2.48	0.0815	10887	WRAYSBURY WY
072-3000-001-0000	4A	Assessable	6.90	0.2267	3101	FLAGGER WY
072-3000-002-0000	4A	Assessable	5.38	0.1771	3105	FLAGGER WY
072-3000-003-0000	4A	Assessable	5.00	0.1647	3109	FLAGGER WY
072-3000-004-0000	4A	Assessable	4.90	0.1612	3113	FLAGGER WY
072-3000-005-0000	4A	Assessable	4.90	0.1612	3117	FLAGGER WY
072-3000-006-0000	4A	Assessable	6.80	0.2231	3121	FLAGGER WY
072-3000-007-0000	4A	Assessable	6.74	0.2214	3128	NOAHBLOMQUIST WY
072-3000-008-0000	4A	Assessable	4.90	0.1612	3124	NOAHBLOMQUIST WY
072-3000-009-0000	4A	Assessable	4.90	0.1612	3120	NOAHBLOMQUIST WY
072-3000-010-0000	4A	Assessable	4.84	0.1594	3116	NOAHBLOMQUIST WY
072-3000-011-0000	4A	Assessable	5.12	0.1682	3108	NOAHBLOMQUIST WY
072-3000-012-0000	4A	Assessable	5.06	0.1665	3104	NOAHBLOMQUIST WY
072-3000-013-0000	4A	Assessable	6.52	0.2143	3100	NOAHBLOMQUIST WY
072-3000-014-0000	4A	Assessable	5.44	0.1789	10951	THORLEY WY
072-3000-015-0000	4A	Assessable	4.42	0.1452	10955	THORLEY WY
072-3000-016-0000	4A	Assessable	4.42	0.1452	10959	THORLEY WY
072-3000-017-0000	4A	Assessable	4.42	0.1452	10963	THORLEY WY
072-3000-018-0000	4A	Assessable	4.42	0.1452	10967	THORLEY WY
072-3000-019-0000	4A	Assessable	4.42	0.1452	10971	THORLEY WY
072-3000-020-0000	4A	Assessable	4.42	0.1452	10975	THORLEY WY
072-3000-021-0000	4A	Assessable	6.26	0.2054	10979	THORLEY WY
072-3000-022-0000	4A	Assessable	6.26	0.2054	3101	NOAHBLOMQUIST WY
072-3000-023-0000	4A	Assessable	4.80	0.1576	3105	NOAHBLOMQUIST WY
072-3000-024-0000	4A	Assessable	4.80	0.1576	3109	NOAHBLOMQUIST WY
072-3000-025-0000	4A	Assessable	4.80	0.1576	3113	NOAHBLOMQUIST WY
072-3000-026-0000	4A	Assessable	4.80	0.1576	3117	NOAHBLOMQUIST WY
072-3000-027-0000	4A	Assessable	4.80	0.1576	3121	NOAHBLOMQUIST WY
072-3000-028-0000	4A	Assessable	4.80	0.1576	3125	NOAHBLOMQUIST WY
072-3000-029-0000	4A	Assessable	6.14	0.2019	3129	NOAHBLOMQUIST WY
072-3000-030-0000	4A	Assessable	6.36	0.209	3228	PROSPECT PARK DR
072-3000-031-0000	4A	Assessable	5.28	0.1735	3226	PROSPECT PARK DR
072-3000-032-0000	4A	Assessable	5.38	0.1771	3224	PROSPECT PARK DR
072-3000-033-0000	4A	Assessable	5.38	0.1771	3222	PROSPECT PARK DR
072-3000-034-0000	4A	Assessable	5.38	0.1771	3220	PROSPECT PARK DR
072-3000-035-0000	4A	Assessable	5.38	0.1771	3218	PROSPECT PARK DR
072-3000-036-0000	4A	Assessable	5.38	0.1771	3216	PROSPECT PARK DR
072-3000-037-0000	4A	Assessable	5.38	0.1771	3214	PROSPECT PARK DR
072-3000-038-0000	4A	Assessable	5.38	0.1771	3212	PROSPECT PARK DR
072-3000-039-0000	4A	Assessable	5.38	0.1771	3210	PROSPECT PARK DR
072-3000-040-0000	4A	Assessable	5.38	0.1771	3208	PROSPECT PARK DR
072-3000-041-0000	4A	Assessable	5.38	0.1771	3206	PROSPECT PARK DR
072-3000-042-0000	4A	Assessable	5.38	0.1771	3204	PROSPECT PARK DR
072-3000-043-0000	4A	Assessable	5.38	0.1771	3202	PROSPECT PARK DR
072-3000-044-0000	4A	Assessable	5.22	0.1718	3200	PROSPECT PARK DR
072-3000-045-0000	4A	Assessable	6.26	0.2054	10998	DISK DR
072-3000-046-0000	4A	Assessable	5.22	0.1718	10994	DISK DR
072-3000-047-0000	4A	Assessable	5.28	0.1735	10990	DISK DR



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-3000-048-0000	4A	Assessable	5.28	0.1735	10986	DISK DR
072-3000-049-0000	4A	Assessable	5.28	0.1735	10982	DISK DR
072-3000-050-0000	4A	Assessable	5.28	0.1735	10978	DISK DR
072-3000-051-0000	4A	Assessable	5.28	0.1735	10974	DISK DR
072-3000-052-0000	4A	Assessable	5.82	0.1913	10970	DISK DR
072-3000-053-0000	4A	Exempt	-	0.0		DISK DR
072-3000-054-0000	4A	Exempt	-	0.0		PROSPECT PARK DR
072-3010-001-0000	3	Assessable	16,082.66	11.38		ZINFANDEL DR
072-3010-002-0000	3	Assessable	1,256.36	0.889		ZINFANDEL DR
072-3010-003-0000	3	Assessable	1,498.02	1.06		ZINFANDEL DR
072-3010-004-0000	3	Assessable	1,401.92	0.992		ZINFANDEL DR
072-3010-005-0000	3	Assessable	1,298.76	0.919		ZINFANDEL DR
072-3010-006-0000	3	Assessable	1,086.78	0.769		ZINFANDEL DR
072-3010-007-0000	3	Assessable	1,130.58	0.8		ZINFANDEL DR
072-3010-008-0000	3	Assessable	2,317.70	1.64		ZINFANDEL DR
072-3010-009-0000	3	Assessable	2,148.12	1.52		DATA DR
072-3010-010-0000	3	Assessable	1,625.22	1.15		DATA DR
072-3010-011-0000	3	Assessable	2,543.82	1.8		DATA DR
072-3010-012-0000	3	Assessable	2,232.90	1.58		ZINFANDEL DR
072-3010-013-0000	3	Assessable	535.60	0.379		ZINFANDEL DR
072-3050-001-0000	4A	Assessable	2.10	0.0691	10930	INTERNATIONAL DR
072-3050-002-0000	4A	Assessable	1.56	0.0514	10932	INTERNATIONAL DR
072-3050-003-0000	4A	Assessable	1.56	0.0514	10934	INTERNATIONAL DR
072-3050-004-0000	4A	Assessable	1.56	0.0514	10936	INTERNATIONAL DR
072-3050-005-0000	4A	Assessable	1.56	0.0514	10938	INTERNATIONAL DR
072-3050-006-0000	4A	Assessable	2.10	0.0691	10940	INTERNATIONAL DR
072-3050-007-0000	4A	Assessable	2.10	0.0691	10944	INTERNATIONAL DR
072-3050-008-0000	4A	Assessable	1.56	0.0514	10946	INTERNATIONAL DR
072-3050-009-0000	4A	Assessable	1.56	0.0514	10948	INTERNATIONAL DR
072-3050-010-0000	4A	Assessable	1.56	0.0514	10950	INTERNATIONAL DR
072-3050-011-0000	4A	Assessable	1.56	0.0514	10952	INTERNATIONAL DR
072-3050-012-0000	4A	Assessable	2.10	0.0691	10954	INTERNATIONAL DR
072-3050-013-0000	4A	Assessable	2.10	0.0691	10958	INTERNATIONAL DR
072-3050-014-0000	4A	Assessable	1.56	0.0514	10960	INTERNATIONAL DR
072-3050-015-0000	4A	Assessable	1.56	0.0514	10962	INTERNATIONAL DR
072-3050-016-0000	4A	Assessable	1.56	0.0514	10964	INTERNATIONAL DR
072-3050-017-0000	4A	Assessable	1.56	0.0514	10966	INTERNATIONAL DR
072-3050-018-0000	4A	Assessable	2.10	0.0691	10968	INTERNATIONAL DR
072-3050-019-0000	4A	Assessable	3.18	0.1045	3210	BRIDGEWAY DR
072-3050-020-0000	4A	Assessable	2.10	0.0691	3212	BRIDGEWAY DR
072-3050-021-0000	4A	Assessable	2.10	0.0691	3214	BRIDGEWAY DR
072-3050-022-0000	4A	Assessable	2.10	0.0691	3216	BRIDGEWAY DR
072-3050-023-0000	4A	Assessable	2.10	0.0691	3218	BRIDGEWAY DR
072-3050-024-0000	4A	Assessable	3.18	0.1045	3220	BRIDGEWAY DR
072-3050-025-0000	4A	Assessable	3.18	0.1045	3228	BRIDGEWAY DR
072-3050-026-0000	4A	Assessable	2.10	0.0691	3230	BRIDGEWAY DR
072-3050-027-0000	4A	Assessable	2.10	0.0691	3232	BRIDGEWAY DR
072-3050-028-0000	4A	Assessable	2.10	0.0691	3234	BRIDGEWAY DR
072-3050-029-0000	4A	Assessable	2.10	0.0691	3236	BRIDGEWAY DR
072-3050-030-0000	4A	Assessable	3.18	0.1045	3238	BRIDGEWAY DR
072-3050-031-0000	4A	Assessable	3.18	0.1045	3247	TYSLEY WY
072-3050-032-0000	4A	Assessable	2.10	0.0691	3249	TYSLEY WY
072-3050-033-0000	4A	Assessable	2.10	0.0691	3251	TYSLEY WY
072-3050-034-0000	4A	Assessable	2.10	0.0691	3253	TYSLEY WY
072-3050-035-0000	4A	Assessable	3.18	0.1045	3255	TYSLEY WY
072-3050-036-0000	4A	Assessable	3.18	0.1045	3255	GOSPORT WY
072-3050-037-0000	4A	Assessable	2.10	0.0691	3253	GOSPORT WY
072-3050-038-0000	4A	Assessable	2.10	0.0691	3251	GOSPORT WY
072-3050-039-0000	4A	Assessable	2.10	0.0691	3249	GOSPORT WY
072-3050-040-0000	4A	Assessable	3.18	0.1045	3247	GOSPORT WY



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-3050-041-0000	4A	Assessable	3.18	0.1045	3237	GOSPORT WY
072-3050-042-0000	4A	Assessable	2.68	0.0885	3235	GOSPORT WY
072-3050-043-0000	4A	Assessable	2.68	0.0885	3233	GOSPORT WY
072-3050-044-0000	4A	Assessable	2.68	0.0885	3231	GOSPORT WY
072-3050-045-0000	4A	Assessable	2.68	0.0885	3229	GOSPORT WY
072-3050-046-0000	4A	Assessable	2.68	0.0885	3227	GOSPORT WY
072-3050-047-0000	4A	Assessable	2.68	0.0885	3225	GOSPORT WY
072-3050-048-0000	4A	Assessable	2.68	0.0885	3223	GOSPORT WY
072-3050-049-0000	4A	Assessable	3.72	0.1222	3221	GOSPORT WY
072-3050-050-0000	4A	Assessable	3.18	0.1045	3224	GOSPORT WY
072-3050-051-0000	4A	Assessable	3.18	0.1045	3223	WILEY WY
072-3050-052-0000	4A	Assessable	3.18	0.1045	3224	WILEY WY
072-3050-053-0000	4A	Assessable	3.18	0.1045	10830	SAMASCO WY
072-3050-054-0000	4A	Assessable	2.68	0.0885	10832	SAMASCO WY
072-3050-055-0000	4A	Assessable	2.68	0.0885	10834	SAMASCO WY
072-3050-056-0000	4A	Assessable	2.68	0.0885	10836	SAMASCO WY
072-3050-057-0000	4A	Assessable	2.68	0.0885	10838	SAMASCO WY
072-3050-058-0000	4A	Assessable	2.68	0.0885	10840	SAMASCO WY
072-3050-059-0000	4A	Assessable	2.68	0.0885	10842	SAMASCO WY
072-3050-060-0000	4A	Assessable	2.68	0.0885	10844	SAMASCO WY
072-3050-061-0000	4A	Assessable	2.68	0.0885	10846	SAMASCO WY
072-3050-062-0000	4A	Assessable	2.68	0.0885	10848	SAMASCO WY
072-3050-063-0000	4A	Assessable	2.68	0.0885	10850	SAMASCO WY
072-3050-064-0000	4A	Assessable	2.68	0.0885	10852	SAMASCO WY
072-3050-065-0000	4A	Assessable	3.18	0.1045	10854	SAMASCO WY
072-3050-066-0000	4A	Assessable	3.18	0.1045	10855	BARDEN DR
072-3050-067-0000	4A	Assessable	2.68	0.0885	10853	BARDEN DR
072-3050-068-0000	4A	Assessable	2.68	0.0885	10851	BARDEN DR
072-3050-069-0000	4A	Assessable	2.68	0.0885	10849	BARDEN DR
072-3050-070-0000	4A	Assessable	2.68	0.0885	10847	BARDEN DR
072-3050-071-0000	4A	Assessable	2.68	0.0885	10845	BARDEN DR
072-3050-072-0000	4A	Assessable	2.68	0.0885	10843	BARDEN DR
072-3050-073-0000	4A	Assessable	2.68	0.0885	10841	BARDEN DR
072-3050-074-0000	4A	Assessable	2.68	0.0885	10839	BARDEN DR
072-3050-075-0000	4A	Assessable	2.68	0.0885	10837	BARDEN DR
072-3050-076-0000	4A	Assessable	2.68	0.0885	10835	BARDEN DR
072-3050-077-0000	4A	Assessable	2.68	0.0885	10833	BARDEN DR
072-3050-078-0000	4A	Assessable	3.18	0.1045	10831	BARDEN DR
072-3050-079-0000	4A	Assessable	3.18	0.1045	10830	BARDEN DR
072-3050-080-0000	4A	Assessable	2.68	0.0885	10832	BARDEN DR
072-3050-081-0000	4A	Assessable	2.68	0.0885	10834	BARDEN DR
072-3050-082-0000	4A	Assessable	2.68	0.0885	10836	BARDEN DR
072-3050-083-0000	4A	Assessable	2.68	0.0885	10838	BARDEN DR
072-3050-084-0000	4A	Assessable	2.68	0.0885	10840	BARDEN DR
072-3050-085-0000	4A	Assessable	2.68	0.0885	10842	BARDEN DR
072-3050-086-0000	4A	Assessable	2.68	0.0885	10844	BARDEN DR
072-3050-087-0000	4A	Assessable	2.68	0.0885	10846	BARDEN DR
072-3050-088-0000	4A	Assessable	2.68	0.0885	10848	BARDEN DR
072-3050-089-0000	4A	Assessable	2.68	0.0885	10850	BARDEN DR
072-3050-090-0000	4A	Assessable	2.68	0.0885	10852	BARDEN DR
072-3050-091-0000	4A	Assessable	3.18	0.1045	10854	BARDEN DR
072-3050-092-0000	4A	Assessable	3.18	0.1045	10855	ARRINGTON DR
072-3050-093-0000	4A	Assessable	2.68	0.0885	10853	ARRINGTON DR
072-3050-094-0000	4A	Assessable	2.68	0.0885	10851	ARRINGTON DR
072-3050-095-0000	4A	Assessable	2.68	0.0885	10849	ARRINGTON DR
072-3050-096-0000	4A	Assessable	2.68	0.0885	10847	ARRINGTON DR
072-3050-097-0000	4A	Assessable	2.68	0.0885	10845	ARRINGTON DR
072-3050-098-0000	4A	Assessable	2.68	0.0885	10843	ARRINGTON DR
072-3050-099-0000	4A	Assessable	2.68	0.0885	10841	ARRINGTON DR
072-3050-100-0000	4A	Assessable	2.68	0.0885	10839	ARRINGTON DR



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-3050-101-0000	4A	Assessable	2.68	0.0885	10837	ARRINGTON DR
072-3050-102-0000	4A	Assessable	2.68	0.0885	10835	ARRINGTON DR
072-3050-103-0000	4A	Assessable	2.68	0.0885	10833	ARRINGTON DR
072-3050-104-0000	4A	Assessable	3.18	0.1045	10831	ARRINGTON DR
072-3050-105-0000	4A	Assessable	4.26	0.1399	10820	ARRINGTON DR
072-3050-106-0000	4A	Assessable	3.18	0.1045	10822	ARRINGTON DR
072-3050-107-0000	4A	Assessable	3.18	0.1045	10824	ARRINGTON DR
072-3050-108-0000	4A	Assessable	3.72	0.1222	10826	ARRINGTON DR
072-3050-109-0000	4A	Assessable	4.80	0.1576	10828	ARRINGTON DR
072-3050-110-0000	4A	Assessable	4.80	0.1576	10830	ARRINGTON DR
072-3050-111-0000	4A	Assessable	3.72	0.1222	10832	ARRINGTON DR
072-3050-112-0000	4A	Assessable	3.18	0.1045	10834	ARRINGTON DR
072-3050-113-0000	4A	Assessable	3.18	0.1045	10836	ARRINGTON DR
072-3050-114-0000	4A	Assessable	3.18	0.1045	10838	ARRINGTON DR
072-3050-115-0000	4A	Assessable	3.18	0.1045	10840	ARRINGTON DR
072-3050-116-0000	4A	Assessable	3.18	0.1045	10842	ARRINGTON DR
072-3050-117-0000	4A	Assessable	3.18	0.1045	10844	ARRINGTON DR
072-3050-118-0000	4A	Assessable	3.18	0.1045	10846	ARRINGTON DR
072-3050-119-0000	4A	Assessable	3.18	0.1045	10848	ARRINGTON DR
072-3050-120-0000	4A	Assessable	3.18	0.1045	10850	ARRINGTON DR
072-3050-121-0000	4A	Assessable	3.18	0.1045	10852	ARRINGTON DR
072-3050-122-0000	4A	Assessable	3.18	0.1045	10854	ARRINGTON DR
072-3050-123-0000	4A	Assessable	3.18	0.1045	10856	ARRINGTON DR
072-3050-124-0000	4A	Assessable	3.18	0.1045	10858	ARRINGTON DR
072-3050-125-0000	4A	Assessable	3.18	0.1045	10860	ARRINGTON DR
072-3050-126-0000	4A	Assessable	3.18	0.1045	10862	ARRINGTON DR
072-3050-127-0000	4A	Assessable	3.18	0.1045	10864	ARRINGTON DR
072-3050-128-0000	4A	Assessable	3.18	0.1045	10866	ARRINGTON DR
072-3050-129-0000	4A	Assessable	3.18	0.1045	10870	ARRINGTON DR
072-3050-130-0000	4A	Assessable	3.18	0.1045	10872	ARRINGTON DR
072-3050-131-0000	4A	Assessable	3.18	0.1045	10874	ARRINGTON DR
072-3050-132-0000	4A	Assessable	3.18	0.1045	10876	ARRINGTON DR
072-3050-133-0000	4A	Assessable	3.18	0.1045	10878	ARRINGTON DR
072-3050-134-0000	4A	Assessable	3.18	0.1045	10880	ARRINGTON DR
072-3050-135-0000	4A	Assessable	3.18	0.1045	10882	ARRINGTON DR
072-3050-136-0000	4A	Assessable	3.18	0.1045	10884	ARRINGTON DR
072-3050-137-0000	4A	Assessable	3.18	0.1045	10886	ARRINGTON DR
072-3050-138-0000	4A	Assessable	3.18	0.1045	10888	ARRINGTON DR
072-3050-139-0000	4A	Assessable	3.18	0.1045	10890	ARRINGTON DR
072-3050-140-0000	4A	Assessable	3.18	0.1045	10892	ARRINGTON DR
072-3050-141-0000	4A	Assessable	3.18	0.1045	10894	ARRINGTON DR
072-3050-142-0000	4A	Assessable	3.72	0.1222	3259	PITKIN WY
072-3050-143-0000	4A	Assessable	3.18	0.1045	3255	PITKIN WY
072-3050-144-0000	4A	Assessable	3.18	0.1045	3251	PITKIN WY
072-3050-145-0000	4A	Assessable	3.18	0.1045	3247	PITKIN WY
072-3050-146-0000	4A	Assessable	3.18	0.1045	3243	PITKIN WY
072-3050-147-0000	4A	Assessable	3.18	0.1045	3239	PITKIN WY
072-3050-148-0000	4A	Assessable	3.18	0.1045	3235	PITKIN WY
072-3050-149-0000	4A	Assessable	4.26	0.1399	3231	PITKIN WY
072-3050-150-0000	4A	Assessable	4.26	0.1399	10913	BARDEN DR
072-3050-151-0000	4A	Assessable	3.18	0.1045	10909	BARDEN DR
072-3050-152-0000	4A	Assessable	3.18	0.1045	10905	BARDEN DR
072-3050-153-0000	4A	Assessable	3.72	0.1222	10901	BARDEN DR
072-3050-154-0000	4A	Assessable	4.26	0.1399	10900	MERRICK WY
072-3050-155-0000	4A	Assessable	3.18	0.1045	10904	MERRICK WY
072-3050-156-0000	4A	Assessable	3.18	0.1045	10908	MERRICK WY
072-3050-157-0000	4A	Assessable	4.26	0.1399	10912	MERRICK WY
072-3050-158-0000	4A	Assessable	5.38	0.1771	10933	MERRICK WY
072-3050-159-0000	4A	Assessable	4.26	0.1399	10929	MERRICK WY
072-3050-160-0000	4A	Assessable	4.26	0.1399	10925	MERRICK WY

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES	SITUS ADDRESS	
072-3050-161-0000	4A	Assessable	4.26	0.1399	10921	MERRICK WY
072-3050-162-0000	4A	Assessable	4.26	0.1399	10917	MERRICK WY
072-3050-163-0000	4A	Assessable	4.26	0.1399	10913	MERRICK WY
072-3050-164-0000	4A	Assessable	4.26	0.1399	10909	MERRICK WY
072-3050-165-0000	4A	Assessable	4.26	0.1399	10905	MERRICK WY
072-3050-166-0000	4A	Assessable	53.96	1.7709	10901	MERRICK WY
072-3050-167-0000	4A	Assessable	3.18	0.1045	3222	CHELMER WY
072-3050-168-0000	4A	Assessable	2.10	0.0691	3224	CHELMER WY
072-3050-169-0000	4A	Assessable	2.10	0.0691	3226	CHELMER WY
072-3050-170-0000	4A	Assessable	2.10	0.0691	3228	CHELMER WY
072-3050-171-0000	4A	Assessable	2.10	0.0691	3230	CHELMER WY
072-3050-172-0000	4A	Assessable	2.10	0.0691	3232	CHELMER WY
072-3050-173-0000	4A	Assessable	2.10	0.0691	3234	CHELMER WY
072-3050-174-0000	4A	Assessable	2.10	0.0691	3236	CHELMER WY
072-3050-175-0000	4A	Assessable	3.18	0.1045	3238	CHELMER WY
072-3050-176-0000	4A	Assessable	2.68	0.0885	3239	BRIDGEWAY DR
072-3050-177-0000	4A	Assessable	1.56	0.0514	3237	BRIDGEWAY DR
072-3050-178-0000	4A	Assessable	1.56	0.0514	3235	BRIDGEWAY DR
072-3050-179-0000	4A	Assessable	1.56	0.0514	3233	BRIDGEWAY DR
072-3050-180-0000	4A	Assessable	1.56	0.0514	3231	BRIDGEWAY DR
072-3050-181-0000	4A	Assessable	2.10	0.0691	3229	BRIDGEWAY DR
072-3050-182-0000	4A	Assessable	2.10	0.0691	3221	BRIDGEWAY DR
072-3050-183-0000	4A	Assessable	1.56	0.0514	3219	BRIDGEWAY DR
072-3050-184-0000	4A	Assessable	1.56	0.0514	3217	BRIDGEWAY DR
072-3050-185-0000	4A	Assessable	1.56	0.0514	3215	BRIDGEWAY DR
072-3050-186-0000	4A	Assessable	1.56	0.0514	3213	BRIDGEWAY DR
072-3050-187-0000	4A	Assessable	2.10	0.0691	3211	BRIDGEWAY DR
072-3050-188-0000	4A	Assessable	4.26	0.1399	11006	BRIDGEWAY DR
072-3050-189-0000	4A	Assessable	2.68	0.0885	11008	BRIDGEWAY DR
072-3050-190-0000	4A	Assessable	2.68	0.0885	11010	BRIDGEWAY DR
072-3050-191-0000	4A	Assessable	3.18	0.1045	11012	BRIDGEWAY DR
072-3050-192-0000	4A	Assessable	3.18	0.1045	11014	BRIDGEWAY DR
072-3050-193-0000	4A	Assessable	3.18	0.1045	11016	BRIDGEWAY DR
072-3050-194-0000	4A	Assessable	3.18	0.1045	11018	BRIDGEWAY DR
072-3050-195-0000	4A	Assessable	3.18	0.1045	11020	BRIDGEWAY DR
072-3050-196-0000	4A	Assessable	3.18	0.1045	11022	BRIDGEWAY DR
072-3050-197-0000	4A	Assessable	3.18	0.1045	11024	BRIDGEWAY DR
072-3050-198-0000	4A	Assessable	3.18	0.1045	11026	BRIDGEWAY DR
072-3050-199-0000	4A	Assessable	3.18	0.1045	11028	BRIDGEWAY DR
072-3050-200-0000	4A	Assessable	3.18	0.1045	11030	BRIDGEWAY DR
072-3050-201-0000	4A	Assessable	3.18	0.1045	11032	BRIDGEWAY DR
072-3050-202-0000	4A	Assessable	3.18	0.1045	11034	BRIDGEWAY DR
072-3050-203-0000	4A	Assessable	3.18	0.1045	11036	BRIDGEWAY DR
072-3050-204-0000	4A	Assessable	3.72	0.1222	11038	BRIDGEWAY DR
072-3050-205-0000	4A	Exempt	-	0.0		BARDEN DR
072-3050-206-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-207-0000	4A	Exempt	-	0.0		BARDEN DR
072-3050-208-0000	4A	Exempt	-	0.0		ARRINGTON DR
072-3050-209-0000	4A	Exempt	-	0.0		ARRINGTON DR
072-3050-210-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-211-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-212-0000	4A	Exempt	-	0.0		WILEY WY
072-3050-213-0000	4A	Exempt	-	0.0		WILEY WY
072-3050-214-0000	4A	Exempt	-	0.0		CORRELL WY
072-3050-215-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-216-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-217-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-218-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
072-3050-219-0000	4A	Exempt	-	0.0		BRIDGEWAY DR
077-0370-002-0000	1	Assessable	42.50	0.0	3420	MISTY MORNING CI



ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES		SITUS ADDRESS
077-0370-003-0000	1	Assessable	42.50	0.0	3424	MISTY MORNING CI
077-0370-004-0000	1	Assessable	42.50	0.0	3428	MISTY MORNING CI
077-0370-005-0000	1	Assessable	42.50	0.0	3432	MISTY MORNING CI
077-0370-006-0000	1	Assessable	42.50	0.0	3436	MISTY MORNING CI
077-0370-007-0000	1	Assessable	42.50	0.0	3440	MISTY MORNING CI
077-0370-008-0000	1	Assessable	42.50	0.0	3444	MISTY MORNING CI
077-0370-009-0000	1	Assessable	42.50	0.0	3448	MISTY MORNING CI
077-0370-010-0000	1	Assessable	42.50	0.0	3452	MISTY MORNING CI
077-0370-011-0000	1	Assessable	42.50	0.0	3456	MISTY MORNING CI
077-0370-012-0000	1	Assessable	42.50	0.0	3460	MISTY MORNING CI
077-0370-013-0000	1	Assessable	42.50	0.0	3464	MISTY MORNING CI
077-0370-014-0000	1	Assessable	42.50	0.0	3468	MISTY MORNING CI
077-0370-015-0000	1	Assessable	42.50	0.0	3472	MISTY MORNING CI
077-0370-016-0000	1	Assessable	42.50	0.0	3476	MISTY MORNING CI
077-0370-017-0000	1	Assessable	42.50	0.0	3480	MISTY MORNING CI
077-0370-018-0000	1	Assessable	42.50	0.0	3484	MISTY MORNING CI
077-0370-019-0000	1	Assessable	42.50	0.0	3488	MISTY MORNING CI
077-0370-020-0000	1	Assessable	42.50	0.0	3492	MISTY MORNING CI
077-0370-021-0000	1	Assessable	42.50	0.0	3496	MISTY MORNING CI
077-0370-022-0000	1	Assessable	42.50	0.0	3500	MISTY MORNING CI
077-0370-023-0000	1	Assessable	42.50	0.0	3504	MISTY MORNING CI
077-0370-024-0000	1	Assessable	42.50	0.0	3508	MISTY MORNING CI
077-0370-025-0000	1	Assessable	42.50	0.0	3512	MISTY MORNING CI
077-0370-026-0000	1	Assessable	42.50	0.0	3516	MISTY MORNING CI
077-0370-027-0000	1	Assessable	42.50	0.0	3520	MISTY MORNING CI
077-0370-028-0000	1	Assessable	42.50	0.0	3524	MISTY MORNING CI
077-0370-029-0000	1	Assessable	42.50	0.0	3532	MISTY MORNING CI
077-0370-030-0000	1	Assessable	42.50	0.0	3536	MISTY MORNING CI
077-0370-031-0000	1	Assessable	42.50	0.0	3540	MISTY MORNING CI
077-0370-032-0000	1	Assessable	42.50	0.0	3544	MISTY MORNING CI
077-0370-033-0000	1	Assessable	42.50	0.0	3548	MISTY MORNING CI
077-0370-034-0000	1	Assessable	42.50	0.0	3552	MISTY MORNING CI
077-0370-035-0000	1	Assessable	42.50	0.0	3556	MISTY MORNING CI
077-0370-036-0000	1	Assessable	42.50	0.0	3560	MISTY MORNING CI
077-0370-037-0000	1	Assessable	42.50	0.0	3564	MISTY MORNING CI
077-0370-038-0000	1	Assessable	42.50	0.0	3568	MISTY MORNING CI
077-0370-039-0000	1	Assessable	42.50	0.0	3572	MISTY MORNING CI
077-0370-042-0000	1	Assessable	42.50	0.0	3571	MISTY MORNING CI
077-0370-043-0000	1	Assessable	42.50	0.0	3567	MISTY MORNING CI
077-0370-044-0000	1	Assessable	42.50	0.0	3563	MISTY MORNING CI
077-0370-045-0000	1	Assessable	42.50	0.0	3559	MISTY MORNING CI
077-0370-046-0000	1	Assessable	42.50	0.0	3555	MISTY MORNING CI
077-0370-047-0000	1	Assessable	42.50	0.0	3551	MISTY MORNING CI
077-0370-048-0000	1	Assessable	42.50	0.0	3547	MISTY MORNING CI
077-0370-049-0000	1	Assessable	42.50	0.0	3543	MISTY MORNING CI
077-0370-050-0000	1	Assessable	42.50	0.0	3537	MISTY MORNING CI
077-0370-051-0000	1	Assessable	42.50	0.0	3475	WILDWIND CT
077-0370-052-0000	1	Assessable	42.50	0.0	3471	WILDWIND CT
077-0370-053-0000	1	Assessable	42.50	0.0	3467	WILDWIND CT
077-0370-054-0000	1	Assessable	42.50	0.0	3463	WILDWIND CT
077-0370-055-0000	1	Assessable	42.50	0.0	3459	WILDWIND CT
077-0370-056-0000	1	Assessable	42.50	0.0	3455	WILDWIND CT
077-0370-057-0000	1	Assessable	42.50	0.0	3451	WILDWIND CT
077-0370-058-0000	1	Assessable	42.50	0.0	3447	WILDWIND CT
077-0370-059-0000	1	Assessable	42.50	0.0	3443	WILDWIND CT
077-0370-060-0000	1	Assessable	42.50	0.0	3440	WILDWIND CT
077-0370-061-0000	1	Assessable	42.50	0.0	3444	WILDWIND CT
077-0370-062-0000	1	Assessable	42.50	0.0	3448	WILDWIND CT
077-0370-063-0000	1	Assessable	42.50	0.0	3452	WILDWIND CT
077-0370-064-0000	1	Assessable	42.50	0.0	3456	WILDWIND CT

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT CATEGORY	CHARGE	ASSESSABLE ACRES		SITUS ADDRESS
077-0370-065-0000	1	Assessable	42.50	0.0	3460	WILDWIND CT
077-0370-066-0000	1	Assessable	42.50	0.0	3464	WILDWIND CT
077-0370-067-0000	1	Assessable	42.50	0.0	3468	WILDWIND CT
077-0370-068-0000	1	Assessable	42.50	0.0	3472	WILDWIND CT
077-0370-069-0000	1	Assessable	42.50	0.0	3476	WILDWIND CT
077-0370-070-0000	1	Assessable	42.50	0.0	3451	SKYWARD CT
077-0370-071-0000	1	Assessable	42.50	0.0	3447	SKYWARD CT
077-0370-072-0000	1	Assessable	42.50	0.0	3443	SKYWARD CT
077-0370-073-0000	1	Assessable	42.50	0.0	3439	SKYWARD CT
077-0370-074-0000	1	Assessable	42.50	0.0	3435	SKYWARD CT
077-0370-075-0000	1	Assessable	42.50	0.0	3431	SKYWARD CT
077-0370-076-0000	1	Assessable	42.50	0.0	3427	SKYWARD CT
077-0370-077-0000	1	Assessable	42.50	0.0	3423	SKYWARD CT
077-0370-078-0000	1	Assessable	42.50	0.0	3419	SKYWARD CT
077-0370-079-0000	1	Assessable	42.50	0.0	3420	SKYWARD CT
077-0370-080-0000	1	Assessable	42.50	0.0	3424	SKYWARD CT
077-0370-081-0000	1	Assessable	42.50	0.0	3428	SKYWARD CT
077-0370-082-0000	1	Assessable	42.50	0.0	3432	SKYWARD CT
077-0370-083-0000	1	Assessable	42.50	0.0	3436	SKYWARD CT
077-0370-084-0000	1	Assessable	42.50	0.0	3440	SKYWARD CT
077-0370-085-0000	1	Assessable	42.50	0.0	3444	SKYWARD CT
077-0370-086-0000	1	Assessable	42.50	0.0	3448	SKYWARD CT
077-0370-087-0000	1	Assessable	42.50	0.0	3452	SKYWARD CT
077-0370-088-0000	1	Assessable	42.50	0.0	3451	MISTY MORNING CI
077-0370-089-0000	1	Assessable	42.50	0.0	3447	MISTY MORNING CI
077-0370-090-0000	1	Assessable	42.50	0.0	3443	MISTY MORNING CI
077-0370-091-0000	1	Assessable	42.50	0.0	3439	MISTY MORNING CI
077-0370-092-0000	1	Assessable	42.50	0.0	3435	MISTY MORNING CI
077-0370-093-0000	1	Assessable	42.50	0.0	3431	MISTY MORNING CI
077-0370-094-0000	1	Assessable	42.50	0.0	3427	MISTY MORNING CI
077-0370-095-0000	1	Assessable	42.50	0.0	3423	MISTY MORNING CI
077-0370-096-0000	1	Assessable	42.50	0.0	3419	MISTY MORNING CI
077-0370-098-0000	1	Exempt	-	0.0		ELLENWOOD AV
077-0370-099-0000	1	Exempt	-	0.0		ELLENWOOD AV
077-0370-100-0000	1	Exempt	-	0.0		ELLENWOOD AV
077-0370-102-0000	1	Assessable	42.50	0.0	3416	MISTY MORNING CI
077-0370-103-0000	1	Exempt	-	0.0		MISTY MORNING CI
077-0370-104-0000	1	Exempt	-	0.0		MISTY MORNING CI
077-0370-105-0000	1	Assessable	42.50	0.0	3415	MISTY MORNING CI
077-0370-106-0000	1	Assessable	42.50	0.0	3575	MISTY MORNING CI
077-0370-107-0000	1	Exempt	-	0.0		MISTY MORNING CI
077-0370-108-0000	1	Exempt	-	0.0		MISTY MORNING CI
077-0370-109-0000	1	Assessable	42.50	0.0	3576	MISTY MORNING CI

District Summary	
ACTIVE PARCELS	1,063
LEVIED PARCELS	985
CHARGE	91,590.60
ASSESSABLE ACRES	496.58

Concepts of an agreement for 47 acre Sports Park land transfer:

- 47 acre Adult Sports Park/Water Park (Sports Park) land is required to meet the joint park land obligation of Rio del Oro and Westborough.
- Sports Park land should be at least as available to City and CRPD as sites identified as Park by the Specific Plan
- Obligation to convey land and City's right to hold the land shall be formalized in the project DA
- In the event any or all of the 47 acre Sports Complex is sold by either City or CRPD, proceeds from the land sale shall be dedicated to increasing park and recreation amenities and improvements in alternate sites within either Rio del Oro or Westborough
- In the event City or CRPD voluntarily sells all or a portion of the Sports Park land, such action shall not transfer a burden of additional park land dedication by developers at alternate sites in Rio or Westborough

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RESOLUTION NO. 58-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT No. 2005-1 FOR FISCAL YEAR 2008/2009

The City Council of the City of Rancho Cordova, California (hereafter referred to as the "City Council") does resolve as follows:

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

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2008/2009, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2008/2009 (Beginning July 1, 2008 and ending June 30, 2009) in accordance with *Chapter 1, Article 4* of the Act; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPING AND LIGHTING DISTRICT 2005-1, AS FOLLOWS:

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

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

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2008/2009.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2008/2009.

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

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk.

Section 9: The proposed assessment for Fiscal Year 2008/2009 does not exceed the maximum assessment previously approved.

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

by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, July 7, 2008** or as soon thereafter as feasible in the City Hall Council Chambers, City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of June, 2008.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.
CITY OF RANCHO CORDOVA)

I, _____, City Clerk of the City of Rancho Cordova, County of Sacramento, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Rancho Cordova at a regular meeting of said council held on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Linda Budge, Mayor

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Thomas L. Trimberger, Chief Building Official

SUBJECT: **AUTHORIZATION TO AMEND ON-CALL CONTRACT FOR PLAN REVIEW AND BUILDING INSPECTION SERVICES**

RECOMMENDATION

Adopt Resolution No. 66-2008.

RESULT OF RECOMMENDED ACTION

This action will allow the City Manager to execute a contract with Sacramento County for Plan Review and Inspection Services for two years and with a limit of $1,000,000.

BACKGROUND

In order to provide flexibility to adapt to a variable development and construction market, the Building Safety Department employs the assistance of qualified consultants for construction management, inspection and plan review services. The on-call contract allows the City to draw upon greater resources, thus increasing the ability to handle workload peaks and maintain efficient response times. The City's current on-call contract with the County of Sacramento will expire July 1, 2008.

ATTACHMENT

Resolution No. 66-2008 including (Exhibit A) Contract No. 85-2008, agreement between The County of Sacramento and The City of Rancho Cordova

AGENDA ITEM 9.7

CITY OF RANCHO CORDOVA

RESOLUTION NO. 66-2008

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRCT AMENDMENT WITH The COUNTY OF SACRAMENTO TO PROVIDE BUILIDING PLAN REVIEW AND INSPECTION SERVICES SUPPORT FOR THE BUILDING AND SAFETY DEPARTMENT

WHEREAS, on September 1, 2003, the City of Rancho Cordova executed a contract with The County of Sacramento to provide building plan review and inspection services support for the Building and Safety Department;

WHEREAS, on June 30, 2006, the City executed an amended contract (Contract number 70-2006) to provide building plan review and inspection services support for the Building and Safety Department;

WHEREAS, the City wishes to extend the contracted amount for another two years, with a cap of $1,000,000; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract amendment with The County of Sacramento, attached as **Exhibit A**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

EXIBIT A

CONTRACT NO. 85 -2008

SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE COUNTY OF SACRAMENTO.

This Second Amendment to the Agreement for Consultant Services ("Second Amendment") is made by and between the City of Rancho Cordova ("City") and The County of Sacramento ("Consultant") as of July 1, 2008.

RECITALS

WHEREAS, the City and the County previously entered into a Building Safety Services Agreement ("Agreement") dated September 1, 2003, for the purposes of providing Building Safety Services; and

WHEREAS, the parties agree that additions to the Scope of Work and Cost Estimate provided for in the Agreement (as those terms are defined in the Agreement) are necessary in order to provide extended Engineering Services for up to two more years.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 1.1 of the Agreement, "Terms of Services provides that the term of the Agreement shall end on June 30, 2008. This date shall now be read as June 30, 2010. All other terms and conditions in Section 1.1 shall remain in full force and effect.

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

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

CITY OF RANCHO CORDOVA

_____

Ted A. Gaebler, City Manager

Date:_____

Attest:

_____

Stacy Leitner, Acting City Clerk

Date:_____

Approved as to Form:

_____

Adam Lindgren, City Attorney

Date:_____

CONSULTANT

_____

The County of Sacramento, Inc.

Date:_____

MEMORANDUM

DATE: June 2, 2008

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: AUTHORIZATION TO AMEND ON-CALL CONTRACTS FOR CONSTRUCTION MANAGEMENT AND PLAN REVIEW SERVICES

RECOMMENDATION

It is recommended that City Council adopt Resolution No. 53-2008 authorizing the City Manager to amend two on-call contracts for construction management and inspection services, and one on-call contract for plan review services.

RESULT OF RECOMMENDED ACTION

Council adoption of Resolution No. 53-2008 would authorize the City Manager to amend three on-call contracts as follows:

- On-call contract No. 13-2003-01 with County of Sacramento would be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 72-2008.
- On-call Contract No. 27-2005-01 with Bureau Veritas would be amended to extend the contract expiration date to July 1, 2010 and allocate $400,000 for the new contract term. The amended contract number will be 73-2008.
- On-call contract No. 94-2006 with Psomas would be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 71-2008.

The on-call contracts would be budgeted for the 08/09 fiscal year, with contract terms up to two years to allow for continued services if funds are not expended in the first year of the contract. The proposed agreements would amend existing on-call contracts set to expire June 30, 2008.

BACKGROUND

In order to provide flexibility to adapt to a variable development and construction market, the Public Works Department employs the assistance of qualified consultants for construction management, inspection and plan review services. The on-call contracts allow the City to draw upon greater resources, thus increasing the ability to handle workload peaks and maintain efficient response times.

FISCAL IMPACT

Plan review and construction inspection services associated with private development projects would be fully recoverable through direct billing to developers. Construction Management of Capital Improvement Projects would be paid through various funding sources earmarked for the project. These services do not impact general fund.

ATTACHMENT

Resolution No. 53-2008

CITY OF RANCHO CORDOVA

RESOLUTION NO. 53-2008

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE AMENDMENT OF CONSULTING SERVICES AGREEMENTS WITH THE COUNTY OF SACRAMENTO, BUREAU VERITAS AND PSOMAS PROVIDING ON-CALL CONSTRUCTION MANAGEMENT AND PLAN REVIEW SERVICES

WHEREAS, the City of Rancho Cordova wishes to amend existing on-call contracts as detailed below:

- On-call contract No. 13-2003-01 with County of Sacramento to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 72-2008.
- On-call Contract No. 27-2005-01 with Bureau Veritas to extend the contract expiration date to July 1, 2010 and allocate $400,000 for the new contract term. The amended contract number will be 73-2008.
- On-call contract No. 94-2006 with Psomas to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 71-2008.

WHEREAS, those services will exceed the maximum amount that the City Manager has authorization to approve; and

WHEREAS, the Council of the City of Rancho Cordova, in the 2008-2009 Adopted Budget has budgeted sufficient funds to cover the cost of this contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Manager is authorized to execute the above agreements in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Sandy Salerno, Special Projects and Lt. Roseanne Richeal, Rancho Cordova Police Department

SUBJECT: **RESOLUTION APPOINTING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF RANCHO CORDOVA FOR THE PURPOSE OF OBTAINING FEDERAL HOMELAND SECURITY GRANTS**

RECOMMENDATION

Adopt Resolution No. 67-2008.

RESULT OF RECOMMENDED ACTION

Approval of this resolution is part of the implementation process for securing Homeland Security Grants.

BACKGROUND

Funds are available through the Department of Homeland Security to assist local governments in implementing Emergency Operations Plans. There is a specific protocol outlined to access these monies. The City has made application under the 2007 Federal Grant and received approval for 50% funding of a generator to supply back up power to City Hall. This resolution is part of the Federal Protocol to access these funds.

This resolution delegates the authority to the City Manager to act on behalf of the City of Rancho Cordova. The Federal Protocol requires this separate action.

ATTACHMENT

Resolution No. 67-2008.

AGENDA ITEM 9.9

CITY OF RANCHO CORDOVA

RESOLUTION NO. 67-2008

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY FOR THE PURPOSE OF OBTAINING FEDERAL FINANCIAL ASSISTANCE

WHEREAS, the City of Rancho Cordova desires to access Federal Homeland Security Funding for various projects associated with the City's Emergency Operations Plan; and

WHEREAS, the Department of Homeland Security has a requirement to have a Governing Body Resolution on file naming the position authorized to act on behalf of the City.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Manager is hereby authorized to execute for and on behalf of the City of Rancho Cordova, a public entity established under the laws of the State of California, any actions necessary for the purpose of obtaining federal financial assistance provided by the federal Department of Homeland Security and sub-granted through the State of California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director and Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AMENDING THE FISCAL YEAR 2007/08 ADOPTED BUDGET FOR THE CITY OF RANCHO CORDOVA AND THE CITY OF RANCHO CORDOVA COMMUNITY REDEVELOPMENT AGENCY**

RECOMMENDATION

Adopt Resolution Nos. 62-2008 and CRA 5-2008 amending the Fiscal Year 2007/08 Adopted Budget for the Kilgore Cemetery Enterprise Fund and various Special Revenue Funds, including the Redevelopment Agency Debt Service Fund.

RESULT OF RECOMMENDED ACTION

The 2007/08 Adopted Budget will be amended to reflect significant variances in expenses not originally anticipated in the budget. This amendment will bring out actual anticipated expenditures in line with our approved appropriations for those specific funds. No adjustment is needed for the General Fund.

BACKGROUND

The City operates on a fiscal year that begins July 1st and ends June 30th of each year. The City financial operations are governed by a "budget document". The City Manager is required to submit a proposed budget to the Council by May 31st of each year. The Fiscal Year 2007/08 Proposed Budget was first submitted to council in a workshop on May 22, 2007 and was adopted by the City Council on June 4, 2007.

In conjunction with the Finance Director and the City Manager, the departments monitor their budgets very closely throughout the year. An in depth analysis of budget to actual is prepared and presented to the council and the public in February of each year. This year it was noted that several special revenue funds and the Kilgore Cemetery Fund were expected to exceed their budgeted appropriations. Since the appropriations set the legal spending limit, the Finance Department is requesting an amendment to the budget to adjust for these variations. The attached schedule illustrates the funds in question and highlights the proposed amendments.

Special Revenue Funds

As previously reported, revenues in the Special Revenue Fund revenues are expected to be greater than budgeted as are expenses. The increase in expenditures stems primarily from transfers out to fund capital improvement projects. The original budget did not capture the entire balance on open contracts, only the portion that was

anticipated to be spent. In order to safeguard funds for specific contracts and projects, the funds should be transferred from the special revenue fund to the Capital Improvement Project fund when the contracts are let. These adjustments will ensure that we have adequate funding for payment under our existing contracts. Additionally, during the current fiscal year, the council authorized the pass through of Sunrise Douglas Park Impact Fees to the Park District. In the absence of a master memorandum of understanding on the pass through of these monies, such a transfer was not incorporated in the original budget.

Redevelopment Agency

The adjustment in the Redevelopment Agency Debt Service Fund is necessary as the original budget correctly anticipated receiving the tax increment revenue into the Debt Service Fund, but did not then plan for the necessary transfer out of 80% to the Redevelopment Administration Fund and 20% out to the Low/Moderate Income Housing Fund.

Agency Funds

An adjustment to the expenditure budgets in the CFD 2003-1 Sunridge Anatolia and CFD 2004-1 Sunridge Park is necessary. In both funds the administrative expense paid too the City to administer the districts wasn't budgeted nor were the consultant expenses incurred to manage the districts. Additionally, in CFD 2004-1 the debt service interest expense was not incorporated in the original budget.

Enterprise Funds

The adjustment to the Kilgore Cemetery Fund is needed due to work on the next phase of the project being conducted during the current year but not incorporated in the original budget.

ATTACHMENTS

1. Resolution No. 62-2008 including (Exhibit A) Schedule of Proposed Budget Adjustments By Fund
2. Resolution No. CRA 5-2008 including (Exhibit A) Schedule of Proposed Budget Adjustments By Fund

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 62-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2007 THROUGH JUNE 30, 2008, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

RECITALS

WHEREAS, the City Manager has submitted to the City Council of Rancho Cordova a Fiscal Year 2007/2008 Proposed Budget; and

WHEREAS, after examination, deliberation and due consideration, the City Council has approved the same with the passage of Resolution 62-2007; and

WHEREAS, the fiscal year 2008-09 Proposed Budget was submitted to the City Council at a workshop on May 19, 2008; and

WHEREAS, the Proposed Budget included "Estimated Actuals" for fiscal year 2007/08 in the various funds; and

WHEREAS, those estimated actuals were a true indication of expected expenditures for fiscal year 2007/08 and certain of those estimated actual expenditures were in excess of the Adopted Budget **(see Exhibit A)**:

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. The Fiscal Year 2007/08 Adopted Budget is hereby amended to incorporate the adjustments on the attached Schedule of Proposed Budget Amendments

2. That the amounts stated in the Schedule of Proposed Budget Amendments shall become and thereafter be appropriated to funds stated therein and said monies are hereby appropriated; and

3. The City Manager is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

EXHIBIT A

City of Rancho Cordova
Proposed Expenditure Budget Adjustments
Fiscal Year 2007/2008

Fund No	Fund Name	Adopted Expenditure Budget	Proposed Amendment	Proposed Amended Budget
Special Revenue Funds:				
2244	SD Park Impact	$ -	5,684,890	$ 5,684,890
2423	New Measure A	-	593,100	593,100
2207	Police Impact	-	340,145	340,145
2217	General Plan Impact Fee	-	322,200	322,200
2256	Village of Zinfandel Traffic Mitigation Impact Fee	8,000	322,000	330,000
2320	State Grants	1,332,114	286,186	1,618,300
2275	Mather Field Impact Fees	-	190,500	190,500
2060	Rental Code Compliance Program	-	72,000	72,000
2520	Landscape & Lighting District 2005-1	10,000	69,500	79,500
2620	Asset Forfeiture	-	24,600	24,600
7400	Insurance Fund	-	22,000	22,000
2250	Traffic Mitigation Impact Fee	6,668,000	20,000	6,688,000
2511	TRSA - Zone 2	-	18,300	18,300
2530	Road Maintenance Fund	55,000	15,000	70,000
2540	Transit Related Services	35,000	10,700	45,700
8200	CFD Landscape Maintenance	-	6,600	6,600
Total Affected Special Revenue Funds		$ 8,108,114	$ 7,997,721	$ 16,105,835
Redevelopment Agency:				
9160	Redevelopment Debt Service	$ -	1,850,000	$ 1,850,000
Agency Funds:				
8120	CFD 2004-1 Sunridge Park	-	450,000	450,000
8115	CFD 2003-1 Sunridge Anatolia	2,185,325	63,075	2,248,400
Total Affected Agency Funds:		$ 2,185,325	$ 513,075	$ 2,698,400
Enterprise Funds:				
5100	Kilgore Cemetery	$ 78,000	$ 5,000	$ 83,000

ATTACHMENT 2

CITY OF RANCHO CORDOVA

AGENCY RESOLUTION NO. CRA 5-2008

A RESOLUTION OF THE COMMUNITY REDEVLOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA AMENDING THE OPERATING BUDGET FOR THE AGENCY FOR THE FISCAL YEAR JULY 1, 2007 THROUGH JUNE 30, 2008, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

RECITALS

WHEREAS, the Executive Director has submitted to the Agency Board a Fiscal Year 2007/2008 Proposed Budget; and

WHEREAS, after examination, deliberation and due consideration, the Agency Board has approved the same with the passage of Resolution CRA 64-2007; and

WHEREAS, the fiscal year 2008-09 Proposed Budget was submitted to the Agency Board at a workshop on May 19, 2008; and

WHEREAS, the Proposed Budget included "Estimated Actuals" for fiscal year 2007/08 in the various funds; and

WHEREAS, those estimated actuals were a true indication of expected expenditures for fiscal year 2007/08 and certain of those estimated actual expenditures were in excess of the Adopted Budget **(see Exhibit A)**:

DECISION

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

1. The Fiscal Year 2007/08 Adopted Budget is hereby amended to incorporate the adjustments on the attached Schedule of Proposed Budget Amendments

2. That the amounts stated in the Schedule of Proposed Budget Amendments shall become and thereafter be appropriated to funds stated therein and said monies are hereby appropriated; and

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.

ATTACHMENT 2

PASSED AND ADOPTED at a meeting of the Community Redevelopment Agency of the City of Rancho Cordova held on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Chairperson

ATTEST:

_____
Stacy Leitner, Interim Agency Secretary

EXHIBIT A

City of Rancho Cordova
Proposed Expenditure Budget Adjustments
Fiscal Year 2007/2008

Fund No	Fund Name	Adopted Expenditure Budget	Proposed Amendment	Proposed Amended Budget
Special Revenue Funds:				
2244	SD Park Impact	$ -	5,684,890	$ 5,684,890
2423	New Measure A	-	593,100	593,100
2207	Police Impact	-	340,145	340,145
2217	General Plan Impact Fee	-	322,200	322,200
2256	Village of Zinfandel Traffic Mitigation Impact Fee	8,000	322,000	330,000
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2620	Asset Forfeiture	-	24,600	24,600
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2250	Traffic Mitigation Impact Fee	6,668,000	20,000	6,688,000
2511	TRSA - Zone 2	-	18,300	18,300
2530	Road Maintenance Fund	55,000	15,000	70,000
2540	Transit Related Services	35,000	10,700	45,700
8200	CFD Landscape Maintenance	-	6,600	6,600
Total Affected Special Revenue Funds		$ 8,108,114	$ 7,997,721	$ 16,105,835
Redevelopment Agency:				
9160	Redevelopment Debt Service	$ -	1,850,000	$ 1,850,000
Agency Funds:				
8120	CFD 2004-1 Sunridge Park	-	450,000	450,000
8115	CFD 2003-1 Sunridge Anatolia	2,185,325	63,075	2,248,400
Total Affected Agency Funds:		$ 2,185,325	$ 513,075	$ 2,698,400
Enterprise Funds:				
5100	Kilgore Cemetery	$ 78,000	$ 5,000	$ 83,000

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Katja Irvin, Assistant Planner

SUBJECT: **CAPITAL CENTER V DESIGN REVIEW**

OWNER/APPLICANT:	**ARCHITECT:**
Capital Center III, LLC/ Panattoni Development, Co. Contact: Kirk Khasigian 8401 Jackson Road Sacramento, CA 95826	RMW 1718 Third Street, Suite 101 Sacramento, CA 95814

PROJECT:	Capital Center V
FILE:	RC-06-247
LOCATION:	Southeast Corner of White Rock Road and Quality Drive
APN:	072-0690-101
PLANNER:	Katja Irvin, Assistant Planner

RECOMMENDATION

City Council find the project categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt **Resolution No. 60-2008** approving the Design Review for Capital Center V, Project No. RC-06-247, subject to the findings, evidence, Design Package (Exhibit A), and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

Approval of this Design Review will allow construction of a 79,308 square foot office building and related site improvements on a 4.2 acre parcel. This is the last remaining parcel to be entitled within the area of Capital Center bounded by Zinfandel Drive, White Rock Road, Capital Center Drive, and International Drive.

BACKGROUND

The applicant is proposing to construct a three-story 79,308 square foot office building on a vacant site at the corner of White Rock Road and Quality Drive (see Figure 1). This property is zoned Office Professional Mixed Use (OPMU) and located within the Downtown Planning Area. The building is designed primarily as an office building, but can accommodate retail on the ground floor as market conditions allow. The project site allows, but does not require a mix of uses (including retail), so long as the predominant use is office. Existing conditions at the project location are shown in Figure 2.

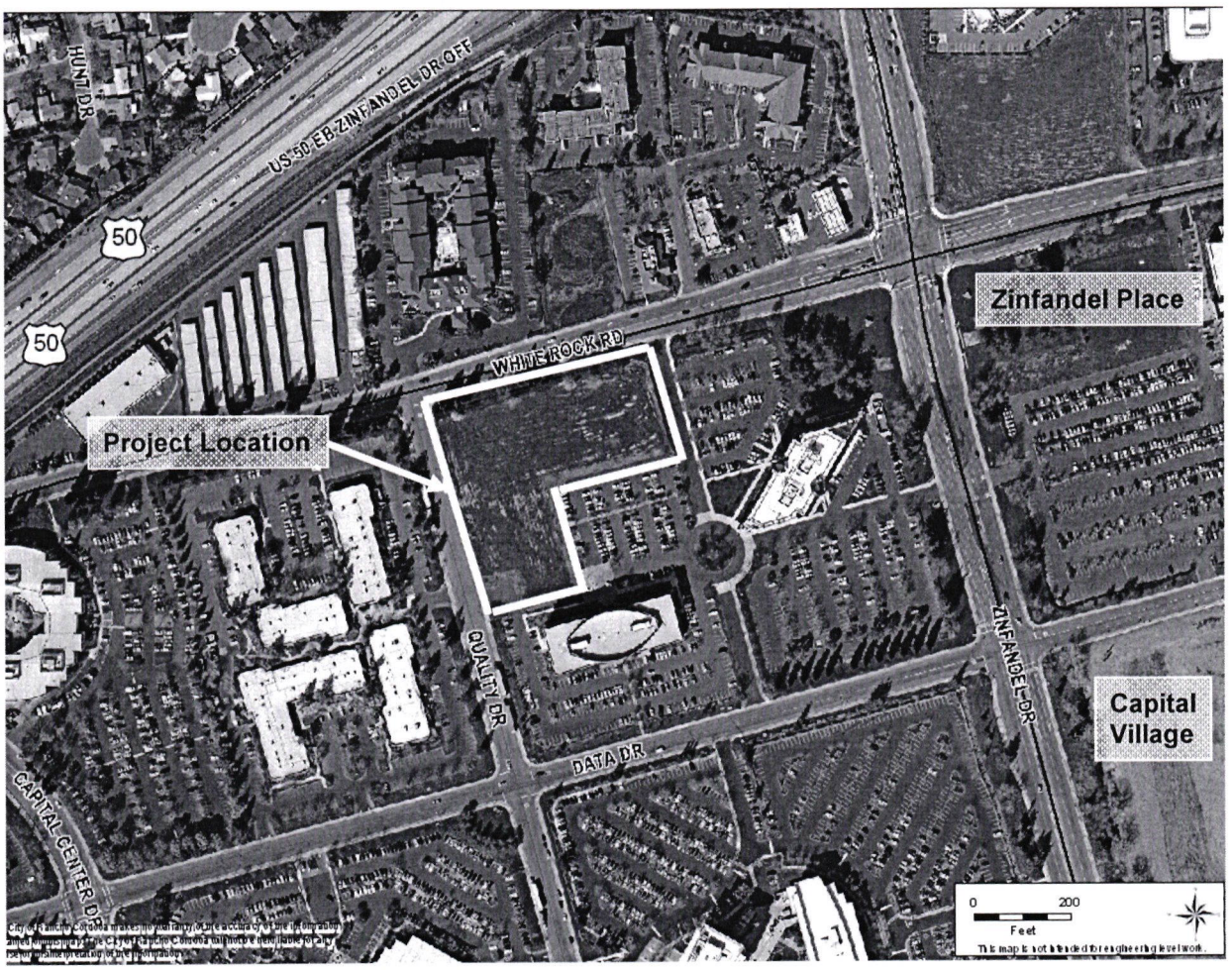


Figure 1. Site Location

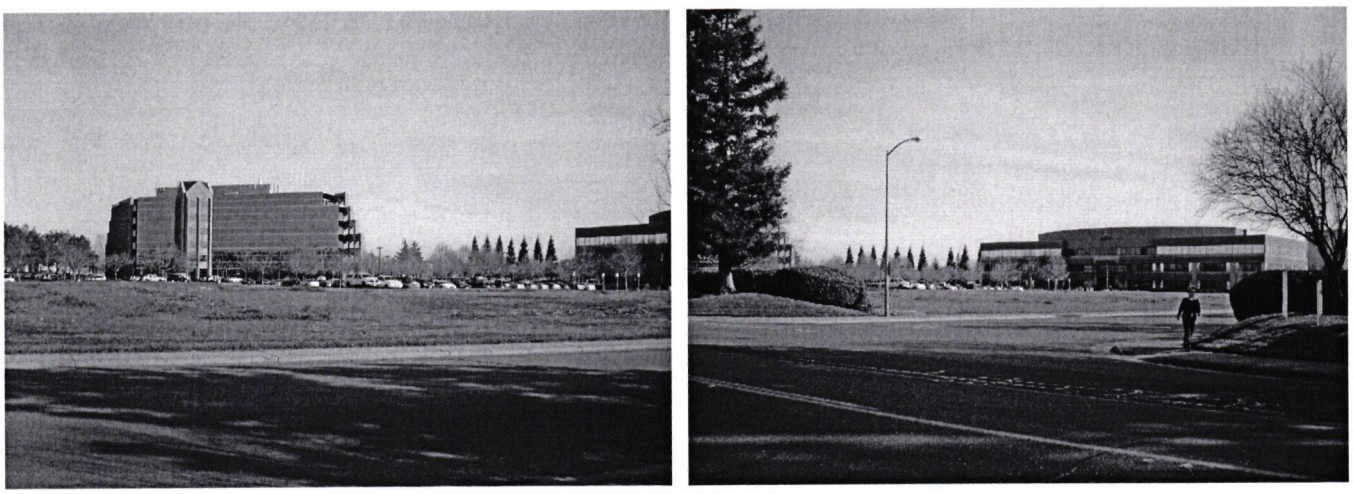


Figure 2. Existing Conditions

The height of the proposed building is 43'-6" to the top of the roof slab and 53'-6" to the top of the mechanical screen. The building walls are painted concrete tilt-up panels with exterior storefront glass. Painted metal canopies are used over the windows to provide additional architectural detail and shading. The entries are defined by painted steel canopies at the ground floor and three-story storefronts with green glazing (see rendering in Figure 3).

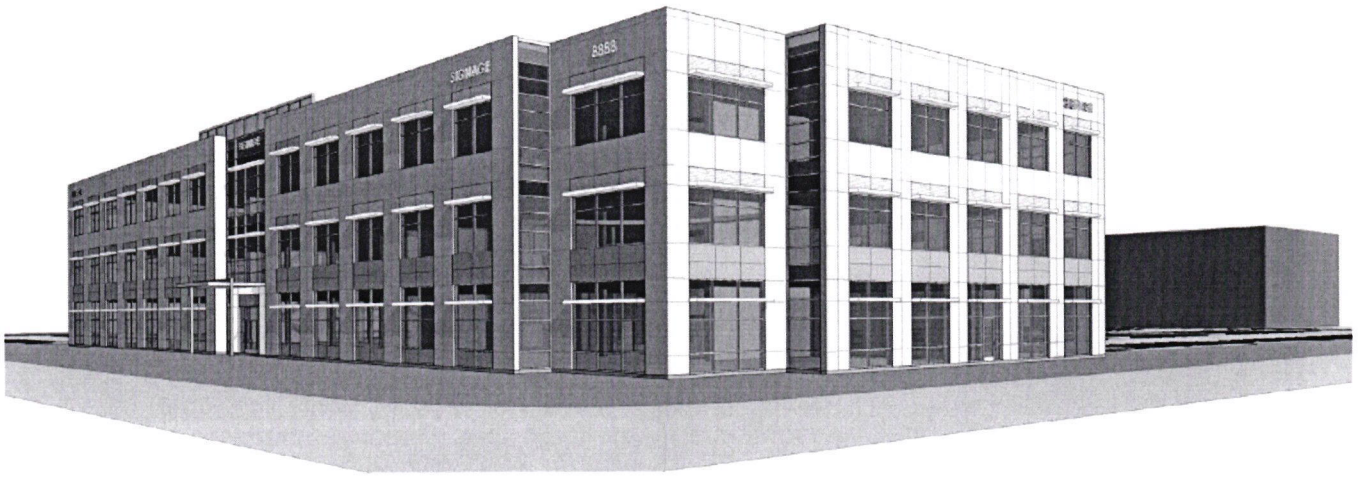


Figure 3. Rendering (View from Corner of Quality and White Rock)

Resolution No. 60-2008 enumerates the required findings and evidence showing the proposed project is consistent with the City of Rancho Cordova General Plan, Zoning Code, and Design Guidelines. For more information about the analysis of the building and site design for this project, see **Attachment 2, Checklist for Office and Office Mixed Use Projects**.

PLANNING COMMISSION DISCUSSION

The Planning Commission raised three main issues during the public hearing on this project on May 8, 2008.

- First, the Commissioners were concerned about left turn conflicts between this project and the businesses on the north side of White Rock Road. This is already a dangerous segment and conflicts are likely to increase once this building is occupied. Staff followed up with Public Works about the road improvements planned along this segment, and found the City of Rancho Cordova Capital Improvement Plan includes a project to install a median barrier, as shown in Figure 4. In addition, there are plans to eventually install a traffic signal at Quality and White Rock. Once the barrier is installed, cars will be required to proceed to the signal and turn left or u-turn in order to enter the project. However, these improvements are not currently scheduled, because the City has higher roadway priorities at the moment.
- Commissioners were also concerned the project is providing 356 parking spaces (28% above the minimum 278 spaces required) when agencies including Regional Transit recommended a 20% reduction in required parking. RT's recommendation is based on the fact that a bus stop is located less than one block from the project and a building of this size should be required to join the Highway 50 Corridor Transportation Management Agency. On the other hand, Commissioner Moe and architect Steve Guest agreed the average ratio of gross square footage per person in an office is 200 square feet per person. Using this value, a 79,308 square foot

building would accommodate about 397 employees. Therefore, the project provides parking for 90% of the people working in this building driving alone to work. Decennial Census data (from 2000) indicates that about 76% of Rancho Cordova residents drive alone to work, while the remainder carpool, use public transportation, ride motorcycles or bicycles, walk, or use other means of transport. In the County of Sacramento as a whole, about 78% of residents drive to work alone. This analysis indicates that the site is over-parked, which does not encourage the use of alternative transportation and increases runoff as well as the heat island.

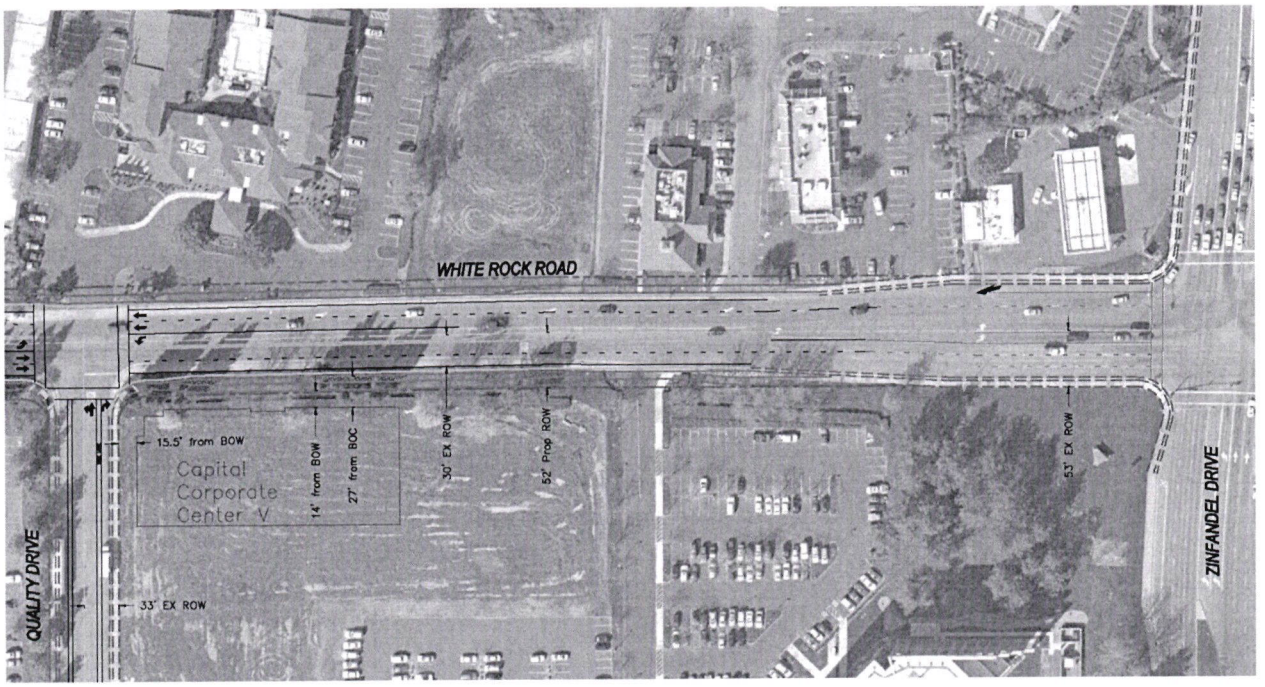


Figure 4. Rendering (View from Corner of Quality and White Rock)

- Lastly, the Commissioners questioned why it was not possible to add a pathway connecting to the nearest building. The applicant responded that such a pathway would serve only a small section of the parking lot and there was no functional reason to connect the two buildings. In addition, the pathway would require at least ten (10) parking spaces to be removed from the plan and would cause conflicts with lighting and landscaping as proposed. Commissioner Moe also explained that pedestrian traffic between buildings in an office complex is rare unless a cafeteria or deli is located in one of the buildings.

  Staff followed up with the Building Department and determined that the California Building Code (§1114B.1.3 and §1127B.1) does not require this connection because the buildings are on separate parcels. However, current improvements to be demolished (see Figure 5 and Figure 6) include pathways through the parking lot, as well as a loading area and outdoor seating. The applicant explained that these improvements were intended to serve the original design before the building was moved to the corner, and they will be meeting with the owners of the Capital Center III building to keep an efficient and attractive drop off area and an area for the picnic tables. Since these amenities are not part of the proposed project, the assumption is that they will be provided on the adjacent parcel. In addition, since the proposed project accommodates retail uses, a restaurant or deli may locate in the building in the future. These observations tend to support better pedestrian connectivity between these two buildings.

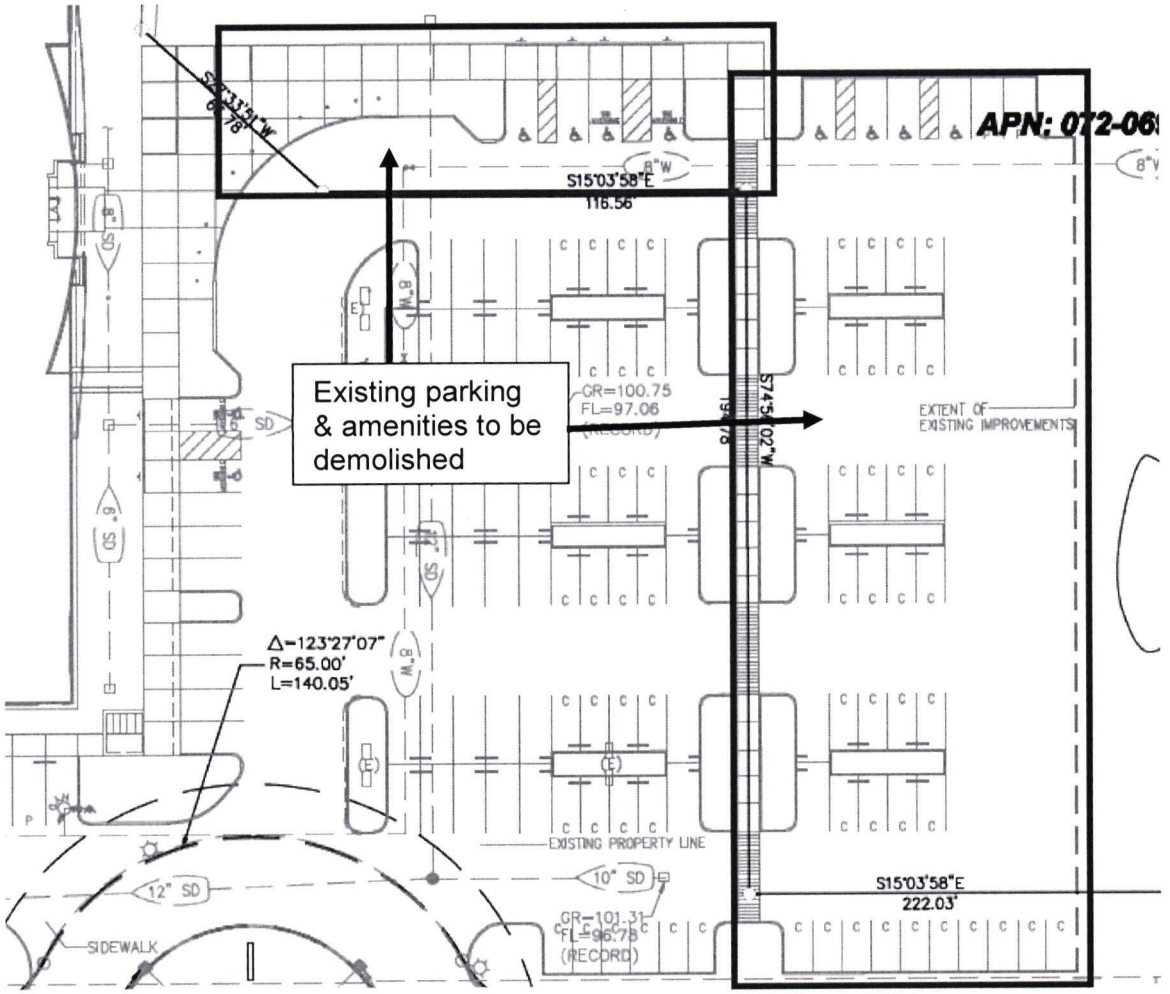


Figure 5. Existing Conditions Plan Showing Pathways and Loading/Seating Zone



Figure 6. Photo of Existing Pathways and Amenities to be Demolished

CONCLUSION

The proposed project – consisting of one new building with landscaping, parking, other site improvements – fills a vacant site and promotes the transition towards a more urban style of development in the Downtown Planning Area. The clean modern design is appropriate for the downtown area. Simple features such as small plazas, color accents, canopies and lighting add architectural detail and human scale to the buildings. The building is placed at the minimum setback and connects directly to the sidewalk, with interesting landscaping provided along the street. Plenty of bicycle parking and excellent pedestrian access will help to support alternative transportation modes. Therefore, the Planning Commission has recommended the City Council approve **Resolution No. 60-2008**.

ATTACHMENTS

1. Resolution No. 60-2008 including Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B)
2. Rancho Cordova Design Guidelines Checklist for Office and Office Mixed Use Projects
3. Agency Comment Letters
4. Correspondence with applicant regarding existing improvements at the Capital Center III building
5. Minutes of May 8, 2008 Meeting of the Planning Commission
6. 500' Radius Map and Mailing List

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 60-2008

A RESOLUTION OF THE CITY COUNCIL APPROVING DESIGN REVIEW FOR CAPITAL CENTER V PROJECT # RC-06-247

WHEREAS, Panattoni Development, Co. filed an application with the City of Rancho Cordova for Design Review for a 79,308 square foot office building and related site improvements (hereinafter referred to as Project) at the Southeast Corner of White Rock Road and Quality Drive (Assessor's Parcel Number 072-0690-101); and

WHEREAS, the Planning Commission on the 8th day of May, 2008 reviewed and recommended approval to the City Council; and

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

WHEREAS, the Project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines; 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, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA AS FOLLOWS:

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

   Finding
   The Project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. Section 15332 applies when the Project meets the following conditions: it conforms to General Plan and Zoning land use designations, policies, and standards; it is within City limits; it is less than five acres; it is substantially surrounded by urban uses; it has no value as habitat for endangered, rare, or threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

   Evidence
   The Project is consistent with both the current Land Use Designation and Zoning for the project site. The Project is approximately 4.2 acres in size, less than the five-acre maximum. In regards to impacts to special-status species, traffic, noise, air quality, and water quality, we have determined the following:

   - City staff performed site visits to determine the Project's likely effect on habitat and found no indication of use by special-status species.
   - According to the Public Works Department, the Project will not be required to perform a full Traffic Impact Analysis. As such, it is expected the Project would not result in any significant effects on traffic.

- The Project does not include any land use expected to generate significant noise and office/commercial properties are not generally considered sensitive land uses to noise. Therefore, no significant noise effects are expected.
- The Project exceeds current City thresholds for air quality screening. However, upon modeling the Project's expected emissions using the URBEMIS software (per Air District standards), Environmental staff determined the Project is not expected to result in significant emission of pollutants.
- City staff found no evidence of on-site wetlands or habitat features. The site has been mass graded previously and would be adequately served by existing wastewater, drainage, and water supply infrastructure. Water quality would be further protected by the preparation of a Stormwater Pollution Prevention Plan, which will be required by the Public Works Department. As such, no significant water quality impacts are expected.
- The site is currently served by all required utilities and public services.

As the Project meets all of the criteria for in-fill development, the Project qualifies for Categorical Exemption under CEQA Guidelines Section 15332.

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:

a) Finding
The Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations and Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in section 110-84 of the Zoning Code.

Evidence
The Project fulfills General Plan Policy LU.6.3, because it will contribute to a vibrant Downtown anchored by retail, civic, office, and residential uses that is a destination place for residents, workers, and visitors. The Project is consistent with the Office Mixed Use designation specified in the General Plan for this portion of the Downtown Planning Area. The Project is designed to "plug into" the emerging downtown district. The building will create a pedestrian environment along White Rock Road and Quality Drive, which is consistent with the General Plan vision for downtown and a departure from the typical office development pattern of isolated buildings surrounded by parking.

This Project complements these existing and entitled uses to provide for a mix of uses that meet the City's needs and provide sufficient tax base to maintain desired community service levels, thus supporting Land Use Policy LU.1.2.

General Plan Urban Design Policy UD.3.2 – to create safe, inviting, and functional pedestrian and cyclist environments in ... office and mixed-use projects, is supported by the Project as described under finding d below. The Project also meets Policy UD.4.2 – it is designed in keeping with the context of surrounding areas. The concrete tilt-up structures with storefront windows and color accents are compatible with development in the area, as described in more detail under findings b & c below.

The Project will provide new office space and thereby supports General Plan Economic Development Policy ED.1.2, which encourages the construction of new office and retail space that serves the current and future needs of the community.

The Project has been reviewed by relevant agencies for drainage issues, crime prevention, and fire safety and therefore supports the following General Plan Safety policies and action items:

- Policy S.2.4 – Ensure that adequate drainage exists for both existing and new development.
- Policy S.7.1 – Use Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings.
- Action S.9.1.1 – Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.

The project site is zoned Office Professional Mixed Use (OPMU) and surrounding parcels are zoned either OPMU or Industrial Office Park (MP). The proposed building is designed for offices with potential ground-floor retail, which are permitted uses in the OPMU zone. The Project meets the development standards of the OPMU land use zone. The following standards and relevant zoning code sections are met: height and setbacks (§240-07.3); landscaping (§330-94); and parking (§240-11.4 and §330-131). The downtown area has no height limit and the building is placed behind the minimum 10 foot setback on the front and street side yards. The parking lot is landscaped to provide 51% shade coverage. The Project exceeds required parking of 278, providing 356 parking spaces (under the 396 maximum parking spaces allowed). The Project exceeds bike parking requirements, providing 16 Class I lockers and 16 Class II racks.

The applicable "Guiding Principles" and "Design Concepts" in section 110-84 and further defined by the City of Rancho Cordova Design Guidelines are satisfied by this Project as described by the facts and findings discussed below.

b) Finding

The proposed architecture, site design, and landscaping are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence

The site and building design is compatible with the surrounding office professional context. The design also reflects the location within the City of Rancho Cordova downtown district. The proposed building is placed at the corner, consistent with the General Plan vision for a pedestrian oriented Downtown with wide urban sidewalks connecting to plazas and other gathering areas. The 230 square foot plaza connecting the building to the street features decorative hardscape, benches, and bollard lights that complement the building architecture. Trees and shrubs provide screening and interest to enhance the building, parking lot, and streetscape. The building placement also allows for future conversion of the ground floor to retail businesses. Building placement, landscaping elements and building design combine to make the Project visually and functionally compatible with the neighborhood.

c) Finding

The 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 building design is within context to other office buildings in the area and all sides of the building are designed with windows and a variety of materials, textures, and massing. Building materials include a three-story glazed storefront system at the center of the building, creating visual interest at the building entries and lobby areas. The walls are composed of painted concrete with three colors. The façade is composed of a sequence of large window bays which break the façade into smaller, human-scale components and provide a high percentage of transparency – creating an open and inviting building. Metal canopies, decorative lighting, and structural articulation add further distinction to the façade. Blank walls are avoided. The landscape design complements the building architecture by landscaping at equal intervals along the façade to match the structural articulation of the building.

d) Finding
The Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence
The Project enhances established pedestrian routes along White Rock Road and Quality Drive and ties into the emerging Downtown. A direct connection is provided from the sidewalk to the main entrance and steel and glass canopies provide weather protection at all entries. Bicycle parking facilities are provided in well-lit, visible areas, in proximity to building entries, and integrated into the design of the Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

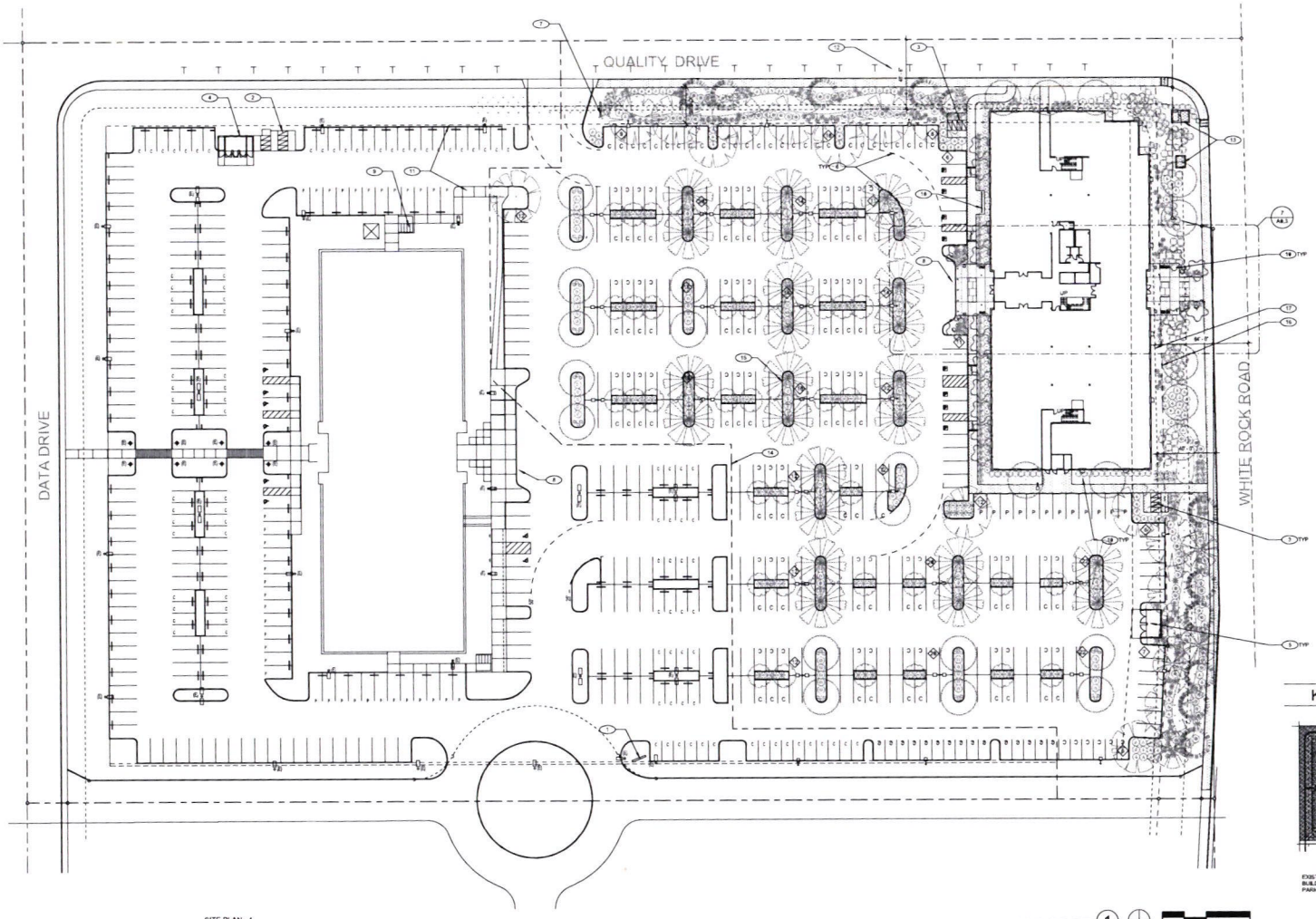
ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

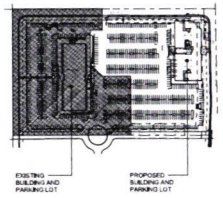
ATTEST:

_____
Stacy Leitner, Interim City Clerk



SITE PLAN - 1
1" = 30'-0"

KEY PLAN:



LIGHTING LEGEND

	DESCRIPTION	LABEL
	LIGHT POLE WITH ONE REFLECTOR	A
	LIGHT POLE WITH TWO REFLECTORS	B
	BOLLARD LIGHT	C
	EXTERIOR WALL SCONCE/ WALL WASH	D, F
	INGROUND UPLIGHT	E

VICINITY MAP :



KEYNOTES:

1. EXISTING MONUMENT SIGN
2. EXISTING BICYCLE LOCKERS
3. PROPOSED BICYCLE LOCKERS, CLASS I
4. EXISTING TRASH ENCLOSURE
5. PROPOSED TRASH ENCLOSURE
6. FIRE TRUCK TURNING RADIUS, OUTSIDE 40' INSIDE 25'
7. PROPOSED MONUMENT SIGN. SEE EAGLE I
8. DROP-OFF AREA
9. EXISTING BICYCLE STANDS
10. PROPOSED BICYCLE STANDS, CLASS II
11. EXISTING SIDEWALK AND CURB
12. PLANNED FUTURE PARALLEL PARKING PER CITY STANDARDS
13. EXISTING UTILITIES
14. PROPERTY LINE
15. 6" RAISED CONCRETE CURB, TYP
16. PG&E EASEMENT
17. SITE SETBACK, PER PLANNING

(E) DENOTES EXISTING LIGHT FIXTURE

PARKING STANDARDS:

ZONING PER RANCHO CORDOVA GENERAL PLAN :
OFFICE PROFESSIONAL MIXED USE (OPMU)

VEHICLE & BICYCLE PARKING STANDARDS FOR OFFICE USE:
VEHICULAR
3.5 SPACE / 1000 SF MINIMUM
5 SPACE /1000 SF MAXIMUM

BICYCLE
0.4 SPACES/ 1000 SF
MINIMUM OF 50% TO BE COVERED

PARKING STANDARDS:
(MINIMUM REQUIRED DIMENSITION)
DRIVEWAYS: 25'-0"
STANDARD 90: 9'-0" x 19'-0"
PARALLEL: 9'-0" x 24'-0"
COMPACT: 9'-0" x 16'-0"
COMPACT RATIO: 50% MAX

PARKING SUMMARY:

CONSTRUCTION GROSS: 79308 SF

	EXISTING BUILDING (LOT 76) (FOR REFERENCE ONLY)	PROPOSED BUILDING (LOT 75)	
	PROVIDED	REQUIRED	PROVIDED
STANDARD SPACES	156	–	182
COMPACT SPACES	111	–	154
HANDICAPPED SPACES	6	6	8
PREFERENTIAL PARKING	37	–	12
TOTAL PARKING	356	278	356
BICYCLE PARKING:	PROVIDED	REQUIRED	PROVIDED
CLASS 1: LOCKERS	14	16	16
CLASS 2: STANDS	10	16	16

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RANCHO CORDOVA, CALIFORNIA

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approved for the architect by:

issue	description :	date :
A	ISSUED FOR PLANNING PERMIT	07-05-06
B	ISSUED FOR PRELIMINARY PLANNING REVIEW	12-13-06
C	ISSUED FOR PLANNING PERMIT	03-14-07
D	ISSUED FOR CLIENT REVIEW	07-13-07
E	ISSUED FOR CLIENT REVIEW	08-01-07
F	ISSUED FOR PLANNING PERMIT	12-27-07
G	ISSUED FOR PLANNING PERMIT	01-27-08

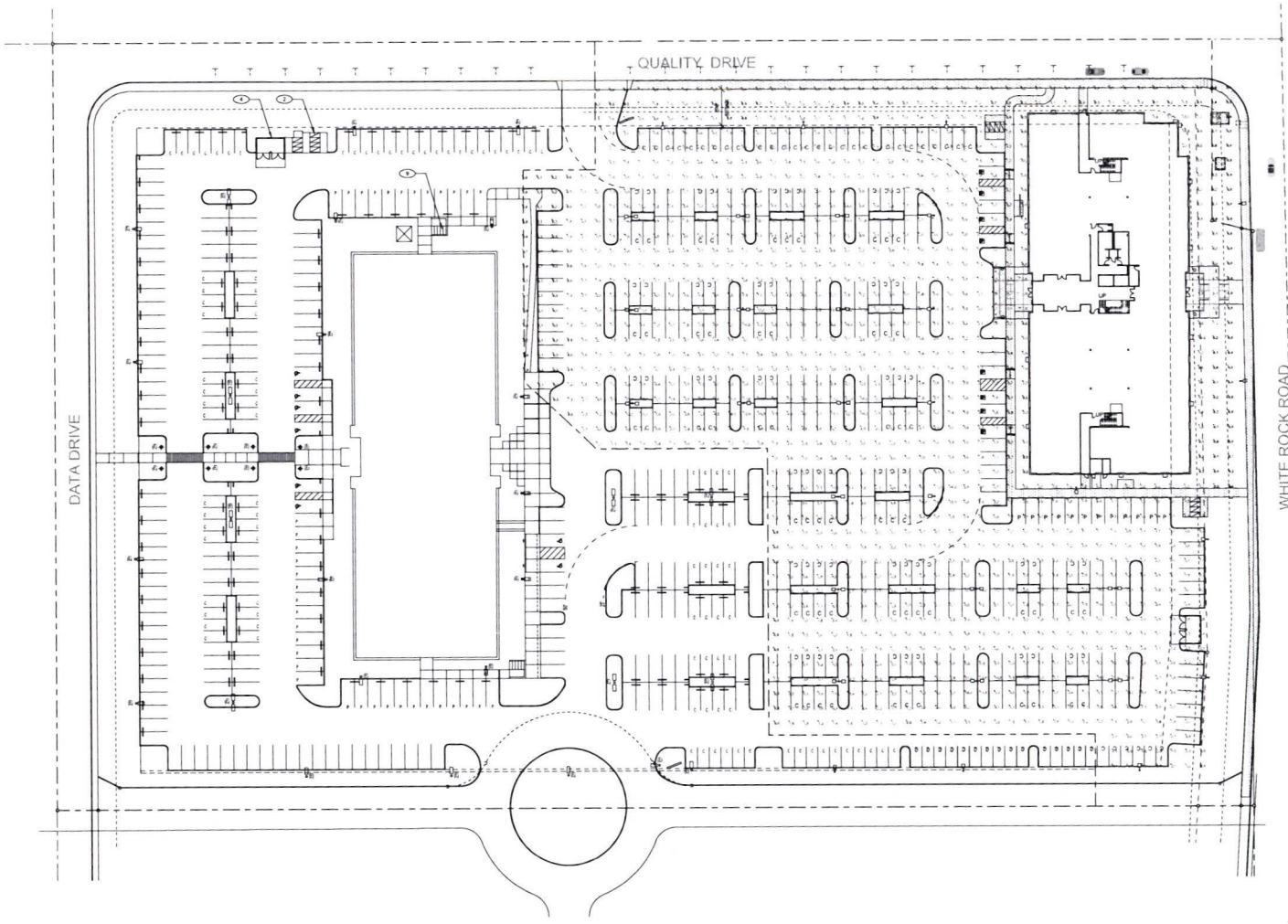
drawn by: ML, JA plot date: 03-31-08
checked by: SG
stamp:

scale: as indicated
project number: 25446.00

SITE PLAN

EXHIBIT A

sheet no.: A0.1



SITE PLAN - PHOTOMETRIC ANALYSIS
1" = 30'-0"

1

LIGHTING LEGEND

	DESCRIPTION	LABEL
	LIGHT POLE WITH ONE REFLECTOR	A
	LIGHT POLE WITH TWO REFLECTORS	B
•	BOLLARD LIGHT	C
□	EXTERIOR WALL SCONCE/ WALL WASH	D, F
•	INGROUND UPLIGHT	E

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	5	KAD 250M SR3	AREA LIGHT WITH HIGH PERFORMANCE SR3 OPTICS, CLEAR FLAT GLASS.	ONE 250 PULSE START METAL HALIDE LAMP.	23000	0.72	297
	B	9	KAD 250M R4	DECAST TYPE IV SHORT, CUTOFF LUMINAIRE	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	23000	0.72	594
	B2	8	KAD 250M R4	DECAST TYPE IV SHORT, CUTOFF LUMINAIRE	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	23000	0.72	594
	B3	2	KAD 250M R3 HS	DECAST CUTOFF LUMINAIRE WR3 REFL. AND HOUSE SIDE SHIELD	ONE 250 WATT PULSE START METAL HALIDE LAMP.	23000	0.72	297
	D	15	ENERGIE DUPLO D21	D21WMH	ONE 150 WATT PULSE START METAL HALIDE LAMP	13000	0.72	156
	E	6	GOTHAM AF 142TET MAR COL	8" ENCLOSED DOWNLIGHT WIDE/CLEAR REFLECTOR & LOWER CONE, CLEAR GLASS LENS.	ONE 43-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	3200	0.88	44.5
	G	3	KAD 250M R4	DECAST TYPE IV SHORT, CUTOFF LUMINAIRE	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	23000	0.72	297

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G	ISSUED FOR PLANNING PERMIT	01-27-08

drawn by: ML, JA plot date: 03-31-08

checked by: SG

stamp

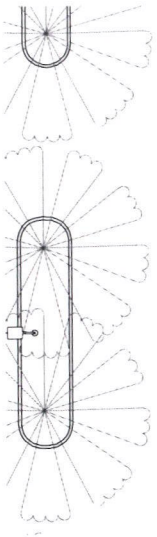
scale: 1" = 30'-0"

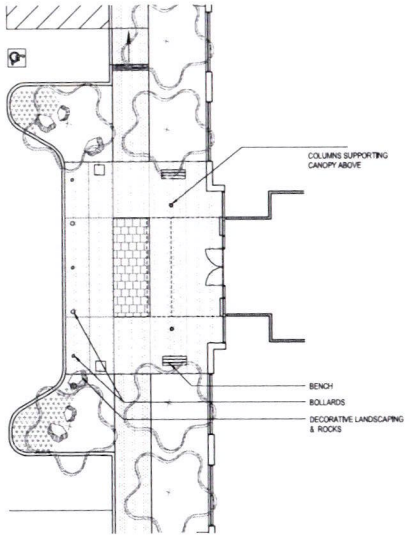
project number: 25446.00

SITE PLAN - PHOTOMETRIC

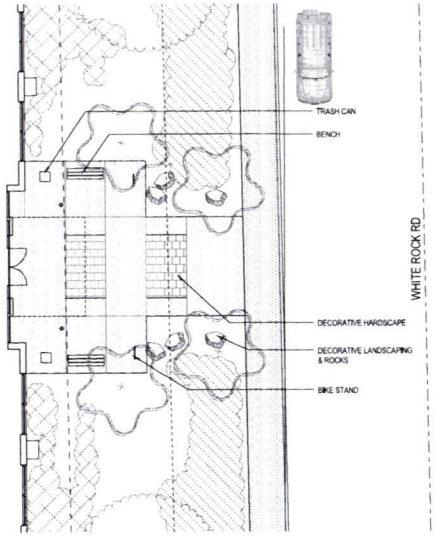
EXHIBIT A

sheet no.: A0.2





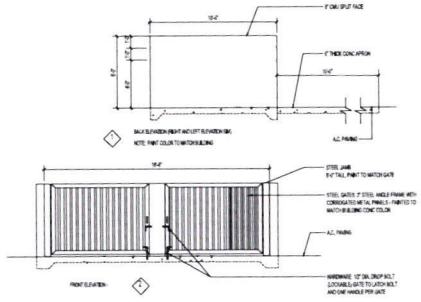
SOUTH ENTRANCE



NORTH ENTRANCE

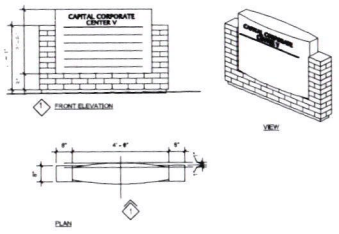
ENTRY PLAZAS
1/8" = 1'-0"

7



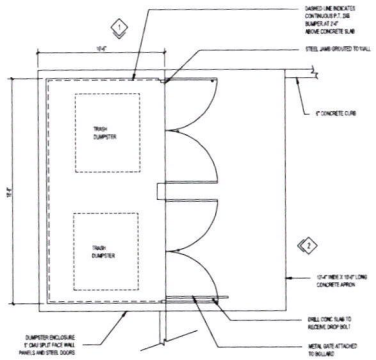
TRASH ENCLOSURE - ELEVATIONS
1/4" = 1'-0"

12



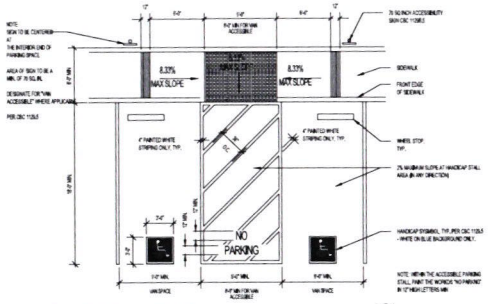
MONUMENT SIGN
1/2" = 1'-0"

6



TRASH ENCLOSURE - PLAN
1/4" = 1'-0"

11



DOUBLE HANDICAP STALLS PLAN
3/16" = 1'-0"

2

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RANCHO CORDOVA, CALIFORNIA

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approved for the architect by :

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B	ISSUED FOR PRELIMINARY PLANNING REVIEW	12-13-06
C	ISSUED FOR PLANNING PERMIT	03-14-07
G	ISSUED FOR PLANNING PERMIT	03-27-08

drawn by : MVL plot date 03-31-08

checked by : Checker

stamp

scale indicated

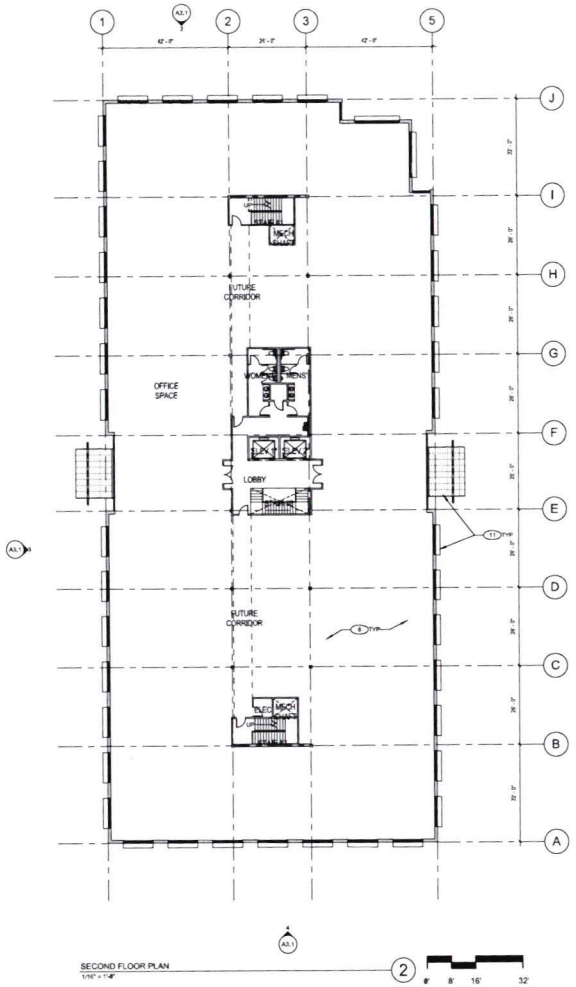
project number 25446.89

SITE DETAILS

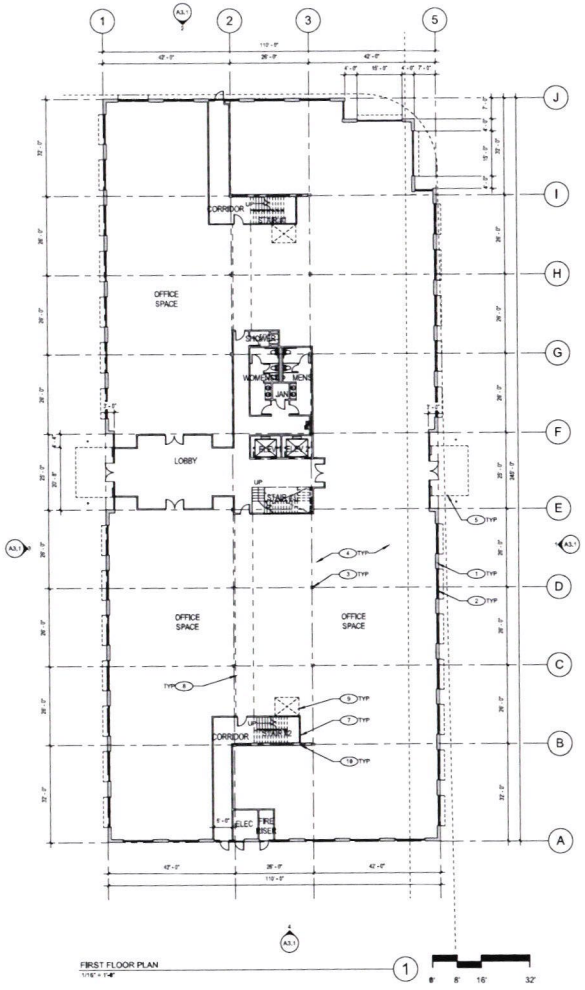
EXHIBIT A

sheet no.

A0.3



SECOND FLOOR PLAN
1/16" = 1'-0"



FIRST FLOOR PLAN
1/16" = 1'-0"

KEY NOTES:

1. CONCRETE TILT UP PANEL
2. EXTERIOR STOREFRONT SYSTEM
3. STEEL COLUMN WITH FIREPROOFING
4. CONCRETE SLAB ON GRADE
5. LINE OF CANOPY ABOVE
6. CONCRETE OVER METAL DECK
7. INTERIOR PARTITION
8. FUTURE PARTITION
9. LINE OF SHAFT ABOVE
10. CONCRETE WALL FOR LATERAL BRACING
11. LINE OF CANOPY BELOW

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E	ISSUED FOR CLIENT REVIEW	08-01-07
F	ISSUED FOR PLANNING PERMIT	12-27-07

drawn by : ML, JA plot date : 10-02-07

checked by : SG

stamp :

scale : indicated

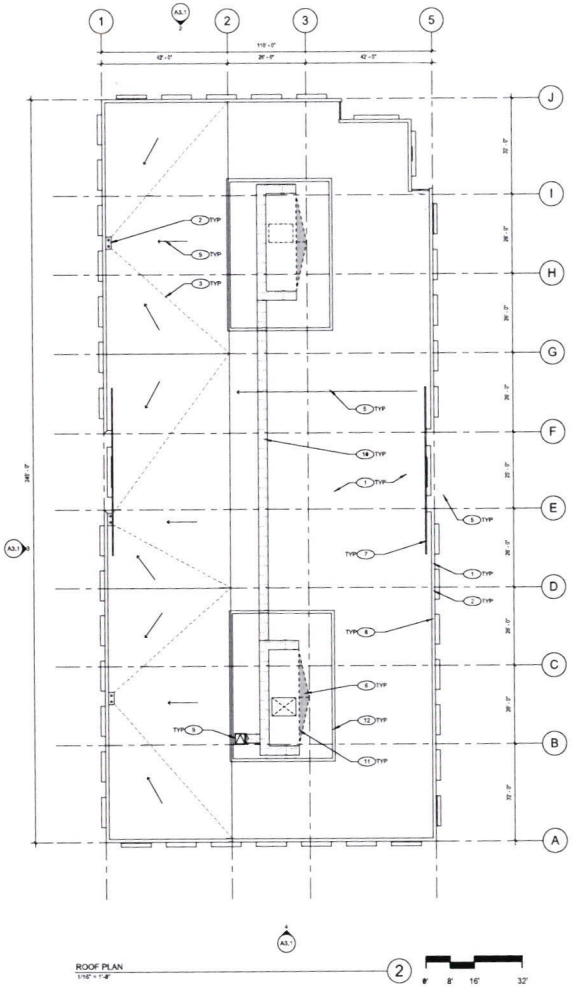
project number : 25446.00

FIRST & SECOND FLOOR PLAN

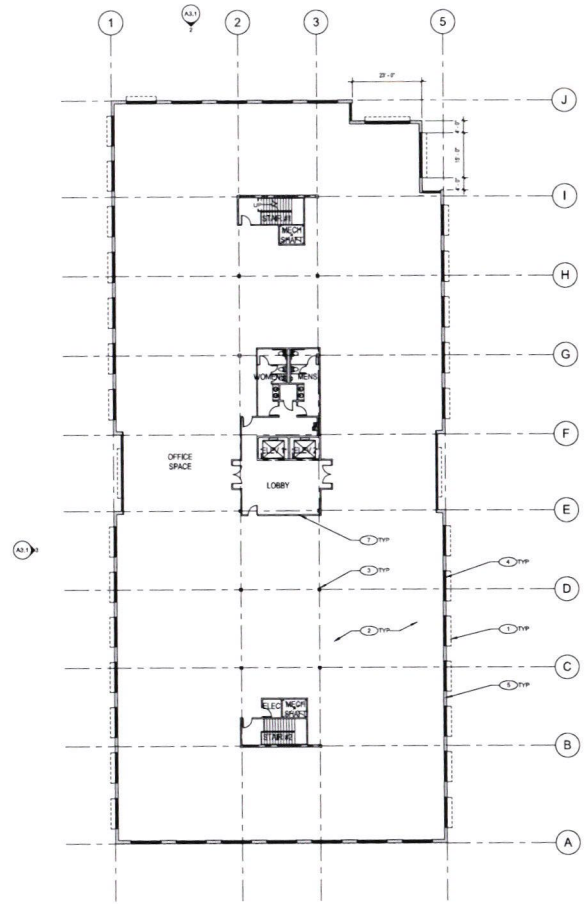
EXHIBIT A

sheet no. :

A2.1



ROOF PLAN
1/16" = 1'-0"



THIRD FLOOR PLAN
1/16" = 1'-0"

KEY NOTES - ROOF PLAN

1. CLASS C BUILT-UP ROOF MIN SLOPE 1/4" PER FOOT AT ANY POINT
2. ROOF DRAIN AND OVERFLOW
3. INDICATES ROOF WARP
4. INDICATES ROOF RIDGE
5. INDICATES DIRECTION OF MAIN ROOF SLOPE
6. SHADED AREA INDICATES BUILT-UP CRICKET MIN SLOPE 1/4" PER FOOT
7. TOP OF STOREFRONT SYSTEM
8. TOP OF CONCRETE PARAPET
9. ROOF ACCESS HATCH
10. ROOF WALKWAY
11. FUTURE HVAC EQUIPMENT ZONE LOCATION
12. MECHANICAL SCREEN

KEY NOTES - FLOOR PLAN

1. CANOPY ABOVE
2. CONCRETE OVER METAL DECK
3. STEEL COLUMN WITH FIREPROOFING
4. EXTERIOR STOREFRONT SYSTEM
5. CONCRETE TILT UP PANEL
6. INTERIOR PARTITION

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B	ISSUED FOR PRELIMINARY PLANNING REVIEW	12-13-06
C	ISSUED FOR PLANNING PERMIT	03-14-07
F	ISSUED FOR PLANNING PERMIT	12-27-07

drawn by : ML, JA plot date : 16-02-07

checked by : SG

stamp :

scale : indicated

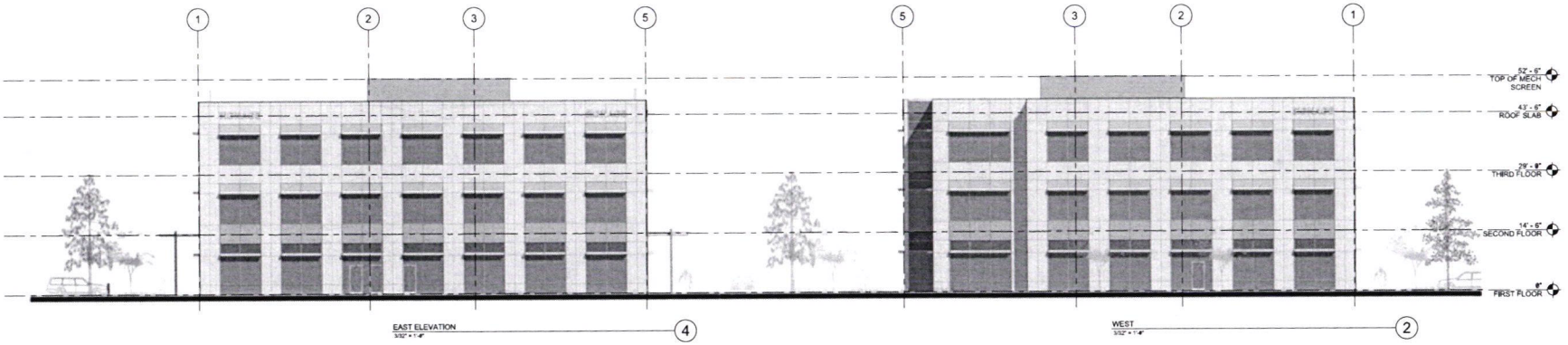
project number : 25446.00

THIRD FLOOR PLAN & ROOF PLAN

EXHIBIT A

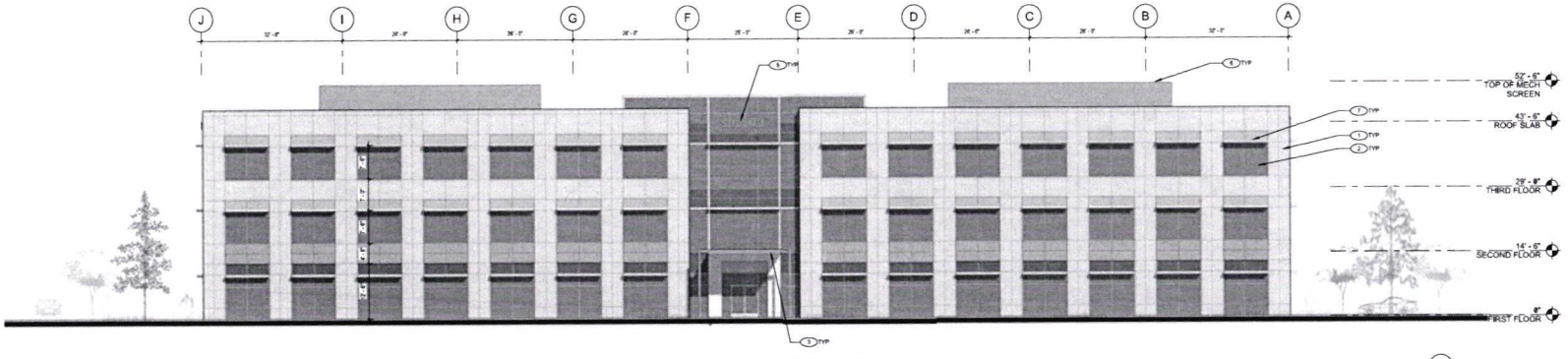
sheet no. :

A2.2

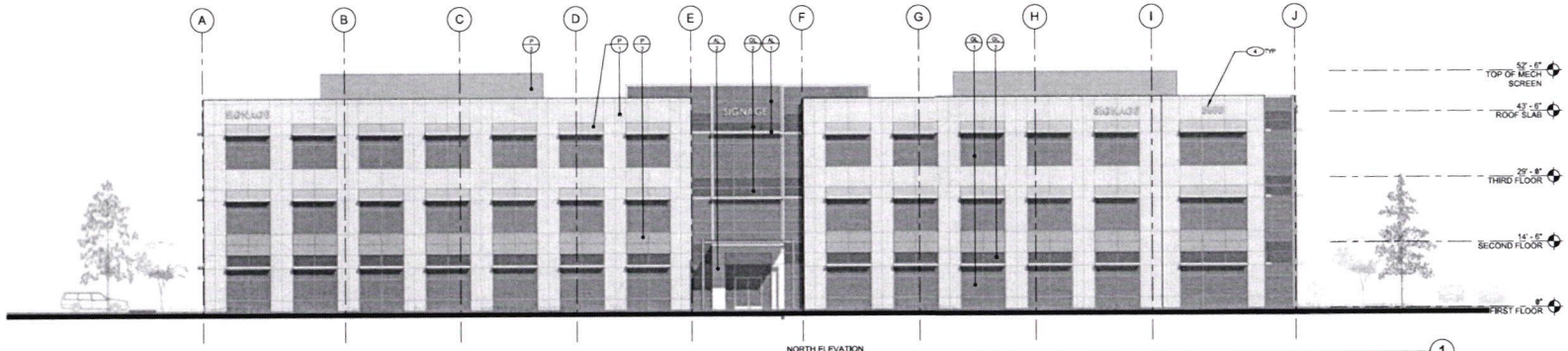


EAST ELEVATION 4
3/32" = 1'-0"

WEST 2
3/32" = 1'-0"



SOUTH ELEVATION 3
3/32" = 1'-0"



NORTH ELEVATION 1
3/32" = 1'-0"

KEYNOTES - ELEVATIONS

1. PAINTED CONCRETE TILT-UP PANEL
2. EXTERIOR STOREFRONT SYSTEM
3. PAINTED STEEL CANOPY
4. LOCATION OF BUILDING ADDRESS SIGNAGE
   LETTERING SIZE, STYLE AND LOCATION SUBJECT TO BUILDING DEPARTMENT AND FIRE MARSHAL APPROVAL
5. LOCATION OF SURFACE MOUNTED TENANT SIGNAGE
   HALO LIGHTED SOLID BOX LETTERING, NOT TO EXCEED 24" IN HEIGHT
6. MECHANICAL SCREEN
7. PAINTED METAL CANOPY

EXTERIOR FINISH SCHEDULE

PAINT

P1 EXTERIOR PAINT 1
MNFR: SHERWIN WILLIAMS
COLOR: SW6148 WOOL SKEIN

P2 EXTERIOR PAINT 2
MNFR: DUNN EDWARDS
COLOR: DE6173 PAPER SACK LRV 34

GLASS

GL1 EXTERIOR GLAZING
PRODUCT: VERSALUX
GLASS TYPE: GREEN 2000R

GL2 EXTERIOR GLAZING
PRODUCT: VISTEON VERSALUX
GLASS TYPE: GREEN 2000R

ALUMINUM

AL1 STOREFRONT SYSTEM
MNFR: ARCADIA
COLOR: LIGHT CHAMPAGNE AB-1

AL2 ALUMINU COMPOSITE PANEL SYSTEM
MNFR: ARCADIA
COLOR: CLEAR ANODIZED

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RANCHO CORDOVA, CALIFORNIA

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C	ISSUED FOR PLANNING PERMIT	03-14-07
D	ISSUED FOR CLIENT REVIEW	07-13-07
E	ISSUED FOR CLIENT REVIEW	08-01-07
F	ISSUED FOR PLANNING PERMIT	12-27-07

drawn by: ML plot date: 10-02-07

checked by: SG

stamp:

0' 8' 16' 32'

scale: indicated

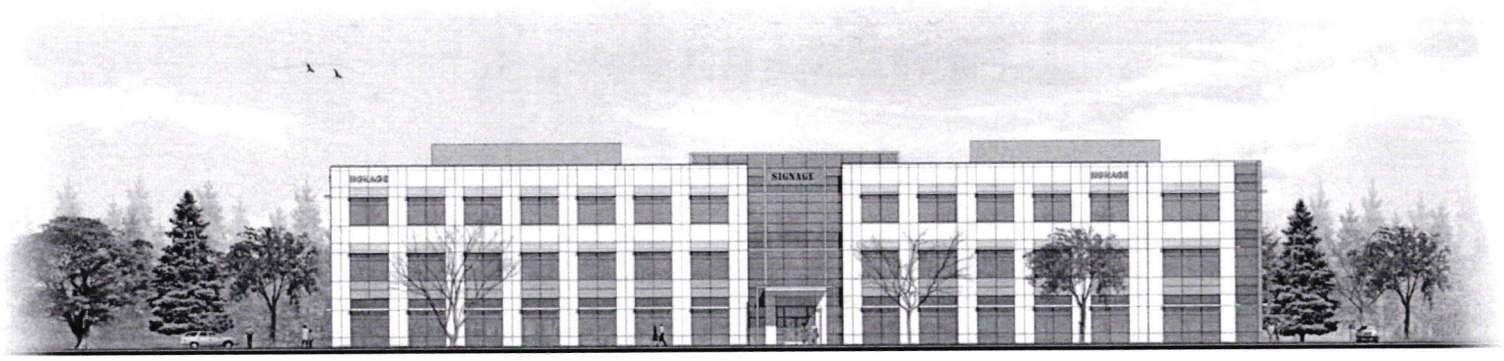
project number: 25446.00

EXHIBIT A

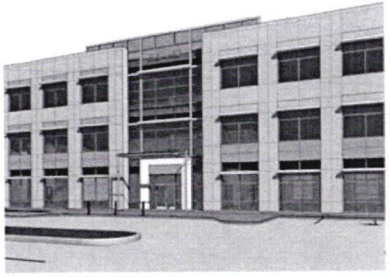
EXTERIOR ELEVATIONS

sheet no.:

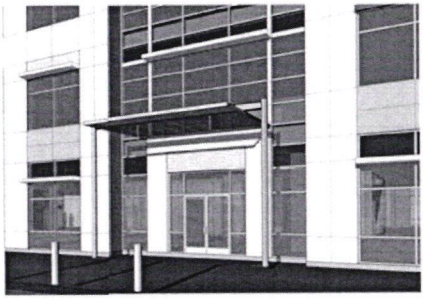
A3.1



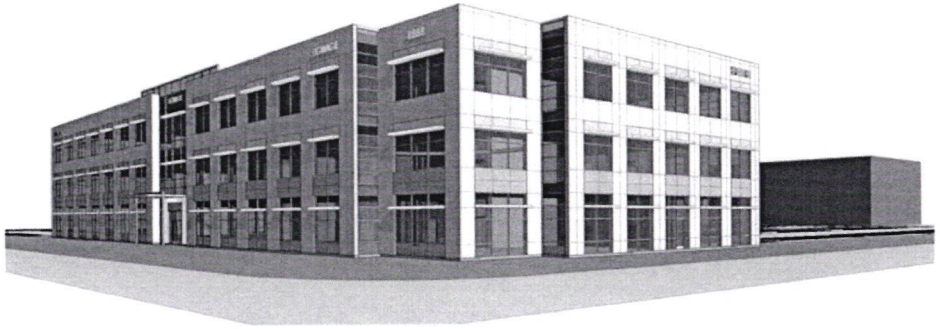
EAST ELEVATION 1



3D View 3 3



3D View 7 2



3D View 2 4

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RANCHO CORDOVA, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue	description :	date :
A	ISSUED FOR PLANNING PERMIT	07-05-36
B	ISSUED FOR PRELIMINARY PLANNING REVIEW	12-13-06
C	ISSUED FOR PLANNING PERMIT	02-14-07
F	ISSUED FOR PLANNING PERMIT	12-27-07

drawn by : ML, JA plot date : 1-9-40-47

checked by : SG

stamp

scale : 1 : 144

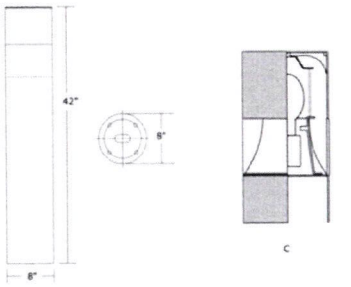
project number : 25446.84

EXTERIOR FINISH SCHEME & VIEWS

EXHIBIT A

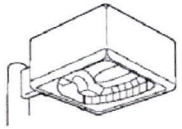
sheet no. :

A3.2

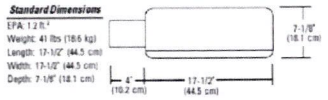


BOLLARD
1" = 1'-0" 3

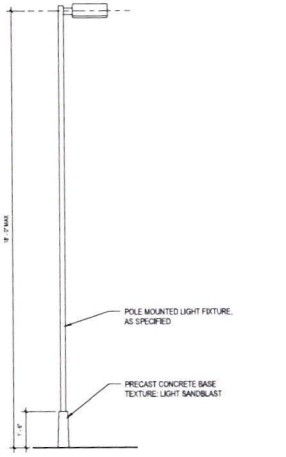




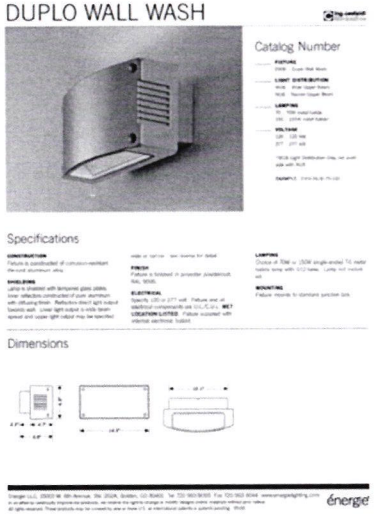
METAL HALIDE

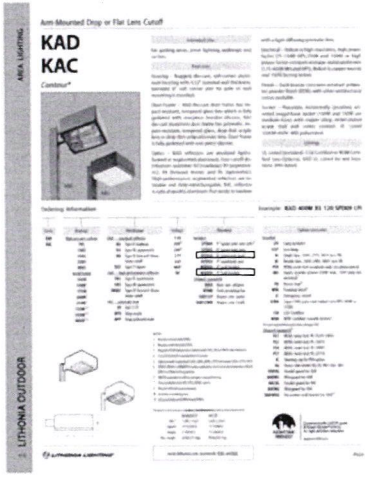


POLE MOUNTED SHOE BOX
1" = 1'-0" 2



Light Fixture Detail
1/2" = 1'-0" 1





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CAPITAL
CORPORATE
CENTER V

WHITE ROCK ROAD & QUALITY DRIVE
RANCHO CORDOVA, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue	description :	date :
A	ISSUED FOR PLANNING PERMIT	07-05-06
B	ISSUED FOR PRELIMINARY PLANNING REVIEW	12-13-06
C	ISSUED FOR PLANNING PERMIT	02-14-07
G	ISSUED FOR PLANNING PERMIT	03-27-08

drawn by : ML plot date : 03-31-08

checked by : SG

stamp

scale : as indicated

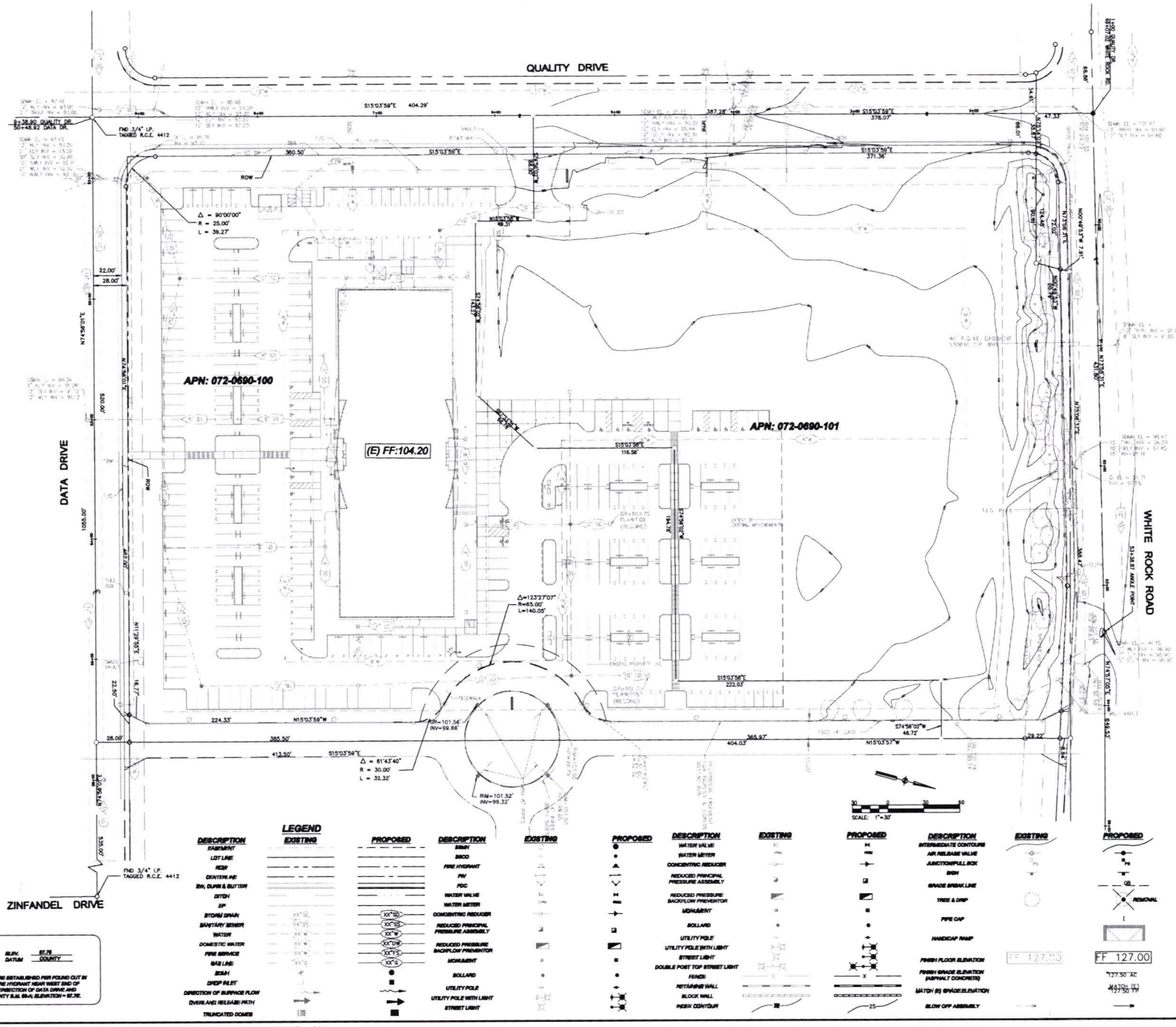
project number : 25446.00

LIGHTING FIXTURE SCHEDULE & DETAILS

sheet no.

EXHIBIT A

A8.1



LEGEND

DESCRIPTION	EXISTING	PROPOSED
EASEMENT		
LOT LINE		
ROW		
CENTERLINE		
BW, CURB & GUTTER		
DITCH		
EP		
STORM DRAIN		
SANITARY SEWER		
WATER		
DOMESTIC WATER		
FIRE SERVICE		
GAS LINE		
SSMH		
DROP INLET		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
TRUNCATED DOMES		

DESCRIPTION	EXISTING	PROPOSED
SSMH		
SSCO		
FIRE HYDRANT		
FH		
FDC		
WATER VALVE		
WATER METER		
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTOR		
MONUMENT		
BOLLARD		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
DOUBLE POST TOP STREET LIGHT		
FENCE		
RETAINING WALL		
BLOCK WALL		
INDEX CONTOUR		

DESCRIPTION	EXISTING	PROPOSED
WATER VALVE		
WATER METER		
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTOR		
MONUMENT		
BOLLARD		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
DOUBLE POST TOP STREET LIGHT		
FENCE		
RETAINING WALL		
BLOCK WALL		
INDEX CONTOUR		

DESCRIPTION	EXISTING	PROPOSED
INTERMEDIATE CONTOURS		
AIR RELEASE VALVE		
JUNCTION/PULL BOX		
SIGN		
GRADE BREAK LINE		
TREE & DRIP		
PIPE CAP		
HANDICAP RAMP		
FINISH FLOOR ELEVATION		
FINISH GRADE ELEVATION (ASPHALT CONCRETE)		
MATCH (E) GRADE/ELEVATION		
BLOW OFF ASSEMBLY		

BENCHMARK:
COUNTY B.M. SAC. 89-A
ELEV. 87.76 DATUM COUNTY

DESCRIPTION:
ELEVATIONS FOR THIS SURVEY WERE ESTABLISHED PER FOUND CUT IN TOP BACK OF WALK IN FRONT OF FIRE HYDRANT NEAR WEST END OF CURB RETURN @ N.W. CORNER INTERSECTION OF DATA DRIVE AND QUALITY DRIVE, SACRAMENTO COUNTY B.M. 89-A; ELEVATION = 87.76'.

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vision function space culture ideas
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RFE Engineering, Inc.
Civil Engineers • Planners • Surveyors
2000 Sierroad Lane, Suite 107, Cameron, CA 95682
Phone: 916-888-3288 Fax: 916-888-3997
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CONSTRUCTION DOCUMENTS FOR

CAPITAL CORPORATE CENTER V

WHITE ROCK ROAD AND QUALITY DRIVE
RANCHO CORDOVA, CALIFORNIA

approved for the owner by:

approved for the architect by:

item	description	date
A		

drawn by: DCJ plot date: 9-18-07

checked by: RFE

stamp

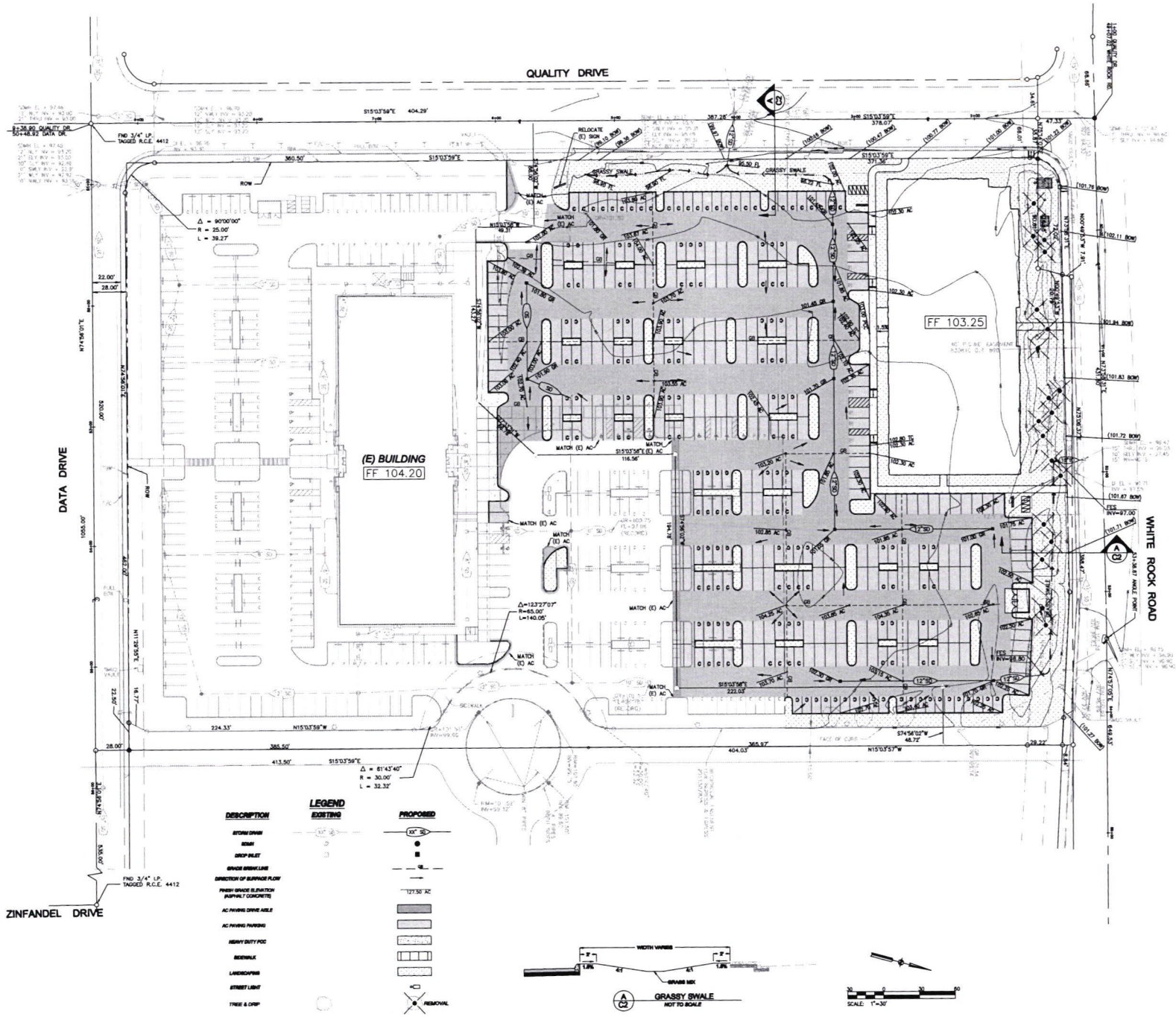
scale:

project number:

EXHIBIT A
EXISTING CONDITIONS

sheet no.: C1 of C3

File Name: T:\70531 Cap 5 Corp\CAD\DWG\WORKING CAD\70531 C1 EXISTING CONDITIONS.dwg Date Plotted: December 18, 2007 - 3:04pm



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CONSTRUCTION DOCUMENTS FOR

CAPITAL CORPORATE CENTER V

WHITE ROCK ROAD AND QUALITY DRIVE
RANCHO CORDOVA, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue	description	date
A	[illegible]	[illegible]

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drawn by : DCJ plot date : 9-15-07

checked by : RFE

stamp

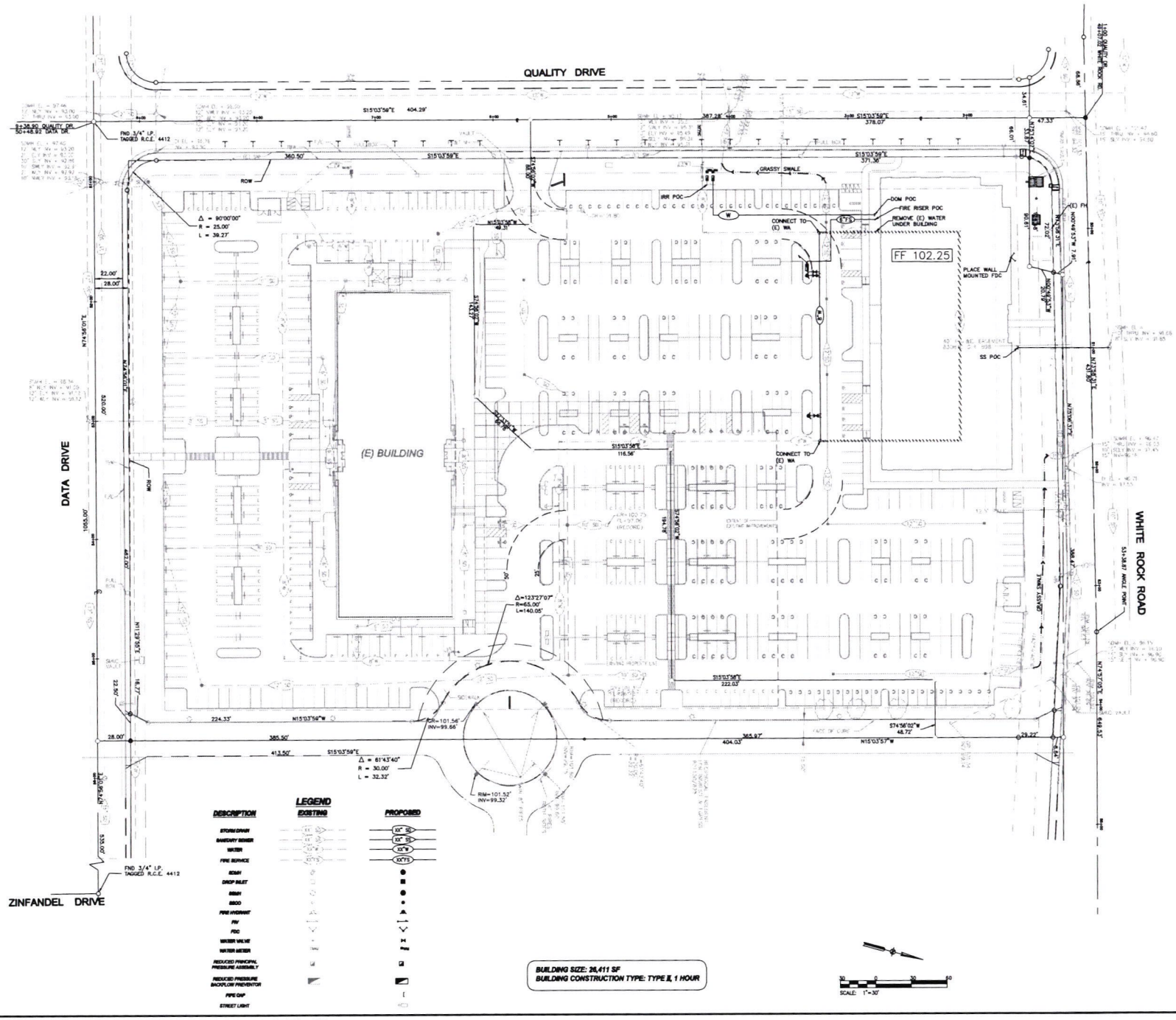
scale :

project number :

EXHIBIT A
PRELIMINARY GRADING PLAN

sheet no. :

C2 of C3



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CONSTRUCTION DOCUMENTS FOR

CAPITAL CORPORATE CENTER V

WHITE ROCK ROAD AND QUALITY DRIVE
RANCHO CORDOVA, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A		

RFE Engineering, Inc.
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drawn by : DGJ plot date : 9-18-07

checked by : RFE

stamp

scale :

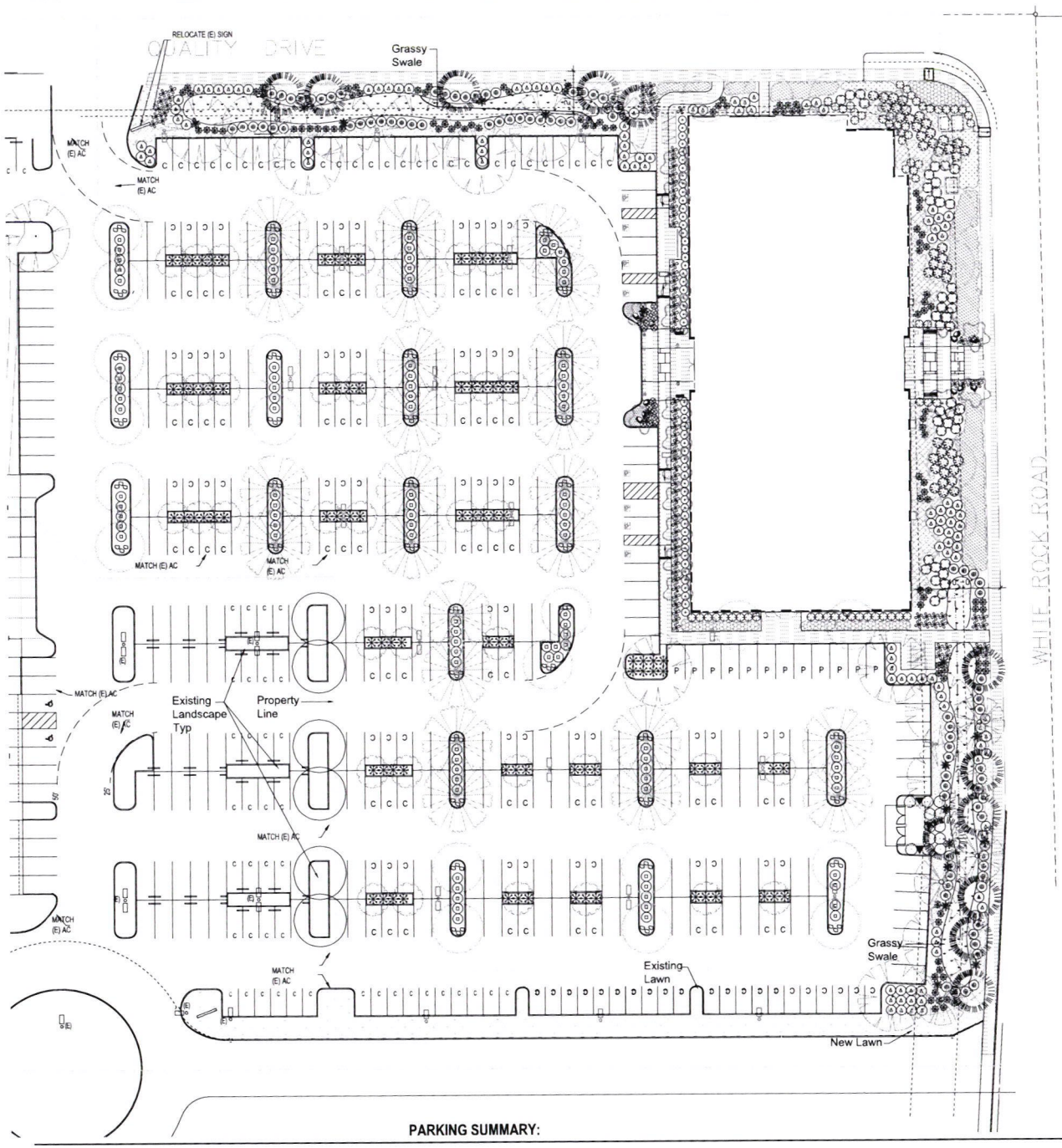
project number :

EXHIBIT A

PRELIMINARY UTILITY PLAN

sheet no. :

C3 of C3



	Lagerstroemia i. Catawba	Crape Myrtle	Low	24" Box	19	Deciduous Accent Tree
	Lagerstroemia i. Tuscarora	Crape Myrtle	Low	15 Gallon	37	Deciduous Shade Tree
	Pistacia chinensis	Chinese Pistache	Low	15 Gallon	15	Deciduous Shade Tree
	Pyrus c. 'Aristocrat'	Aristocrat Pear	Med	15 Gallon	4	Deciduous shade tree
	Pyrus c. 'Chanticleer'	Chanticleer Pear	Med	15 Gallon	24	Deciduous Shade Tree
	Sequoia s. 'Aptos Blue'	Aptos Blue Redwood	Med	15 Gallon	11	Evergreen Accent Tree
	Ulmus p. 'True Green'	True Green Elm	Low	15 Gallon	24	Deciduous Shade Tree

SHRUBS

	Arctostaphylos 'John Dourley'	Manzanita	Low	5 Gallon	14	Evergreen foundation shrub
	Berberis autropurpurea	Purple Barberry	Low	5 Gallon	108	Deciduous accent shrub
	Dietes vegeta	Fortnight Lily	Low	5 Gallon	92	Evergreen accent shrub
	Erigeron karvinskianus	Mexican Daisy	Low	1 Gallon	127	Evergreen accent shrub
	Escallonia fradesi	Frades Escallonia	Med	5 Gallon	55	Evergreen foundation shrub
	Loropetalum rubra	Chinese Razzleberry	Low	5 Gallon	45	Evergreen foundation shrub
	Mahonia aquifolium	Oregon Grape	Low	5 Gallon	39	Evergreen foundation shrub
	Miscanthus 'Yaku Jima'	Eulalia Grass	Low	5 Gallon	15	Ornamental Grass
	Nandina domestica	Heavenly Bamboo	Low	5 Gallon	20	Evergreen foundation shrub
	Nandina d. 'Gulfstream'	Gulfstream Bamboo	Low	5 Gallon	17	Evergreen screen shrub
	Nerium oleander dwf Pink	Petite Pink Oleander	Low	5 Gallon	106	Evergreen screen shrub
	Rhaphiolepis i. 'Pink Lady'	India Hawthorne	Low	5 Gallon	113	Evergreen foundation shrub
	Rosa red carpet	Red Carpet Rose	Med	2 Gallon	121	Deciduous accent Shrub
	Viburnum t. 'Spring Bouquet'	Spring Bouquet	Low	5 Gallon	54	Evergreen accent shrub

GROUND COVER

Annuals	Color	High	4" Pots	12" OC	200 sq'
Coprosma 'Vista Verde'	Mirror Plant	Low	1 Gallon	3' OC	Evergreen ground cover
Hemerocallis x. evergreen red	Evergreen Day Lily	Med	1 Gallon	2' OC	Evergreen ground cover
Myoporum p. pink	Dwarf Myoporum	Low	1 Gallon	3' OC	Evergreen ground cover
Swale-Fescue Blend (Sheep, Hard, Molate)		Med	Sod	3977 sq'	
Trachelospermum jasminoides	Star Jasmine	Low	1 Gallon	2' OC	
Verbena tapieri purple	Purple Verbena	Low	1 Gallon	2' OC	

VINE

Macfadyena unguis-cati	Cat's Claw	Low	5 Gallon	3	Vine

ASSD

Moss Boulders		Varies 2x2, 2x3	See Detail for Installation

EXISTING CONDITIONS

Existing Landscape

Light Pole

SHADE CALCULATIONS

Tree Variety	Full Value	Full	¾	Half	¼	Total Sq.
15'-20' Trees						
Lagerstroemia Tuscarora	314 sq.	37				11618
20'-25' Trees						
Pyrus Chanticleer	491 sq.	16				7856
25'-30' Trees						
Pyrus Aristocrat	707 sq.			1		354
30'-35' Trees						
Pistacia chinensis	962 sq.	2	4	7	2	8660
Ulmus p. True Green	962 sq.	24				23088
Existing Tree	962 sq.			6		2886
Total Shade Area Provided						54462
Parking Area						106382

TREE/POLE LIGHT PLACEMENT

TREES HAVE BEEN PLACED SO THAT POLE LIGHTS FALL EITHER OUTSIDE THE MATURE TREE CANOPY, OR WITHIN THE OUTSIDE ONE THIRD OF THE MATURE CANOPY. ANY POTENTIAL FUTURE CONFLICTS BETWEEN LIGHTS AND TREES CAN BE REMEDIED BY PRUNING ONLY THE ENDS OF SECONDARY BRANCHING. NO STRUCTURAL PRUNING SHALL BE REQUIRED.

GENERAL NOTES

1. THE SITE SHALL BE ROUGH GRADED TO PLUS OR MINUS 1/10TH OF FINISH GRADE BY THE SITE GRADING CONTRACTOR (UNLESS AGREED UPON OTHERWISE). SOIL TO BALANCE AT 2" BELOW CURBS AND SIDEWALKS, INCLUDING MOUNDING CONTOURS (IF APPLICABLE), FREE OF DEBRIS. THE NATIVE ON-SITE TOPSOIL MAY BE USED FOR FILLING THE PLANTERS IF IT IS OF GOOD QUALITY, CLEAN AND SUITABLE FOR PROPER PLANT GROWTH. SLOPE ALL PLANTERS AT 2% MINIMUM FOR PROPER DRAINAGE. ALL AB ROCK, CONCRETE WASTE OR LIME TREATED SOIL SHALL BE REMOVED FROM ALL PLANTERS PRIOR TO FILLING.
2. ALL WORK SHALL BE INSTALLED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES, BUILDINGS AND UNDERGROUND UTILITIES DURING THE PERFORMANCE OF HIS WORK AND SHALL MAKE ANY NECCESARY REPAIRS. CONTACT UNDERGROUND SERVICE ALERT PRIOR TO WORK (800) 642-2444.
4. NO PLANTING OPERATIONS ARE TO BEGIN UNTIL IRRIGATION SYSTEM IS FULLY INSTALLED AND A COMPLETE OPERATIONAL SYSTEM CHECK HAS BEEN COMPLETED.

CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED AT COMPLETION OF MAINTENANCE PERIOD.

PLANTING NOTES

1. SEE DETAILS FOR PROCEDURES AND MATERIALS.
2. SOIL AMENITIES ARE TO BE APPLIED AND ROTOTILLED INTO THE TOP 6" OF SOIL. THE QUANTITY AND TYPE OF AMENITIES LISTED BELOW ARE BASED ON SOIL REPORT BY SUNLAND ANALYTICAL LAB.
3. GRADING CONTOURS ARE TO BE SMOOTH AND EVEN THROUGHOUT LANDSCAPE AREA RESULTING IN POSITIVE DRAINAGE.
4. TREE AND PLANT QUANTITIES ARE BASED ON THE DRAWING. QUANTITIES ON PLANT LEGEND ARE FOR CONVENIENCE ONLY. QUANTITIES OF PLANTS REPRESENTED BY HATCH PATTERNS ARE TO BE BASED ON THE O.C. (ON CENTER) SPECS IN THE PLANT LEGEND.
5. NO PLANT MATERIAL IS TO BE PLANTED WITHIN 18" OF ANY CURB, BUILDING, SIDEWALK, OR OTHER HARDSCAPE.
6. PLANTING PITS AND TREE STAKING SHALL BE DONE PER DETAILS.
7. GRO POWER TABLETS SHALL BE INSTALLED IN PLANTING PITS AS RECOMMENDED BY MANUFACTURER.
8. TREES LOCATED IN LAWN AREAS SHALL RECEIVE ARBOR GUARDS.
9. DO NOT PLANT TREES UNDER POWER LINES.
10. REMOVE NURSERY STAKES ON TREES AFTER LODGEPOLE STAKES HAVE BEEN INSTALLED.
11. INSTALL 2" LAYER OF DYED BROWN WOOD CHIPS IN ALL PLANTER AREAS.
12. GROUND COVER FROM FLATS SHALL BE PLANTED AFTER BARK MULCH HAS BEEN INSTALLED.
13. MOVE BARK MULCH AWAY FROM PLANT CROWNS IMMEDIATELY AFTER MULCH INSTALLATION.
14. PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FREE OF DISEASE AND PESTS. CHECK ROOT SYSTEMS TO ENSURE THAT PLANTS ARE FULLY ROOTED IN THEIR CONTAINERS BUT NOT ROOT BOUND. UNDERDEVELOPED ROOTSYSTEMS AND ROOTBOUND STOCK WILL BE REJECTED. TREES SHALL HAVE A SINGLE STRONG LEADER AND BRANCHING SHALL BE UNIFORM ALONG THE LEADER. "HEADED" TREES SHALL BE BALANCED WITH UNIFORM BRANCHING. TREES THAT HAVE SCARS BEYOND THE CAMBIUM LAYER WILL BE REGECTED. DO NOT BEGIN PLANTING OPERATIONS UNTIL CITY ARBORISTS HAS REVIEWED STOCK.

MAINTENANCE PERIOD SHALL BEGIN AT THE TIME OF SUBSTANTIAL COMPLETION, OR AT THE TIME OF FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY AND SHALL CONTINUE FOR 30 DAYS.

Scale 1" = 20'

PARKING SUMMARY:

vision function space culture ideas experience
RMW architecture & interiors
look listen build speak learn

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VISTA PARKS
LANDSCAPING INC.
DESIGN-BUILD LANDSCAPE CONSTRUCTION
11125 SUNRISE GOLD CIRCLE
RANCHO CORDOVA, CA 95742
PH: 916-638-1346 FAX 916-635-3496

THESE PLANS AND IDEAS REPRESENTED BY LANDSCAPE ARCHITECTS, INC. FOR THEIR DEVELOPMENT AND IN ACCORDANCE WITH CODES, WERE NOT MADE TO FIT BY THE CONTRACTOR. THEY ARE NOT TO BE USED FOR TENDER OR INSTALLATION BY ANY OTHER CONTRACTOR.

CONSULTANTS SIGNATURE DATE
ERIC DEARING

CONSTRUCTION DOCUMENTS FOR:

CAPITAL CORPORATE CENTER V

WHITE ROCK ROAD AND QUALITY DRIVE
RANCHO CORDOVA, CALIFORNIA

IMAGE FOR DESIGN REVIEW	7/5/06
ISSUED FOR PLANNING PERMIT	2/14/07
ISSUED FOR PLANNING PERMIT	12/7/07

EXHIBIT A

PRELIMINARY LANDSCAPE PLAN

July 5, 2006

LP

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) for an office building with approximately 79,000 square feet of gross building area to be constructed on a 4.2 acre parcel located on the southeast corner of the White Rock Road and Quality Drive, APN: 072-0690-101, project number RC-06-247.	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 and shall repair any damage as soon as possible.	On-Going	Public Works	
	Prior to Issuance of Grading or Improvement Plan Approval			
4.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Design Review application and related costs.	Prior to Improvement Plan approval	Finance	
5.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to Improvement Plan approval	Public Works	
6.	The proposed building footprint shall maintain a minimum setback of 64 feet from White Rock Road centerline to building footprint. The proposed building footprint shall maintain a minimum setback of 48.5 feet from Quality Drive centerline to building footprint. The intersection of the two setbacks shall be defined by a 25-foot radius curve tangent to both setbacks. Improvements within these areas shall be limited to landscaping and flatwork.	Prior to Improvement Plan approval	Public Works	

EXHIBIT B

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
7.	Number, size, and location of driveways are subject to approval by the Public Works Department	Prior to Improvement Plan approval	Public Works	
8.	Enter into a frontage agreement and bond for construction of public improvements to the satisfaction of the Public Works Department.	Prior to Improvement Plan approval	Public Works	
9.	Dedicate a standard 12.5-foot Public Utility Easement for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to Quality Drive and White Rock Road.	Prior to Improvement Plan approval	Public Works	
10.	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. Fire hydrants shown on the south side of the building shall be relocated to provide approximately 300 foot spacing between the hydrants along the fire access lane.	Prior to Improvement Plan approval	Metro Fire	
	Prior to Issuance of Building Permits			
11.	The buildings shall be reviewed for consistency with the approved plans by the Planning Director or designee. The site plan shall not include landscaping and shall accurately indicate the location and size of all bicycle parking areas.	Prior to Building Permit	Planning	
12.	The applicant shall submit a revised Landscape Plan with detailed planting and irrigation plans for review and approval by the Planning Director, at the time of Building Permit submittal. • The Landscape Plan shall demonstrate conformance with the Water Use and Conservation provisions of the City of Rancho Cordova Municipal Code (see Title 14.10, adopted from the Sacramento County Code). • Landscaping materials and placement shall follow crime prevention	Prior to Building Permit	Planning / Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	principles, allowing maximum observation. • Sidewalks shall meet ADA accessibility requirements.			
13.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: • Thermoplastic striping on Quality Drive from Data Drive to White Rock Road. Striping shall include, but is not limited to, center striping, bike lane and parking lane striping on both sides of the road. • A new sidewalk ramp per City Standard at the southeast corner of the Quality Drive/White Rock Road intersection. • Replacement of sidewalk along property frontage where horizontal or vertical separation exceeds ¼-inch. Sidewalk panels shall be replaced to the nearest joint. • Remove the existing asphalt wedge located within the gutter pan on Quality Drive. If improvements are damaged during removal process they shall be replaced. • Perpendicular or angled parking on Quality Drive shall not be permitted. Striped parking "T's" shall not be permitted. • Other frontage improvements as required by City of Rancho Cordova Standards. • Public improvement plans shall clearly delineate all transitions to existing improvements.	Prior to Building Permit	Public Works	
14.	Developer shall make a one time contribution for transit-related services in the amount that has been negotiated with the Public Works Director.	Prior to Building Permit	Public Works	
15.	All parcels serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: • Provisions for the necessary repair and maintenance of the roadway surface.	Prior to Building Permit	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	• 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'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems. • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.			
16.	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. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure. B. 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. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for	Prior to Building Permits	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	new construction and per SCC-1240 must be upgraded to approved steamer type hydrants. D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.			
17.	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 alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways. 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 50 feet of the end of the access roadway.	Prior to Building Permit	Metro Fire	
	Prior to Occupancy Permit			
18.	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.	Prior to Occupancy Permit	Police	
19.	Connection or reconnection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer connection.	Prior to Occupancy Permit	CSD-1	
20.	Bicycle parking shall be installed as required by the zoning code and indicated on the design approval documents. A minimum of two bicycle racks shall be	Prior to Occupancy	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	installed in close proximity to each building entrance and shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be moved if incorrectly placed.	Permit		
21.	The design for the parking lot light standard shall be submitted for review and approval by the Planning Director. If a concrete base is used, it shall be composed of exposed aggregate concrete or another decorative finish as approved by the Planning Director or designee.	Prior to Occupancy Permit	Planning	
22.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director.	Prior to Occupancy Permit	Planning	
23.	All landscaping shall be planted according to the approved landscape plans. The designer shall submit a certificate of compliance certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy Permit	Planning / Public Works	
24.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Occupancy Permit	Public Works	
25.	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 Occupancy Permit	Public Works	
26.	Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.	Prior to Occupancy Permit	Metro Fire	
27.	Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Occupancy	Metro Fire	

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
		Permit		
28.	Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch of pressure.	Prior to Occupancy Permit	Metro Fire	
29.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to Occupancy Permit	Metro Fire	
30.	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 twelve (12) 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 via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Occupancy Permit	Metro Fire / Planning	
31.	Demonstrate to the satisfaction of the Regional Transit, Director of Planning that the following has been considered and implemented: • Transit information shall be displayed in prominent locations within the office building for both employees and visitors. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information. • Project construction shall not impact transit service or pedestrian access to transit stops. • The applicant shall join the 50 Corridor Transportation Management Association.	Prior to Occupancy Permit	Regional Transit	

CONDITIONS OF APPROVAL

General Information and Compliance Items:

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

Advisory Comments – Metro Fire

1. The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.

2. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

Advisory Comments – CSD-1

1. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Advisory Comments – Sacramento County Department of Water Resources

1. STD#190 (I,E,F)- Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.

2. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement. If the area of the newly paved area and rooftop add to 1.0 acre or more, then permanent stormwater quality treatment shall be required.

Advisory Comments – Regional Transit

1. Employers should offer employees subsidized transit passes at 50% or greater discount.

Advisory Comments – Police Department

1. Parking/Circulation
   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.
   b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

2. 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.
   b. 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.
   c. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
   d. 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.
   e. 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.
   f. There shall be no rooftop access ladder mounted to the outside of the building. All rooftop access shall be from the interior of the building.
   g. All hatchway openings on the roof of any building shall be secured as follows:
      (1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
      (2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
      (3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
   h. All air duct or air vent with free and clear openings exceeding 8" x 12" on the roof or exterior walls that are uncovered of any building shall be secured by covering the same with either of the following:

(1) Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened,

or:

(2) A steel grill of at least 1/8" material or two inch mesh and securely fastened

and

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.

3. Landscaping
   a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.
   b. All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.
   c. All landscaping plans shall include maintenance of all landscape materials that may come in contact with lighting or address elements. Tree canopies shall be above light poles (at maturity) and any shrubbery shall not obstruct pedestrian-scale accent lighting.

4. Lighting
   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be vandal-resistant. A lighting level of 2-footcandle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.
   b. All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
   c. Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
   d. Exterior door, perimeter, and soffit lights shall be controlled by photocell or other activation mechanism and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

5. Building Numbering
   a. The building address shall be clearly posted on all sides of the building, in lettering no less than twelve (12) inches in height. It shall be lighted at night.

b. Each different unit within the building shall have its particular address prominently displayed on the side facing the street, and its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.

Project Name: RC-06-247 Capital Center V
Date of Review: April 28, 2008

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.	☐	☐	☒	☐	Building placed at the corner to provide easy access, but primary entrance faces the parking lot
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).	☐	☐	☒	☐	Direct connection from sidewalk to front entrance is provided, and steel and glass canopies provide weather protection Pedestrian routes are illuminated and identified with grade-separated pathways, planter strips and/or bollards Similar walkways should be added through the parking areas
3. Bicycle parking/storage shall be located in visible areas, proximate to entries, and integrated into project design.	☐	☐	☐	☒	Bicycle parking and/or storage facilities are provided in well-lit, visible areas, in proximity to building entries, and integrated into the design of the project.
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.	☐	☒	☐	☐	Plazas at building entries provide only minimal gathering spaces and do not create site identity or a sense of place. No pathways are provided to link to other buildings.

ATTACHMENT 2

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
2. Landscape outdoor areas with visually stimulating soft- and hardscape that helps to identify the site.	☐	☐	☒	☐	Landscape design complements to the building architecture. Hardscape is provided to tie the entrances to the street, but would be better if those entry areas were enhanced and enlarged, and connected to the other buildings on site with design feature that play off the plazas
3. Define and enhance street corners and edges through building placement, public spaces, and relationship to street.	☐	☐	☒	☐	Building placed at corner and is consistent with General Plan vision for a walkable area with wide urban sidewalks that connect to plazas and other gathering areas that are part of individual projects. The plaza facing the street could be enlarged to better accomplish this downtown concept
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (4:10)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN GUIDELINES					
1. Place buildings to accommodate the pedestrian user, relate to street, and connect to adjoining properties (orientation and design features of entrance, design of spaces between buildings).	☐	☐	☒	☐	The building is oriented towards the street, but there's no entrance or plaza at the corner and the entrance facing the street needs more emphasis and could use some bicycle parking as well
SITE DESIGN > PARKING (4:12)					
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians.					

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
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).	☐	☐	☒	☐	Building is placed at street w/ parking lot behind, but number of parking spaces provided is above city requirements and more space could be used to facilitate safe & efficient pedestrian movement between parking and buildings, and to provide more extensive landscaping.
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).	☐	☐	☒	☐	All four sides of the building are designed to a consistent level. Changes in parapet height break up the roofline silhouette, at least on the north and south elevations. Windows, awnings, and structural articulation add distinction to the façade of the structure.
2. Design entries to be clearly visible from the street and provide visual interest (design provisions listed for primary/secondary entrances and enhancements).	☐	☐	☒	☐	The building incorporates 3-story glass curtain walls at the main and rear entrances to define the entry locations. These entries also feature steel canopies and side entries feature aluminum canopies. However, the main and rear doorways could be accented with stronger architectural

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
					definition (such as a two-story doorway element; similarly, accentuate secondary entrances with additional minor detailing (such as stronger trim details, recessed entries, or door and doorway design details).
CHECKLIST EVALUATION					
Total (10 Guidelines)	0	1	8	1	0 design guidelines are not applicable to this project, 1 is not met or partially met, 8 are mostly met, and 1 is exceeded.

ATTACHMENT 2

PUBLIC WORKS CONDITIONS OF APPROVAL – Capital Center V

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	Resolution 11-2006 requires the installation of a dual plumbed system, one potable system and one system, a purple pipe system, for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This scenario also includes the installation of the public recycled water distribution systems within new developments. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance	Prior to approval of improvement plans	Public Works	
2.	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 issuance of Building Permits	Public Works	
3.	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 issuance of Building Permits	Public Works	
4.	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 issuance of Building Permits	Public Works	
5.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for	Prior to issuance of Building Permits	Public Works	

ATTACHMENT 3

PUBLIC WORKS CONDITIONS OF APPROVAL – Capital Center V

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	the tax shall be competed prior to the recording of the final map. 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 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.			
6.	Applicant shall submit landscaping plans and calculations demonstrating conformance with City Water Use and Conservation provisions.	Prior to approval of improvement plans	Public Works	
7.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Prior to occupancy	Public Works	
8.	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	
9.	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	
10.	The proposed site plan shall be modified to accommodate a minimum setback of 64 feet from White Rock Road centerline to building footprint. The proposed site plan shall be modified to accommodate a minimum setback of 48.5 feet from Quality Drive centerline to building footprint. The intersection of the two setbacks shall be defined by a 25-foot radius curve tangent to both setbacks. Improvements within these areas shall be limited to landscaping and flatwork.	Prior to approval of improvement plans	Public Works	
11.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: • Thermoplastic striping on Quality Drive from Data Drive to White Rock Road. Striping shall include, but is not limited	Prior to issuance of Building Permits	Public Works	

ATTACHMENT 3

PUBLIC WORKS CONDITIONS OF APPROVAL – Capital Center V

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	to, center striping, and edge striping on both sides of the road. • New sidewalk ramps per City Standard at the southeast and southwest corners of the Quality Drive/White Rock Road intersection. • Replacement of sidewalk along property frontage where horizontal or vertical separation exceeds ¼-inch. Sidewalk panels shall be replaced to the nearest joint. • Remove the existing asphalt wedge located within the gutter pan on Quality Drive. If improvements are damaged during removal process they shall be replaced. • Perpendicular or angled parking on Quality Drive shall not be permitted. Striped parking "T's" shall not be permitted. • Other frontage improvements as required by City of Rancho Cordova Standard. • Public improvement plans shall clearly delineate all transitions to existing improvements.			
12.	Number, size, and location of driveways are subject to approval by the Public Works Department	Prior to approval of improvement plans	Public Works	
13.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
14.	Install public improvements to the satisfaction of the Public Works Department.	Prior to final inspection	Public Works	
15.	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 occupancy	Public Works	

ATTACHMENT 3

ATTACHMENT 3

Katja Irvin

From: Elizabeth Sparkman
Sent: Sunday, April 13, 2008 4:41 PM
To: Katja Irvin
Cc: Marilyn Phelps
Subject: FW: Cap Center V Landscape Condition

I think I've sent this before, but attached is a letter from Kirk Khasigian for the Cap Center V project indicating that they will be maintaining any new landscaping created with their project such that there is no new public landscaping associated with the project. With this statement in writing, I am okay with removing the COA requiring them to annex to the City's public landscape maintenance district. Marilyn, please keep watch on any public improvement plans and/or map dedications to make sure they are not dedicating any landscaping lots to the City.

From: Kirk Khasigian [mailto:kkhasigian@panattoni.com]
Sent: Monday, March 31, 2008 3:49 PM
To: Elizabeth Sparkman
Subject: Cap Center V Landscape Condition

Elizabeth,

Attached is the revised letter regarding the landscaping condition. I have also attached the most up to date landscape plan.

Please let me know if you need any additional information to remove this condition from the project.

Regards,

Kirk Khasigian

-----Original Message-----
From: Elizabeth Sparkman [mailto:esparkman@cityofranchocordova.org]
Sent: Wednesday, June 13, 2007 4:21 PM
To: Kirk Khasigian
Cc: Jeff Beiswenger
Subject: Preliminary Landscape Plan

<<Picture 009.jpg>> Kirk,

I have received and review the CC&R's that you sent which address the requirement to install and maintain the landscaping associated with those CC&R's. It appears from your landscape plans for the new project that you are planning on installing new landscaping associated with this project. What I need from you, to waive the condition to annex to the city's District for maintenance of public landscaping associated with the project, is a letter that indicates that all the new landscaping will be privately owned and maintained and that there will be no new landscaping that would be required to be publicly maintained by the City. Once I receive that signed letter, I will request the planning project manager to remove the condition.

Thanks,

ATTACHMENT 3

PANATTONI®

March 31, 2008

Elizabeth Sparkman
Public Works
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Capital Center V – Request to Remove Landscaping Condition

Dear Elizabeth,

I am writing regarding the Conditions of Approval for the Capital Center V project proposed for the southeast corner of White Rock Road and Quality Drive. There is a Condition on our project that requires the Property Owner/Applicant to provide a funding mechanism for maintenance of any publicly maintained landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District.

As part of our project, we will be installing new landscaping along the frontage of White Rock Road and Quality Drive. Rather than be annexed into the City's public landscape maintenance district, the current and future owners of the property will privately own and maintain this landscaping. There will be no new landscaping that will be required to be publicly maintained by the City, and we request that you remove this Condition from our project.

Thank you for your time and consideration on this project.

Sincerely,

Kirk Khasigian
Development Manager
Panattoni Development Company
KKhasigian@panattoni.com
(916) 379-1268

ATTACHMENT 3

Dave Sander
Mayor

Linda Budge
Vice Mayor

Ken Cooley
Councilmember

Robert McGarvey
Councilmember

Dan Skoglund
Councilmember

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003
Planning Department

Memorandum

Date: **March 9, 2007**

To: **Jeff Beiswenger, Senior Planner**

From: **Kevin Freibott, Environmental Planner**

Re: **Capital Center V (RC-06-247)**

The proposed Capital Center V project meets the requirements of the In-Fill Development exemption, as described in State CEQA Guidelines Section 15332. Section 15332 states that the project must be less than five acres in size, it must be consistent with the General Plan, it must be surrounded by existing uses, and the project must not "result in any significant effects relating special-status species habitat, traffic, noise, air quality, or water quality." The proposed project is consistent with both the current Land Use Designation and Zoning for the project site. The project is approximately 4.8 acres in size, less than the five-acre maximum. In regards to impacts to special-status species, traffic, noise, air quality, and water quality, we have determined the following:

- City Staff performed site visits to determine the project's likely effect on habitat for special-status species and found no indication of use by special-status species.
- According to the Public Works department, the project will not be required to perform a full Traffic Impact Analysis. As such, it is expected that the project would not result in any significant effects on traffic.
- The project does not include any land use expected to generate significant noise and office/commercial properties are not generally considered sensitive land uses to noise. Therefore, no significant noise effects are expected.
- The proposed project exceeds current City thresholds for air quality screening. However, upon modeling the project's expected emissions using the URBEMIS software (per Air District standards), we determined that the project is not expected to result in significant emission of pollutants.
- During our site visits, City staff found no evidence of on-site wetlands or hydraulic features. The site has been mass graded previously and would be adequately served by existing wastewater, drainage, and water supply infrastructure. Water quality would be further protected by the preparation of a Stormwater Pollution Prevention Plan, which will be required by the Public Works department. As such, no significant water quality impacts are expected.

According to the above findings, the project meets the requirements of the In-Fill Categorical Exemption, pursuant to State CEQA Guidelines Section 15332, and no additional CEQA documentation is required for this project. We reserve the right to change this determination if conditions or project characteristics are modified in such a way as to make any of the findings above invalid.

ATTACHMENT 3

Sacramento Metropolitan Fire District

2729 Prospect Park Drive · Rancho Cordova, California 95670 · Phone (916) 851-8937 · Fax (916) 851-8939

DON METTE
Fire Chief

12 February 2008

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

Attention: Katja Irvin

RE: **Control Number: RC-06-247**
APN: 072-0690-101
Project Name: Capital Center V
Project Location: White Rock Road
Applicant's Name: Panattoni Development Co.
SMFD Project Number: 2008-0204

Dear Ms. Irvin:

This office is in receipt of your request for Fire District review and comment for the referenced project. Upon consideration of the information submitted to date, the following requirements and areas of concern have been identified:

NOTE: THE FOLLOWING ITEMS ARE SPECIFIC TO THE STAFF REPORT FOR THIS PROJECT AND REQUIRE SPECIAL ATTENTION:

1. Relocate the fire hydrants shown on the south side of the building to provide approximately 300 foot spacing between the hydrants along the route of the fire access lane.

NOTE: The preceding comments were generated in response to a request from the City of Rancho Cordova Planning Department for comments, conditions, and areas of Fire District concern relative to this project. The comments and conditions provided do not constitute Fire District approval for Rancho Cordova Building Department or Fire District construction permit purposes, nor are they meant as a substitute for project plan submittal, review, and approval. Additional requirements may be identified during the plan review process necessitating further project compliance.

NOTE: THE FOLLOWING INFORMATION IS FOR THE APPLICANTS/ENGINEER'S REVIEW PRIOR TO SUBMITTAL OF SITE IMPROVEMENT DRAWINGS:

Applicant: It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.

If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.

1. All parcels serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following:

   Provisions for the necessary repair and maintenance of the roadway surface
   A. 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')
   B. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
   C. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
   D. Unrestricted use of and access to the roadways covered by the agreements.
   E. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

2. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit cards.

3. The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.

4. 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 twelve (12) 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 via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.

5. 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. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements:

A. One fire hydrant shall be located within 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
B. 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.
C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.
D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.

6. 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.***

7. 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. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.***

8. 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 50 feet of the end of the access roadway.

9. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

10. All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.

11. Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.

12. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.

13. Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch of pressure.

Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field inspection and necessary tests.

If I may answer any questions or be of further assistance, please feel free to contact me at (916) 851-8932.

Sincerely,

Original Signed by

Russell B. Blair
Supervising Fire Inspector

Cc: Inspector Magee
File

ATTACHMENT 3

Katja Irvin

From: Rodrigues, Jeff [jrodrigues@sacsheriff.com]
Sent: Friday, January 25, 2008 3:26 PM
To: Katja Irvin
Subject: 06-247 comments.doc

January 25, 2008

To : KATJA IRVIN, Assistant Planner
City of Rancho Cordova Planning Department

From : CSS III JEFF RODRIGUES, Crime Prevention Specialist
Sacramento County Sheriff's Dept./Rancho Cordova Police Dept.

Subject : **RC-06-247 CAPITAL CENTER V**

The Rancho Cordova Police Department requests that the following conditions be appended to the subject application:

COMMERCIAL COMMENTS

a) Parking/Circulation

i) 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.

ii) Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

b) Building Security

i) 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.

ii) 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.

iii) Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

iv) 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.

v) Doors with panic bars will have vertical rod panic hardware with top and bottom

ATTACHMENT 3

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.

vi) There shall be no rooftop access ladder mounted to the outside of the building. All rooftop access shall be from the interior of the building.

vii) All hatchway openings on the roof of any building shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.

(3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

viii) All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

(1) Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
or:
(2) A steel grill of at least 1/8" material or two inch mesh and securely fastened and

ix) 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.

c) Landscaping

i) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.

ii) All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

iii) All landscaping plans shall include maintenance of all landscape materials that may come in contact with lighting or address elements. Tree canopies shall be above light poles (at maturity) and any shrubbery shall not obstruct pedestrian-scale accent lighting.

d) Lighting

i) Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A

ATTACHMENT 3

lighting level of 2-footcandle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.

ii) All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

iii) Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.

iv) Exterior door, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

e) Building Numbering

i) The building address shall be clearly posted on all sides of the building, in lettering not less than twelve (12) inches. It shall be lighted at night.

ii) Each different unit within the building shall have its particular address prominently displayed on the side facing the street, and its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.

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

If you should have any questions, please contact me at (916)874-2736.

Linda Budge
Mayor

Dan Skoglund
Vice Mayor

Ken Cooley
Councilmember

Robert McGarvey
Councilmember

David Sander
Councilmember

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Planning Department

DESIGN REVIEW LANDSCAPE REVIEW
City of Rancho Cordova

January 28, 2008

Project: Capital Corporate Center V
City of Rancho Cordova, RC-06-247, CE #89
Reviewed by: Cheryl Sullivan, RCLA 3954
Comments to: Katja Irvin, Planning Dept.
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova CA 95670
916-851-8713

A. Documents upon which this review is based:
Rancho Cordova Zoning Code
Sacramento County Shading, Tree and Planting Guidelines
Sacramento County Municipal Codes

B. Submittal Review Items:
Landscape Plans by Vista Parks Landscaping, dated July 5, 2006, Sheet LP (1 sheet)

C. Design Review Comments:
Provide requested information with next submittal.

LP – Preliminary Landscape Plan

a. Identify trees on plan with the percentage of shade assigned to each. Adjust shade calcs to reflect change in Pyrus numbers.
b. Parking lot planters are too small for Pistache (require 6' inside dimension). Revise site plan to provide larger planters, switch some parking stalls to planters, and /or adjust lighting layout.
c. Parking is 20% more than is required. Suggest changing some compact stalls to tree planters.
d. Suggest flaring bike rack pad to facilitate access to bike and lessen damage to landscape.
e. Appears that bike locker area needs to be widened to accommodate users.
f. Do not use Redwoods. City's goal is to use plantings appropriate to the geographic area and climate realities (dry, hot summers). Suggest replacing redwoods with other conifers or broadleaf evergreens (do not use Eucalyptus).

ATTACHMENT 3

By performing this review and making the recommendations and/or comments herein, Cunningham Engineering shall not be acting in a manner so as to assume responsibility or liability, in whole or in part, for any aspect of the project Master Plans, proposed design requirements, design criteria, design calculations, construction methods, or the substance or contents of the Plan documents. The review and recommendations as provided herein are to be advisory only to the City of Rancho Cordova and to the Project Design Professionals.

Regional Transit

Sacramento Regional Transit District
A Public Transit Agency
and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
(29th St. Light Rail Station/
Bus 36,38,50,67,68)

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-8400

Public Transit Since 1973

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ATTACHMENT 3

February 7, 2008

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

NAME OF DEVELOPMENT: Capital Center V

CONTROL NUMBER: RC-06-247

TYPE OF DOCUMENT: Design Review

The Capital Center V project proposes a 79,000 square foot, three story office building on 4.8 acres with 356 parking spaces. The site is located on the corner of White Rock Road and Quality Drive in the City of Rancho Cordova.

Bus route 73 provides hourly service Monday through Saturday within 1/8 mile of the site. Bus route 74 provides hourly service Monday through Saturday within 1/2 mile of the site. Both have connectivity to light rail.

Regional Transit (RT) staff has reviewed the proposed project and recommends the following:

Conditions:

- Transit information shall be displayed in a prominent location for employees and visitors. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information.
- Parking competes with transit usage. Therefore, parking should not exceed the required minimal standards for the City.
- Project construction shall not disrupt transit service or pedestrian access to transit stops.
- The property owner shall join the 50 Corridor Transportation Management Association.

Recommendations:

- Employers should offer employees subsidized transit passes at 50% or greater discount.

Thank you for the opportunity to comment. Please send any subsequent documents and hearing notices that pertain to this project as they become available. If you have further questions regarding these recommendations, please contact me at (916) 556-0513 or tcanfield@sacrt.com.

Sincerely,

Traci Canfield

Traci Canfield
Planner

c: RoseMary Covington, AGM Planning and Transit Service Development, RT
Paul Marx, Planning Director, RT
Don Smith, Senior Planner, RT
Devra Selenis, Senior Public Information Officer, RT

ATTACHMENT 3

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Collection For a Growing Sacramento

10545 Armstrong Avenue
Mather
California
95655
Tele: [916] 876-6000
Fax: [916] 876-6160
www.csd-1.com

Board of Directors
Representing:
County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Mary K. Snyder
District Engineer
Christoph Dobson
Acting Collection Systems Manager
Wendell H. Kido
District Manager
Marcia Maurer
Chief Financial Officer

March 16, 2007
E225.000

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

Subject: **Capital Center V**
APN: 072-0690-101
Control No.: RC-06-247

Dear Mr. Ritchie:

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

CSD-1 Conditions:

Connection or reconnection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

CSD-1 Advisories:

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

If you have any questions regarding these comments please call AC David at 876-6296 or myself at 876-6094.

Sincerely,

Sahm A. Khan, P.E.
Department of Water Quality
Development Services

SK/CJ: clm

cc: File
Kirk Khasigian
Panattoni Development Co.
8401 Jackson Road
Sacramento, CA 95826

beiswenger031607.ltr

ATTACHMENT 3

COUNTY OF SACRAMENTO
DEPARTMENT OF WATER RESOURCES

MEMORANDUM

Date: June 6, 2007

TO: Jeff Beiswenger, Planning

Applicant:

FROM: Mark Rains, County of Sacramento Department of Water Resources

---

PROJECT NAME: **Capital Center V Design Review**

CONTROL NUMBER: **RC-06-247**

A.P.N.: **072-0690-101**

COMMENTS SECTION:

1. FEMA Flood Zone: X
   Panel No. 060262-0210
   Date: 7/6/1998

2. Watershed: Boyd Creek

CONDITIONS OF APPROVAL:

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

1. STD#190 (I,E,F)- Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.

2. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement. If the area of the newly paved area and rooftop add to 1.0 acres or more, then permanent stormwater quality treatment shall be required.

P:\Planning Files\Projects - Development\Projects RC-06 (241-260)\247 Capital Center V\Agency e-comments\RC-06-247, Capital Center V Design Review.doc

ATTACHMENT 3

Katja Irvin

From: Tom Trimberger

Sent: Wednesday, February 06, 2008 1:46 PM

To: Katja Irvin

Subject: Capital Corporate Center V Design review- RC06-0247

CBC 1127B1. requires "When more than one building or facility is located on a site, accessible paths of travel complying with 1114B.1.2 shall be provided between building and accessible site facilities, accessible elements, and accessible spaces that are on the same site."

Site plans do not show accessible interconnecting path of travel between the buildings. Work will need to comply with 2007 California Codes. These will be required with building plan review

ATTACHMENT 4

Charlene Fortunka

From: Kirk Khasigian [kkhasigian@panattoni.com]
Sent: Thursday, May 15, 2008 4:05 PM
To: Katja Irvin
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Katja,

Thanks for the message. I plan to meeting with them next week, so I will let you know what the outcomes are of that discussion.

Also, I am scheduled to meet with Cyrus next Thursday so I am hopeful that we will have resolved all the issues in time for June 2nd City Council meeting. Let's go forward with the noticing, and hopefully we won't have to continue to the June 16th meeting.

Thanks,

Kirk Khasigian
Panattoni Development Company, Inc.
P: (916) 379-1268
C: (916) 769-1138
F: (916) 379-6668
E: kkhasigian@panattoni.com

From: Katja Irvin [mailto:kIrvin@cityofranchocordova.org]
Sent: Wednesday, May 14, 2008 5:10 PM
To: Kirk Khasigian
Cc: Bill Campbell
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Hi Kirk,

Thanks for sending the file and answering my questions. It would be best if we can have a better understanding of what will happen with regards to drop-off and outdoor seating before we go to Council. These sound like items that could affect the site plan if they need to be accommodated on your property. If the owners of Cap Center III do agree to put them on their site, we should get a memo to that effect.

Best regards,

Katja Irvin
Assistant Planner
City of Rancho Cordova
(916)851-8867

From: Kirk Khasigian [mailto:kkhasigian@panattoni.com]
Sent: Tuesday, May 13, 2008 6:22 PM
To: Katja Irvin
Cc: Meeta Lele
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Katja,

You may need to clarify the specific areas you are referring to, but I believe you may be asking about the improvements that were installed to serve the original building orientation. My understanding from our architect

ATTACHMENT 4

Steve Guest (he designed Cap Center III which Zurich currently occupies) is that there were a number of improvements installed with the first building that were intended to serve Cap Center V per the original design. Those improvements are intended to be modified to reflect our current site plan because the building was required to be moved to the corner of White Rock and Quality Drive. I have had a meeting with the owners of the Cap Center III building and they understand that the hardscape and parking areas in front of their building will need to be modified, and we have already discussed working with them to keep an efficient and attractive drop off area and an area for the picnic tables. Now that our design is close to being finalized I had planned to meet with them again to work on this design. I would have to check with our property management company to determine who maintains those improvements. I have attached the existing conditions in pdf.

Let me know if you have any additional questions.

Thanks,

Kirk Khasigian
Panattoni Development Company, Inc.
P: (916) 379-1268
C: (916) 769-1138
F: (916) 379-6668
E: kkhasigian@panattoni.com

From: Katja Irvin [mailto:kIrvin@cityofranchocordova.org]
Sent: Monday, May 12, 2008 10:35 AM
To: Kirk Khasigian
Cc: Meeta Lele
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Hi Kirk,

Bill Campbell and I were looking at your project last Friday and were talking about the existing improvements on your property (parking, pedestrian pathways, hardscape, and picnic tables). A few quick questions/requests about that …

1. Who is maintaining those improvements currently?
2. Will all improvements be demolished?
3. Please send me a file of the existing conditions (sheet C1)

Thanks,

Katja Irvin
Assistant Planner
City of Rancho Cordova
(916)851-8867

From: Kirk Khasigian [mailto:kkhasigian@panattoni.com]
Sent: Friday, May 09, 2008 12:43 PM
To: Katja Irvin
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Katja,

Thanks for the update and the dates. I agree with you, I would prefer to make the decision before you send the staff report to Council. My goal is to meet with Cyrus next week, so I will update you next Thursday on whether June 2nd is achievable, so you will know if you need to go ahead with the notice on May 16th.

Thanks and have a great weekend.

Kirk Khasigian

ATTACHMENT 4

Panattoni Development Company, Inc.
P: (916) 379-1268
C: (916) 769-1138
F: (916) 379-6668
E: kkhasigian@panattoni.com

From: Katja Irvin [mailto:kIrvin@cityofranchocordova.org]
Sent: Friday, May 09, 2008 12:35 PM
To: Kirk Khasigian
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Kirk,

The notices go out on May 16, which is coming up really soon. But if it doesn't work out, we can just continue the item to the next meeting (it would be best to decide whether or not to continue before I send the staff report to Council. The staff report is due on May 23rd.

I just spoke with Tom Trimberger and your architect is correct. The building code does not require the path between buildings when the buildings are on separate "sites" – i.e. when they are separated by real property lines. So you're all set for Council as far as the plans and conditions are concerned. I will present that information in the staff report to Council.

Keep my posted on your progress in resolving the issues with Public Works.

Best regards,

Katja Irvin
Assistant Planner
City of Rancho Cordova
(916)851-8867

From: Kirk Khasigian [mailto:kkhasigian@panattoni.com]
Sent: Friday, May 09, 2008 11:33 AM
To: Katja Irvin
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

When is your deadline to place us on the June 2nd agenda? Are there the same noticing requirements for Council?

I'd like to go on June 2nd, but I want to avoid the last minute scramble we had yesterday. So I'd like to target June 2nd, but if I'm not able to meet with Cyrus in the next couple weeks, we would probably need to go on June 16th.

Kirk Khasigian
Panattoni Development Company, Inc.
P: (916) 379-1268
C: (916) 769-1138
F: (916) 379-6668
E: kkhasigian@panattoni.com

From: Katja Irvin [mailto:kIrvin@cityofranchocordova.org]
Sent: Friday, May 09, 2008 11:17 AM
To: Kirk Khasigian
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

We can get you to Council on June 2nd, unless you would rather go on the 16th.

ATTACHMENT 4

Let me know.

Katja

From: Kirk Khasigian [mailto:kkhasigian@panattoni.com]
Sent: Friday, May 09, 2008 11:06 AM
To: Katja Irvin
Subject: RE: RC-06-247 Capital Center V DR Planning Comm recommendation

Katja,

Thanks for sending the revised conditions, and thank you again for your help throughout this process and as we go forward.

Should we expect to be on the June 16th City Council Agenda?

Kirk Khasigian
Panattoni Development Company, Inc.
P: (916) 379-1268
C: (916) 769-1138
F: (916) 379-6668
E: kkhasigian@panattoni.com

From: Katja Irvin [mailto:kIrvin@cityofranchocordova.org]
Sent: Friday, May 09, 2008 10:42 AM
To: Kirk Khasigian
Subject: RC-06-247 Capital Center V DR Planning Comm recommendation

Hi Kirk,

Congratulations. Last night, Thursday May 8, 2008, the City of Rancho Cordova Planning Commission forwarded a recommendation to the City Council to approve your project. I have attached updated Conditions of Approval, which will be presented to City Council at the Hearing on Monday June 2, 2008. Your item is currently scheduled for the Council Consent Calendar.

There were no conditions added to the project, but we were instructed to verify that no pathway will be required between this building and adjacent buildings. I will get back with you about this once I consult with the Building Department, hopefully by the end of next week.

Best regards,

Katja Irvin
Assistant Planner
City of Rancho Cordova
(916)851-8867

ATTACHMENT 5

May 8, 2008 Planning Commission Meeting Minutes
Agenda Item 3C Consideration of the Design Review for Capital Center V, RC-06-247

Request: The applicant is seeking Design Review approval for an approximately 79,000 square foot office building and related site improvements, to be constructed on an approximately 4.8 acre parcel located on the southeast corner of the White Rock Road and Quality Drive.
Project Applicant: Panattoni Development Co., 8401 Jackson Rd, Sacramento, CA 95826
Project Location: APN: 072-0690-101; Southeast corner of White Rock Road and Quality Drive

Assistant Planner Katja Irvin presented the staff report and recommended the Planning Commission find the project exempt from CEQA review as an infill development (Section 15332 in the CEQA Guidelines) and forward a recommendation to the City Council to approve the Design Review, subject to findings, evidence, Design Package, and Conditions of Approval. Chair Moe opened the public hearing and took testimony from Steve Guest, RMW Architects, and Kirk Khasigian, Panattoni Development Co.

The Commissioners had the following concerns and comments:

- Moe-There is abundant vegetation along White Rock, but the rendering omits this-is that simply to show the building better? Irvin-Yes; they will be adding a large variety of trees along the façade of the building and groundcover.
- Vance-A lot of the parking is on the side, do they expect much traffic coming in from the front? Irvin-There is a bus stop across Quality Drive, so if people are taking the bus, they would most likely go in through the front, if that turns out to be a main entrance. Currently, the main lobby is planned for the rear of the building, so the development of that street side would depend upon the tenant.
- Cummings-This is a fairly scaled back look; was there any discussion of creating more of a distinctive entrance to the building on the interior side? Irvin-We discussed ways to have more amenities on the street side to address the downtown area. We suggested using some of the parking lot space since there is more than enough parking to create more amenities.
- Cummings-What kind of amenities did you request? Irvin-We made fairly general comments based upon our design guidelines, pushing for a nicely landscaped pathway to connect, and also suggested more of a plaza. Given the discussion with the applicant about the need for all of the parking and how tight the site was, we didn't get very far in investigating options. We discussed drop off and loading and unloading zones, and they felt that what they provided was adequate.
- Cummings-How would you qualify your support of this proposal? Irvin-We support the project overall; we don't feel these deficiencies warrant recommending denial of the project, and understand that the building owners have certain needs in what they need as far as facilities on the site to support leasing the building. However, we would very much like some of these amenities.
- Cummings-Have we seen this project before, seem to recall there were going to be two buildings on this lot at one time? Campbell-The initial proposal did have two buildings, but the applicant decided to consolidate with a single building.
- Moe-Does this project have the same owner? Campbell-Believes both projects are by the same applicant.

- Burke-How many vehicle entrances are there? Irvin-There are entrances off of White Rock Road, Quality Drive and Data Drive.
- Burke-Was a traffic study done to examine the safety of vehicle movement for people who want to take a left from White Rock onto Zinfandel, or will they have to use the signal at Zinfandel and Data? Irvin-This project did not trigger a traffic study by the Public Works Department.
- Burke-Some consideration should be made for people making a left, because we have other intersections where people practically come head on, and the speed coming up into Zinfandel is pretty high. Irvin-Will follow up with the Public Works Department and address that in the staff report to the City Council.
- Cummings-Serves on the Traffic Advisory Committee to the City, and during our last meeting we spoke with RCPD, who told us they are camping out in this area in the morning and afternoon to monitor traffic flow. They've noticed a lot of people attempting to cheat the system with the current building. Believes there is a barrier between the median that doesn't let anybody turn left, but it could be further down towards Zinfandel. Campbell-The center median might have to be extended, but in the master plan White Rock does get widened. We will pass that concern on to City Council.
- Johnson-Why are we allowing 20% additional parking when agencies including Regional Transit are recommending a 20% reduction in required parking? Irvin-When this was rezoned to office park mixed use, the parking requirements were reduced, so what they are providing now is probably more typical of our office requirements in other parts of the City that aren't mixed use. This is not currently a mixed use project, but it is near the bus stop and downtown, therefore RT and the Planning Department would certainly like to see less parking.
- Cummings-The fees being waived for this project are significant, we are talking about funding mechanisms that we have seen in other buildings of this size and use that others have had to pay; why is this applicant not held to that? Irvin-The landscape maintenance condition is being removed because the applicant will be maintaining their own landscaping. Also, the applicant has agreed in good faith to work with Public Works to provide some kind of contribution to the transit fund.
- Cummings-It would seem that if we are attempting to encourage alternative means of transit, we should consider leaving in more concrete language that requires them to contribute to the discussion. Irvin-The Public Works Department has received a commitment in writing that they will work with them over the next month before the Council hearing to come to an agreement about some contribution they will make to the transit fund.
- Johnson-The requirement dedicating landscape lots to the City has been changed? Irvin-For this applicant, he has taken on the responsibility himself to maintain the landscaping. Moe-People living in the Zinfandel corridor receive a yearly bill to maintain the landscaping of the area proportioned based on lot size. Sites this size would probably pay a pretty significant piece of that landscape maintenance.
- Cummings-An email communication between you and staff mentioned that you felt delayed unnecessarily-how so? Khasigian-We weren't delayed unnecessarily; we were concerned that we would miss this meeting because we were unable to get in touch with the Public Works Department. We were able to resolve the issues before the meeting.
- Johnson-You were concerned that you would have to wait until June? Khasigian-Yes, that was our understanding of the next available date.
- Cummings-Concerned that you have pushed for relief from contributing to the maintenance agreement; how will that benefit the corridor? Khasigian-We felt it

would be better for the quality of landscaping we are installing that we maintain the grounds with our property management company, which the Public Works Department agreed with.

- Cummings-Did you go through staff with your concerns or to the entity that is involved in the landscaping? Khasigian-We went through staff when it was originally proposed in June 2006.
- Cummings-We don't want to create a precedent here with the waiving of the condition so that other builders come back and say where is the fairness in us having to contribute, and they don't. Irvin-These are all conditions that have been negotiated between the developer and the Public Works Department.
- Cummings-They did bring the concern about maintenance to you; what was your response? Irvin-Staff was unaware that there was an association of the businesses there that did their own separate maintenance. The landscape maintenance requested from Public Works is separate from the Capital Center landscape maintenance entity. Guest-The Capital Center maintenance agreement is in place to cover things like the common area along White Rock Road.
- Burke-If they make it a condition that they are responsible for the landscaping, and they fail to do so, would the Public Works Department clean it up and bill the businesses so there is continuity? Campbell-That would probably be part of the discussion between Panattoni Development and the Public Works Department, they will certainly want assurance that they will keep the maintenance up.
- Burke-Wonders if the older businesses will want that condition changed so they can maintain their own landscaping as well. Campbell-When Capital Center was built, there was a lot of vacant land, and they wanted to keep the landscaping of the common area's perimeter maintained, with everybody paying their fair share. Now that areas have been built out, you will probably see a reversion to owner maintenance. Property owners are going to take better care of their properties on a one to one basis than any communal approach.
- Savorn-Do you have the same type of agreement on your project at Sierra College and Eureka in Granite Bay? Khasigian-Fairly certain they maintain their own landscaping.
- Savorn-Would like to see hard surface on the base of this tilt up to give it some weight and enhance the project. Khasigian-We are trying to differentiate it from the standard tilt up, with texture and awning features above the windows and quarter ceiling glass on the first floor to achieve a more contemporary look.
- Cummings-Do the elm trees shown in the landscape plan produce sap? Guest-Unsure, it is one of the approved parking lot shade trees, which typically are not messy trees. Khasigian-We will confirm that with the landscape architect.
- Cummings-We are looking for more connectivity in both residential and office complex areas. Could you put in a concrete walkway with trees to provide a connection here? Guest-We looked into that; pedestrians would more likely walk along the street.
- Cummings-Want to make it as easy as possible for connectivity to occur. Irvin-This is probably the one element we would most like to see in this plan. It may end up being required later to satisfy ADA requirements as confirmed by the Building Department when the building plans come in. Our Design Guidelines do suggest pathways through parking lots, not just for access to other buildings, but for access from the building to the parking lot. Guest-It doesn't make a whole lot of sense for the majority of the parking lot to have the pathway oriented in the way suggested.
- Cummings-How many spaces do you think you would lose by adding one of these walkways to the center? Khasigian-10 spaces.

- Cummings-That is enough of an issue for you to not to include one? Khasigian-It wasn't feasible from our standpoint, since it would essentially benefit one row, and impact lighting and shading.
- Moe-Worked in numerous office complexes like this, the only reason a person would go from one building to the other is if there is a cafeteria. Other than that, there really isn't that kind of traffic. Guest-If Zurich leases that building, they may require that a pathway be put in. Khasigian- People look for the shortest path, not necessarily the designated path. The benefit to the project and the utilization isn't high enough.
- Burke-A lot of people use the walkway through the middle of the parking lot at Sam's Club in Citrus Heights. It's nice to offer it, even if people don't use it. Campbell-It may turn out to be a code requirement; if we confirm that with the Building Department, we will put it on the site plan to take to the City Council.
- Cummings-Concerned that we are consistently looking at bays of parking asphalt, at some point that standard is going to have to change, there must be some sort of in between. Guest-Envisions putting in another building sometime in the future, we are leaving developable real estate for the future.
- Cummings-These bays of parking are empty for more than half of the day and the weekends, generating heat.
- Moe-Is the ratio of gross square feet usually about 200 per person for an office? Guest-It can be anywhere from 145 sf to over 200.
- Johnson-In looking at the north entrance, is the orientation due to the anticipation that there will ultimately be retail uses here? Also noticed that you increased the standard spaces over the compact, is that still with the ultimate retail future? Guest-We can anticipate retail uses anywhere along these two phases.
- Johnson-It appears that Lots 75 and 76 aren't being differentiated much in terms of parking, except that you are looking for more standard size parking than compact. Guest-Our parking lot has a fair number of compacts, we've tried to be sensitive to what has already been started.

Action:

Motion: Commissioner moved Savorn, seconded by Commissioner Burke, the Planning Commission the Planning Commission found the project exempt from CEQA review as an infill development (Section 15332 in the CEQA Guidelines) and forwarded a recommendation to the City Council to approve the Design Review, subject to findings, evidence, Design Package, and Conditions of Approval.

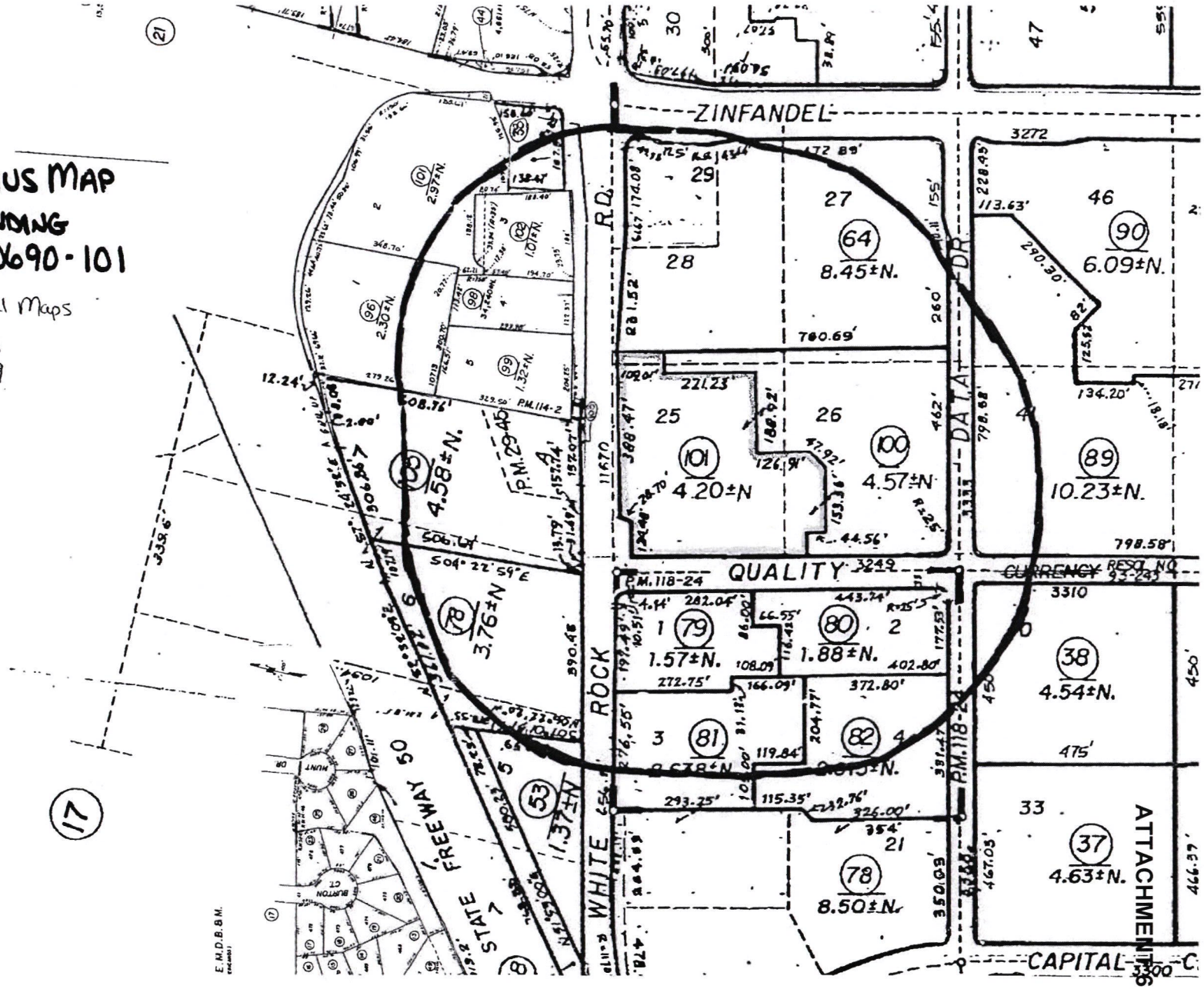
Vote on the Motion:

AYES: Burke, Cummings, Johnson, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: Konarski

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

500' RADIUS MAP
SURROUNDING
APN 072-0690-101

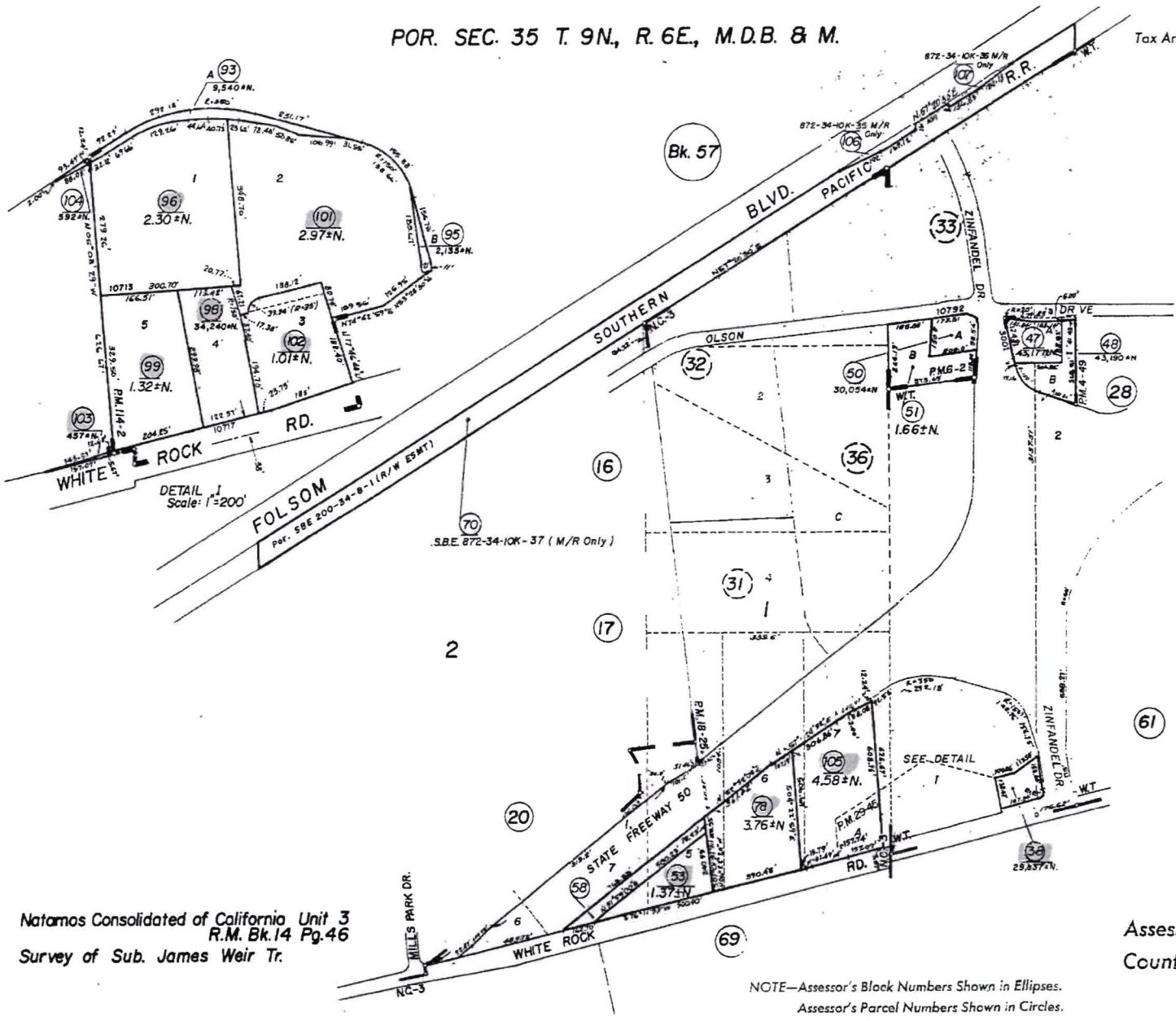
See Individual Maps
72-21
72-69



POR. SEC. 35 T. 9N., R. 6E., M.D.B. & M.

Tax Area Code

72-21



Natomas Consolidated of California Unit 3
R.M. Bk. 14 Pg. 46
Survey of Sub. James Weir Tr.

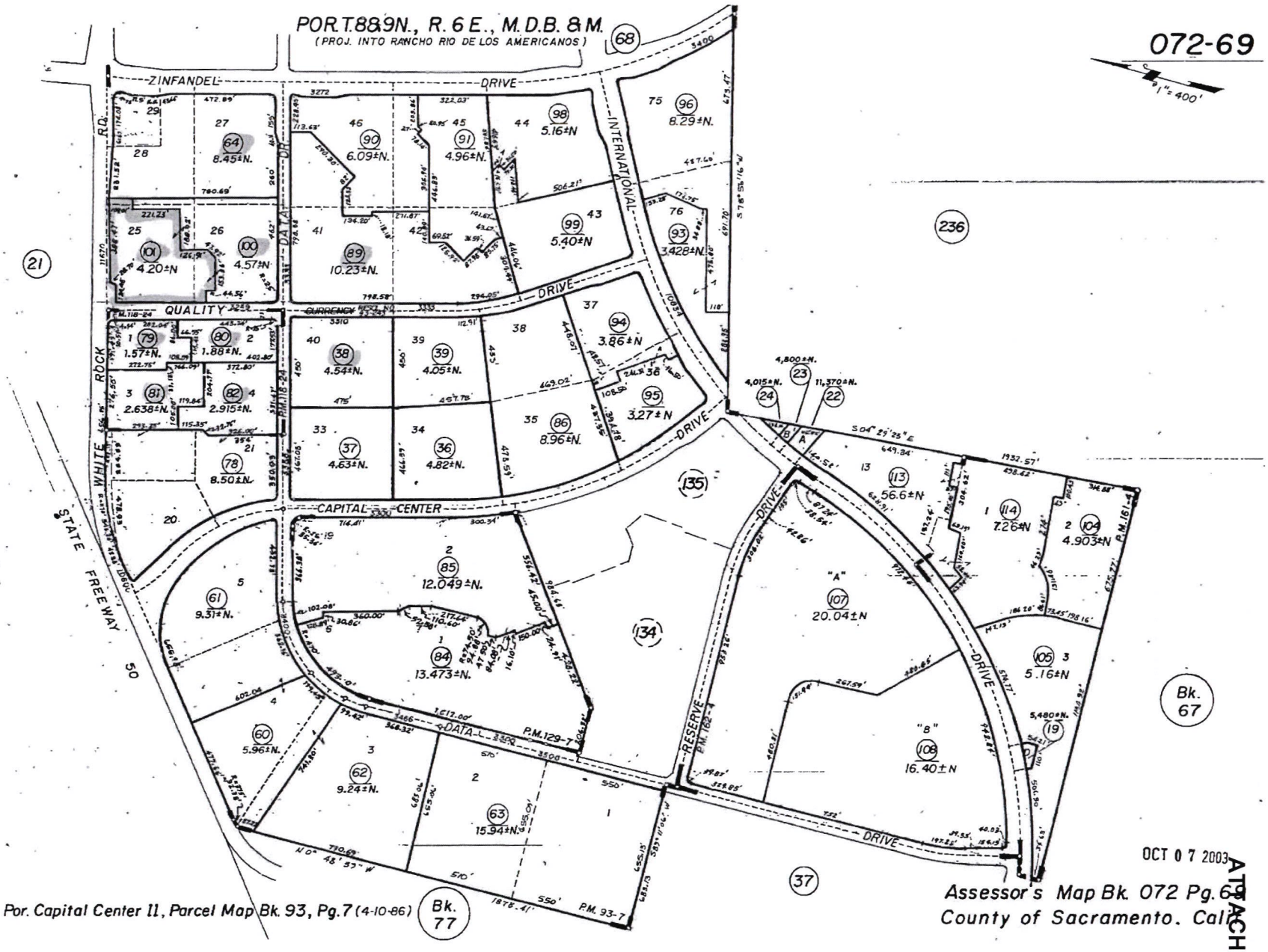
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 72 –Pg. 21
County of Sacramento, Calif.

JUN 1 3 2002

ATTACHMENT 6

&


POR. T.8&9N., R.6E., M.D.B.&M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)
072-69
1" = 400'
ZINFANDEL DRIVE
WHITE ROCK RD.
INTERNATIONAL DRIVE
QUALITY DRIVE
CURRENCY CIRCLE
CAPITAL CENTER DRIVE
DATA DRIVE
RESERVE DRIVE
STATE FREE WAY 50
P.M. 118-24
P.M. 129-7
P.M. 182-4
P.M. 93-7
P.M. 161-4
Por. Capital Center 11, Parcel Map Bk. 93, Pg. 7 (4-10-86)
Bk. 77
Bk. 67
Assessor's Map Bk. 072 Pg. 69
County of Sacramento, Cal.
OCT 07 2003
ATTACHMENT 6

500' RADIUS AROUND APN 072-0690-101 Set 3

ATTACHMENT 6

072 0210 038 0000
Equilon Enterprises Llc
PO Box 4369
Houston, TX 77210-4369

072 0210 053 0000
S & G Real Estate General Partnership
10631 White Rock Rd #A
Rancho Cordova, CA 95670-6002

072 0210 078 0000
Xx Ysi
6745 Engle Rd #300
Cleveland, OH 44130-7993

072 0210 096 0000
Vista Inn Rancho Cordova Llc
N/Avail
Los Angeles, CA 90045

072 0210 098 0000
D Bastian Rosalind
417 Walnut Ave
S San Fran, CA 94080-2716

072 0210 099 0000
P John & C Kassis Marion
1430 22nd St
Sacramento, CA 95816-5708

072 0210 101 0000
Bre & Esa Properties L.l.c
345 Park Ave
New York, NY 10154-0004

072 0210 102 0000
Mcdonald's Corporation
2400 Sunrise Blvd
Rancho Cordova, CA 95670-4345

072 0210 103 0000
County Of Sacramento
1007 7th St #7
Sacramento, CA 95814-3415

072 0210 105 0000
Courtyard By Marriott Limited Partners
10400 Fernwood Rd
Bethesda, MD 20817-1109

072 0690 038 0000
Franklin Resources Inc
1 Franklin Pkwy #960
San Mateo, CA 94403-1906

072 0690 064 0000
Pgocc Llc
180 Maiden Ln
New York, NY 10038-4925

072 0690 079 0000
Goldenberg Howard N Trust & Kathi R
101 Hillside Ave
Piedmont, CA 94611-3904

072 0690 080 0000
Goldenberg Howard N Trust & Kathi R
101 Hillside Ave
Piedmont, CA 94611-3904

072 0690 081 0000
Goldenberg Howard N Trust & Kathi R
101 Hillside Ave
Piedmont, CA 94611-3904

072 0690 082 0000
Goldenberg Howard N Trust & Kathi R
101 Hillside Ave
Piedmont, CA 94611-3904

072 0690 089 0000
Altair Holding Company
3333 Quality Dr
Rancho Cordova, CA 95670-7985

072 0690 100 0000
Belle Haven Rcq Llc
3249 Quality Dr
Rancho Cordova, CA 95670-6040

072 0690 101 0000
George & Gaye Nicholau
8401 Jackson Rd
Sacramento, CA 95826-3904

MEMORANDUM

DATE: June 2, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director and Cyrus Abhar, Public Works Director

SUBJECT: **PUBLIC HEARING ON, AND ADOPTION OF, THE FISCAL YEAR 2008/2009 OPERATING BUDGET FOR THE CITY OF RANCHO CORDOVA AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA, INCLUDING THE DETERMINATION OF THE APPROPRIATIONS (GANN) LIMIT FOR SAME, AND ADOPTION OF THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN 2008/2013**

RECOMMENDATION

Receive input from the public on the Proposed Budget for Fiscal Year 2008/09 for the City of Rancho Cordova and the City of Rancho Cordova Community Redevelopment Agency. Direct staff to process changes discussed during the public hearing, if any, and return with a FY 2008/09 Proposed Budget for final deliberation at this meeting or on June 16, 2008. If no changes are directed, the Proposed Budget, Appropriation Limit and Five Year Capital Improvement Plan (CIP) can be adopted immediately following the public hearing by adopting:

1. Resolution 63-2008 Approving the Appropriations Limit for Fiscal Year 2008-09 and Making the Annual Election for Adjustment Factors.
2. Resolution 64-2008 Approving the Law Enforcement Service Plan and the Citywide Operating Budget for the City for the Fiscal Year July 1, 2008 through June 30, 2009, and Providing for the Appropriations and Expenditures of All Sums Set Forth Therein.
3. Community Redevelopment Agency Resolution CRA 4-2008 Approving the Operating Budget for the Agency For the Fiscal Year July 1, 2008 Through June 30, 2009, and Providing for the Appropriations and Expenditures of All Sums Set Forth Therein.
4. Resolution 65-2008 Approving the Five Year Capital Improvement Plan for the Five Fiscal Years Beginning July 1, 2008 and Ending June 30, 2013.

RESULT OF RECOMMENDED ACTION

The Public Hearing will provide the public with the opportunity to have input on the fiscal year 2008/2009 budget prior to adoption of same by the City Council. If there are no changes to the FY 2008/2009 Proposed Budget directed as a result of the public hearing held at this meeting, the budget and Five Year CIP may be adopted as is, with state required Gann (appropriation) limit calculations.

The adoption of the budget will provide financial and program guidelines for the City and Redevelopment Agency's operations for the period beginning July 1, 2008 and ending June 30, 2009. The budget provides both anticipated resources and planned uses of those resources.

Approval of the Appropriations Limit and factors used therein will ensure compliance with state law. Adoption of the Five Year Capital Improvement Plan will provide a spending plan and timeline for approved projects and ensures that adequate resources are allocated to provide funding for these multiple year, large scale projects.

BACKGROUND

Appropriations Limit

State law requires that the City of Rancho Cordova adopt an Appropriations Limit as well as make an annual election to determine the adjustment factors that were used in calculating the Appropriations Limit. The limit, also referred to as the "GANN Limitation" is based on a delineation of revenues between those that are discretionary and those that are not discretionary. Discretionary revenues are those that the City can use for any purpose and non-discretionary revenues are those the are restricted in their use. The General Fund is usually considered to be discretionary while Special Revenue Funds are considered to be non-discretionary. Schedules 1 through 8 are attached to the Resolution and form the basis of the Appropriations Limit calculation. The calculation of the Appropriations Limit is shown on Schedule No. 5. The limit is increased by two factors:

- The change in the population of Rancho Cordova
- The change in the per capita income in California

These two factors are then multiplied together to arrive at the "factor" that is used to increase the appropriations limit for fiscal year 2008/09. As shown, that factor was a combination of a 3.36% increase in population and a 4.29% increase in per capita income to create an overall factor of 7.79%. The Appropriations Limit for FY 2007/08 was $44,443,215 and has been adjusted to $47,907,183 for FY 2008/09 as shown on Schedule No. 6.

On Schedule No. 6 the proceeds of taxes are decreased by the allowable "exclusions" from Schedule No. 7. The net result is then compared against the Appropriations Limit to determine if the city is in compliance with the limits. As shown on Schedule No. 4, the City is under the Appropriations Limit by $23,713,437.

Law Enforcement Service Plan

The City contracts with the County of Sacramento for Law Enforcement Services under a contract renegotiated in fiscal year 2007/08. Section 4 of the current agreement requires the Sheriff to prepare and submit, by April 1st of each year during the term of

this agreement, a proposed Service Plan for the next fiscal year. The plan is required to be specifically approved by the City Council and the County Executive.

The plan includes two components, (1) the Goals and Performance Measures and (2) the Staffing and Budget Plan. The Goals and Performance Measures as presented in this Service Plan are the same as those from the previous year. The Staffing Plan is substantially the same as the prior year. However, the plan does call for the temporary reduction in sworn positions allocated to RCPD from 68 to 65.4 and a decrease in the associated vehicles, primarily by not filling currently vacant positions.

The budget plan calls for total net expenses of $15,727,969 which is just $313,794 or 2% above the budget plan for fiscal year 2007/08. Annual increases starting with the 05/06 year over the 04/05 year have been 5.64%, 10.91% and 8.86% (est.). The current year increase stems primarily from salary and benefit increases per labor contracts and increases in fleet costs from the county cost allocation plan.

Citywide Proposed Budget

The City operates on a fiscal year that begins on July 1st and ends on June 30th of each year. The city financial operations are governed by a "budget document". The City Manager prepared and submitted to the Council a "Proposed FY 2008/2009 Budget" and a "Five Year Capital Improvement Plan" at a public workshop on May 19, 2008. There were no significant changes to the proposed budget as a result of the public workshop.

ATTACHMENTS

1. Resolution No. 63-2008 including (Exhibit A) Fiscal Year 2008/09 GANN Calculations Schedules No. 1 through No. 8
2. Resolution No. 64-2008 including (Exhibit A) Law Enforcement Budget and Staffing Plan
3. CRA Resolution No. 4-2008
4. Resolution 65-2008 including (Exhibit A) City of Rancho Cordova Five Year Capital Improvement Plan 2008-2013
5. City of Rancho Cordova Proposed Budget FY 2008-2009 (via delivery on May 23, 2008)

CITY OF RANCHO CORDOVA **ATTACHMENT 1**

RESOLUTION NO. 63-2008

A RESOLUTION OF THE CITY COUNCIL ADOPTING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2008/ 2009 AND MAKING THE ANNUAL ELECTION FOR ADJUSTMENT FACTORS

WHEREAS, the people of California on November 6, 1979, added Article XIII-B to the State Constitution placing various limitations on the appropriations of state and local governments; and

WHREAS, the State Legislature adopted Chapters 1205 and 1342 of the 1980 Statutes which implemented Article XIII-B; and

WHEREAS, the people of California on June 5, 1990 amended Article XIII-B effective July 1, 1990; and

WHEREAS, the provisions of the amendments have been interpreted by a coalition of statewide organizations, and the organizations have issued through the League of California Cities revised guidelines to calculated the appropriations limit; and

WHEREAS, section 7910 of the Government Code requires cities to adopt a resolution setting the annual appropriations limit at a regularly scheduled meeting or a noticed special meeting; and

WHEREAS, the City of Rancho Cordova has complied with the provisions of Article XIII-B in calculating the Appropriations Limit for Fiscal Year 2008/2009.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova and shown on Schedules No. 1 through 8 **(Exhibit A)**, that:

1. The Fiscal Year 2008/2009 Appropriations Limit shall be $47,907,183
2. The Fiscal Year 2007/2008 Appropriations subject to the Limit is $24,193,746
3. The annual election for Adjustment Factors shall be to use the growth in City population and the increase in the per-capital personal income for the State of California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

CITY OF RANCHO CORDOVA, CA **EXHIBIT A**
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 1

USER FEES VERSUS COSTS

	Planning Services	Building & Safety	Engineering Fees	Legal Fees	FY 2008 - 2009 Fiscal Year
COSTS REASONABLY BORNE	$ 2,247,600	$ 1,606,750	$ 5,438,600	$ 1,035,000	**$ 10,327,950**
FEES	1,455,000	1,900,000	4,655,900	350,000	**8,360,900**
AMOUNT OF FEE REVENUE LESS THAN COST	$ (792,600)	$ 293,250	$ (782,700)	$ (685,000)	**$ (1,967,050)**

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 2

ALLOCATION OF TAXES

	General Fund		Special Revenue Fund		Total	
	Subject	Not Subject	Subject	Not Subject	Subject	Not Subject
Property Taxes	$ 8,810,000	$ -	$ -	$ -	$ 8,810,000	$ -
Property Taxes In Lieu	5,186,000	-	-	-	5,186,000	-
Sales Taxes	9,665,000	-	-	-	9,665,000	-
Other Taxes:						
Garbage Franchise Fee	-	734,000	-	-	-	734,000
Cable Franchise Fee	-	250,000	-	-	-	250,000
PG&E Franchise Fee	-	74,000	-	-	-	74,000
Telephone Franchise	-	20,800			-	20,800
Property Transfer Tax	250,000	-	-	-	250,000	-
Police Tax	750,000	-	-	-	750,000	-
Utility User Tax	2,000,000	-	-	-	2,000,000	-
Transient Occupancy Tax	2,300,000	-	-	-	2,300,000	-
Traffic Mitigation Fees	-	-	-	-	-	-
TOTAL TAXES	**28,961,000**	**1,078,800**	-	-	**28,961,000**	**1,078,800**
From State:						
Motor Vehicle In Lieu	1,230,000	-	-	-	1,230,000	-
Gas Tax	-	-	-	1,280,500	-	1,280,500
Homeowners Relief	65,000	-	-	-	65,000	-
TDA	-	-	248,000	-	248,000	-
SB 90 Reimbursements	-	-	-	-	-	-
Sub-Total	**1,295,000**	**-**	**248,000**	**1,280,500**	**1,543,000**	**1,280,500**
Other Intergovernmental						
Measure A Sales Tax	-	-	-	13,424,820	-	13,424,820
Proposition 42	-	-	-	568,500	-	568,500
CDBG Block Grant	-	-	-	1,048,805	-	1,048,805
Grants	-	-	-	10,480,015	-	10,480,015
Sub-Total Other Intergovt'l	**-**	**-**	**-**	**25,522,140**	**-**	**25,522,140**
Locally Raised:						
Sp. Benefit - Assmt. Districts	-	-	-	931,000	-	931,000
Zinfandel Impact Fees	-	-	-	6,300	-	6,300
Comm. Fac. Fees	-	-	-	838,700	-	838,700
Traffic Impact Fees	-	-	-	1,583,000	-	1,583,000
Park Renovation Fees	-	-	-	95,000	-	95,000
Low Income Housing	-	-	-	178,648	-	178,648
Sunrise Douglas Impact	-	-	-	1,905,000	-	1,905,000
General Plan Impact	-	-	-	114,000	-	114,000
Environmental Impact	-	-	-	-	-	-
Mather Field Impact	-	-	-	489,700	-	489,700
Roadway Improvement Fund	-	-	-	850,000	-	850,000
Storm Water Utility Tax	-	-	-	726,700	-	726,700
Licenses Permits & Fees	-	573,400	-	83,000	-	656,400
Fines/Forfeitures & Penalties	-	645,500	-	-	-	645,500
Rents	-	950,700	-	-	-	950,700
Charges for Services	-	146,700	-	-	-	146,700
Transfers In	-	967,885	-	126,570	-	1,094,455
Other	-	-	-	15,000	-	15,000
Sub-Total Locally Raised	**-**	**3,284,185**	**-**	**7,942,618**	**-**	**11,226,803**
TOTAL ALL FUNDS	**$ 30,256,000**	**$ 4,362,985**	**$ 248,000**	**$ 34,745,258**	**$ 30,504,000**	**$ 39,108,243**

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 3

INTEREST EARNINGS PRODUCED BY TAXES

	Amount	Source
A. Non-Interest Tax Proceeds	$ 30,504,000	Worksheet # 2
B. Minus Exclusions	6,779,027	Worksheet # 7
C. Net Invested Taxes	23,724,973	(A-B)
D. Total Non-Interest Budget	47,469,143	Worksheet # 2
E. Tax Proceeds as % of Budget	49.98%	(C/D)
F. Interest Earnings	937,925	Budget
G. Amount of Interest Earned from Taxes	**$ 468,773**	(E*F)
H. Amount of Interest Earned from Non-Taxes	**$ 469,152**	(F-G)

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 4

APPROPRIATIONS SUBJECT TO LIMITATION

	Amount	Source
A. Proceeds of Taxes	$ 30,972,773	Schedule No. 8
B. Exclusions	6,779,027	Schedule No. 7
C. Appropriations Subject to Limitation	24,193,746	(A-B)
D. Current Year Limitation	47,907,183	Schedule No. 6
E. Over/(Under) Limit	$ (23,713,437)	(C-D)

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 5

APPROPRIATIONS LIMIT

	Amount	Source
A. Last Year's Limit	$ 44,443,215	Voter Approved
B. Adjustment Factors		
1. Growth in Rancho Cordova Population	1.0429	State Finance
2. Growth in California Per Capita Income	1.0336	State Finance
Total Adjustment %	1.0779	(B1 * B2)
C. Annual Adjustment $	3,463,968	(B*A)
D. Other Adjustments		
Lost Responsibility (-)	-	
Transfer to Private (-)	-	
Transfer to Fees (-)	-	
Assumed Responsibility (+)	-	
Subtotal	-	
E. Total Adjustments	3,463,968	(C+D)
F. This Year's Limit	**$ 47,907,183**	(A+E)

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 6

APPROPRIATIONS LIMIT ANALYSIS

FY 2007-2008 Appropriations Limit		**$**	**44,443,215**
Adjustment Factors			
Change in Per Capita Personal Income (FY 2007-2008)			1.0429
Increase in Rancho Cordova Population			1.0336
Factor for Fiscal Year 2008-2009			1.0779
FY 2008-2009 Appropriations Limit		**$**	**47,907,183**
FY 2008-2009 Proceeds of Taxes	30,972,773		
Exclusion	(6,779,027)		
FY 2008-2009 Appropriations Subject to Limit			**24,193,746**
FY 2008-2009 Appropriations Under Limit		**$**	**23,713,437**

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09

SCHEDULE NO. 7

APPROPRIATIONS LIMIT

COURT ORDERS	$	-
FEDERAL MANDATES		
FLSA Payments		40,000
Medicare Payments		87,513
Landfill Closure Costs		-
Underground Tank Monitoring		-
Unemployment Payments		-
TOTAL FEDERAL MANDATES		127,513
QUALIFIED CAPITAL OUTLAYS		
Technology Enhancements		83,500
Building Improvements		44,500
Vehicles		-
Other Capital Equipment		55,600
		183,600
QUALIFIED DEBT SERVICE		
Certificates of Participation		718,900
Transition Costs		438,100
Revenue Neutrality Payment		6,029,814
		6,467,914
TOTAL EXCLUDED APPROPRIATIONS	**$**	**6,779,027**

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2008-09 GANN CALCULATIONS

SCHEDULE NO. 8

CALCULATION OF PROCEEDS OF TAXES

REVENUE	Proceeds of Taxes	Non-Proceeds of Taxes	Total	
Taxes	$ 28,961,000	$ 1,078,800	$ 30,039,800	
Subventions from State			-	
Motor Vehicle In Lieu	1,230,000	-	1,230,000	
Gas Tax	-	1,280,500	1,280,500	
Homeowner's Relief	65,000	-	65,000	
SB 90 Reimbursements	-	-	-	
TDA	248,000	-	248,000	
Other Intergovernmental	-	1,617,305	1,617,305	
Locally Raised		-	-	
Local Dedicated Sales Tax	-	13,424,820	13,424,820	
Special Benefit-Landscape Assessments	-	931,000	931,000	
Impact Fees	-	5,210,348	5,210,348	
Grants	-	10,480,015	10,480,015	
Licenses and Permits	-	656,400	656,400	
Fines, Forfeiture and Penalties	-	645,500	645,500	
Rents	-	950,700	950,700	
Charges for Services	-	146,700	146,700	
Storm Water Utility Tax	-	726,700	726,700	
Roadway Improvement Fund	-	850,000	850,000	
User Fees	-	8,360,900	8,360,900	
Transfers In	-	1,094,455	1,094,455	
Other	-	15,000	15,000	
Subtotal	30,504,000	47,469,143	77,973,143	
			-	
Interest Earnings	468,773	469,152	937,925	
Total Revenue	30,972,773	47,938,295	78,911,068	
Reserve Withdrawals	-	-	-	
TOTAL BUDGET APPROPRIATIONS	$ 30,972,773	$ 47,938,295	$ 78,911,068	$ 10,132,466

CITY OF RANCHO CORDOVA **ATTACHMENT 2**

RESOLUTION NO. 64-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING AN OPERATING BUDGET FOR THE CITY FOR THE FISCAL YEAR JULY 1, 2008 THROUGH JUNE 30, 2009, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

RECITALS

WHEREAS, the City Manager has submitted to the City Council of Rancho Cordova a Fiscal Year 2008/2009 Proposed Budget; and

WHEREAS, after conducting a workshop and a public hearing on the proposed budget, the City Council has approved the same; and

WHEREAS, it is the intention of the Council to adopt the proposed budget as submitted by the City Manager; and

WHEREAS, with respect to providing an appropriation to the Cordova Community Council, the City Council has considered a proposal from the Cordova Community Council to the City dated May 15, 2006, which outlines a partnership approach between the City of Rancho Cordova and the Cordova Community Council, and finds that providing funds to the Cordova Community Council will serve a public purpose by aiding the City in its ongoing effort to improve the image of the community and the quality of life for all Rancho Cordova citizens; and

WHEREAS, in Fiscal Year 2006/07 the City of Rancho Cordova renewed and refined an agreement for law enforcement services from the County of Sacramento through June 30, 2010; and

WHEREAS, the agreement for law enforcement services requires an annual approval of the Service Plan for the upcoming fiscal year; and

WHEREAS, the County has proposed the attached Service Plan for the fiscal year 2008/09 to achieve the stated Goals and Performance Measures (which remain unchanged from the previous year) at a net cost of $15,727,969;

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. The Council approves the attached 2008/09 Service Plan at an annual cost of $15,727,969 **(see Exhibit A)**;

2. That certain document referred to as "The City of Rancho Cordova Proposed Budget Fiscal Year 2008-2009" presented by the City Manager is hereby adopted and the appropriations for the annual budget of the City of Rancho Cordova for the fiscal year beginning on July 1, 2008 and ending on June 30, 2009, is hereby adopted; and

3. 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; and

4. The City Manager is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

EXHIBIT A

Sacramento County Sheriff's Department
Rancho Cordova Police Department
Contract Law Enforcement Budget & Staffing Plan
For Fiscal Year 2008/2009
FINAL DRAFT - WITH COLA 0.4% INCREASE & COST SAVINGS CHANGES

Item		Fiscal Year 2007/2008 Adopted Budget			Fiscal Year 2008/2009 Proposed Budget	Budget Changes	Adopted Final Budget	Adjusted Vs. Proposed Incr (Decr)	Percent Change
Total Personnel Costs		$ 11,690,483			$12,116,994	($408,275)	$11,708,719	$ 18,236	0.16%
Services & Supplies									
Vehicles		922,654			1,056,858	(44,017)	1,012,842	90,188	9.77%
Other Services & Supplies		1,027,511			1,096,028	0	1,096,028	68,517	6.67%
Total Services & Supplies		$ 1,950,165			$ 2,152,886	$ (44,017)	$ 2,108,870	$ 158,705	8.14%
Fixed Assets		$ -			$ -	$ -	$ -	$ -	0.00%
Support Services, Allocated Services, & Credits		$ 1,773,527			$ 1,919,097	$ (8,717)	$ 1,910,380	$ 136,853	7.72%
Intrafund Cost Recovery		$ -			$ -	$ -	$ -	$ -	0.00%
Total Ongoing Costs		$ 15,414,175			$ 16,188,977	$ (461,009)	$ 15,727,969	$ 313,794	2.04%

Personnel and Vehicle Allocation Summary	FY07/08 Shared (60%)	RCPD Distinct (100%)	FY07/08 RCPD Total	FY08/09 Proposed Shared (60%)	FY08/09 Changes Shared (60%)	RCPD Proposed Distinct (100%)	RCPD Changes Distinct (100%)	FY08/09 RCPD Total
Sworn Positions								
Captain	0.6		0.6	0.6				0.6
Lieutenant ~ Asst. Chief	0.6		0.6	0.6				0.6
Lieutenant	2.4		2.4	2.4				2.4
Sergeant	1.8	7.0	8.8	1.8		7.0		8.8
Deputy Sheriff	6.6	49.0	55.6	6.6	(0.6)	49.0	(2.0)	53.0
Total Sworn Positions	*20.0*	*56.0*	*76.0*	*20.0*	*(0.6)*	*56.0*	*(2.0)*	*73.4*
Total Sworn Positions Allocated to RCPD	**12.0**	**56.0**	**68.0**	**12.0**	**(0.6)**	**56.0**	**(2.0)**	**65.4**
Non-Sworn Positions								
Sheriff's Record Officer II	0.6		0.6	0.6				0.6
Sheriff's Record Officer I*	1.2	3.0	4.2	1.8		3.0		4.8
Security Officer	1.2		1.2	1.2				1.2
Community Services Specialist III*	1.2		1.2	0.6				0.6
Community Services Specialist II		4.0	4.0			4.0		4.0
Community Services Specialist I			0.0					0.0
Senior Office Assistant (Confidential)		1.0	1.0			1.0		1.0
Senior Office Assistant	0.6		0.6	0.6				0.6
Total Non-Sworn Positions	*8.0*	*8.0*	16.0	*8.0*	*0.0*	*8.0*	*0.0*	*16.0*
Total Non-Sworn Positions Allocated to RCPD	**4.8**	**8.0**	**12.8**	**4.8**	**0.0**	**8.0**	**0.0**	**12.8**
Total Positions	*28.0*	*64.0*	*92.0*	*28.0*	*(0.6)*	*64.0*	*(2.0)*	*89.4*
Total Positions Allocated to RCPD	**16.8**	**64.0**	**80.8**	**16.8**	**(0.6)**	**64.0**	**(2.0)**	**78.2**
Vehicle Allocation Type								
Marked Motorcycles - Class 101		11.0	11.0			11.0		11.0
Compact Pickup (VIP) - Class 107		1.0	1.0			1.0		1.0
Sedan (Parking Enforcement) - Class 110		3.0	3.0			3.0	(1.0)	2.0
Marked Patrol Cars - Class 122	2.4	31.0	33.4	1.2		34.0	(1.4)	33.8
Unmarked Cars - Class 124	8.4	1.0	9.4	9.0	(0.6)	1.0		9.4
3/4 Ton Truck - Class 135	0.6	1.0	1.6			1.0		1.0
Sport Utility - Class 154	0.6		0.6	0.6				0.6
Mini-Van (Equipment/CPS) - Class 150	1.2		1.2	1.2				1.2
Total Vehicles Allocated to RCPD	**13.2**	**48.0**	**61.2**	**12.0**	**(0.6)**	**51.0**	**(2.4)**	**60.0**

CITY OF RANCHO CORDOVA **ATTACHMENT 3**

AGENCY RESOLUTION NO. CRA 4-2008

A RESOLUTION OF THE COMMUNITY REDEVLOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA ADOPTING AN OPERATING BUDGET FOR THE AGENCY FOR THE FISCAL YEAR JULY 1, 2008 THROUGH JUNE 30, 2009, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

WHEREAS, the Executive Director has submitted to the Agency Board a Fiscal Year 2008/2009 Proposed Budget; and

WHREAS, after conducting a workshop and a public hearing 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 housing, 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 Proposed Budget Fiscal Year 2008-2009" 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, 2008 and ending on June 30, 2009, 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 $297,300 of the $467,300 2008/2009 Low to Moderate Income Housing Fund budget for planning and administrative expenses for the production, improvement or preservation of low and moderate housing during the 2008/2009 fiscal year.

PASSED AND ADOPTED at a meeting of the Community Redevelopment Agency of the City of Rancho Cordova held on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Chairperson

ATTEST:

_____
Stacy Leitner, Interim Agency Secretary

ATTACHMENT 4

CITY OF RANCHO CORDOVA

RESOLUTION NO. 65-2008

A RESOLUTION OF THE CITY COUNCIL ADOPTING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN 2008-2013 AND THE CAPITAL IMPROVEMENT PLAN EXPENDITURE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2008 AND ENDING JUNE 30, 2009, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF ALL SUMS SET FORTH THEREIN

WHEREAS, the Public Works Director has submitted to the City Council of Rancho Cordova a Five Year Capital Improvement Plan for 2008-2013;

WHEREAS, the Five Year Capital Improvement Plan contains the Fiscal Year 2008/2009 Proposed Budget for the Capital Improvement Projects and a proposed fund allocation through Fiscal Year 2012/2013;

WHEREAS, after conducting workshops and a public hearing on the proposed Five Year Capital Improvement Plan and proposed 2008/2009 expenditure budget, the City Council has approved the same;

WHEREAS, it is the intention of the Council to adopt the Five Year Capital Improvement Plan and approve the Fiscal Year 2008/2009 Capital Improvement Plan budget and allocate the funding to the Capital Improvement Projects **(see Exhibit A)**;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA as follows:

1. That certain document referred to as "The City of Rancho Cordova Five Year Capital Improvement Plan 2008-2013" presented by the Public Works Director is hereby adopted and the appropriations for the annual budget for the Capital Improvement Projects for the fiscal year beginning on July 1, 2008 and ending on June 30, 2009, is hereby adopted; and

2. That the amounts stated in the proposed budget for the Capital Improvement Projects shall become and thereafter be appropriated to the Projects and purposes stated therein and said monies are hereby allocated and authorized to be expended for the purposes and objected specified in said budget; and

3. The Public Works Director is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.

PASSED AND ADOPTED by the City Council of on the 2nd day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, Interim City Clerk

EXHIBIT A

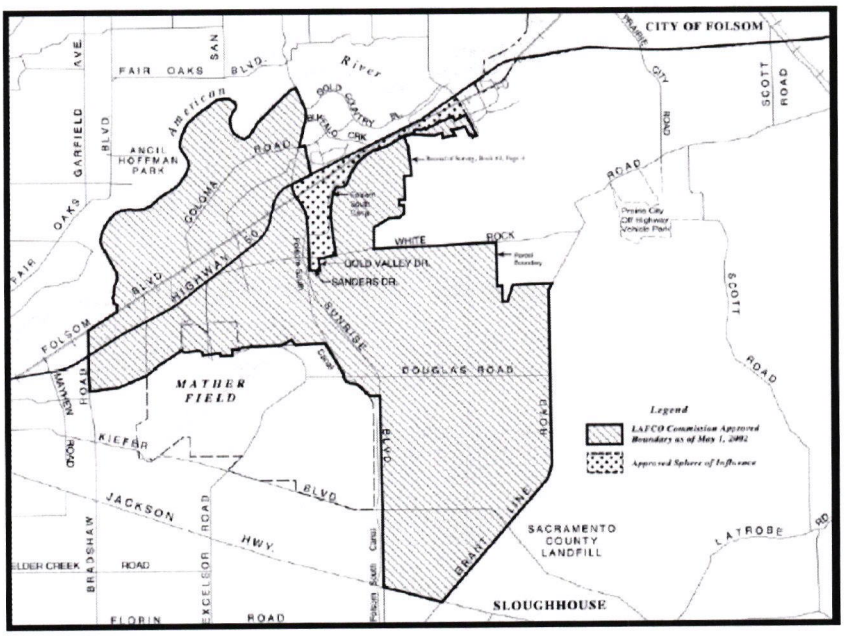
CITY OF RANCHO CORDOVA

CALIFORNIA

Incorporated 2003

FIVE YEAR
CAPITAL IMPROVEMENT PLAN
2008-2013

CITY OF RANCHO CORDOVA



City of Rancho Cordova Council:

Mayor:..... ... Linda Budge
Vice Mayor:..... Dan Skoglund
Council Member:..... ... Ken Cooley
Council Member:... ... ... Robert J. McGarvey
Council Member:... ... ... David Sander

City of Rancho Cordova Administration:

City Manager.....Ted Gaebler
Public Works Director .....Cyrus Abhar

Thank you to the Public Works staff who prepared this document.

Cyrus Abhar, Public Works Director
Robin Borre, Management Analyst II
Jeanette Cervantes, Customer Services Specialist
Troy Holt, Management Analyst II
Jessica Lantz, Student Intern
Elizabeth Sparkman, Senior Engineer

City of Rancho Cordova
5-Year Capital Improvement Plan
2008-2013

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Section I

Introduction and Accomplishments
5-Year Transportation Improvement Plan
2008-2013

Introduction and Accomplishments

The 2008-2013 Capital Improvement Plan (CIP) represents the FY08/09 Capital Improvement Budget and the four-year plan for FY09/10 – FY12/13. The CIP provides program summary information for the City's various capital improvement funding programs, as well as project summary information (budget, expenditures, and schedule) for the specific projects selected for implementation during the CIP period.

The projects and programs included in this document support the Strong Neighborhoods Initiative and are identified with asterisks (**).

Background

The 2008-2013 CIP describes the five-year plan for allocating funds from the Measure A Transportation Sales Tax, Impact Fee Programs, Special Districts, State and Federal Grants, Gas Tax, Proposition 42, Supplemental Transportation Fee, Storm Water Utility Tax, Kilgore Cemetery Enterprise, and Community Facility Districts.

Expenditures on individual projects are presented to the City Council for approval during the annual budget process. Specific project budget augmentations may also be made by the City Council during regular scheduled council meetings.

Organization

Section I of this document contains an Introduction to the Capital Improvement Program and lists the Achievements for Fiscal Year 2008/09.

Section II of this document contains a Plan Summary of revenues and expenditures for the 2008-2013 CIP, shown in Funding Graphs and Project Tables. Program summaries for specific funding sources including Measure A Transportation Sales Tax, Impact Fee Programs, Special Districts, State and Federal Grants, Gas Tax, Proposition 42, Supplemental Transportation Fee, Storm Water Utility Tax, Kilgore Cemetery Enterprise, and Community Facility Districts, are described.

Section III of this document includes Project Summaries for projects and programs receiving new or additional funding, organized in alphabetical order with page numbers corresponding to the Project Table in Section II and in the Index. The project summaries provide total costs, project or program descriptions, location maps and detailed funding information for the 5 year CIP.

Section IV of this document includes Project Summaries for active project and programs not receiving additional, organized in alphabetical order. The project summaries provide total budget, project or program descriptions, location maps and estimated completion dates.

Section V of this document includes Project Summaries for completed project. The project summaries provide total budget, project or program descriptions, and location maps.

Project Descriptions and Expenditures

The project descriptions provided in Section III vary on the amount of detail provided, and also depend on the developmental stage that applies to each project. In the case of newly proposed projects, the costs and descriptions rely on information available from the respective capital

improvement plans containing those projects (i.e., impact fees and special financing districts) or prior experience on similar projects.

Subsequent updates to the CIP will produce more uniform and detailed cost estimates, phasing assumptions, and descriptions as projects are further refined and developed. Funding allocations are estimates of expenditures for the Fiscal Year 2008/09, and are shown in the Graphs in Section II and in the project detail sheets in Section III. Future funding and expenditures are shown in Section II and in the project detail sheets in Section III. These amounts are estimates based on the best project information available. Future funding requests will be allocated on a fiscal year basis consistent with the annual budget process of allocating one year of funding and approving a plan for future projects.

FISCAL YEAR 2007 – 2008 ACCOMPLISHMENTS

- Completion of the following Capital Improvement Projects:
  - Folsom Boulevard Beautification – Phase I - *Completed. Construction Phase has been completed. Final closeout paperwork is being prepared (CP05-2011).*
  - 2006 Road Rehabilitation projects: Explorer Drive, Vanguard Drive, Ambassador Drive, Rod Beaudry Drive, and Trinity River Drive - *Completed. These road rehabilitation projects were completed in October of 2007 and are currently in the one year warranty period (CP06-2014).*
  - Landscape improvements at US 50 and Mather Road interchange - *Substantially complete. The Mather Field Road/Hwy 50 Interchange Landscape project is 90% complete and consists of landscaping of all four quadrants of the interchange including the installation of complete irrigation, plants, trees, shrubs, cobble, turf and mulch. The City entered into a 20 year maintenance agreement with Caltrans (CP05-2004).*
  - *Removed and replaced 4,780 square feet of sidewalk and 662 feet of curb and gutter - Substantially complete. (CP07-2053 and CP06-2020).*
  - Sunrise Boulevard improvements from Douglas Road to Kiefer Boulevard - *Substantially complete. Developer construction of Anatolia III Major Roads (Justinian to Kiefer) is substantially complete and the project is on schedule to be accepted in late-2008. The majority of the work associated with Anatolia I Major Roads (Fitzgerald to Justinian) has been completed, including utilities, road widening, sidewalks, and four new traffic signals. Completion of the project has been delayed due to a failed sewer line, installed early in the project that must be corrected prior to final paving of the intersection of Sunrise Boulevard & Douglas Road. The intersection work and median landscaping is expected to be completed by December 2008 (CP06-2028).*
  - Installation of traffic signals and intersection improvements at Prospect Park Drive and International Drive, Data Drive and Zinfandel Drive, Disk Drive and Data Drive - *Substantially complete. Installed traffic signals at International and Prospect Park, International and Bridgeway, Zinfandel and Bear Hollow, Zinfandel and Capital Village, Zinfandel and Data, and Data and Disk. Made traffic signal modifications at International and Zinfandel. Installed a signalized bike crossing on Sunrise at the Folsom South Canal (CP06-2018; CP06-2023; CP06-2031).*
  - *New City Street Sign Replacement Project – Completed. (CP06-2015)*
  - *Construction of frontage improvements along White Rock Park in December 2007. Anticipated completion Spring 2008 - Substantially complete. (CP07-2061)*

- *Installed lighted crosswalk at Vanguard Drive and Pegasus Way – Completed. (CP06-2049).*
- *La Placita Street Light Project – Provide 7 Solar Powered Street Lights along La Placita Drive. Construction contract has been awarded and is currently under construction. – Substantially complete. (CP06-2019).*
- *The Promenade Project will serve as a critical link for transit, bicycle and pedestrian needs. As such, the design team has developed concepts for the facility serving all three modes and has identified many issues and constraints that relate to the structural design and service needs for the project. We are pursuing architectural concepts and will be clarifying the timing needs for the project. Contact with local property owners and business has also been initiated. Further design work has been listed as a current year project. Substantially complete. (CP07-2054)*

◈ Received additional Funding:

- *Public Works received $2.5 million in Regional Surface Transportation Program (RSTP) funding from SACOG for the International Extension and Folsom South Canal Bridge project – Federal Grant.*
- *SACOG awarded Public Works an additional $888,000 in Bicycle and Pedestrian funding for improvements for the International Extension and Folsom South Canal Bridge project – Federal Grant.*
- *SACOG awarded $3 million in Community Design funding for Complete Streets improvements on Folsom Boulevard – Federal Grant.*
- *Received $352,642 in Road Rehabilitation funding through the Surface Transportation Improvement Program – Federal Grant.*
- *Received $46,000 from the Rubberized Asphalt Grant for Road Rehabilitation – State Grant.*
- *Public Works obtained $679,860 in State Safe Routes to School funding to build approximately 2,025 linear feet of new sidewalk – State Grant.*
- *Public Works was awarded New Measure A fund allocation for Sunrise Boulevard from Sacramento Transportation Authority (STA) - $8,000,000.*
- *Public Works obtained $949,876 in Proposition 1B Local Streets and Roads funding for road rehabilitation projects on several City streets.*

◈ Completed the Pedestrian and Bicycle Master Plan.

FISCAL YEAR 2008 – 2009 GOALS

◈ **Complete the following Capital Improvement Projects/Phases:**

- 2007 Street Rehabilitation Project - Coloma Road (Folsom Blvd to McGregor Road) pavement overlay and Mather Field Road (Peter A. McCuen to US 50) including pavement repairs at intersections of Mather Field Road/Rockingham and Rockingham/Old Placerville. *(CP07-2040)*
- 2008 Street Rehabilitation Project - Coloma Road (McGregor Road to Sunrise Blvd) and McGregor Road (Coloma Road to Ambassador Drive). *(CP08-2059)*
- ADA and Sidewalk Improvements at various locations. *(CP07-2053)*

Introduction and Accomplishments

- 2008 Traffic Calming Project – install speed bumps, a raised crosswalk, and striping on La Loma, W. La Loma, and Georgetown *(CP08-2064).*
- Traffic signal at the intersection of International Drive and Data Drive *(CP07-2030).*
- Sunrise Boulevard, North of White Rock missing frontage improvements (CP09-2071).
- Begin Construction of International Drive connection to Sunrise Boulevard *(CP05-2009).*
- Preliminary engineering on Folsom Boulevard Enhancements - Phase II *(CP07-2033)*
- Design/Environmental for the Zinfandel/Douglas Road Extension *(CP06-2025).*
- Design/Environmental for the Sunrise Widening form Kiefer Road to Jackson Road (4-lanes) *(CP07-2038).*
- Design/Environmental for the Intersection Improvements at Sunrise Blvd and Jackson Road (this is part of CP07-2038 above).
- Design/Environmental for the Rancho Cordova Parkway Interchange Project *(CP05-2003).*
- Design/Environmental for the Douglas Road from Sunrise Boulevard to Americanos Boulevard. *(CP06-2024)*
- Design/Environmental for the Douglas Road from Americanos Blvd to Grant Line Road *(CP07-2032).*
- Design/Environmental for the Rancho Cordova Parkway from Douglas Road to Chrysanthy Blvd. *(CP07-2035)*



Section II

Plan Summary
5-Year Transportation Improvement Plan
2008-2013

Plan Summary

The 2008-2013 Capital Improvement Plan (CIP) allocates a total of $38 million in new funding to capital improvements on local roadways for the fiscal year July 1, 2008 to June 30, 2009. Planned projects and funding of $250 million for the fiscal years 2009/10 to 2012/13 are shown in the project detail sheet in Section III. The 5 year CIP totals $288 million. Post FY2012/13 project fund is reflected in the project detail sheets for in the amount of $155 million.

Local Funding Programs

Transportation Sales Tax - Measure A Construction and Maintenance: This local one-half cent transportation sales tax was approved by Sacramento County voters in November of 1988 under the State Local Transportation Authority and Improvement Act of 1987, and will continue through March of 2009. This revenue can only be used for certain projects or programs listed in the original ballot measure, and must be specifically approved by the Sacramento Transportation Authority (STA) through a Countywide Transportation Expenditure Plan (CTEP) amendment. Each year, the Mayor and City Council approves an expenditure plan for these funds, which is submitted to the STA for final approval. Starting in April 2009, the New Measure A initiative will become effective. For FY2008/09, a total of $9.4 million of Measure A Construction funds are programmed to capital projects and programs. Of this amount, $8 million is from the advancement of the New Measure A funds via bonds that were issued by STA. Measure A Maintenance funds are budgeted in the Public Works Operating budget and are used solely for maintenance within the City. The FY2008/09 allocation is $1.1 million.

Gas Tax: Gas Tax revenue is generated from the 18 cents per gallon state tax on fuel used to propel a motor vehicle or aircraft. Approximately 30% of Gas Tax revenues are allocated to cities and counties as directed by the Streets and Highways Code Sections 2106, 2107, and 2107.5. Gas Tax funds can be used for construction, improvements, studies and/or maintenance of public streets and must be in the Public Right of Way. Currently all the Gas Tax funds are allocated to maintenance and rehabilitation of the existing roadways. A total of $1.3 million has been programmed in fiscal year 2008/09.

Prop 42 / Assembly Bill 2928 Funds: Assembly Bill 2928 Maintenance of Effort Program, passed in August 2000, established the Traffic Congestion Relief Fund (TCRF) in the State Treasury for allocating to cities and counties for the purpose of street maintenance or reconstruction. A total of $568,508 is programmed to road rehabilitation projects in FY2008/09.

Impact Fees: Developer Fees are collected as conditions of approval on new development projects to mitigate traffic impacts. A total of $16 million of impact fee funded projects are programmed in fiscal year 2008/09. An additional Some of these projects will be delivered by the development community and credit/reimbursement agreements will be executed after the construction contract is awarded and the final payments are not made until the project is accepted by the city and funding is available. The CIP identifies projects funded from the following financing districts: Sun Ridge Douglas, Villages of Zinfandel, and Capital Village.

Transportation Development Act (TDA): The TDA was enacted in 1972 by the California legislature and is administered by the California Department of Transportation (Caltrans) within the State of California Business Transportation and Housing Agency. It provides two major sources of funding for public transportation in California implemented by regional transportation planning agencies such as Sacramento Area Council of Governments (SACOG). The first, the county

Local Transportation Fund (LTF), has been in existence since 1972. The second, the State Transit Assistance (STA) fund, came into being in 1980. The majority of these funds are directed to Regional Transit for bus and light rail services. The City receives a small portion of these funds for Pedestrian and Bicycle Facilities. A total of $245,000, which is an accumulation of four years of allocations, is programmed to the Bikeway Improvement Program in FY08/09.

Special Districts: The city has several financing districts that have been established for very specific expenditures and can only be used for costs identified in each of the districts. The districts are Community Services District (formerly known as CSA-10), the Landscaping and Lighting District, Road Maintenance District, Citywide Landscape Maintenance CFD, and the Transit Related Services Area Tax. The revenues are assessed on the property tax bills and annual reports are prepared and the levy amounts are provided to the County Tax Collector. In FY08/09 a total of $690,000 in Special District funds are allocated to the Public Works Operating budget for transit outreach, road maintenance, lighting and landscape maintenance, and related services.

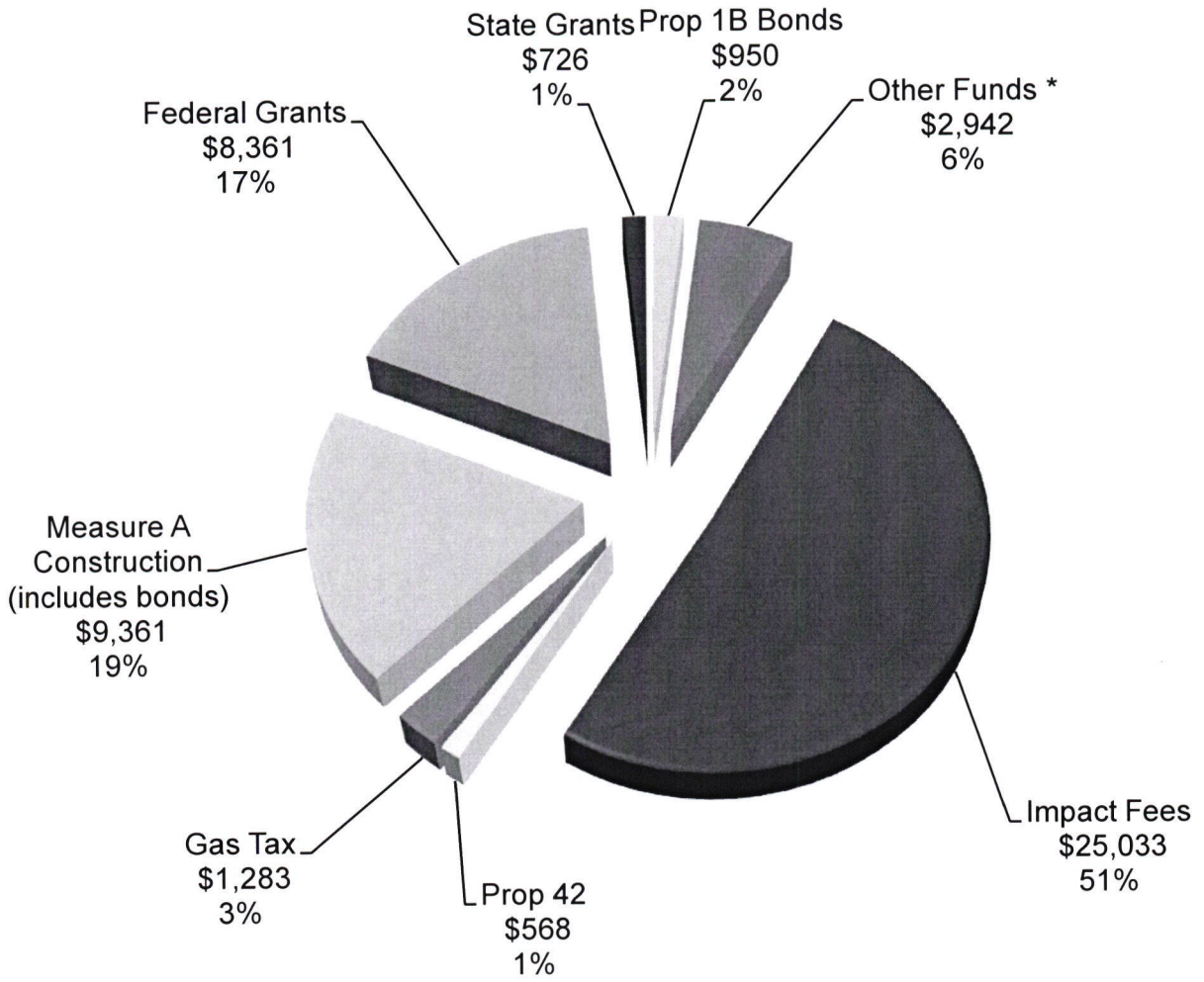
State and Federal Funding Programs

Federal Transportation Capital Grants – Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU):
This is the current multi-year authorizing legislation for federal funding of transportation projects. The five-year CIP shows the projected expenditure and revenue budgets for the SAFETEA-LU based on receipt of fund authorization and the project delivery schedule. A total of $5 million of SAFETEA-LU funds are programmed for the fiscal year 2008/09.

State Transportation Improvement Program (STIP) and Other Transportation Capital Grants:
This program, adopted by the California Transportation Commission (CTC), is the programming tool for state approved capital improvements. Per SB45 (1998), seventy-five percent (75%) of the statewide funding goes to the local regions as a competitive process for local projects, and twenty-five percent (25%) goes to Caltrans for projects of inter-regional significance. A total of $679,850 of STIP funds and $46,000 from the California Integrated Waste Management Board are programmed for the fiscal year 2008/09.

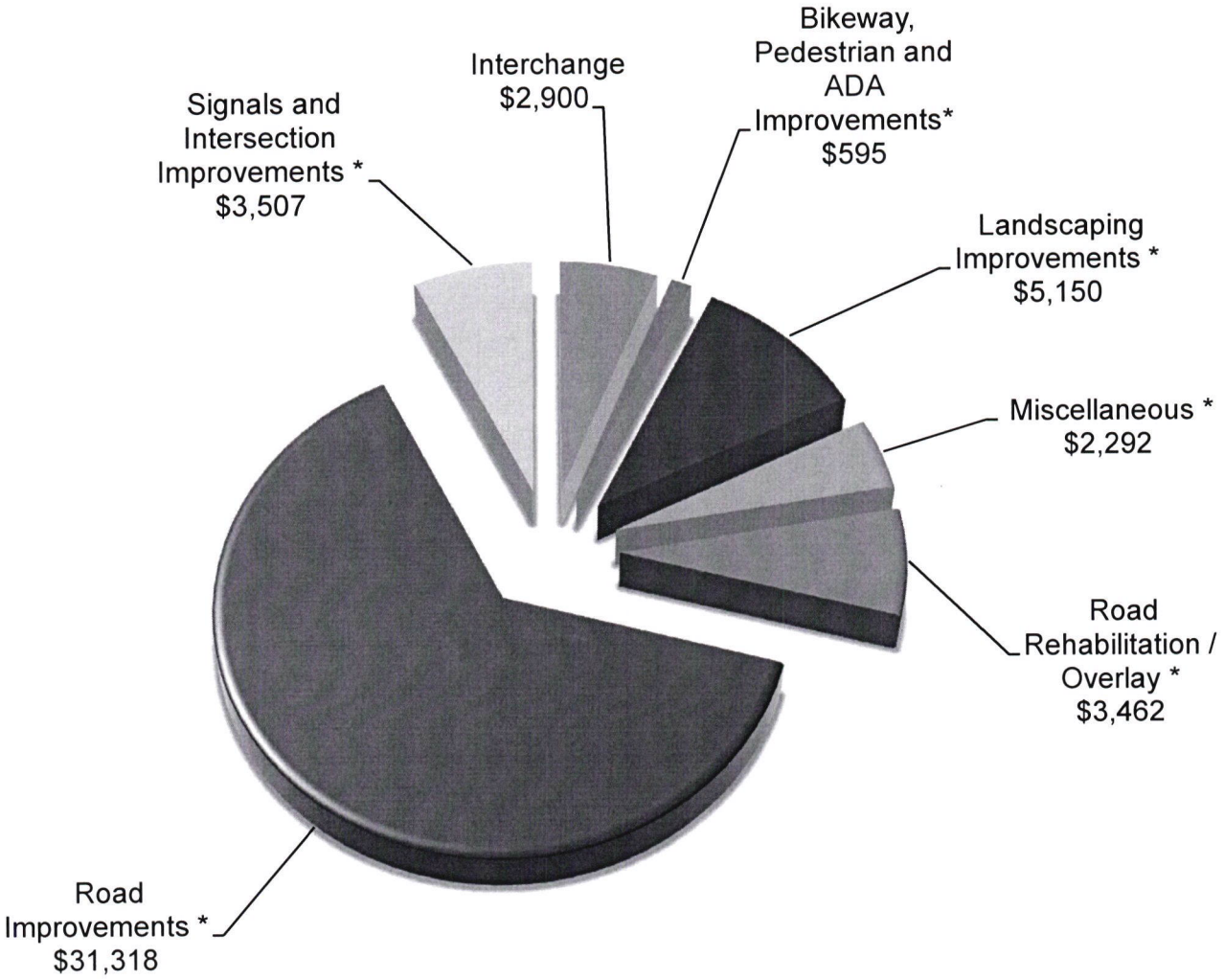
General Fund:
City Council had pledged $200,000 annually of general fund revenue for the annual Street Rehabilitation project that would supplement other transportation funds in our annual Street Rehabilitation projects. Due to the budget constraints brought on by the housing market and the decrease in sales tax revenues, the FY08/09 allocation has not been included at this time.

Fiscal Year 2008-2009 CIP Funding by Funding Type $49,224 (in '000)



* Other Funds include TDA, Storm Water Utility Tax, Kilgore Cemetery Enterprise Fund, CDBG, Developer, and Redevelopment.

FY08/09 Funding by Project Type
$49,224 (in '000)



* Portions of these projects include ADA improvements.

Projects and Programs Receiving Funding FY2008-2009 through FY2012-2013

Page No.	Type	Project Number	Project Name	FY08/09 Appropriation Total	2009/10 through 2012/2013 Plan Total
III-1	R	CP06-2021	Air Park Drive, Mather Boulevard to International Drive	$ -	$ 1,084,000
III-3	R	CP08-2063	Americanos Boulevard, International Drive to Kiefer Road	$ -	$ 17,265,000
III-5	R	CP08-2060	Anatolia III Major Roads Intersection (New Credit Reimbursement)	$ 1,717,000	$ -
III-7	K	CP06-2042	Bikeway Improvement Program	$ 345,000	$ 175,000
III-9	R	PLAN	Centennial Drive, International Drive Loop to Grant Line Road	$ -	$ 7,770,000
III-11	R	CP06-2022	Chrysanthy Boulevard, Sunrise Boulevard to Jaeger Road	$ 4,000,000	$ 7,949,000
III-13	S	CP07-2030	Data Drive at International Drive	$ 40,000	$ -
III-15	R	CP06-2032	Douglas Road, Americanos Boulevard to Grant Line Road	$ 1,592,000	$ 4,358,000
III-17	R	CP06-2024	Douglas Road, Sunrise Boulevard to Americanos Boulevard	$ 45,000	$ -
III-19	R	PLAN	Easton Valley Parkway, Sunrise Boulevard to City Limits	$ -	$ 45,553,000
III-21	P	CP06-2043	Elderly and Disabled Access Improvement Program	$ 100,000	$ 175,000
III-23	L	CP06-2033	Folsom Boulevard Enhancements Phase II	$ 5,015,000	$ 3,820,000
III-25	L	PLAN	Folsom Boulevard Enhancements Phase III	$ -	$ 57,800,000
III-27	M	CP09-2073	Folsom Boulevard Water Line Improvement Project	$ 1,000,000	$ -
III-29	R	CP05-2009	International Drive, Kilgore Road to Sunrise Boulevard	$ 3,000,000	$ 12,391,000
III-31	R	CP09-2069	International Drive, Sunrise Boulevard to Rancho Cordova Parkway Loop	$ -	$ 57,737,000
III-33	R	CP09-2074	Kiefer Boulevard Phase II – Sunrise Boulevard to Grant Line Road	$ 2,271,000	$ 5,183,000
III-35	M	CP08-2066	Kilgore Cemetery Phase 2	$ 191,000	$ -
III-37	M	CP06-2045	Neighborhood Traffic Management Program	$ 190,000	$ 200,000
III-39	M	CP06-2027	North Mather Boulevard, Mather Field Plaza to Zinfandel Drive	$ -	$ 1,720,000
III-41	P	CP06-2051	Pedestrian Improvement Program	$ 150,000	$ 300,000
III-43	I	CP05-2003	Rancho Cordova Parkway Interchange	$ 2,900,000	$ 108,014,00
III-45	R	CP06-2035	Rancho Cordova Parkway, Douglas Road to Chrysanthy Boulevard	$ 2,914,000	$ 5,644,000
III-47	R	CP06-2050	Rancho Cordova Parkway, Douglas Road to US 50	$ -	$ 25,992,000
III-49	R	PLAN	Rancho Cordova Parkway South, Kiefer Road to Grant Line Road	$ -	$ 2,971,000
III-51	M	CP06-2058	Rancho Cordova Pilot Transit Shuttle System	$ 300,000	$ 3,275,000
III-53	R	PLAN	Rio Del Oro Parkway, Sunrise Boulevard to White Rock Road	$ -	$ 12,795,000
III-55	M	CP06-2048	ROW Program/Contingency	$ 211,000	$ -
III-57	R	PLAN	State Route 16 (Jackson Highway) - Grant Line Road to Sunrise Boulevard	$ -	$ 6,816,000
III-59	L	CP06-2041	Streetscape Improvement Program	$ 135,000	$ -
III-61	M	CP06-2044	Street Safety Improvement Program	$ 200,000	$ 450,000
III-63	S	CP06-2028	Sunrise Boulevard, Douglas Road to Kiefer Boulevard	$ 2,601,000	$ -
III-65	R	CP06-2038	Sunrise Boulevard, Kiefer Boulevard to State Route 16	$ 2,682,000	$ 9,479,000
III-67	R	CP09-2071	Sunrise Boulevard North of White Rock Road	$ 260,000	$ -
III-69	S	CP06-2046	Traffic Signal Program	$ 160,000	$ 1,050,000
III-71	M	CP06-2047	Transportation Master Plan Program	$ 200,000	$ 800,000
III-73	S	CP09-2067	Villages of Zinfandel Traffic Signals	$ 706,000	$ 1,059,000
III-75	R	PLAN	Villagio, Douglas Road to White Rock Road	$ -	$ 2,616,000
III-77	R	CP09-2075	White Rock Neighborhood Pedestrian Safety Improvement Project	$ 505,000	$ -
III-79	R	CP07-2055	White Rock Road Improvements, Sunrise to City Limits	$ 300,000	$ 11,576,000
III-81	R	CP06-2025	Zinfandel/Douglas Extension (Douglas Road, Sunrise Boulevard to Zinfandel Drive	$ -	$ 17,643,000
III-83	O	CP06-2040	2007 Street Rehabilitation Project	$ 1,257,000	$ -
III-85	O	CP08-2059	2008 Street Rehabilitation Project	$ 1,998,000	$ -
III-87	O	CP09-2072	2009 Street Rehabilitation Project	$ 207,000	$ 2,707,000
III-89	O	PLAN	2010-2013 Street Rehabilitation Projects	$ -	$ 8,448,000
			Totals	**$ 37,192,000**	**$444,815,000**

Type Key

- B = Bridge
- I = Interchange
- K = Bikeway
- L = Streetscaping
- M = Miscellaneous
- O = Overlay
- P = Right of Way Accessibility and Pedestrian Improvements
- R = Road Improvements
- S = Signal / Intersection Reconstruction



Section III

Project Detail Sheets
Alphabetical Listing by Project Name
5 Year Transportation Improvement Plan
2008-2013

Page No.	Type	Project Number	Project Name
III-1	R	CP06-2021	Air Park Drive, Mather Boulevard to International Drive
III-3	R	CP08-2063	Americanos Boulevard, International Drive to Kiefer Road
III-5	R	CP08-2060	Anatolia III Major Roads Intersections
III-7	K **	CP06-2042	Bikeway Improvement Program
III-9	R	PLAN	Centennial Drive, International Drive Loop to Grant Line Road
III-11	R	CP06-2022	Chrysanthy Boulevard, Sunrise Boulevard to Rancho Cordova Parkway
III-13	S **	CP07-2030	Data Drive at International Drive Intersection Improvements
III-15	R	CP06-2032	Douglas Road, Americanos Boulevard to Grant Line Road
III-17	R	CP06-2024	Douglas Road, Sunrise Boulevard to Americanos Boulevard
III-19	R	PLAN	Easton Valley Parkway (6th Avenue), Sunrise Boulevard to City Limits
III-21	P **	CP06-2043	Elderly and Disabled Access Improvement Program
III-23	M	CP06-2033	Folsom Boulevard Enhancements Phase II
III-25	M	PLAN	Folsom Boulevard Enhancements Phase III
III-27	M	CP09-2073	Folsom Boulevard Water Line Improvement Project
III-29	R	CP05-2009	International Drive, Kilgore Road to Sunrise Boulevard
III-31	R	CP09-2069	International Drive - Sunrise Boulevard to Rancho Cordova Parkway Loop
III-33	R	CP09-2074	Kiefer Boulevard Phase II, Sunrise Boulevard to Grant Line Road
III-35	M	CP08-2066	Kilgore Cemetery Phase 2
III-37	M **	CP06-2045	Neighborhood Traffic Management Program
III-39	M	CP06-2027	North Mather Boulevard, Mather Field Plaza to Zinfandel Drive
III-41	P **	CP06-2051	Pedestrian Improvement Program
III-43	I	CP05-2003	Rancho Cordova Parkway Interchange
III-45	R	CP06-2035	Rancho Cordova Parkway, Douglas Road to Chrysanthy Boulevard
III-47	R	CP06-2050	Rancho Cordova Parkway - Douglas Road to US 50
III-49	R	PLAN	Rancho Cordova Parkway South - Kiefer Road to Grant Line Road
III-51	M **	CP06-2058	Rancho Cordova Pilot Transit Shuttle System
III-53	R	CP09-2070	Rio Del Oro Parkway - Sunrise Boulevard to White Rock Road
III-55	M	CP06-2048	ROW Program / Contingency
III-57	R	PLAN	State Route 16, Grant Line Road to Sunrise Boulevard
III-59	L **	CP06-2041	Streetscape Improvement Program
III-61	M **	CP06-2044	Street Safety Improvement Program
III-63	S	CP06-2028	Sunrise Boulevard, Douglas Road to Kiefer Boulevard
III-65	R	CP06-2038	Sunrise Boulevard, Kiefer Boulevard to State Route 16
III-67	R	CP09-2071	Sunrise Boulevard North of White Rock Road
III-69	S **	CP06-2046	Traffic Signal Program
III-71	M	CP06-2047	Transportation Master Plan Program
III-73	S	CP09-2067	Villages of Zinfandel Traffic Signals
III-75	R	PLAN	Villagio, Douglas Road to White Rock Road
III-77	P **	CP09-2075	White Rock Neighborhood Pedestrian Safety Improvement Project
III-79	R	CP06-2055	White Rock Road Improvements, Sunrise to City Limits
III-81	R	CP06-2025	Zinfandel/Douglas Extension (Douglas Road, Sunrise Boulevard to Zinfandel Drive)
III-83	O **	CP07-2040	2007 Street Rehabilitation Project
III-85	O **	CP08-2059	2008 Street Rehabilitation Project
III-87	O **	CP09-2072	2009 Street Rehabilitation Project
III-89	O **	PLAN	2010-2013 Street Rehabilitation Projects

Type Key

B = Bridge
I = Interchange
K = Bikeway
L = Streetscaping
M = Miscellaneous/Multiple Types
O = Overlay
P = Right of Way Accessibility and Pedestrian Improvements
R = Road Improvements
S = Signal / Intersection Reconstruction
** = Supports the Strong Neighborhoods Initiative

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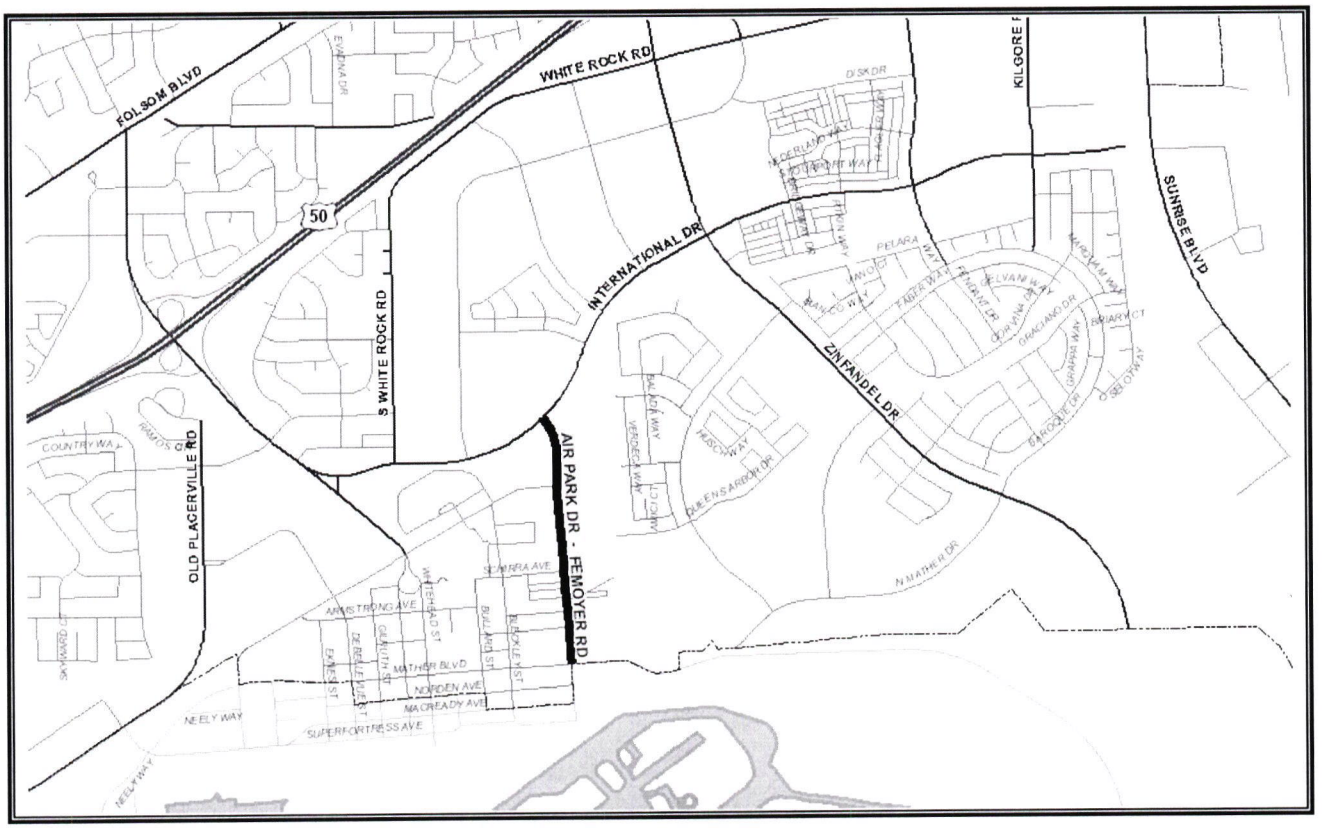
2008-2013 Capital Improvement Plan

Air Park Drive – Femoyer Road (CP06-2021)

Mather Boulevard to International Drive

Project Budget: $1,166,000

Anticipated Completion Date: 2011



The project proposes to widen the existing Femoyer Road to 4-lane and construct the roadway extension from Air Park Drive to International Drive. Various improvements will also be constructed on Air Park Drive.

Air Park Drive - Femoyer Road (CP06-2021)

Financing Plan & Tentative Schedule

Estimated Cost $ 1,166

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	-	-	$ 490	-	-	-	-	$ 490
2250 - Traffic Mitigation Impact Fee	$ 74	-	$ 594	-	-	-	-	$ 668
2256 - VOZ Traffic Mitigation Impact Fees	$ 8	-	-	-	-	-	-	$ 8
Grand Total	**$ 82**	**-**	**$ 1,084**	**-**	**-**	**-**	**-**	**$ 1,166**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (8%)	$ 36	$ 6	$ 48	-	-	-	-	$ 90
Right of Way (3%)	$ 20	-	$ 15	-	-	-	-	$ 35
Construction Engineering (8%)	-	-	$ 66	$ 25	-	-	-	$ 91
Construction Contract (77%)	-	-	$ 675	$ 225	-	-	-	$ 900
Other Costs (4%)	$ 20	-	$ 30	-	-	-	-	$ 50
Grand Total	**$ 76**	**$ 6**	**$ 834**	**$ 250**	**-**	**-**	**-**	**$ 1,166**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

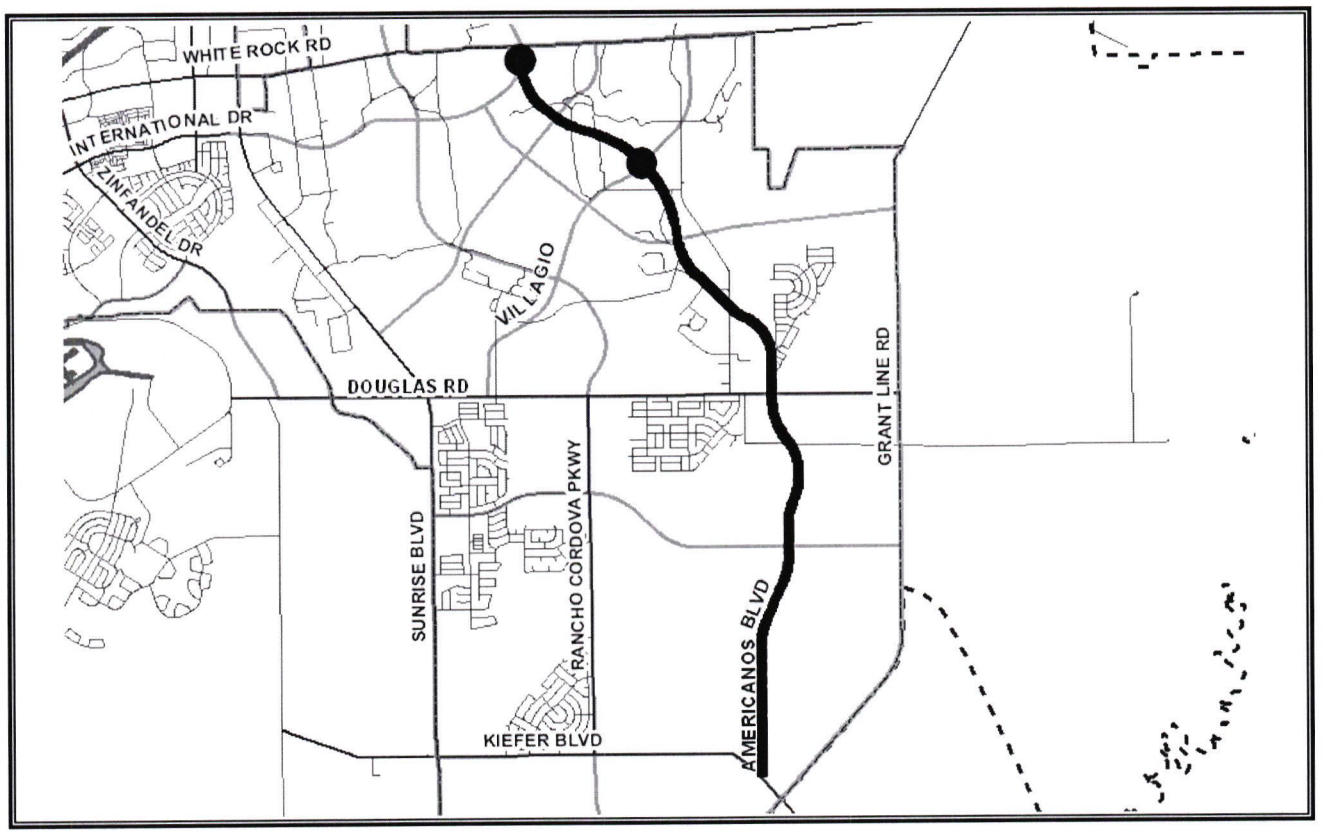
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Americanos Boulevard (CP08-2063)
International Drive to Kiefer Road

Project Budget: $17,781,000 **Anticipated Completion Date: 2015**



This project will construct a new 2-lane road with widened median for future widening from International Drive to Kiefer Boulevard, including intersection improvements at Villagio and International. Project funding is from transportation impact fees to fund the landscaped widened median. The 2-lane road construction is frontage lanes funded by developers.

Americanos Boulevard, International Drive to Kiefer Road (CP08-2063)

Financing Plan & Tentative Schedule

Estimated Cost $ 17,781

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 516	-	-	-	-	-	-	$ 516
2250 - Traffic Mitigation Impact Fee	-	-	$ 8,824	$ 1,067	$ 2,000	$ 2,472	$ 2,902	$ 17,265
Grand Total	**$ 516**	**-**	**$ 8,824**	**$ 1,067**	**$ 2,000**	**$ 2,472**	**$ 2,902**	**$ 17,781**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 516	-	$ 8,000	$ 1,891	$ 2,000	$ 2,472	$ 2,902	$ 17,781
Grand Total	**$ 516**	**-**	**$ 8,000**	**$ 1,891**	**$ 2,000**	**$ 2,472**	**$ 2,902**	**$ 17,781**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Anticipated Credit Reimbrusement fee w/ Developer. Aggressive time line. Chrysanthe to Douglas already in plan development stage 9/10-10/11 and Suncreek Section in 12/13 based on completion of RCP from Dougals to White Rock.

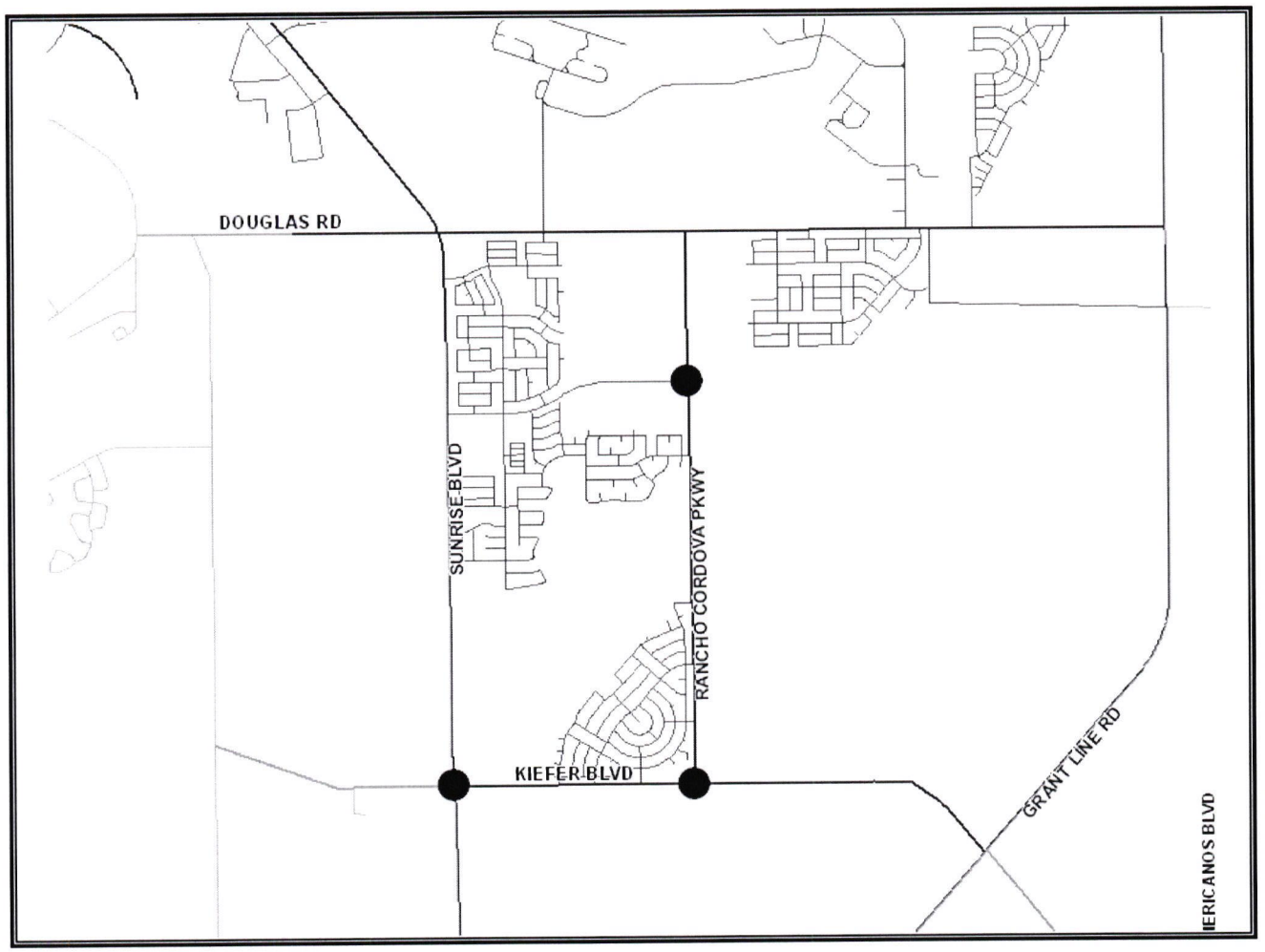
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Anatolia III Major Roads Intersections (CP08-2060)
at Sunrise/Kiefer, Jaeger/Kiefer and Jaeger/Chrysanthy

Project Budget: $7,116,000

Anticipated Completion Date: 2008



Construction of intersection improvements at Sunrise Boulevard and Kiefer Boulevard, Rancho Cordova Parkway and Kiefer Boulevard, and Rancho Cordova Parkway and Chrysanthy Boulevard. Developer constructed and funded through transportation impact fees. Project completion anticipated summer 2008.

Anatolia III Major Roads Intersections (CP08-2060)

Financing Plan & Tentative Schedule

Estimated Cost $ 7,116

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 5,399	-	-	-	-	-	-	$ 5,399
2423 - New Measure A Construction	-	$ 1,717	-	-	-	-	-	$ 1,717
Grand Total	**$ 5,399**	**$ 1,717**	**-**	**-**	**-**	**-**	**-**	**$ 7,116**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 5,399	$ 1,717	-	-	-	-	-	$ 7,116
Grand Total	**$ 5,399**	**$ 1,717**	**-**	**-**	**-**	**-**	**-**	**$ 7,116**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

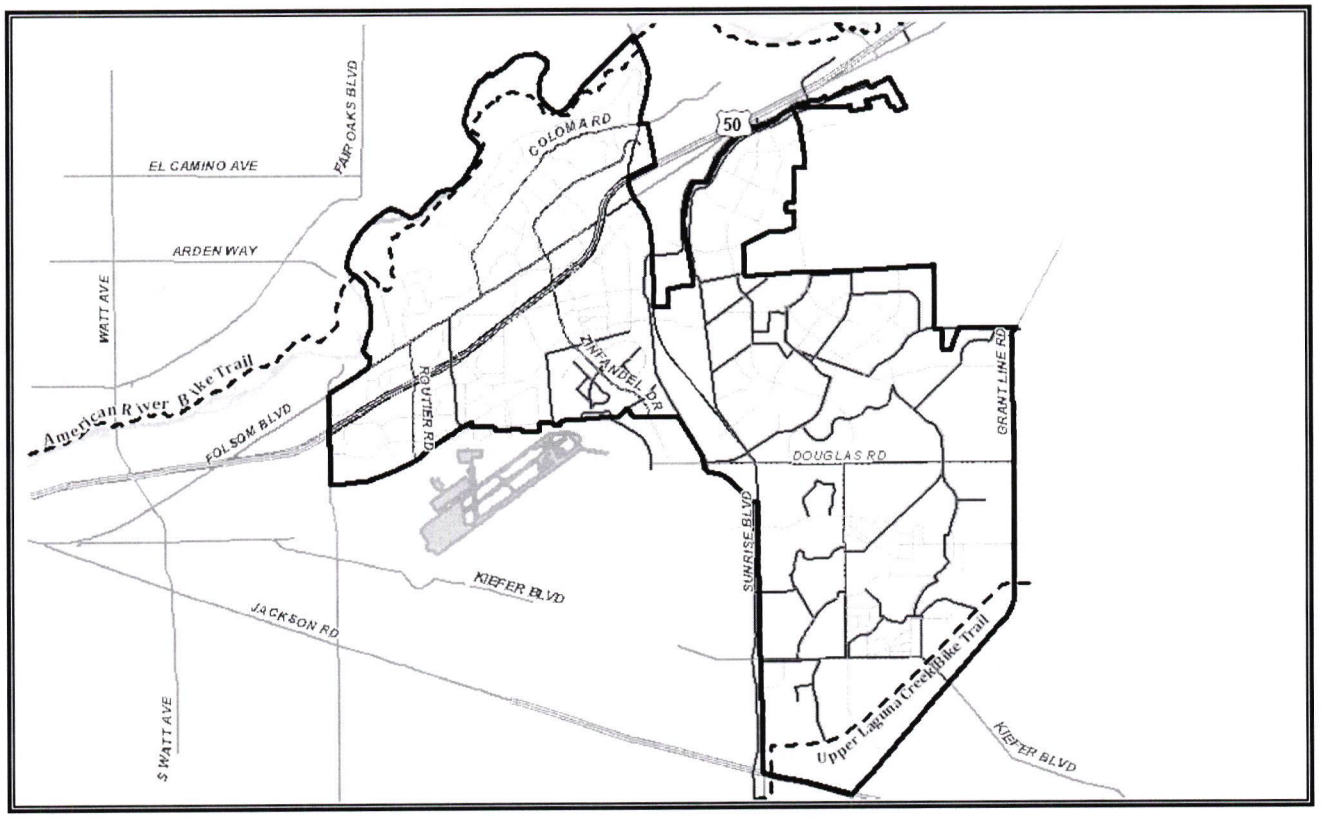
Notes: Other Costs = Credit/Reimbursement Agreements and staff costs associated with delivery of this project. The expenditure plan covers existing credit/reimursement agreements, with a additional funding allocated for cost overruns or scope revisions. Additional funding allocated for potential cost overruns or scope changes.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Bikeway Improvement Program (CP06-2042)

Program Budget: $913,000 **Anticipated Completion Date: 2012**



Public Works is currently completing Bicycle and Pedestrian Master Plans. Those efforts will be completed in calendar year 2008. The ongoing project will implement the recommendations of the plan focusing on prioritized gap completion in developed areas and guiding developer funded construction of the bike and pedestrian facilities in newly developed areas.

This Citywide program implements bikeways at locations specified in the Bikeway Master Plan and the County project priority list for pedestrian walkways and bikeways. Projects consist primarily of sliver widening, overlays, signage and striping required to provide bikeways.

Bikeway Improvement Program (CP06-2042)

Financing Plan & Tentative Schedule

Estimated Cost $ 913

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2421 - Measure A Construction	$ 393	$ 100	-	-	-	-	-	$ 493
2423 - New Measure A Construction	-	-	-	$ 75	$ 100	-	-	$ 175
2440 - Transportation Development Act Fund	-	$ 245	-	-	-	-	-	$ 245
Grand Total	**-**	**$ 245**	**-**	**$ 75**	**$ 100**	**-**	**-**	**$ 913**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (22%)	$ 114	$ 60	$ 10	$ 10	$ 10	-	-	$ 204
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (5%)	$ 2	$ 25	$ 5	$ 5	$ 5	-	-	$ 42
Construction Contract (73%)	$ 85	$ 310	$ 85	$ 85	$ 85	$ 17	-	$ 667
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 201**	**$ 395**	**$ 100**	**$ 100**	**$ 100**	**$ 17**	**-**	**$ 913**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

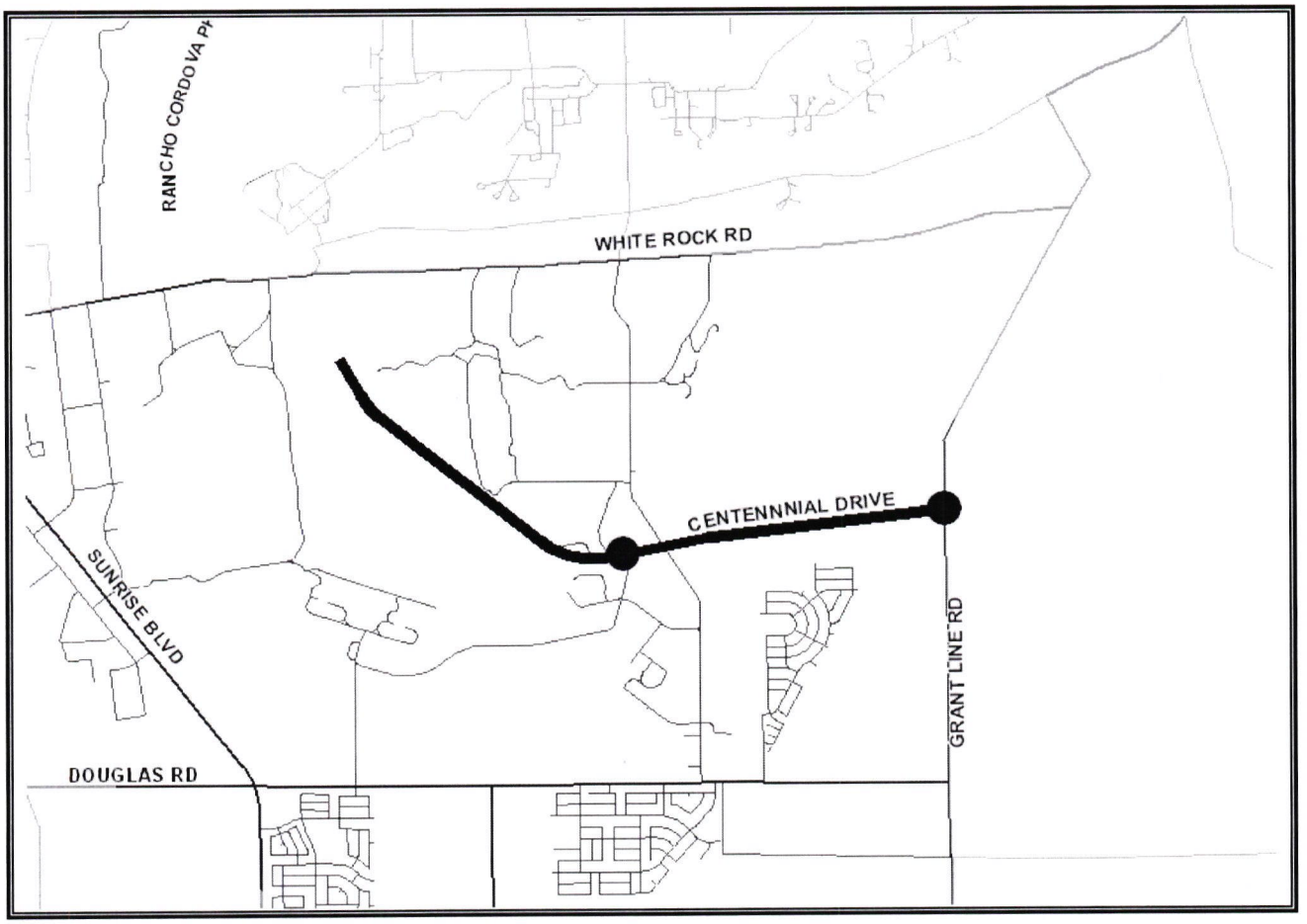
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Centennial Drive (Plan)
International Drive Loop to Grant Line Road

Project Budget: $7,770,000 **Anticipated Completion Date: Post 12/13**



This project will construct a new 2-lane road with a widened median off International Drive south connecting to Grant Line Road including intersection improvements at International Drive, Americanos Boulevard, and Grant Line Road. Project funding for widened median and intersections at Americanos and Grant Line from transportation impact fees. Frontage lanes constructed by developer.

Centennial Drive, International Drive Loop to Grant Line Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 7,770

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 7,770	$ 7,770
Grand Total	-	-	-	-	-	-	**$ 7,770**	**$ 7,770**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 7,770	$ 7,770
Grand Total	-	-	-	-	-	-	**$ 7,770**	**$ 7,770**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

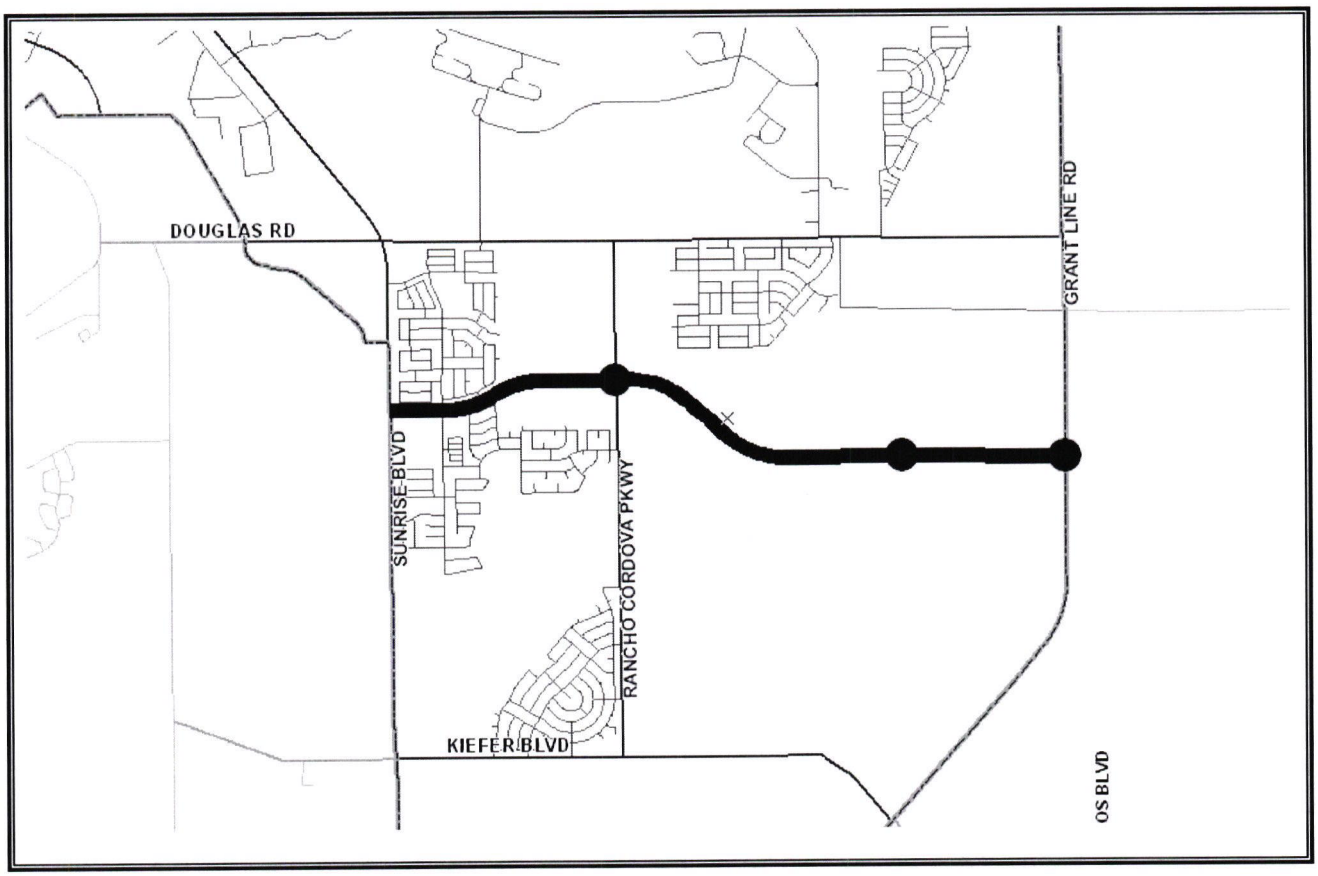
Notes: Anticipated Credit Reimbrusement fee w/ Developer. All post 12/13. Missing cost for Centennial International.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Chrysanthy Boulevard (CP06-2022)
Sunrise Boulevard to Grant Line Road

Project Budget: $14,596,000 **Anticipated Completion Date: 2011**



The project proposes to fund construction of a new two-lane road with a center median, Chrysanthy Boulevard, from Sunrise Boulevard to Grant Line Road including intersection improvements at Rancho Cordova Parkway, Americanos Boulevard, and Grant Line Road. The frontage improvements including the curb, gutter and sidewalk and the outside travel lanes will be built by the fronting developers. The combined project will be a four-lane road with a center median.

Chrysanthy Boulevard, Sunrise Boulevard to Jaeger Road (CP06-2022)

Financing Plan & Tentative Schedule

Estimated Cost **$ 14,596**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 2,647	$ 4,000	$ 4,000	$ 3,949	-	-	-	$ 14,596
Grand Total	**$ 2,647**	**$ 4,000**	**$ 4,000**	**$ 3,949**	**-**	**-**	**-**	**$ 14,596**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 2,647	$ 4,000	$ 4,000	$ 3,949	-	-	-	$ 14,596
Grand Total	**$ 2,647**	**$ 4,000**	**$ 4,000**	**$ 3,949**	**-**	**-**	**-**	**$ 14,596**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Future credit/reimbursement agreements for remaining portions of Chrysanthy.

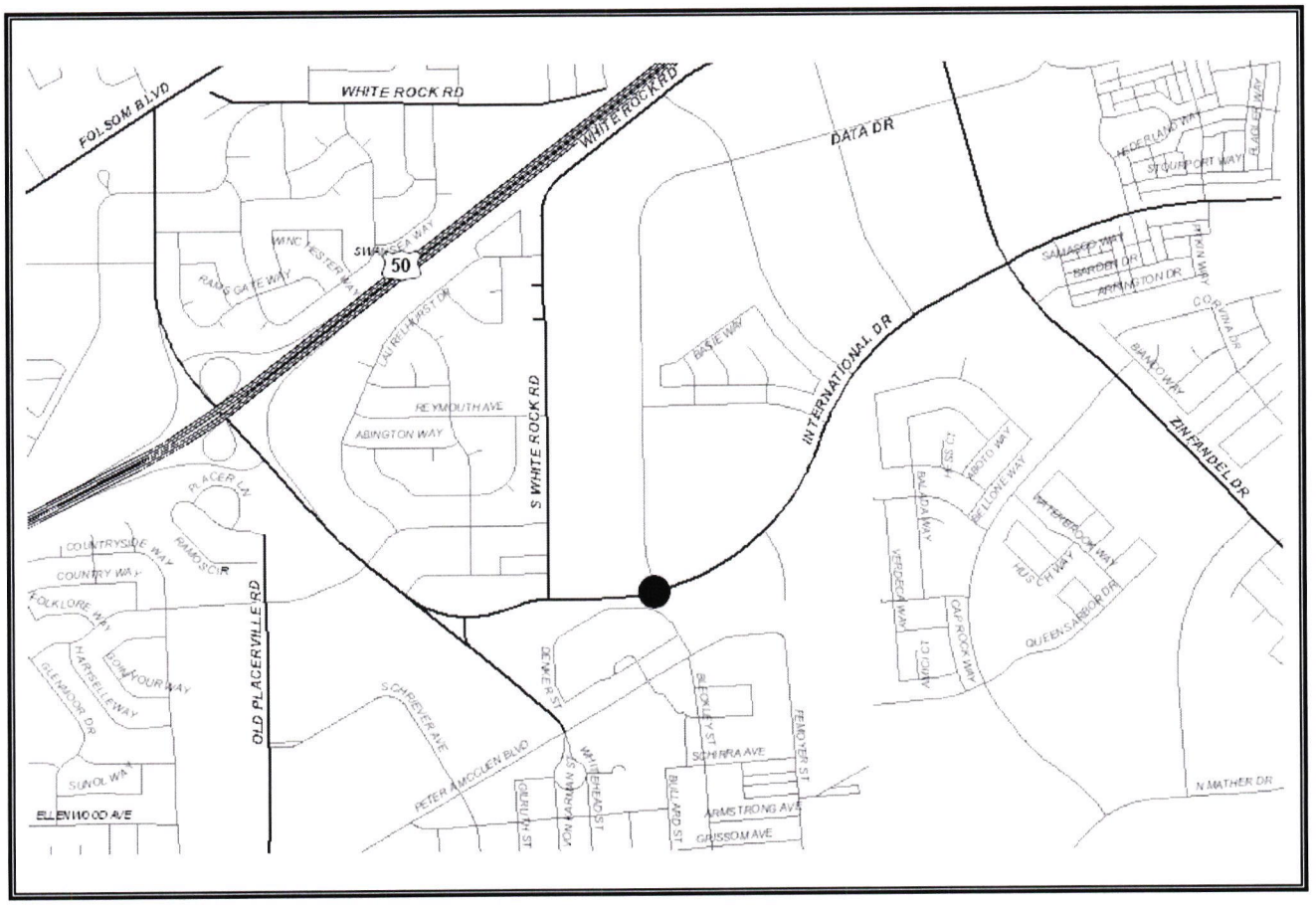
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Data Drive at International Drive (CP07-2030)
Intersection Improvements

Project Budget: $465,000

Anticipated Completion Date: 2008



This project proposes to install a traffic signal at the existing intersection of Data Drive and International Drive.

Data Drive at International Drive (CP07-2030)

Financing Plan & Tentative Schedule

$ 465

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 425	$ 40	-	-	-	-	-	$ 465
Grand Total	**$ 425**	**$ 40**	**-**	**-**	**-**	**-**	**-**	**$ 465**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (5%)	$ 22	-	-	-	-	-	-	$ 22
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	$ 80	-	-	-	-	-	-	$ 80
Construction Contract (77%)	$ 320	$ 40	-	-	-	-	-	$ 360
Other Costs (1%)	$ 3	-	-	-	-	-	-	$ 3
Grand Total	**$ 425**	**$ 40**	**-**	**-**	**-**	**-**	**-**	**$ 465**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

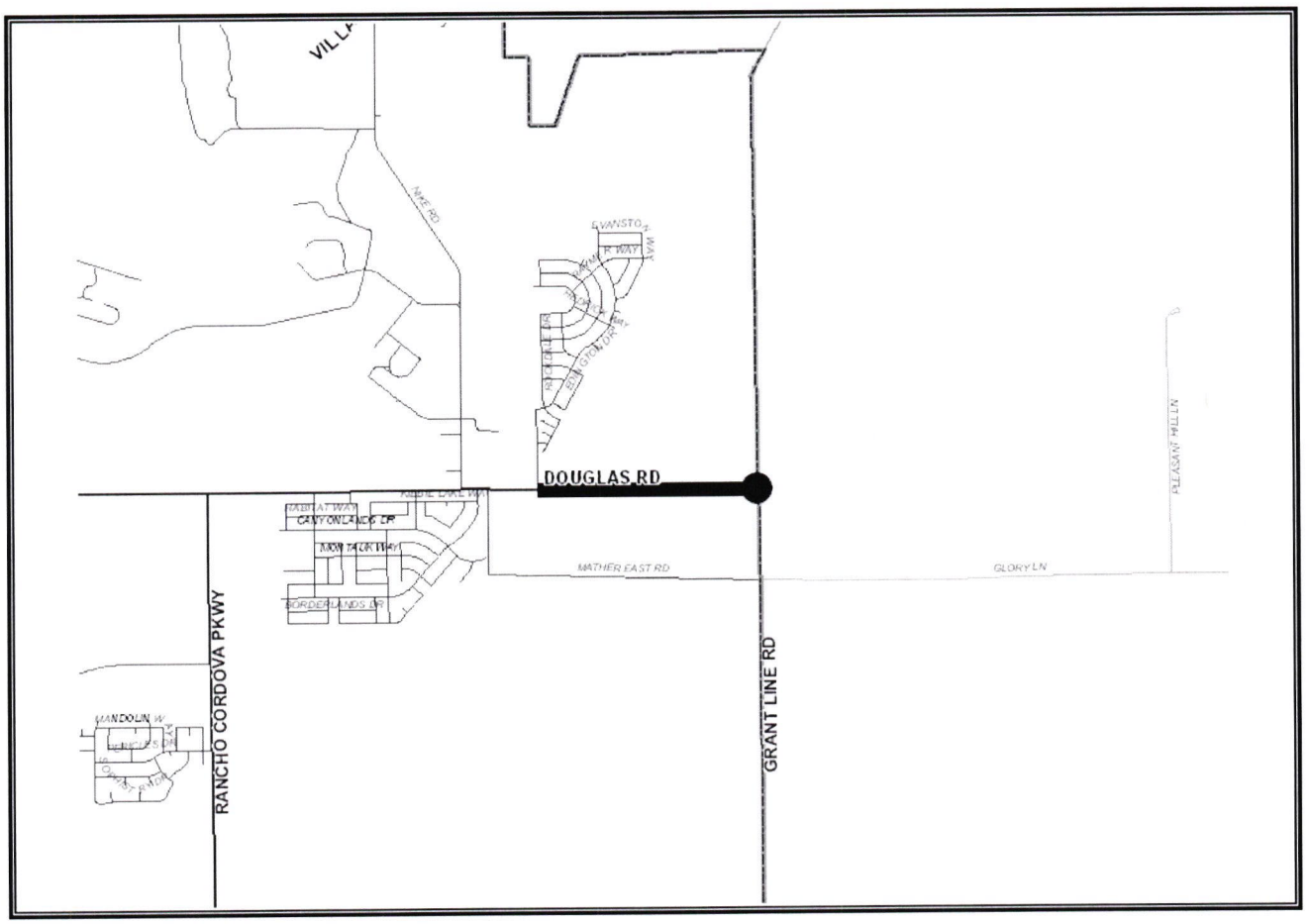
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Douglas Road (CP07-2032)
Americanos Boulevard to Grant Line Road

Project Budget: $6,488,000

Anticipated Completion Date: 2010



The project proposes to widen Douglas Road to five-lanes from Americanos Boulevard to Grant Line Road and intersection improvements at Grantline Road. Funding is for construction of 4 center lanes with median. Frontage lane constructed at developer cost.

Douglas Road, Americanos Boulevard to Grant Line Road (CP07-2032)

Financing Plan & Tentative Schedule

Estimated Cost $ 6,488

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 38	-	-	-	-	-	-	$ 38
2246 - SD Traffic Mitigation Impact Fees	$ 500	$ 1,592	$ 4,358	-	-	-	-	$ 6,450
Grand Total	**$ 538**	**$ 1,592**	**$ 4,358**	**-**	**-**	**-**	**-**	**$ 6,488**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 200	$ 1,930	$ 4,358	-	-	-	-	$ 6,488
Grand Total	**$ 200**	**$ 1,930**	**$ 4,358**	**-**	**-**	**-**	**-**	**$ 6,488**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

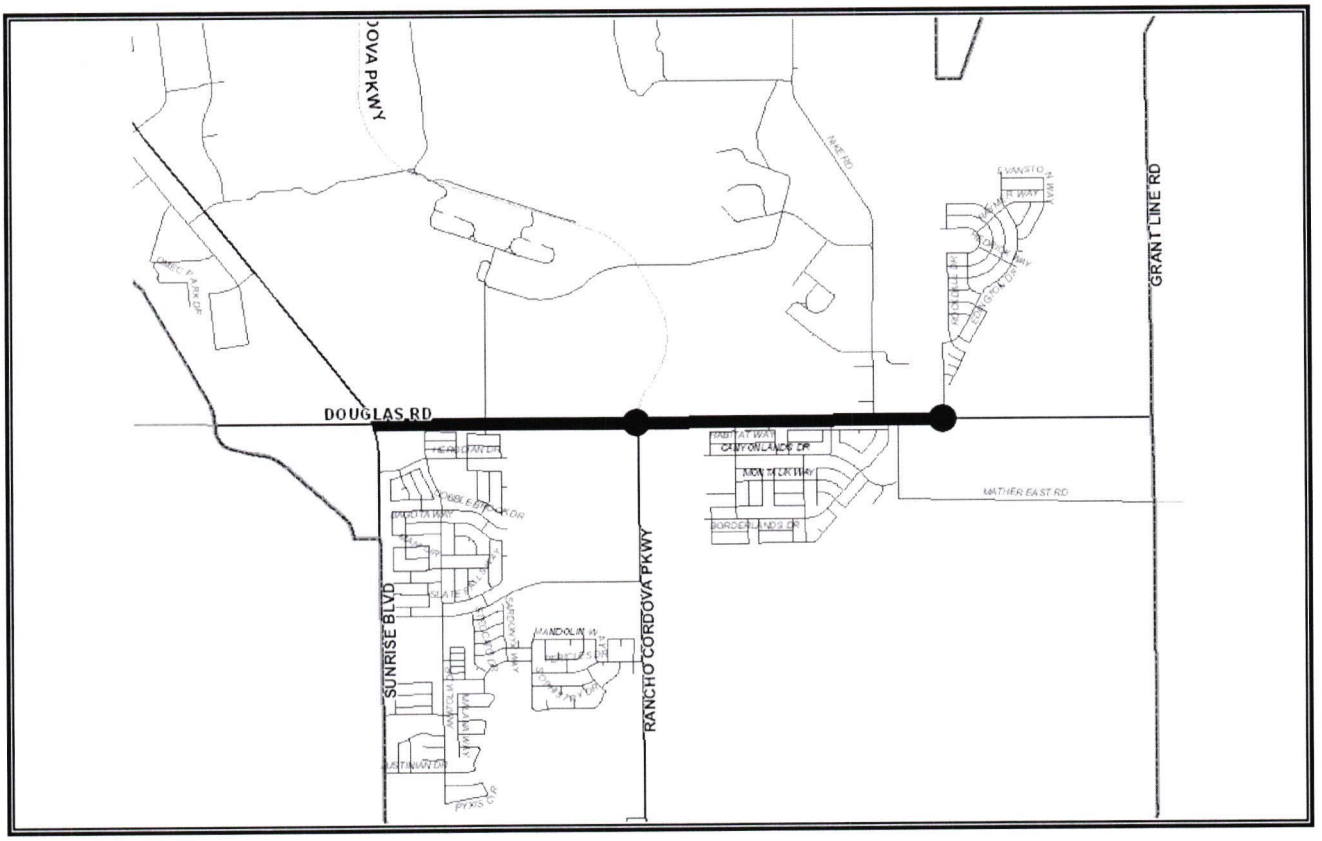
Notes: Other Costs = Credit/Reimbursement Agreements and staff costs associated with delivery of this project. Cost estimates based on proposed 2008 DIFP costs plus $750,000 for ROW and $100,000 staff costs. Expenditure plan provides for 80% credit agreement in 08/09 and payout of 20% reimbursement in 09/10. Project cost revisions using proposed DIFP estimates, includes potential for additional 25% cost overrun from CFD 2004-1 and 2005-1.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Douglas Road (CP06-2024)
Sunrise Boulevard to Americanos Boulevard

Project Budget: $9,304,000 **Anticipated Completion Date: 2009**



The project will widen Douglas Road to five-lanes from Sunrise Boulevard to Americanos Boulevard and construct intersection improvements at Rancho Cordova Parkway and Americanos Boulevard. Funding for center lanes and landscaped median from transportation impact fees. Frontage lane constructed at developer cost.

Douglas Road Sunrise Boulevard to Americanos Boulevard (CP06-2024)

Financing Plan & Tentative Schedule

Estimated Cost $ 9,304

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 9,259	$ 45	-	-	-	-		$ 9,304
Grand Total	**$ 9,259**	**$ 45**	**-**	**-**	**-**	**-**	**-**	**$ 9,304**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 497	$ 8,807	-	-	-	-	-	$ 9,304
Grand Total	**$ 497**	**$ 8,807**	**-**	**-**	**-**	**-**	**-**	**$ 9,304**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

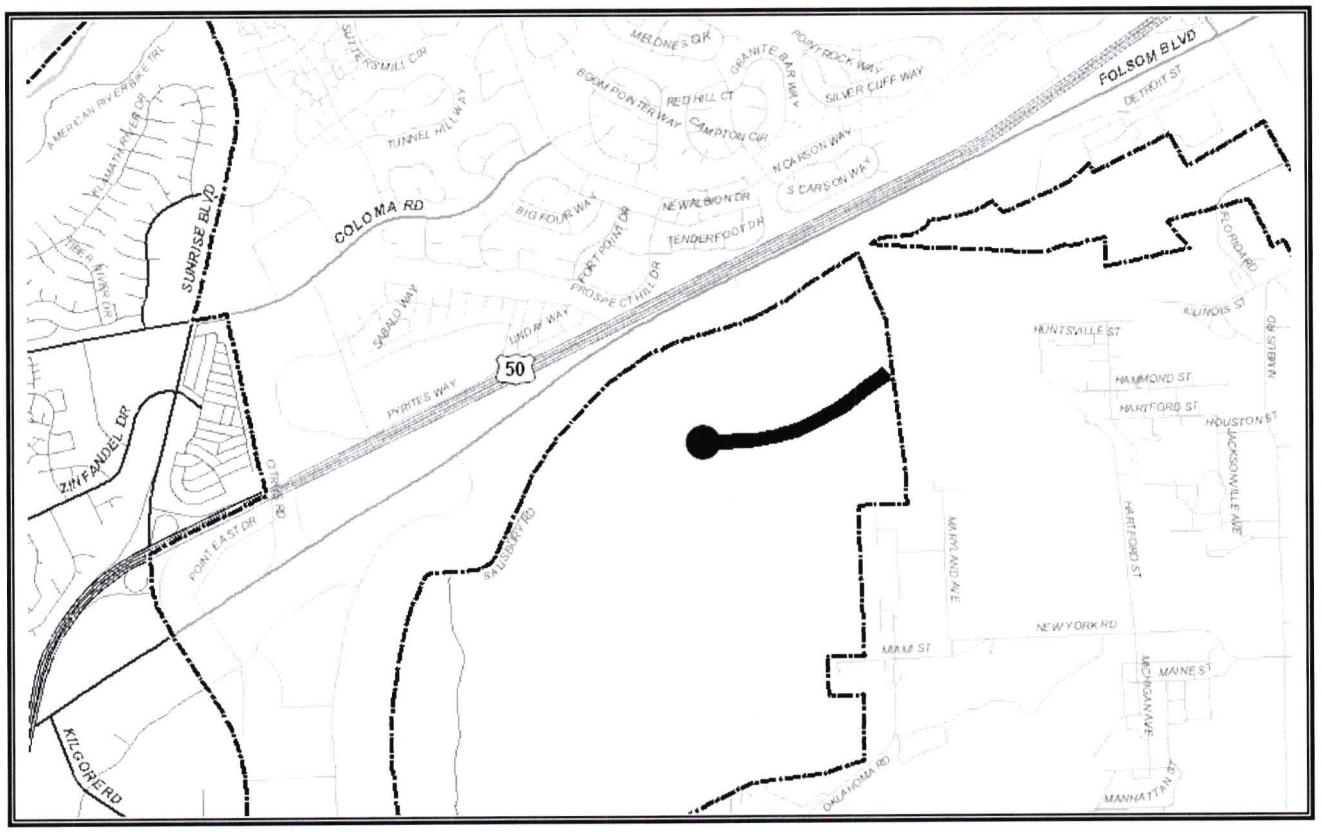
Notes: Credit/Reimbursement Agreements and staff costs associated with delivery of this project. Cost estimates based on SDCP 2005 estimate with inflation factors applied. Does not include cost for portion of Douglas from Sunrise to Jaeger funded by CP06-2028.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Easton Valley Parkway (6th Avenue) (Plan)
Sunrise Boulevard to City Limits

Project Budget: $45,553,000 **Anticipated Completion Date: 2015**



This project will widen and construct Easton Valley Parkway as a new 6-lane road from Rancho Cordova Parkway to the City Limits including grade separated intersection at Rancho Cordova Parkway. Project funding for center lane and landscaped median improvements is from transportation impact fees. Frontage lanes constructed at developer cost. Construction costs for improvements beyond City Limits are not included.

Easton Valley Parkway (6th Avenue), Sunrise Boulevard to City Limits (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 45,553

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 45,553	$ 45,553
Grand Total	-	-	-	-	-	-	**$ 45,553**	**$ 45,553**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 45,553	$ 45,553
Grand Total	-	-	-	-	-	-	**$ 45,553**	**$ 45,553**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

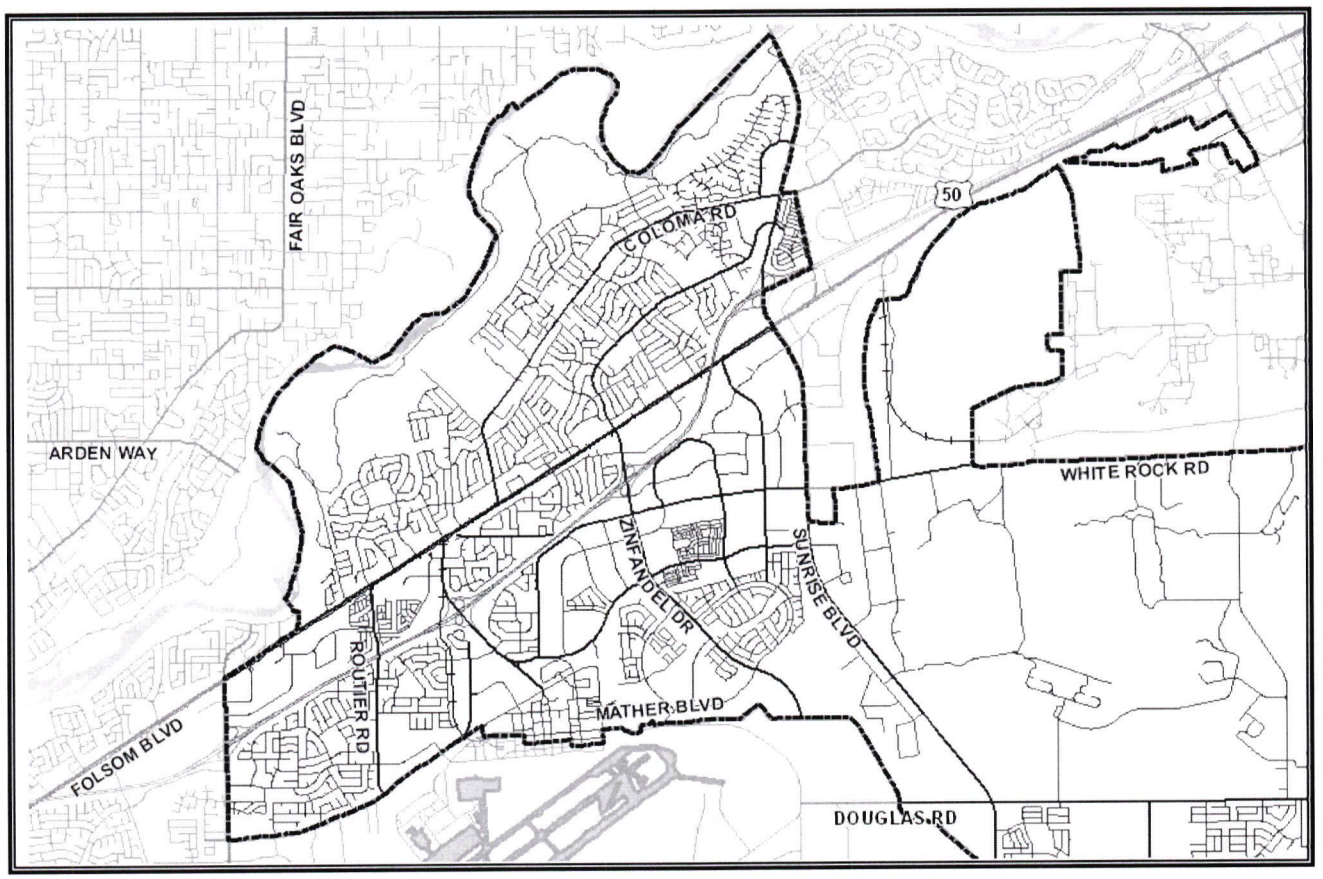
Notes: Fee Credit to Developer (needs 1% admin costs). All post 12/13, RCP under the urban interchagne will be build in 11/12 as part of Parkway and Interchange projects.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Elderly and Disabled Access Improvement Program (CP06-2043)

Program Budget: $431,000 **Anticipated Completion Date: 2012**



This Citywide program provides for the construction of handicapped-accessible ramps, the installation of audible pedestrian devices, and other amenities at various locations, to provide safe access for the elderly and disabled. Project selection and prioritization is determined in cooperation with the Advisory Committee for Persons with Disabilities. The current improvement project that is included in this program is the Pavement Base Repair at Mather Intersection (CP08-2062).

Elderly and Disabled Access Improvement Program (CP06-2043)

Financing Plan & Tentative Schedule

Estimated Cost $ 430

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 155	$ 100	-	$ 75	$ 100	-	-	$ 430
Grand Total	**$ 155**	**$ 100**	**-**	**$ 75**	**$ 100**	**-**	**-**	**$ 430**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (21%)	$ 30	$ 15	$ 15	$ 15	$ 15	-	-	$ 90
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	-	$ 15	$ 15	$ 15	$ 15	-	-	$ 60
Construction Contract (65%)	-	$ 70	$ 70	$ 70	$ 70	-	-	$ 280
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 30**	**$ 100**	**$ 100**	**$ 100**	**$ 100**	**-**	**-**	**$ 430**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

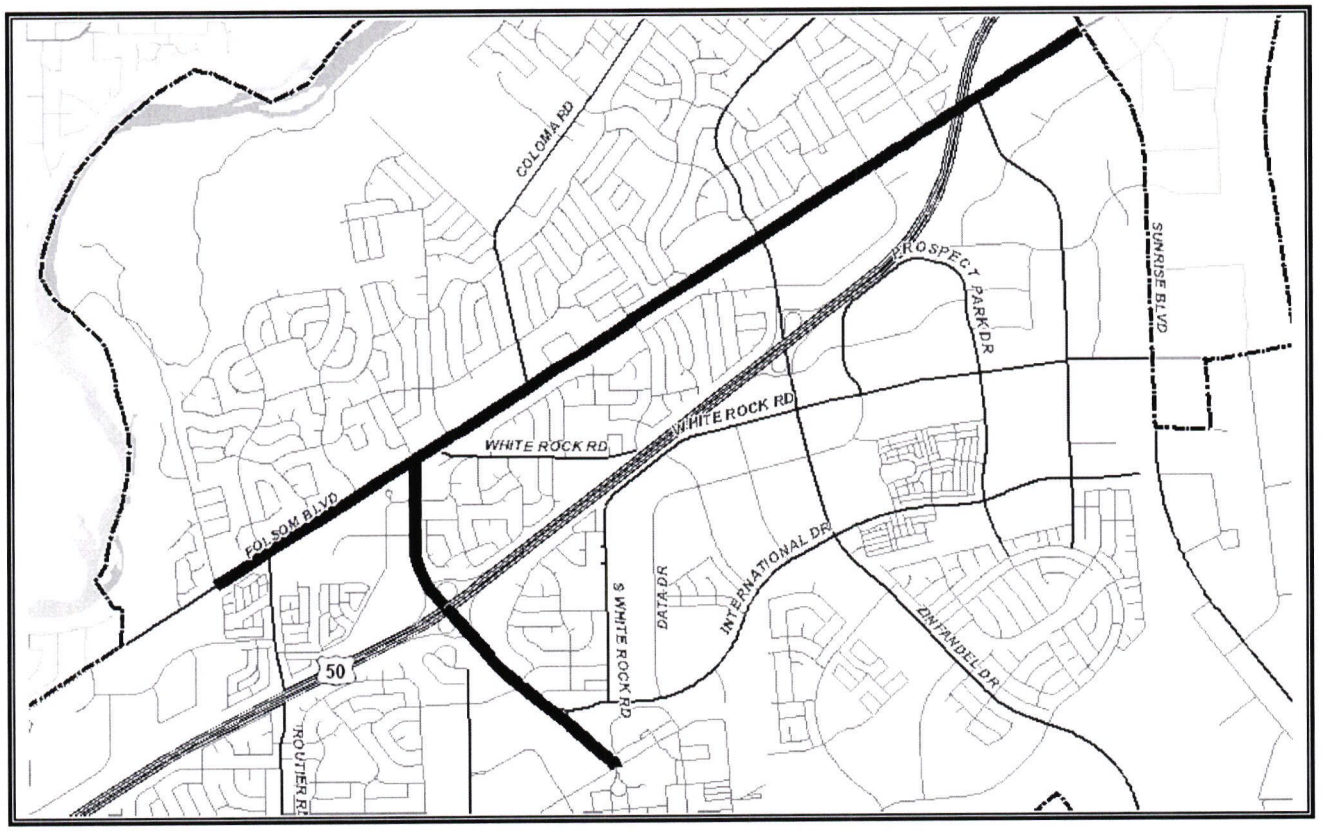
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Folsom Boulevard Enhancements Phase II (CP07-2033)

Project Budget: $11,498,000 **Anticipated Completion Date: 2010**



This project will provide for improved aesthetics and safety along Folsom Boulevard between Bradshaw Road and Sunrise Boulevard and on Mather Field Road from Peter A. McCuen and Folsom Boulevard. The proposed enhancements include the installation of landscaped medians, construction of sidewalks, landscaping, streetscape improvements at intersections, and installation of street lights. Phase I is currently under construction. City staff will be working with the Council to define the actual scope of Phase II.

Folsom Boulevard Enhancements Phase II (CP07-2033)

Financing Plan & Tentative Schedule

Estimated Cost **$ 11,498**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2310 - Federal Grants	$ 1,320	$ 4,320	$ 2,970	-	-	-	-	$ 8,610
2320 - State Grants	-	$ 680	-	-	-	-	-	$ 680
2421 - Measure A Construction	$ 1,056	$ 15	-	-	-	-	-	$ 1,071
2423 - New Measure A Construction	$ 188	-	$ 850	-	-	-	-	$ 1,038
9100 - Redevelopment Administration	$ 100	-	-	-	-	-	-	$ 100
Grand Total	**$ 2,663**	**$ 5,015**	**$ 3,820**	**-**	**-**	**-**	**-**	**$ 11,498**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (17%)	$ 857	$ 950	$ 100	$ 91	-	-	-	$ 1,998
Right of Way (9%)	-	$ 500	$ 400	$ 100	-	-	-	$ 1,000
Construction Engineering (7%)	-	-	$ 320	$ 430	-	-	-	$ 750
Construction Contract (67%)	-	-	$ 3,400	$ 4,350	-	-	-	$ 7,750
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 857**	**$ 1,450**	**$ 4,220**	**$ 4,971**	**-**	**-**	**-**	**$ 11,498**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

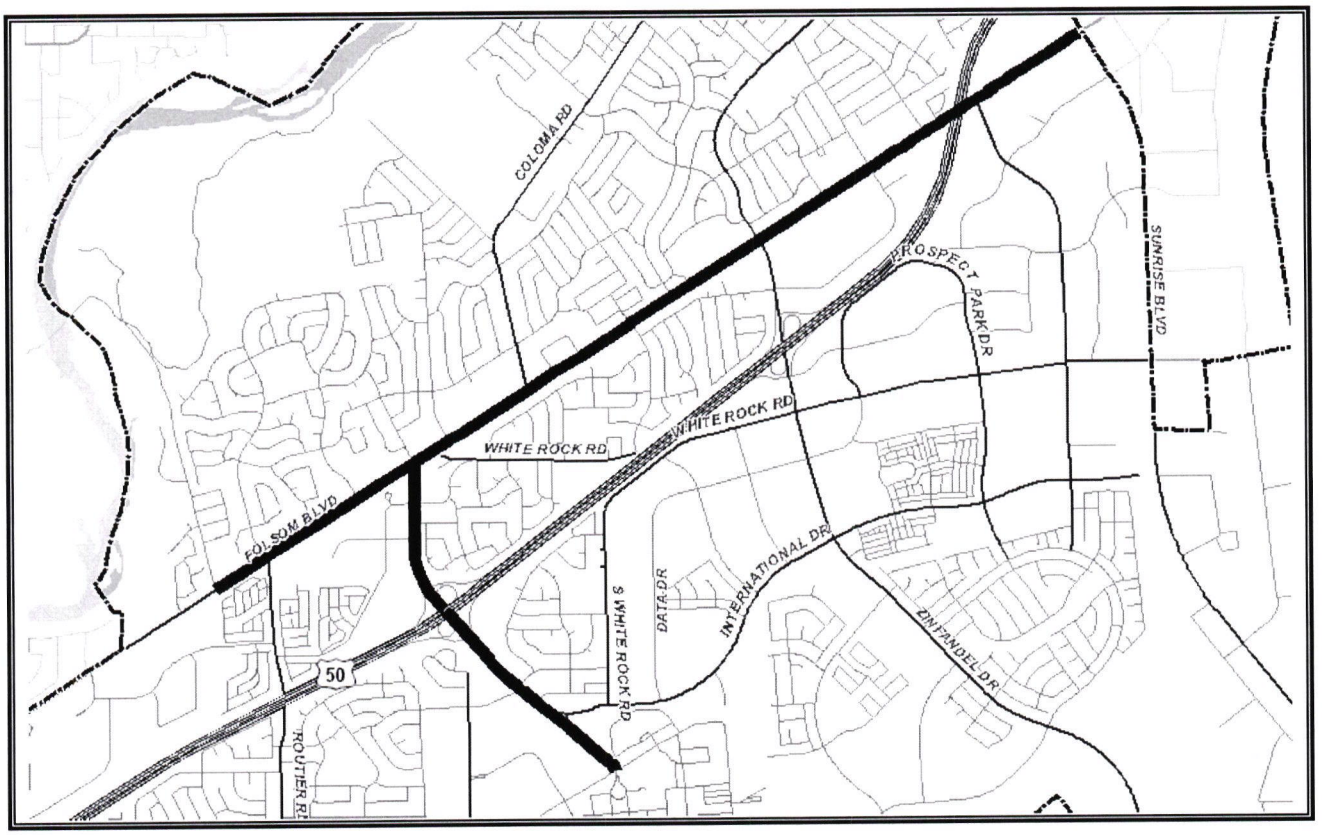
Notes: Assumes 85% obligation authority applied to total HPP funding of $6.6M results in $5,610,000 available. Staff costs and other expenditures not eligible for federal reimbursement to come from Measure A in addition to required 20% match for HPP funds. Cost estimate based on funding available for work identified in the Draft Streetscape Master Plan.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Folsom Boulevard Enhancements Phase III (Plan)

Project Budget: $57,800,000 **Anticipated Completion Date: Post 2013**



This project will provide for improved aesthetics and safety along Folsom Boulevard between Bradshaw Road and Sunrise Boulevard and on Mather Field Road from Peter A. McCuen and Folsom Boulevard. The proposed enhancements include the installation of landscaped medians, construction of sidewalks, landscaping, streetscape improvements at intersections, and installation of street lights. Phase I is currently under construction. City staff will be working with the Council to define the actual scope of Phase III.

Folsom Boulevard Enhancements Phase III (Plan)

Financing Plan & Tentative Schedule

Estimated Cost **$ 57,800**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Funding Source To Be Determined	-	-	-	-	-	-	$ 57,800	$ 57,800
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 57,800**	**$ 57,800**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (8%)	-	-	-	-	-	-	$ 4,400	$ 4,400
Right of Way (2%)	-	-	-	-	-	-	$ 1,000	$ 1,000
Construction Engineering (8%)	-	-	-	-	-	-	$ 4,400	$ 4,400
Construction Contract (83%)	-	-	-	-	-	-	$ 48,000	$ 48,000
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 57,800**	**$ 57,800**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

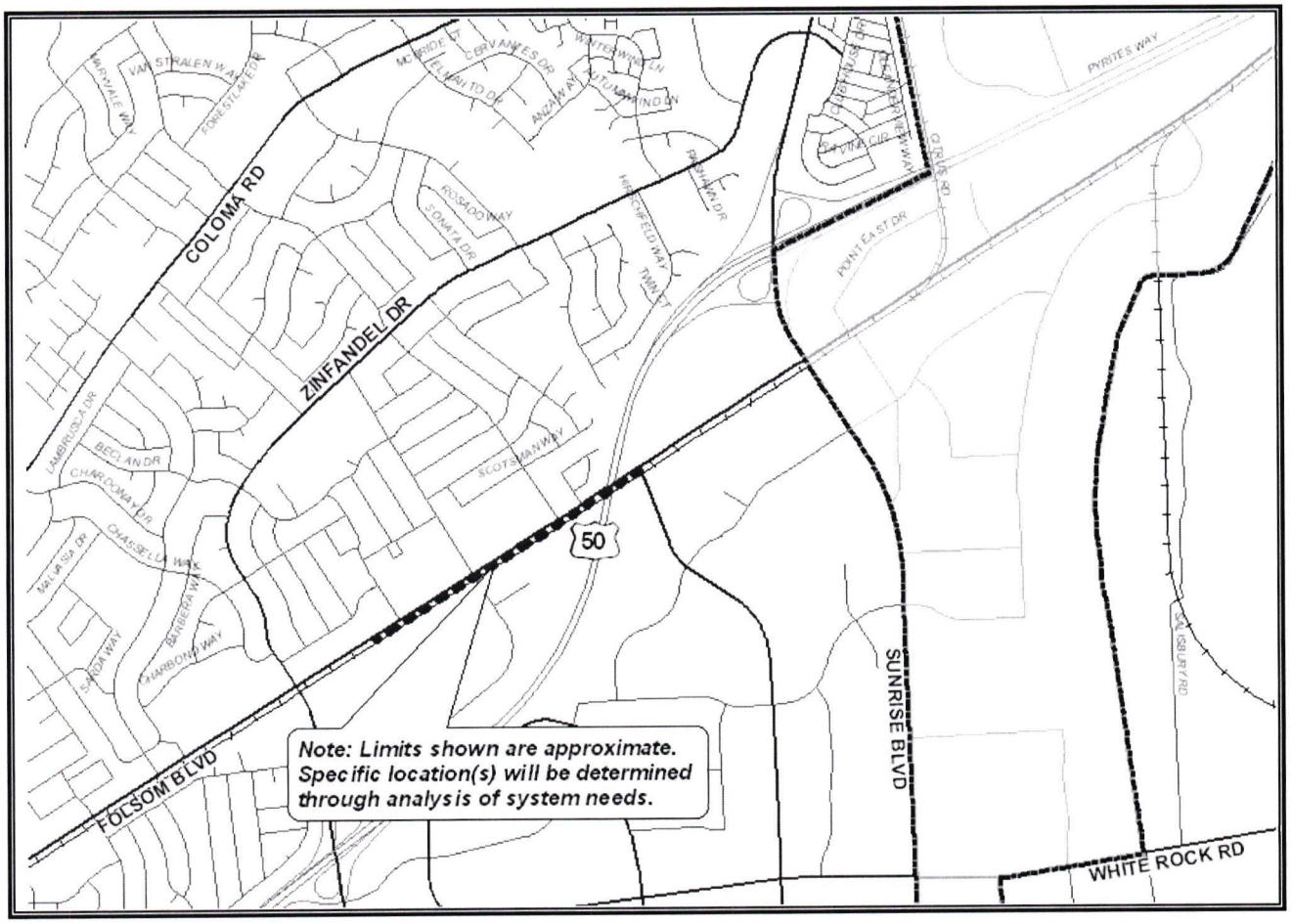
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2012 Capital Improvement Plan

Folsom Boulevard Water Line Improvement Project (CP09-2073)

Insert Project Limits

Project Budget: $1,000,000 **Anticipated Completion Date: 2009**



This project will replace undersized segment(s) of water main along Folsom Boulevard west of Kilgore Road. This project is necessary to provide desired fire flow capacity to meet projected needs of new commercial development along the Folsom Boulevard corridor. Design and construction of the project will be coordinated with the Golden State Water Company. Project funding is from Redevelopment Agency bonds.

Folsom Boulevard Water Line Improvement Project (CP09-2073)

Financing Plan & Tentative Schedule

Estimated Cost $ 1,000

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
9150 - Redevelopment Capital Projects	-	$ 1,000	-	-	-	-	-	$ 1,000
Grand Total	**-**	**$ 1,000**	**-**	**-**	**-**	**-**	**-**	**$ 1,000**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (20%)	-	$ 200	-	-	-	-	-	$ 200
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	$ 100	-	-	-	-	-	$ 100
Construction Contract (70%)	-	$ 700	-	-	-	-	-	$ 700
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**-**	**$ 1,000**	**-**	**-**	**-**	**-**	**-**	**$ 1,000**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

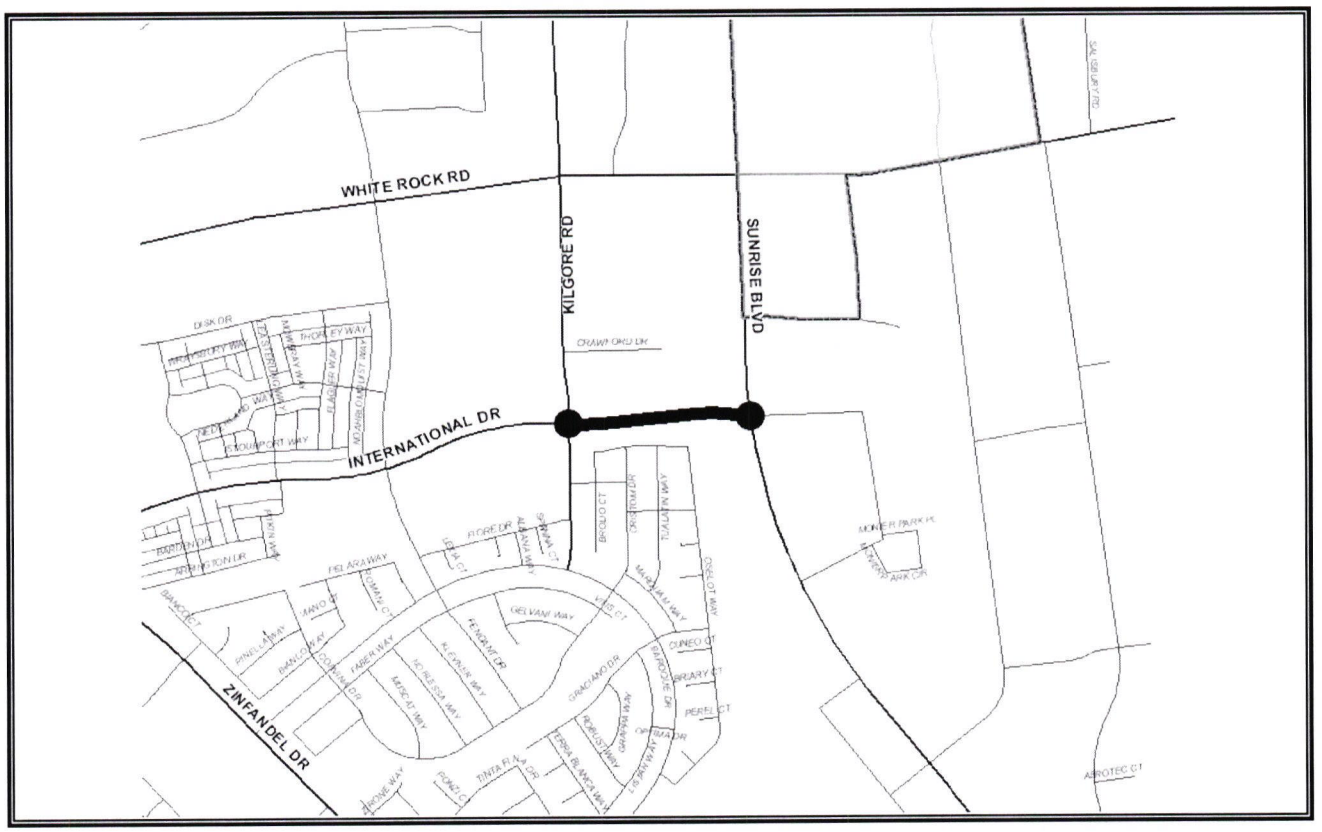
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

International Drive (CP05-2009)
Kilgore Road to Sunrise Boulevard

Project Budget: $16,821,000 **Anticipated Completion Date: 2011**



The project proposes to construct a new six-lane extension of International Drive from Kilgore Road to Sunrise Boulevard including a new bridge over the Folsom South Canal. The project will include improvements at the intersection with Kilgore Road and Sunrise Boulevard.

International Drive, Kilgore Boulevard to Sunrise Boulevard (CP05-2009)

Financing Plan & Tentative Schedule

Estimated Cost $ 16,821

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	$ 808	$ 8,645	-	-	-	-	-	$ 9,453
2256 - VOZ Traffic Mitigation Impact Fees	$ 280	-	-	-	-	-	-	$ 280
2275 - Mather Road Impact Fund	$ 342	-	$ 358	-	-	-	-	$ 700
2310 - Federal Grants	-	$ 3,388	-	-	-	-	-	$ 3,388
2423 - New Measure A Construction	-	$ 3,000	-	-	-	-	-	$ 3,000
Grand Total	**$ 1,430**	**$ 15,033**	**$ 358**	**-**	**-**	**-**	**-**	**$ 16,821**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (8%)	$ 1,000	$ 311	-	-	-	-	-	$ 1,311
Right of Way (7%)	$ 30	$ 1,170	-	-	-	-	-	$ 1,200
Construction Engineering (11%)	-	$ 895	$ 895	-	-	-	-	$ 1,790
Construction Contract (74%)	-	$ 6,260	$ 6,260	-	-	-	-	$ 12,520
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 1,030**	**$ 8,636**	**$ 7,155**	**-**	**-**	**-**	**-**	**$ 16,821**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

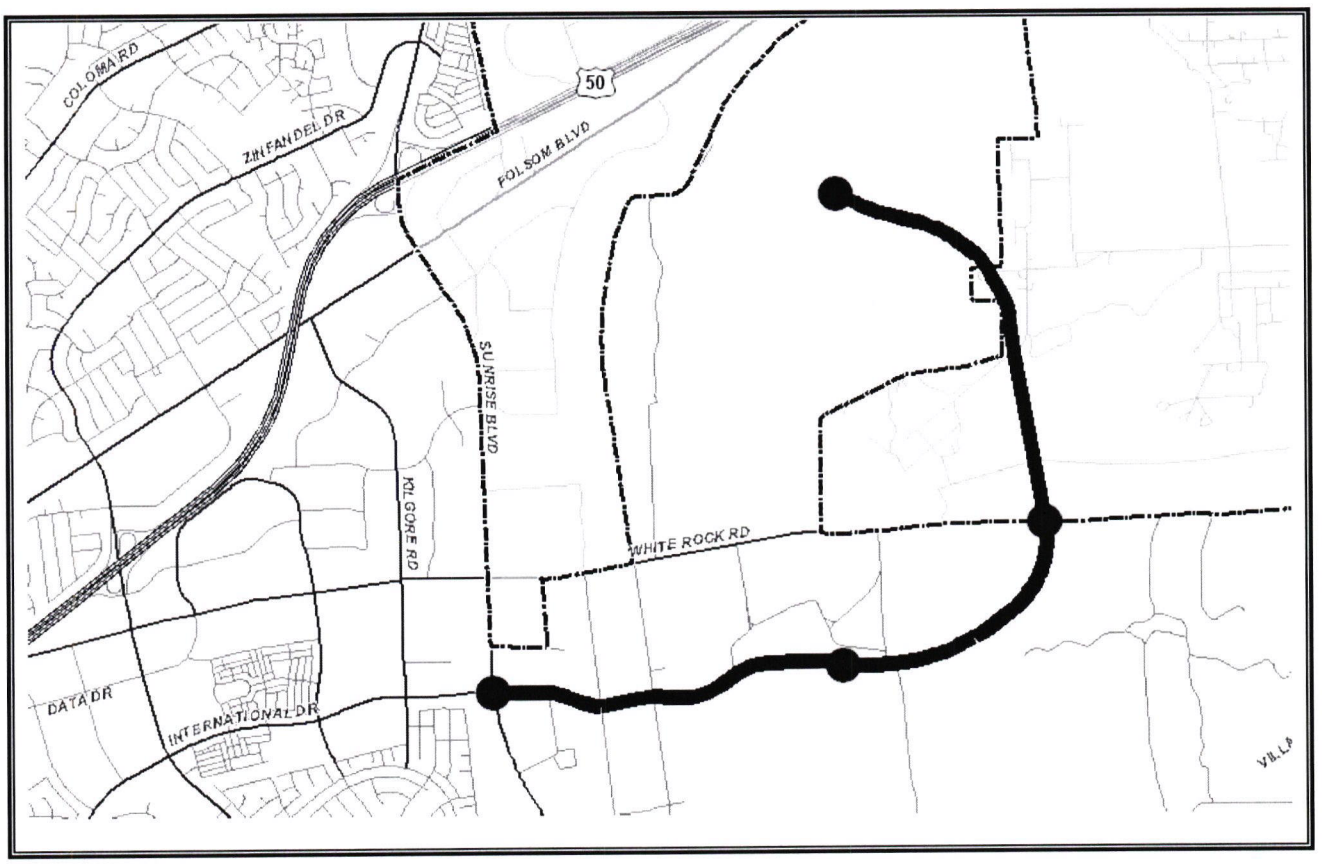
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.
3. Federal Funds consist of $5 million in RSTP applied for via SACOG in 11/2007.
4. Includes increased cost for enhanced bicycle/pedestrial tunnel under bridge.

2008-2013 Capital Improvement Plan

International Drive (CP09-2069)
Sunrise Boulevard to Rancho Cordova Parkway Loop

Project Budget: $57,737,000 **Anticipated Completion Date: Post 12/13**



This project will widen and construct International Drive to 6-lanes from Sunrise Blvd. to Rancho Cordova Parkway and construct a new 4-lane road from Rancho Cordova Parkway to White Rock Road and with a loop back to Rancho Cordova Parkway. Project includes intersection improvements at Sunrise, Rancho Cordova Parkway, and White Rock Road. Project funding for center lane and landscaped median improvements is from transportation impact fees. Construction costs are not fully funded at this time.

International Drive, Sunrise Boulevard to Rancho Cordova Parkway Loop (CP09-2069)

Financing Plan & Tentative Schedule

Estimated Cost $ 57,737

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 57,737	$ 57,737
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 57,737**	**$ 57,737**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 57,737	$ 57,737
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 57,737**	**$ 57,737**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

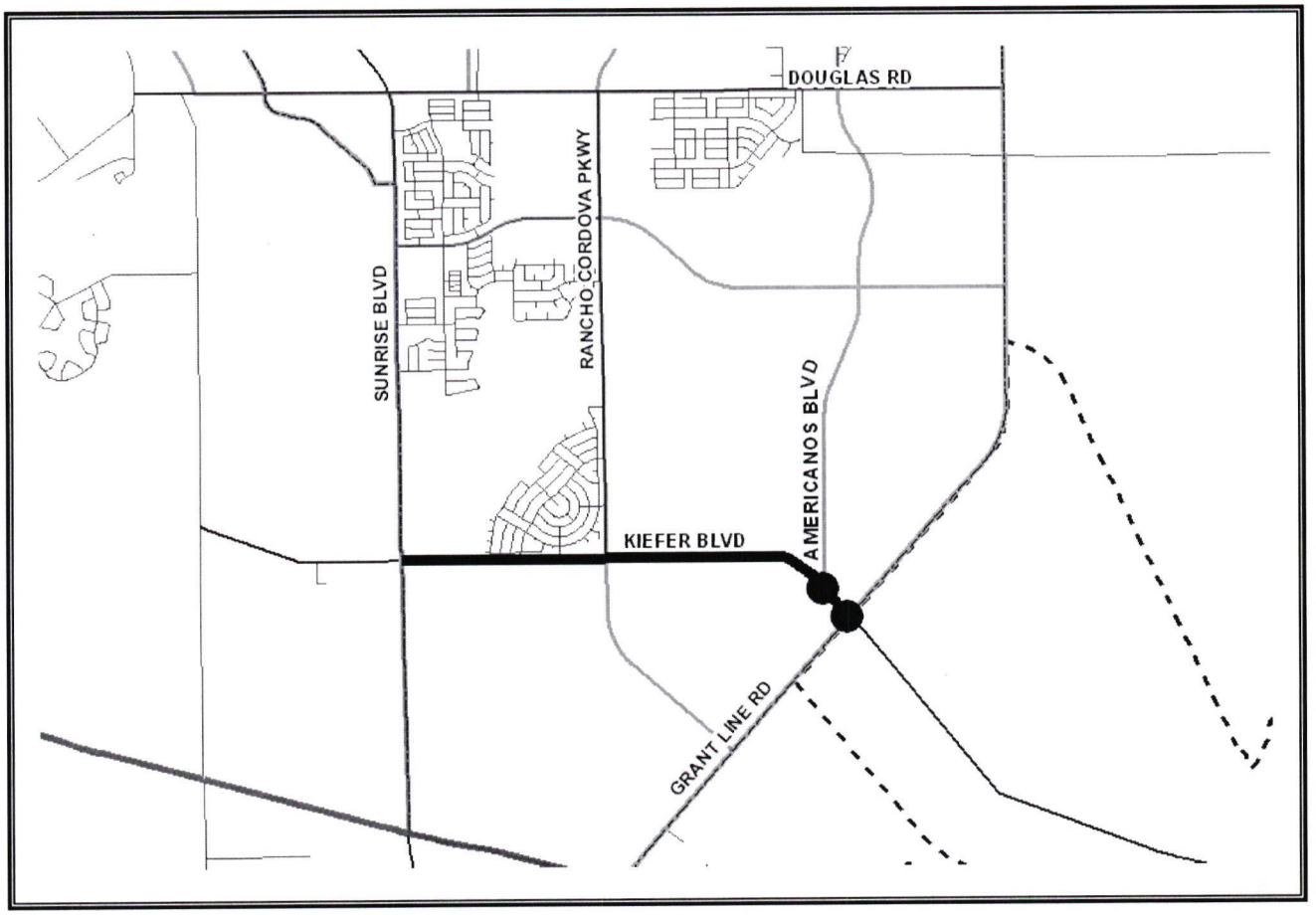
Notes: Fee credit to developer (needs 1% admin costs). All post 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Kiefer Boulevard Phase II (CP09-2074)
Sunrise Boulevard to Grant Line Road

Project Budget: $7,454,000 **Anticipated Completion Date: Post 12/13**



This project will widen Kiefer Boulevard from 2 to 4 lanes from Sunrise Boulevard to Rancho Cordova Parkway, and construct a new 4-lane road from Rancho Cordova Parkway to Grant Line Road including intersection improvements at Americanos Boulevard. and Grant Line Road. Project funding for center lane and landscaped median improvements is from transportation impact fees. Frontage lanes constructed by developer.

Kiefer Boulevard Phase II (Sunrise Boulevard to Grant Line Road) (CP09-2074)

Financing Plan & Tentative Schedule

Estimated Cost **$ 7,454**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	-	$ 2,271	-	-	-	$ 3,725	$ 1,458	$ 7,454
Grand Total	**-**	**$ 2,271**	**-**	**-**	**-**	**$ 3,725**	**$ 1,458**	**$ 7,454**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	$ 2,271	-	-	$ 3,725	$ 1,458	$ 7,454
Grand Total	**-**	**-**	**$ 2,271**	**-**	**-**	**$ 3,725**	**$ 1,458**	**$ 7,454**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

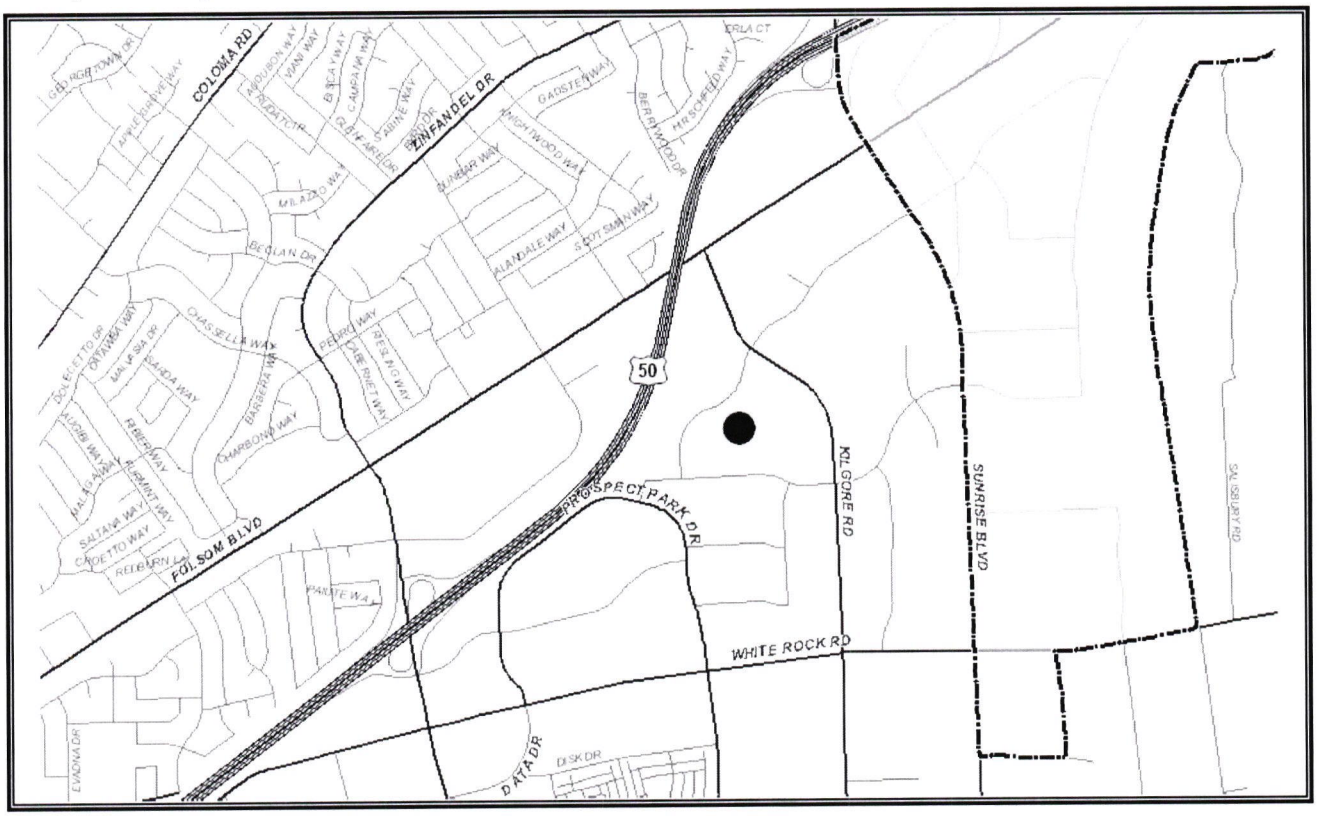
Notes: Credit/Reimbursement Agreements and staff costs associated with delivery of this project. New project (CP09-2074) added to CIP to phase in improvements on Kiefer Boulevard likely to be constructed by developers with Suncreek and The Preserve planning areas. Build to RCP now, to Americanos with Suncreek in 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Kilgore Cemetery Phase 2 (CP08-2066)
Sunrise Boulevard to White Rock Road

Project Budget: $212,000 **Anticipated Completion Date: 2009**



This project will include the completion of the site renovation project to allow for casket burials and services to begin at the site.

Kilgore Cemetery Phase 2 (CP08-2066)

Financing Plan & Tentative Schedule

Estimated Cost $ 212

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
5100 - Kilgore Cemetery Enterprise Fund	$ 21	$ 191	-	-	-	-	-	$ 212
Grand Total	**$ 21**	**$ 191**	-	-	-	-	-	**$ 212**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 21	$ 191	-	-	-	-	-	$ 212
Grand Total	**$ 21**	**$ 191**	-	-	-	-	-	**$ 212**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

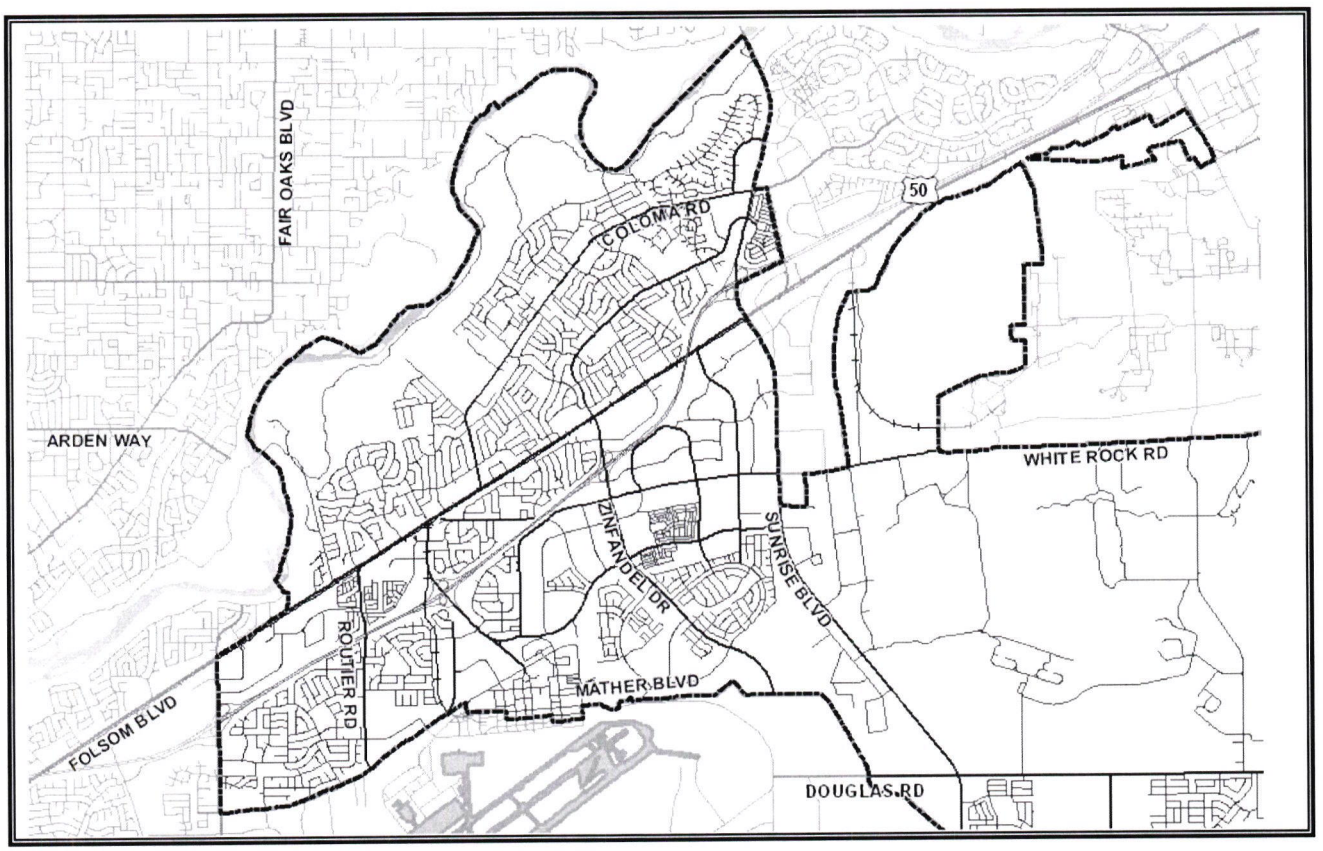
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Neighborhood Traffic Management Program (CP06-2045)

Project Budget: $541,000 **Anticipated Completion Date: Ongoing**



This Citywide program proposes annual traffic calming improvements in various locations within the City of Rancho Cordova. This program provides for development and implementation of the City's Neighborhood Traffic Management Program. Implementation of this program will include installation of various traffic calming measures to reduce speeds at various locations throughout the City. The candidate sites are identified using the criteria developed as part of the Neighborhood Traffic Management Program.

The current project that is being constructed under this program is the 2008 Traffic Calming Project (CP08-2064).

Neighborhood Traffic Management Program (CP06-2045)

Financing Plan & Tentative Schedule

Estimated Cost $ 501

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Funded By Developer - Conditions of Approval	-	$ 40	-	-	-	-	-	$ 40
2421 - Measure A Construction	$ 151	$ 150	-	$ 100	$ 100	-	-	$ 501
Grand Total	**$ 151**	**$ 190**	**-**	**$ 100**	**$ 100**	**-**	**-**	**$ 541**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (40%)	$ 101	$ 25	$ 25	$ 25	$ 25	-	-	$ 201
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (8%)	-	$ 10	$ 10	$ 10	$ 10	-	-	$ 40
Construction Contract (52%)	-	$ 65	$ 65	$ 65	$ 65	-	-	$ 260
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 101**	**$ 100**	**$ 100**	**$ 100**	**$ 100**	**-**	**-**	**$ 501**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

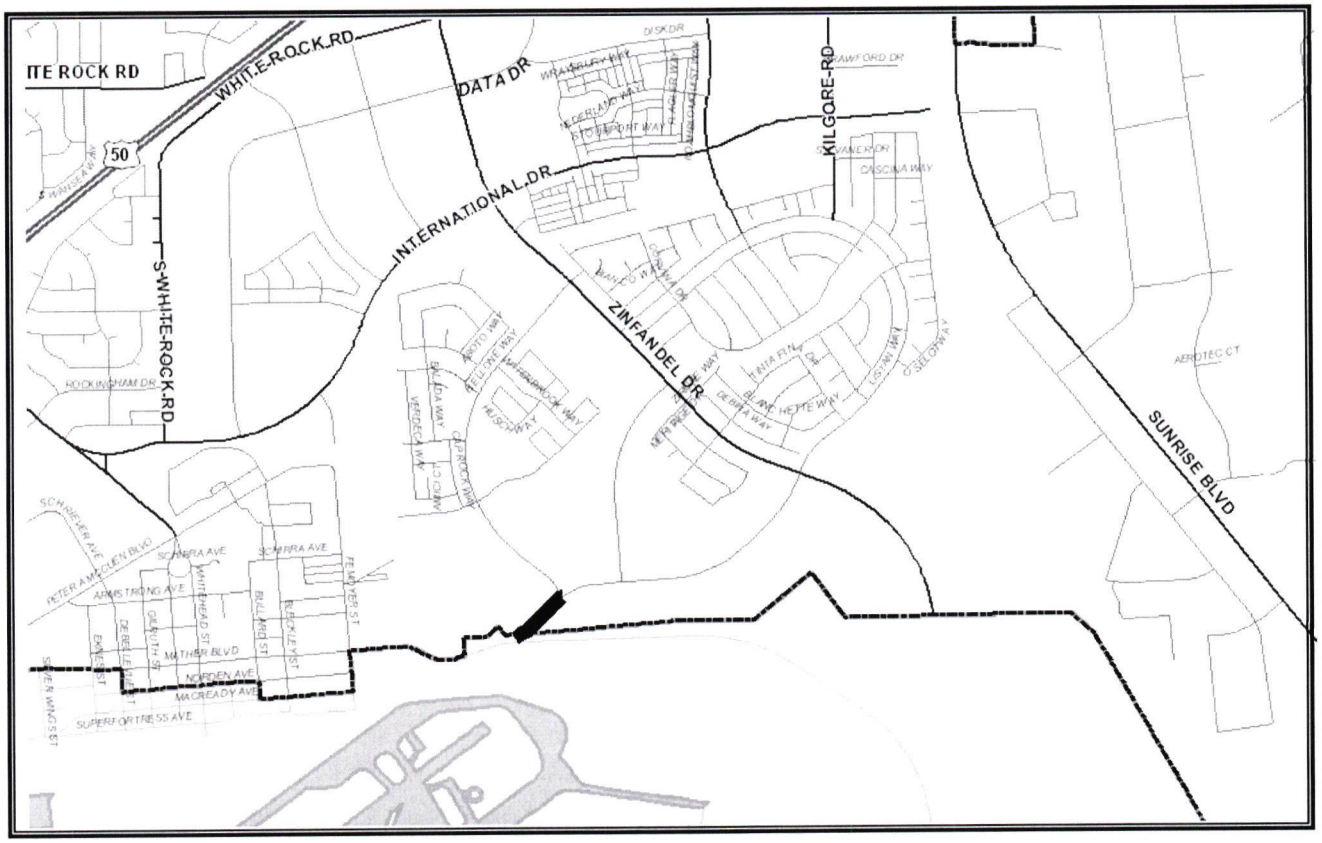
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

North Mather Boulevard (CP06-2027)
Mather Field Plaza to Zinfandel Drive

Project Budget: $2,180,000 **Anticipated Completion Date: 2010**



The project proposes to construct a new two-lane connection from Mather Boulevard to North Mather Road.

North Mather Boulevard, Mather Field Plaza to Zinfandel Drive (CP06-2027)

Financing Plan & Tentative Schedule

Estimated Cost $ 2,180

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	$ 170	-	$ 1,495	-	-	-	-	$ 1,665
2256 - VOZ Traffic Mitigation Impact Fees	$ 200	-	$ 41	-	-	-	-	$ 241
2275 - Mather Road Impact Fund	$ 90	-	$ 184	-	-	-	-	$ 274
Grand Total	**$ 460**	**-**	**$ 1,720**	**-**	**-**	**-**	**-**	**$ 2,180**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (10%)	$ 90	$ 135	-	-	-	-	-	$ 225
Right of Way (2%)	$ 20	$ 15	-	-	-	-	-	$ 35
Construction Engineering (8%)	-	$ 128	$ 42	-	-	-	-	$ 170
Construction Contract (78%)	-	-	$ 1,700	-	-	-	-	$ 1,700
Other Costs (2%)	$ 20	$ 30	-	-	-	-	-	$ 50
Grand Total	**$ 130**	**$ 308**	**$ 1,742**	**-**	**-**	**-**	**-**	**$ 2,180**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

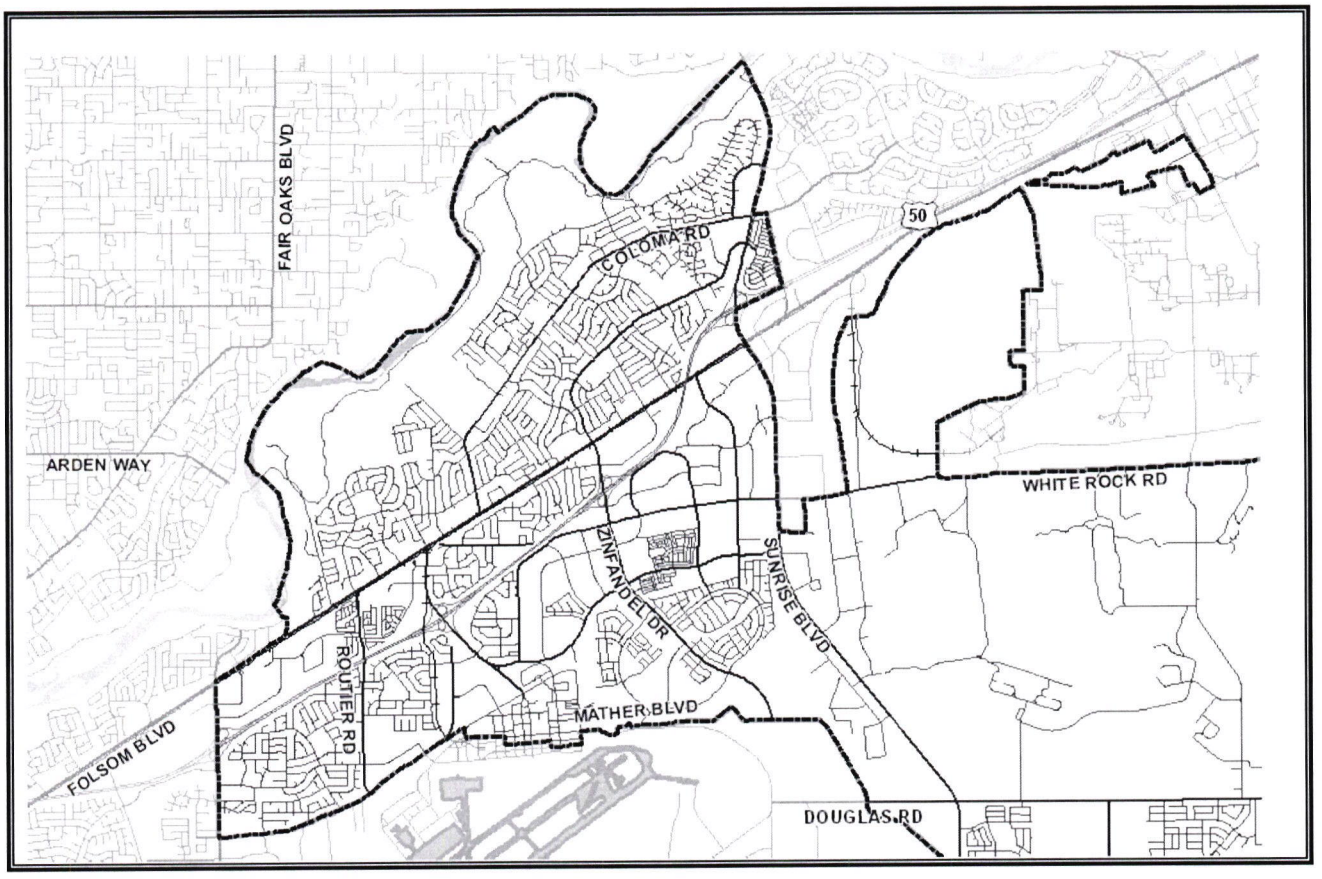
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Pedestrian Improvement Program (CP06-2051)

Project Budget: $775,000 **Anticipated Completion Date: 2012**



This Citywide program provides for Pedestrian Master Plan/ADA Transition Plan Development and for the construction of new sidewalks, curbs, and gutters at various sites; construct asphalt walkways; install pedestrian signals, safety lighting facilities, warning signage, and pedestrian push buttons identified in the Plans.

The current project that is included in this program is the Pedestrian Promenade (CP07-2054).

Pedestrian Improvement Program (CP06-2051)

Financing Plan & Tentative Schedule

Estimated Cost $ 775

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 325	$ 150	$ 100	$ 100	$ 100	-	-	$ 775
Grand Total	**$ 325**	**$ 150**	**$ 100**	**$ 100**	**$ 100**	**-**	**-**	**$ 775**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (52%)	$ 325	$ 50	$ 10	$ 10	$ 10	-	-	$ 405
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (5%)	-	$ 20	$ 5	$ 5	$ 5	-	-	$ 35
Construction Contract (43%)	-	$ 80	$ 85	$ 85	$ 85	-	-	$ 335
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 325**	**$ 150**	**$ 100**	**$ 100**	**$ 100**	**-**	**-**	**$ 775**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

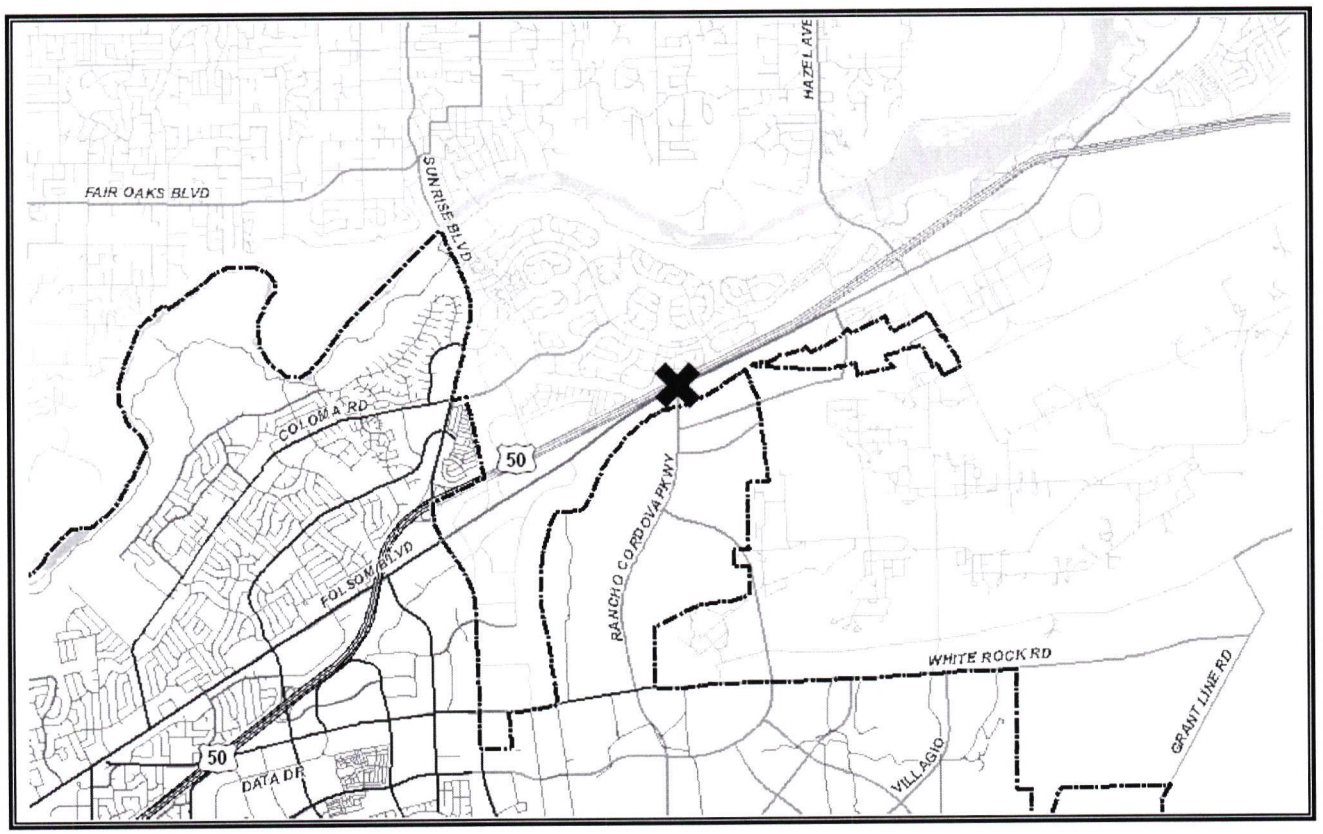
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rancho Cordova Parkway Interchange (CP05-2003)

Project Budget: $118,011,000

Anticipated Completion Date: 2013



The project proposes to construct frontage improvements, new road connections and an interchange at U.S. 50. The project also includes construction of auxiliary lanes on U.S. 50 between Sunrise Boulevard and Hazel Avenue.

Rancho Cordova Parkway Interchange (CP05-2003)

Financing Plan & Tentative Schedule

Estimated Cost $ 118,011

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 37	-	-	-	-	-	-	$ 37
2246 - SD Traffic Mitigation Impact Fees	$ 1,720	-	-	-	-	-	-	$ 1,720
2250 - Traffic Mitigation Impact Fee	$ 3,340	$ 2,900	-	-	$ 105,470	$ 1,000	$ 1,044	$ 113,754
8115 - Sunridge Anatolia CFD 2003-1 Agency Fund	$ 1,000	-	-	-	-	-	-	$ 1,000
8120 - Sunridge Park CFD 2004-1 Agency Fund	$ 1,000	-	-	-	-	-	-	$ 1,000
8125 - Sunridge North Douglas CFD 2005-1 Agency Fund	-	-	-	-	-	-	$ 500	$ 500
Grand Total	**$ 7,097**	**$ 2,900**	**-**	**-**	**$ 105,470**	**$ 1,000**	**$ 1,544**	**$ 118,011**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (7%)	$ 3,515	$ 3,000	$ 1,761	-	-	-	-	$ 8,276
Right of Way (8%)	$ 121	$ 1,600	-	-	$ 7,269	-	-	$ 8,990
Construction Engineering (8%)	-	-	-	-	$ 6,000	$ 2,000	$ 1,294	$ 9,294
Construction Contract (77%)	-	-	-	-	$ 69,440	$ 9,000	$ 13,011	$ 91,451
Other Costs (0%)	-	-	-	-	-		-	-
Grand Total	**$ 3,636**	**$ 4,600**	**$ 1,761**	**-**	**$ 82,709**	**$ 11,000**	**$ 14,305**	**$ 118,011**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

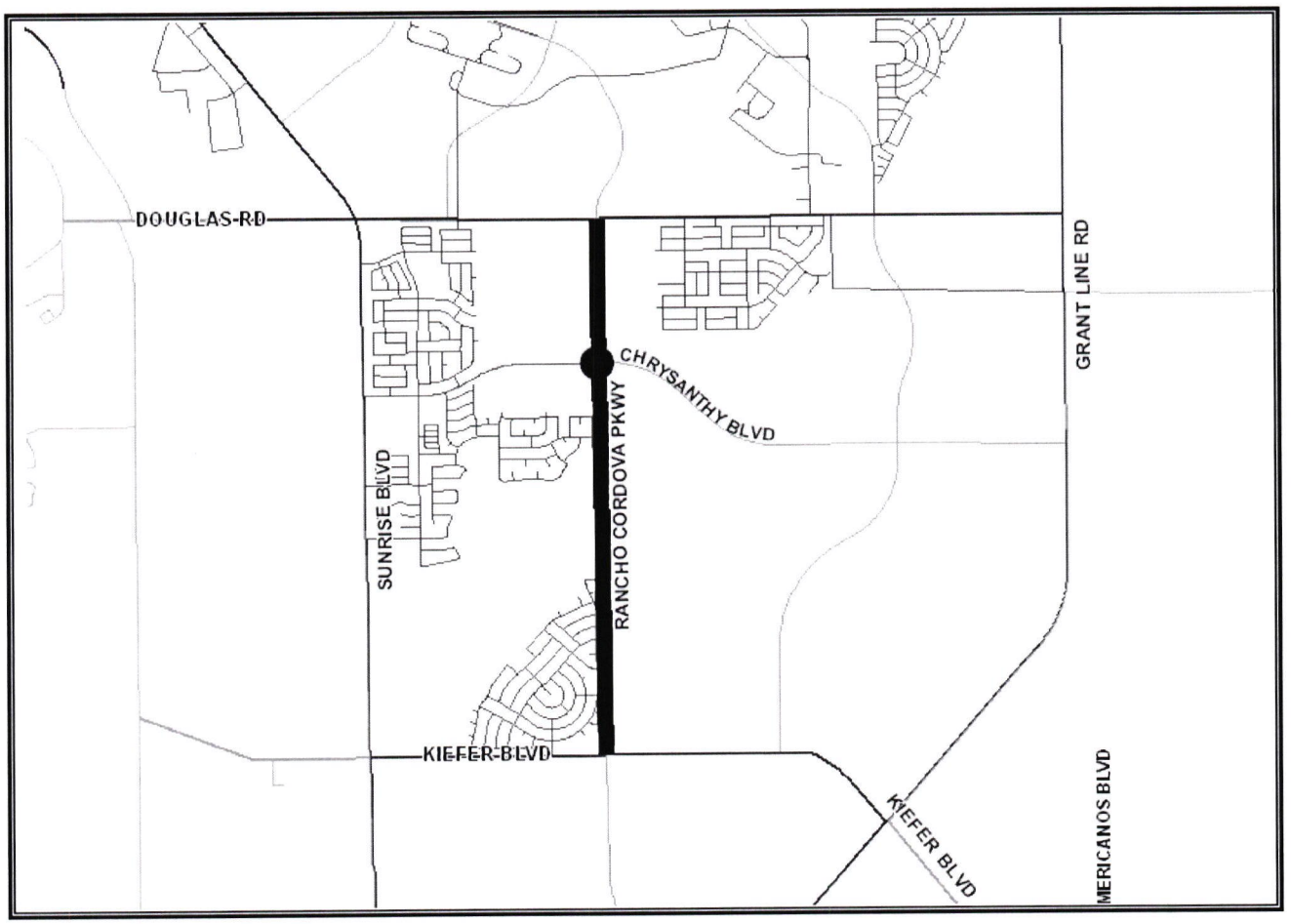
Notes: Environmental Clearance Anticipated in September 2008.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rancho Cordova Parkway (CP07-2035)
Douglas Road to Kiefer Boulevard

Project Budget: $9,654,000 **Anticipated Completion Date: 2010**



The project proposes to construct a new four-lane road reserving room for a future enhanced transit corridor, Rancho Cordova Parkway, from Douglas Road to Kiefer Boulevard including intersection improvements at Kiefer Boulevard.

Rancho Cordova Parkway, Douglas Road to Chrysanthy Boulevard (CP07-2035)

Financing Plan & Tentative Schedule

Estimated Cost $ 9,654

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 1,096	$ 2,914	$ 5,644	-	-	-	-	$ 9,654
Grand Total	**$ 1,096**	**$ 2,914**	**$ 5,644**	**-**	**-**	**-**	**-**	**$ 9,654**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 2,010	$ 2,000	$ 5,644	-	-	-	-	$ 9,654
Grand Total	**$ 2,010**	**$ 2,000**	**$ 5,644**	**-**	**-**	**-**	**-**	**$ 9,654**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

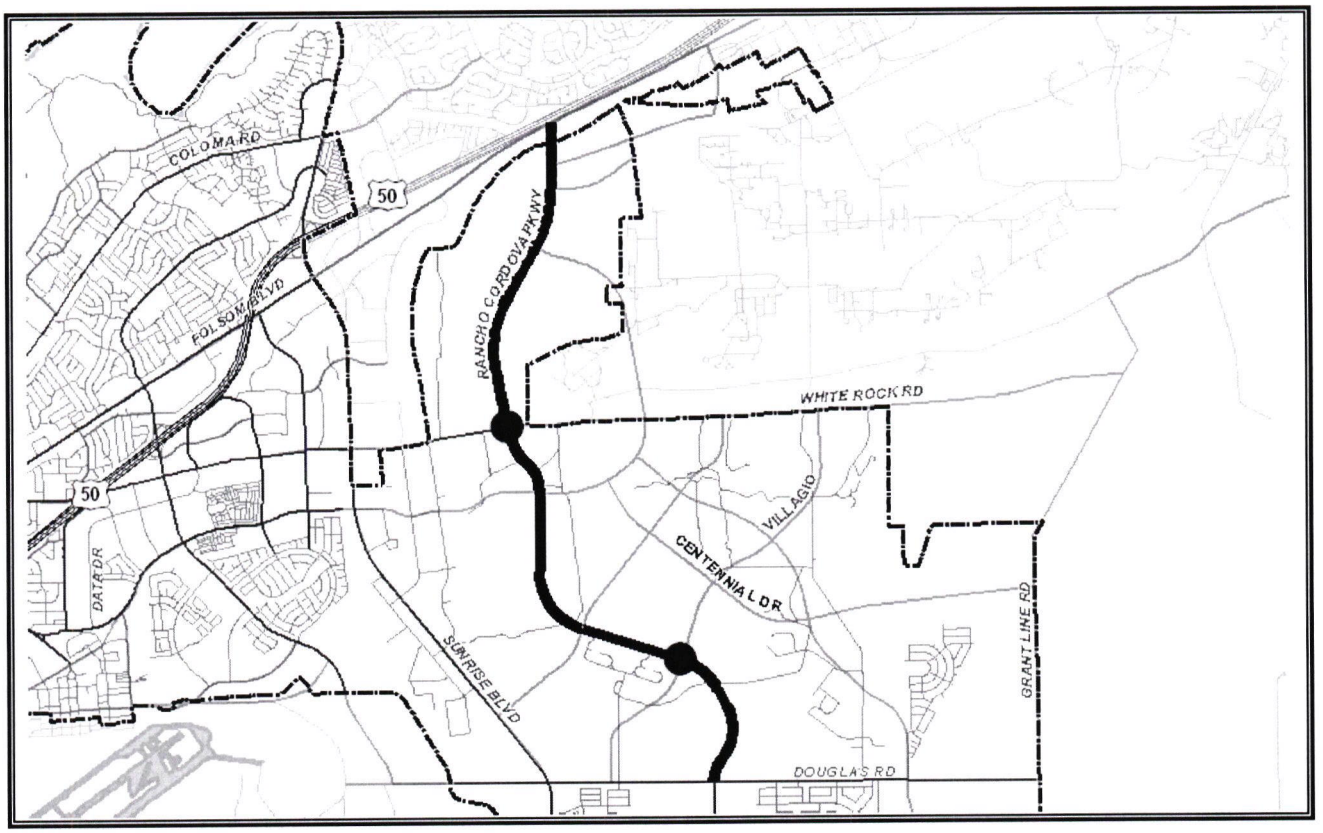
Notes: Other Costs = Credit/Reimbursement Agreements and staff costs associated with delivery of this project. Future expenditures can be reduced by portion of Rancho Cordova Parkway constructed with Anatolia III Major Roads Improvement Plans associated with CP07-2036.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rancho Cordova Parkway (CP06-2050)
Douglas Road to U.S. Highway 50

Project Budget: $26,195,000 **Anticipated Completion Date: 2015**



Rancho Cordova Parkway is intended to provide long term congestion relief for Sunrise Boulevard. This project is directly tied to the proposed Rancho Cordova Parkway Interchange project and will be a critical portion of the City's transportation backbone that will serve development east of Sunrise Boulevard. This four-lane arterial roadway will connect the properties east of sunrise to U.S. Highway 50. The outside travel lanes are expected to be conditions of development completing the six-lane facility.

Rancho Cordova Parkway (CP06-2050)

Financing Plan & Tentative Schedule

Estimated Cost $ 26,195

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	$ 203	-	$ 4,807	$ 14,029	$ 3,072	$ 4,084	-	$ 26,195
Grand Total	**$ 203**	**-**	**$ 4,807**	**$ 14,029**	**$ 3,072**	**$ 4,084**	**-**	**$ 26,195**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 2	$ 1	$ 5,006	$ 14,029	$ 3,072	$ 4,085	-	$ 26,195
Grand Total	**$ 2**	**$ 1**	**$ 5,006**	**$ 14,029**	**$ 3,072**	**$ 4,085**	**-**	**$ 26,195**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

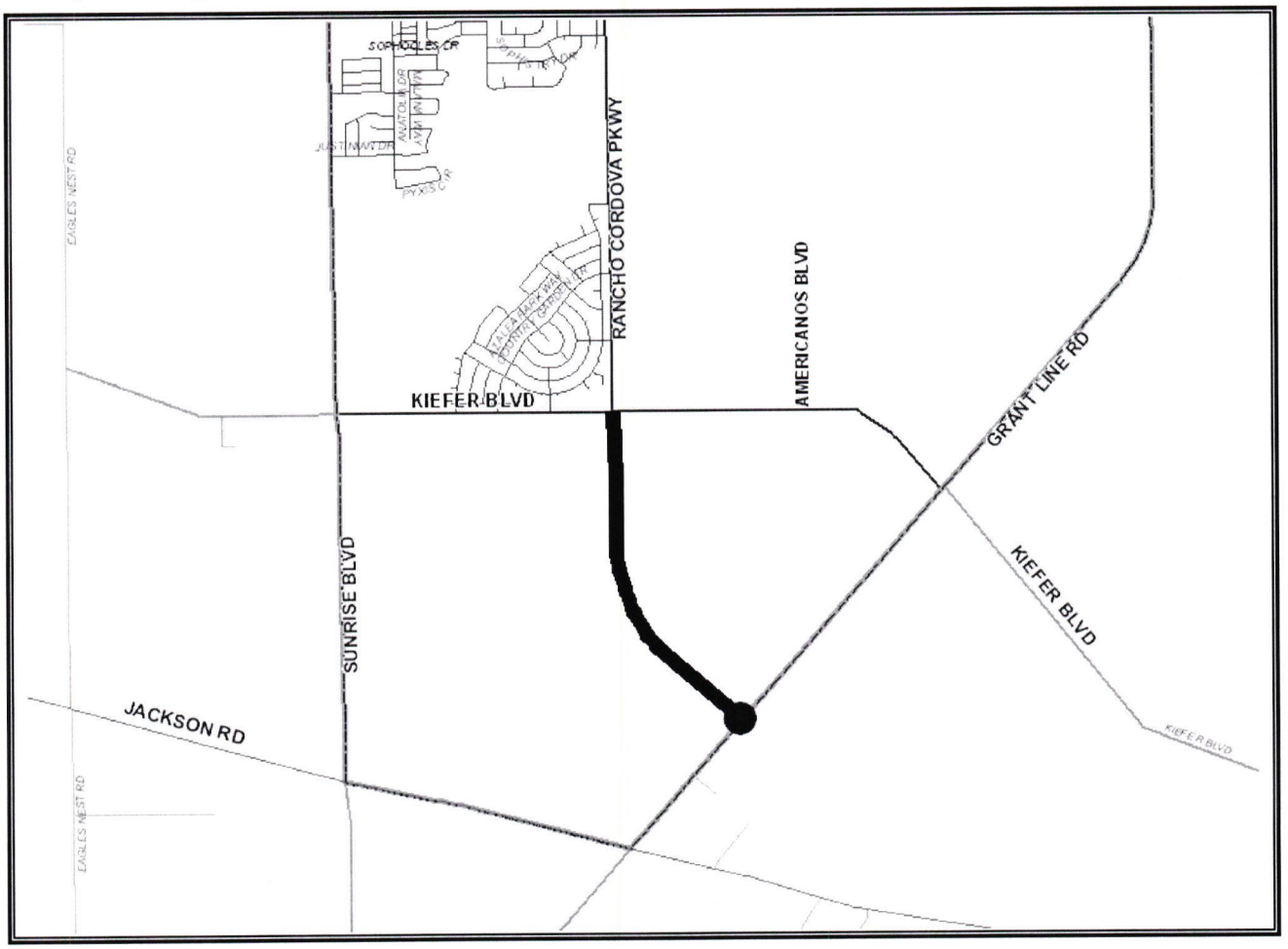
Notes: Fee credit paid to developer (still needs 1% staff costs starting in 09/10). Aggressive schedule tied to interchange and the need to have completion south to Douglas by 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rancho Cordova Parkway South (Plan)
Kiefer Boulevard to Grant Line Road

Project Budget: $2,971,000 **Anticipated Completion Date: 2015**



This project will construct a new 4-lane road (with room for future BRT) from Kiefer Road to Grant Line Road including intersection improvements at Grant Line Road. Project funding for center lane and landscaped median improvements is from transportation impact fees.

Rancho Cordova Parkway South, Kiefer Boulevard to Grant Line Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 2,971

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 2,971	$ 2,971
Grand Total	**-**		**-**	**-**	**-**	**-**	**-**	**$ 2,971**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 2,971	$ 2,971
Grand Total	**-**		**-**	**-**	**-**	**-**	**$ 2,971**	**$ 2,971**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

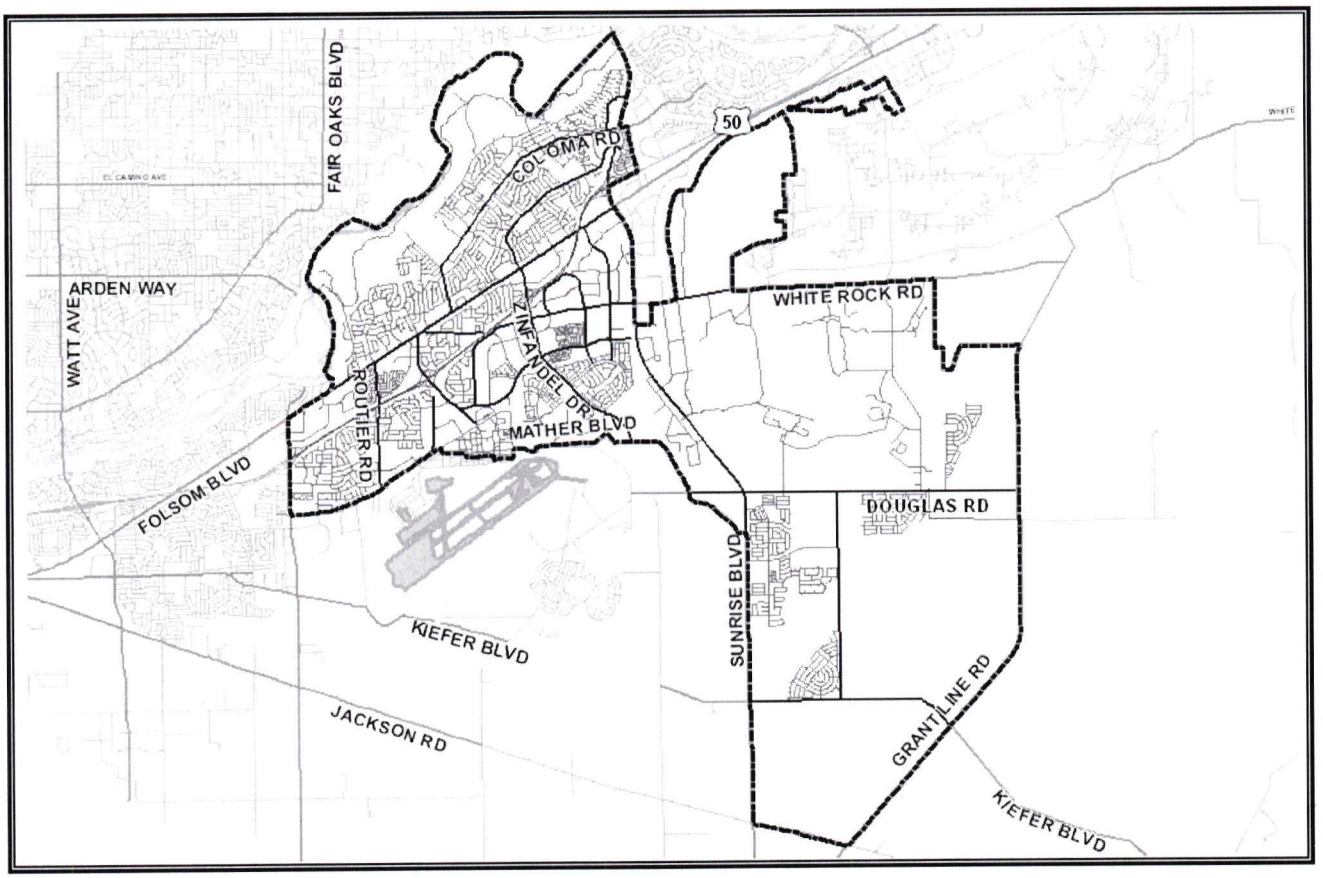
Notes: Fee credit to developer (needs 1% admin fee). All post 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rancho Cordova Pilot Transit Shuttle System (CP07-2058)

Project Budget: $4,096,000 **Anticipated Completion Date: 2011**



The city is initiating new transit service that will provide shuttle connections to RT's Gold Line. The routes and schedules are being evaluated. Local fees and assessments are currently being collected that will support the shuttle Program from the new development areas. After several years of testing and adjusting the service, the City plans to initiate a pilot system in FY08/09 and will be appropriately coordinated to provide connectivity with the region's transit service providers.

Rancho Cordova Pilot Transit Shuttle System (CP07-2058)

Financing Plan & Tentative Schedule

Estimated Cost **$ 4,096**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2247 - SD Transit Shuttle Impact Fees	$ 190	-	$ 40	$ 40	$ 140	-	-	$ 410
2310 - Federal Grants	-	$ 300	$ 300	$ 300	-	-	-	$ 900
2510 - Community Service Districts (CSA-10) (Zone 1)	$ 150	-	$ 60	$ 60	$ 75	-	-	$ 345
2511 - Community Service Districts (CSA-10) (Zone 2)	$ 150	-	$ 145	$ 760	$ 895	-	-	$ 1,950
2540 - Transportation Transit Related Service Tax	$ 31	-	$ 30	$ 40	$ 390	-	-	$ 491
Grand Total	**$ 521**	**$ 300**	**$ 575**	**$ 1,200**	**$ 1,500**	**-**	**-**	**$ 4,096**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (5%)	$ 120	$ 70	-	-	-	-	-	$ 190
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (95%)	-	$ 300	$ 900	$ 1,200	$ 1,506	-	-	$ 3,906
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 120**	**$ 370**	**$ 900**	**$ 1,200**	**$ 1,506**	**-**	**-**	**$ 4,096**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction/Operations								

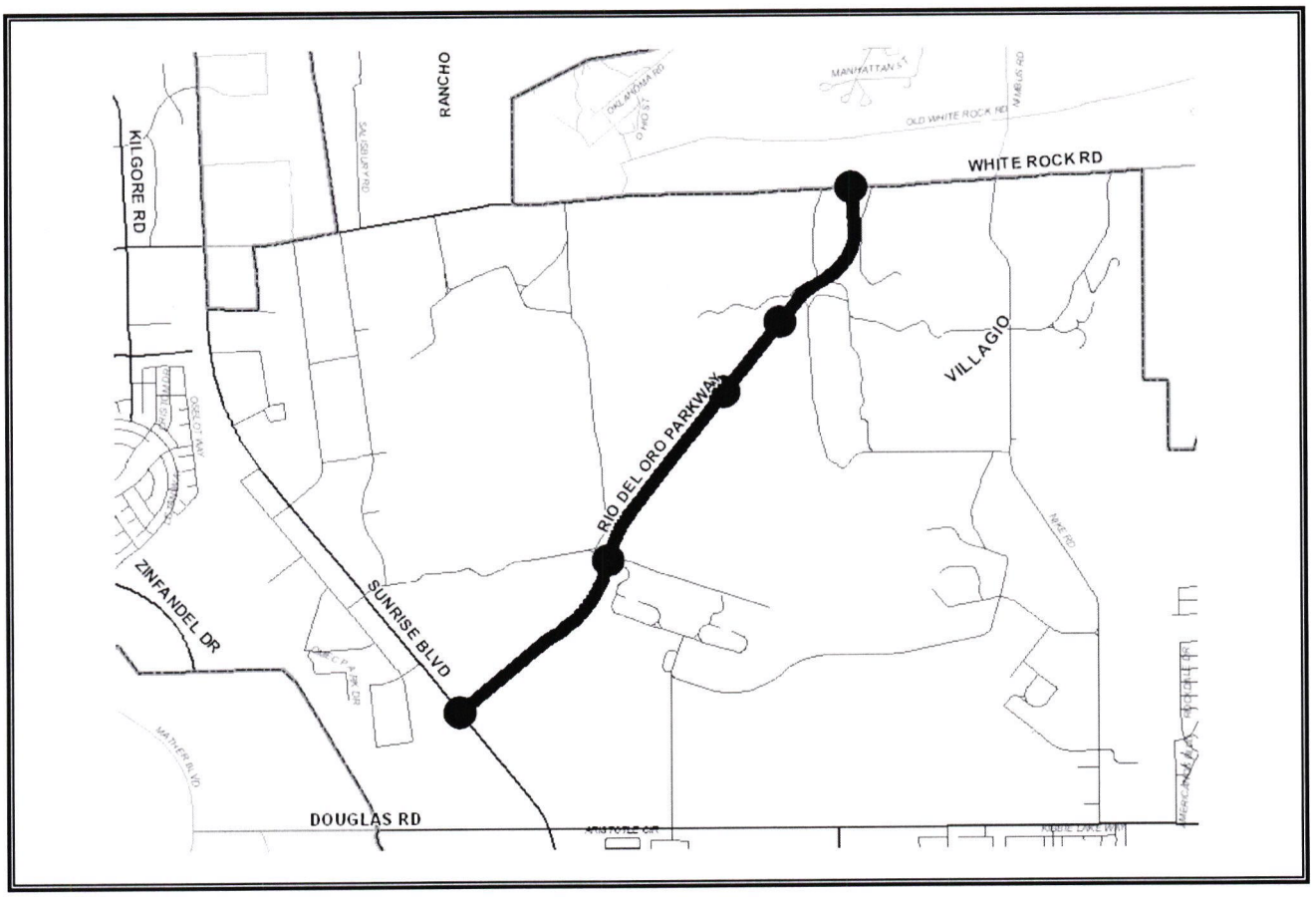
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Rio Del Oro Parkway (CP09-2070)
Sunrise Boulevard to White Rock Road

Project Budget: $12,795,000 **Anticipated Completion Date: 2015**



This project will construct a new 4-lane road from Sunrise Boulevard to Rancho Cordova Parkway and a new 2-lane road from Rancho Cordova Parkway to White Rock Road including intersection improvements at Sunrise Boulevard, Rancho Cordova Parkway, Americanos Boulevard, and White Rock Road. Project funding for center lane and landscaped median improvements is from transportation impact fees. For the 2-lane portion, funding is for widened median only, frontage lanes constructed by developer.

Rio Del Oro Parkway, Sunrise Boulevard to White Rock (CP09-2070)

Financing Plan & Tentative Schedule

Estimated Cost **$ 12,795**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	-	-	-	$ 5,956	-	$ 2,839	$ 4,000	$ 12,795
Grand Total	**-**	**-**	**-**	**$ 5,956**	**-**	**$ 2,839**	**$ 4,000**	**$ 12,795**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	$ 5,956	-	$ 2,839	$ 4,000	$ 12,795
Grand Total	**-**	**-**	**-**	**$ 5,956**	**-**	**$ 2,839**	**$ 4,000**	**$ 12,795**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

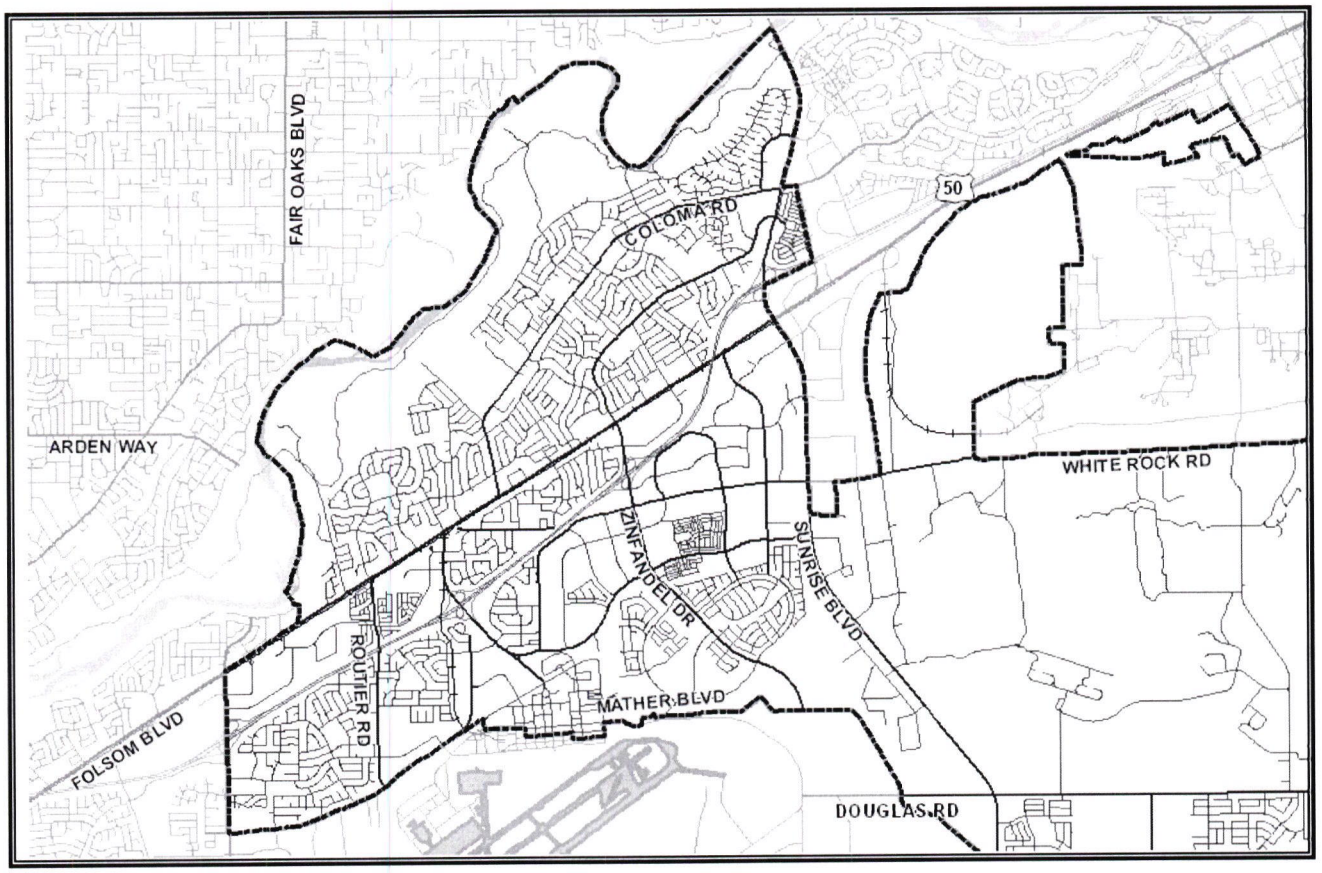
Notes: Fee credit to developer (needs 1% admin cost). Build to RCP 10/11 and to Centennial 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

ROW Program/ Contingency (CP06-2048)

Project Budget: $788,000 **Anticipated Completion Date: 2035**



These funds are reserved at STA for cost overruns, right-of-way acquisition, and federal and state grant match requirements.

ROW Program / Contingency (CP06-2048)

Financing Plan & Tentative Schedule

Estimated Cost $ 788

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 577	$ 211	-	-	-	-	-	$ 788
Grand Total	**$ 577**	**$ 211**	**-**	**-**	**-**	**-**	**-**	**$ 788**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 577	$ 211	-	-	-	-	-	$ 788
Grand Total	**$ 577**	**$ 211**	**-**	**-**	**-**	**-**	**-**	**$ 788**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

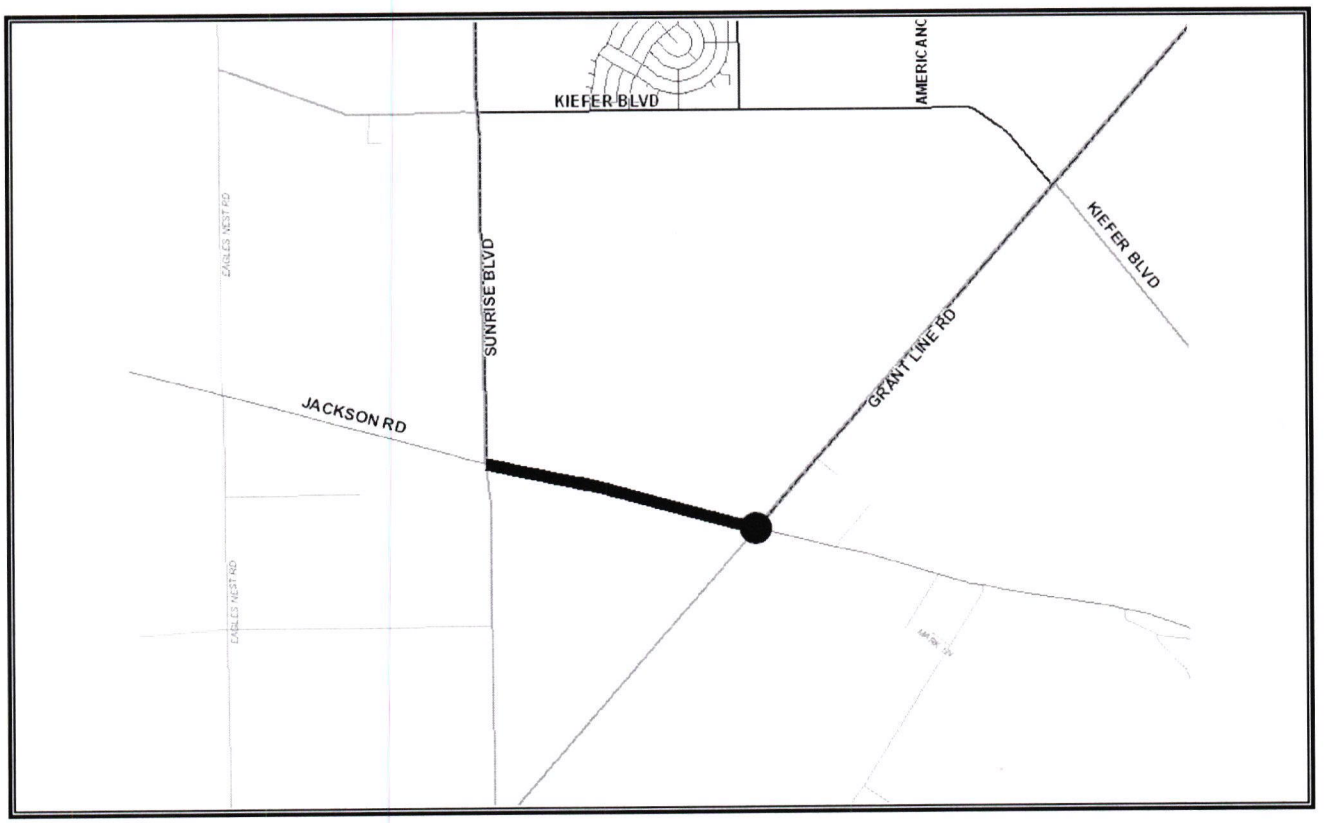
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

State Route 16 (Jackson Highway) (Plan)
Grant Line Road to Sunrise Boulevard

Project Budget: $6,816,000 **Anticipated Completion Date: 2015**



The project proposes to widen State Route 16 (Jackson Highway) to four-lanes from Grant Line Road to Sunrise Boulevard including intersection improvements at State Route 16 and Grant Line Road. Project cost shown is one half the cost of the improvements for City portion. Assumes County of Sacramento funding the other half.

State Route 16, Grant Line Road to Sunrise Boulevard (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 6,816

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2246 - SD Traffic Mitigation Impact Fees	-	-	-	-	-	-	$ 1,261	$ 1,261
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 5,555	$ 5,555
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 6,816**	**$ 6,816**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 6,816	$ 6,816
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 6,816**	**$ 6,816**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

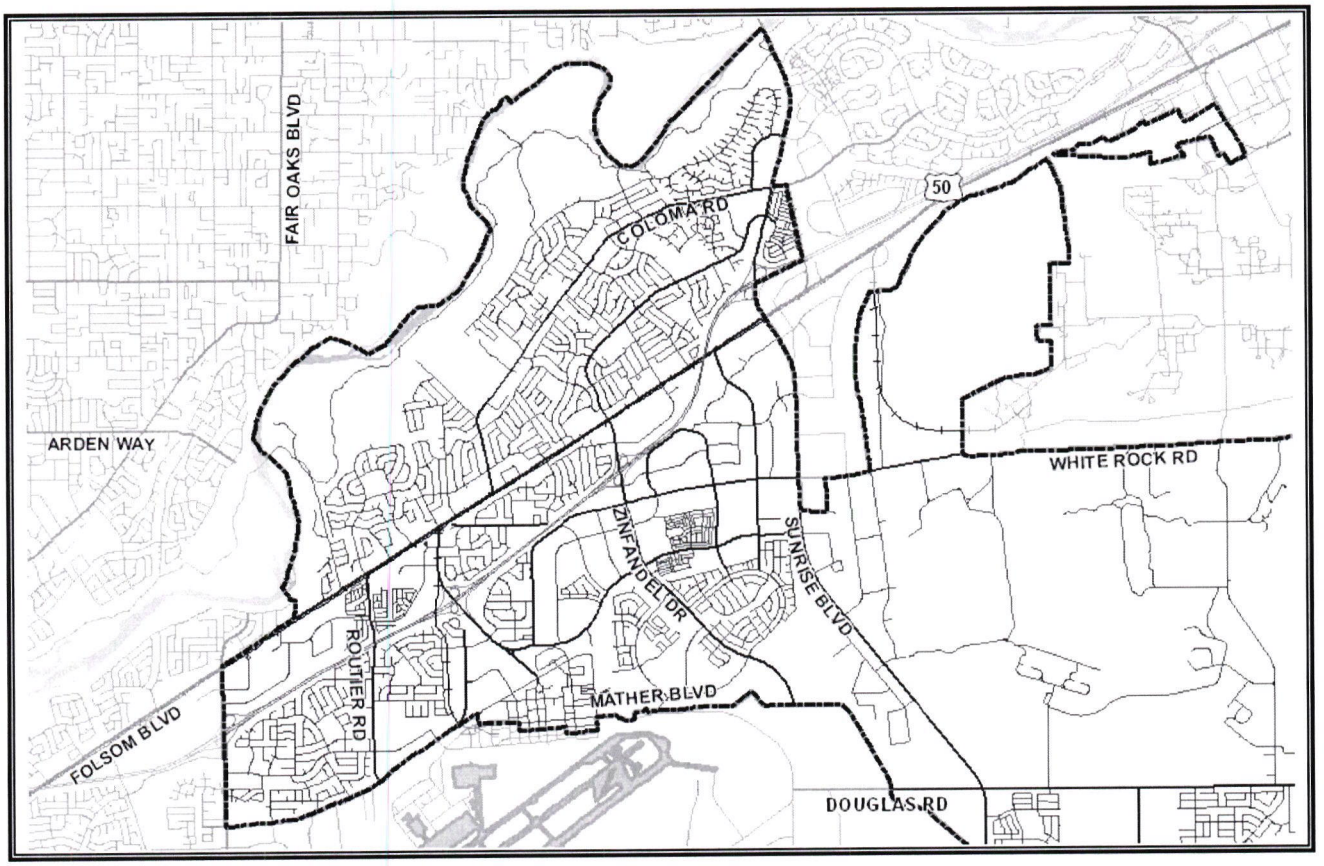
Notes: Costs do not include County's portion of costs. All post 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Streetscape Improvement Program (CP06-2041)

Program Budget: $135,000 **Anticipated Completion Date: Ongoing**



This Citywide program designs and constructs streetscape improvements include frontage landscaping with some curb, gutter and sidewalk improvements, median improvements with landscaping and hardscaping, irrigation and some pedestrian improvements.

Current projects within this program are the Street Sign Replacement Project (CP05-2015), Folsom Boulevard Enhancements Phase I (CP05-2011), Phase II (CP07-2033) and Phase III (Plan) and the Mather Field at U.S. 50 (CP05-2004).

Streetscape Improvement Program (CP06-2041)

Financing Plan & Tentative Schedule

Estimated Cost $ 135

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	-	$ 135	-	-	-	-	-	$ 135
Grand Total	**-**	**$ 135**	**-**	**-**	**-**	**-**	**-**	**$ 135**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (7%)	-	$ 10	-	-	-	-	-	$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (7%)	-	$ 10	-	-	-	-	-	$ 10
Construction Contract (85%)	-	$ 115	-	-	-	-	-	$ 115
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**-**	**$ 135**	**-**	**-**	**-**	**-**	**-**	**$ 135**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

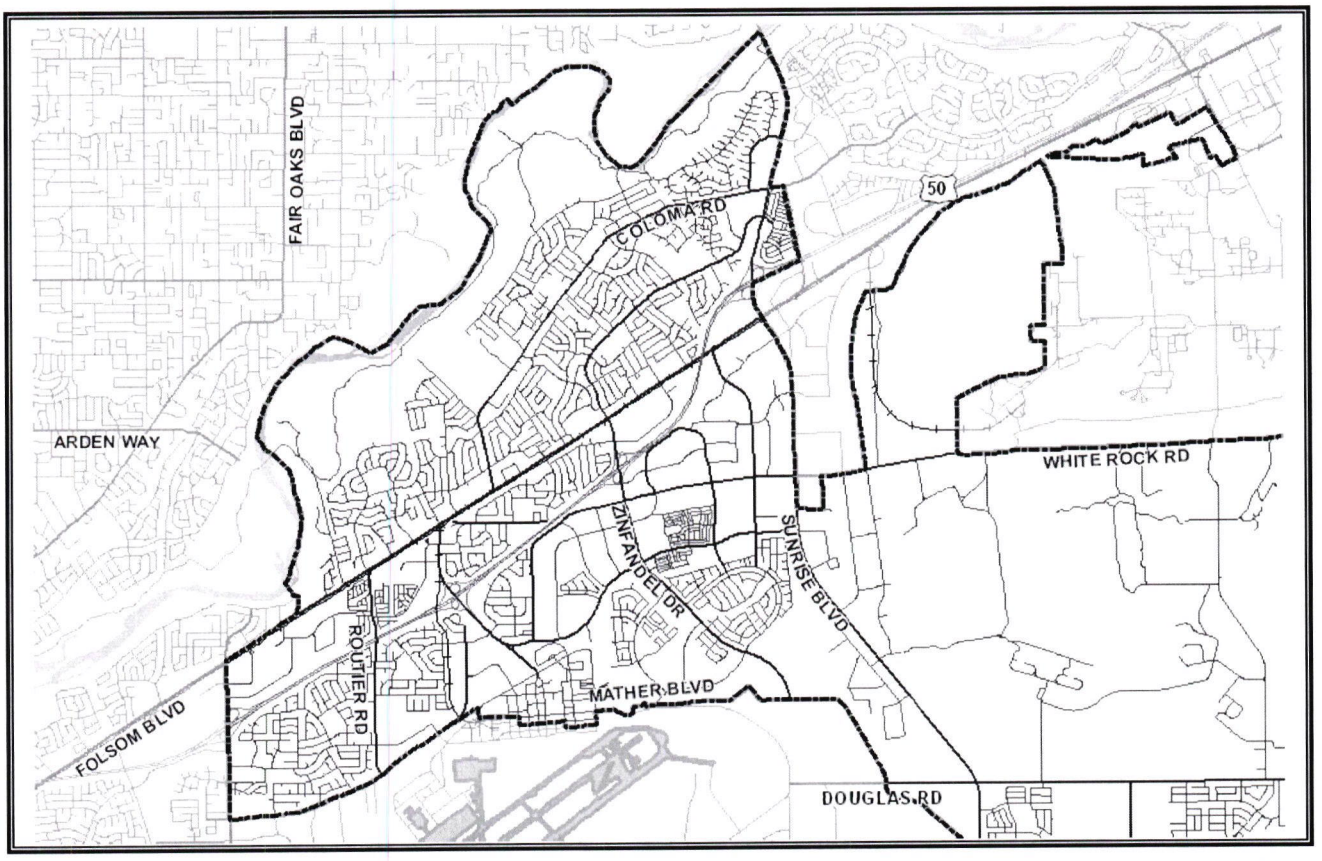
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Street Safety Improvement Program (CP06-2044)

Project Budget: $992,000 **Anticipated Completion Date: Ongoing**



This Citywide program proposes annual street safety improvements in various locations within the City of Rancho Cordova. This program provides for the installation of miscellaneous safety improvements in various locations, including flashing beacons, guardrails, median canalization, and various signing and striping based on traffic engineering warrants.

Projects that will be constructed under this program are the Lighted Crosswalk (CP06-2049), La Placita Street Lights (CP06-2019), the 2007 Sidewalk Improvement Project (CP07-2053), and the RC Sign Safety Project (CP07-2056).

Street Safety Improvement Program (CP06-2044)

Financing Plan & Tentative Schedule

Estimated Cost $ 992

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2421 - Measure A Construction	$ 342	$ 200	$ 150	$ 150	$ 150	-	-	$ 992
Grand Total	**$ 342**	**$ 200**	**$ 150**	**$ 150**	**$ 150**	**-**	**-**	**$ 992**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (92%)	$ 391	$ 130	$ 130	$ 130	$ 130	-	-	$ 911
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (8%)	$ 1	$ 20	$ 20	$ 20	$ 20	-	-	$ 81
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 392**	**$ 150**	**$ 150**	**$ 150**	**$ 150**	**-**	**-**	**$ 992**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

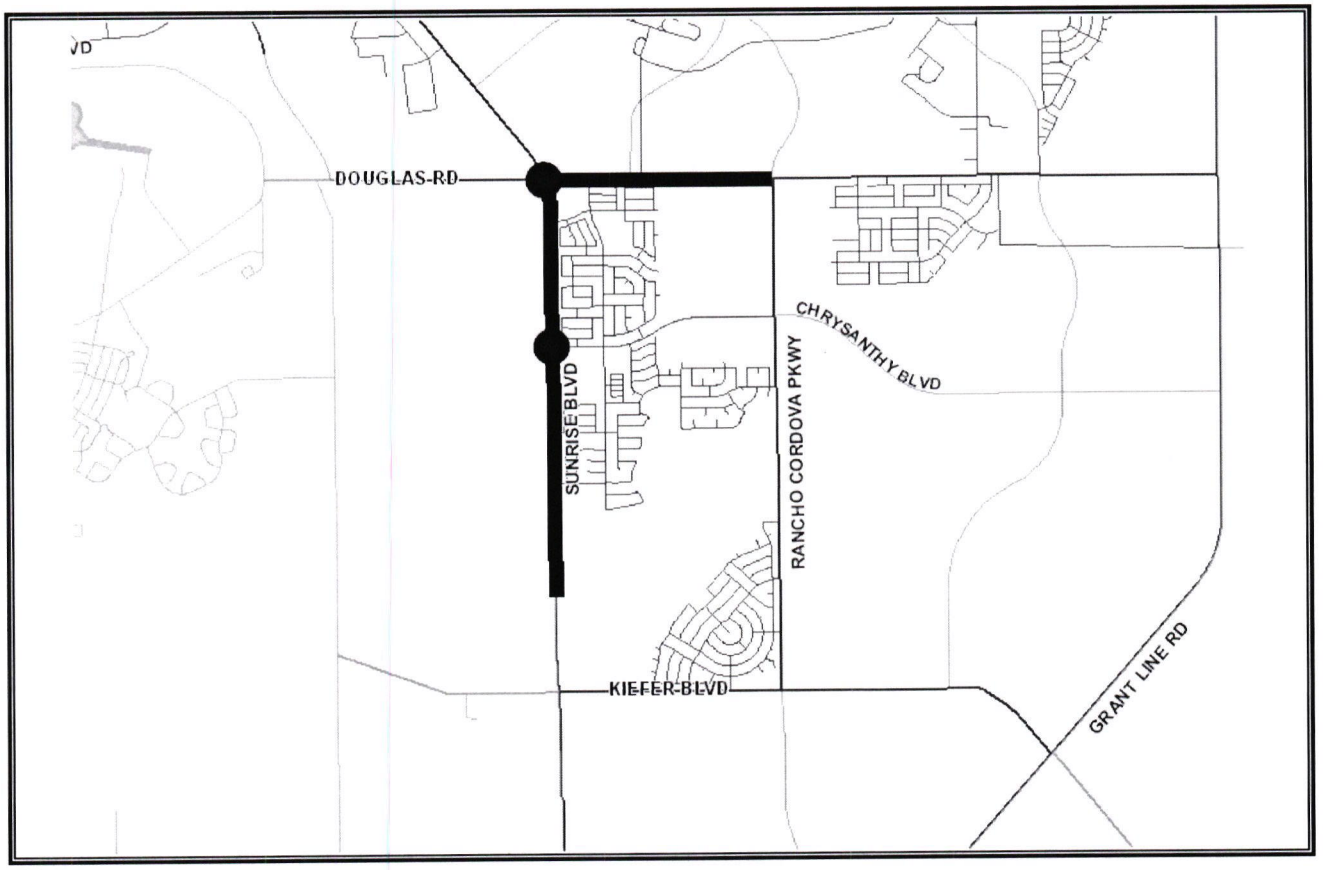
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Sunrise Boulevard (CP06-2028)
Douglas Road to Kiefer Boulevard

Project Budget: $24,113,000

Anticipated Completion Date: 2009



The project, anticipated to be completed in 2008, constructed improvements on Sunrise from White Rock to Douglas, widened Sunrise Boulevard to five-lanes from Douglas Road to Kiefer Boulevard, and Douglas Road to five-lanes from Sunrise to Rancho Cordova Parkway, including intersection and signalization improvements on Sunrise at Douglas Road and Chrysanthy Boulevard. Construction done by developers and funded through impact fees and Measure A bond funds. Future project may widen Sunrise to 6-lanes.

Sunrise Boulevard, Douglas Road to Kiefer Boulevard (CP06-2028)

Financing Plan & Tentative Schedule

Estimated Cost $ 19,688

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 15,818	-	-	-	-	-	-	$ 15,818
2250 - Traffic Mitigation Impact Fee	$ 1,269	-	-	-	-	-	-	$ 1,269
2423 - New Measure A Construction	-	$ 2,601	-	-	-	-	-	$ 2,601
Grand Total	**$ 17,087**	**$ 2,601**	-	-	-	-	-	**$ 19,688**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 17,087	$ 2,601	-	-	-	-	-	$ 19,688
Grand Total	**$ 17,087**	**$ 2,601**	-	-	-	-	-	**$ 19,688**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

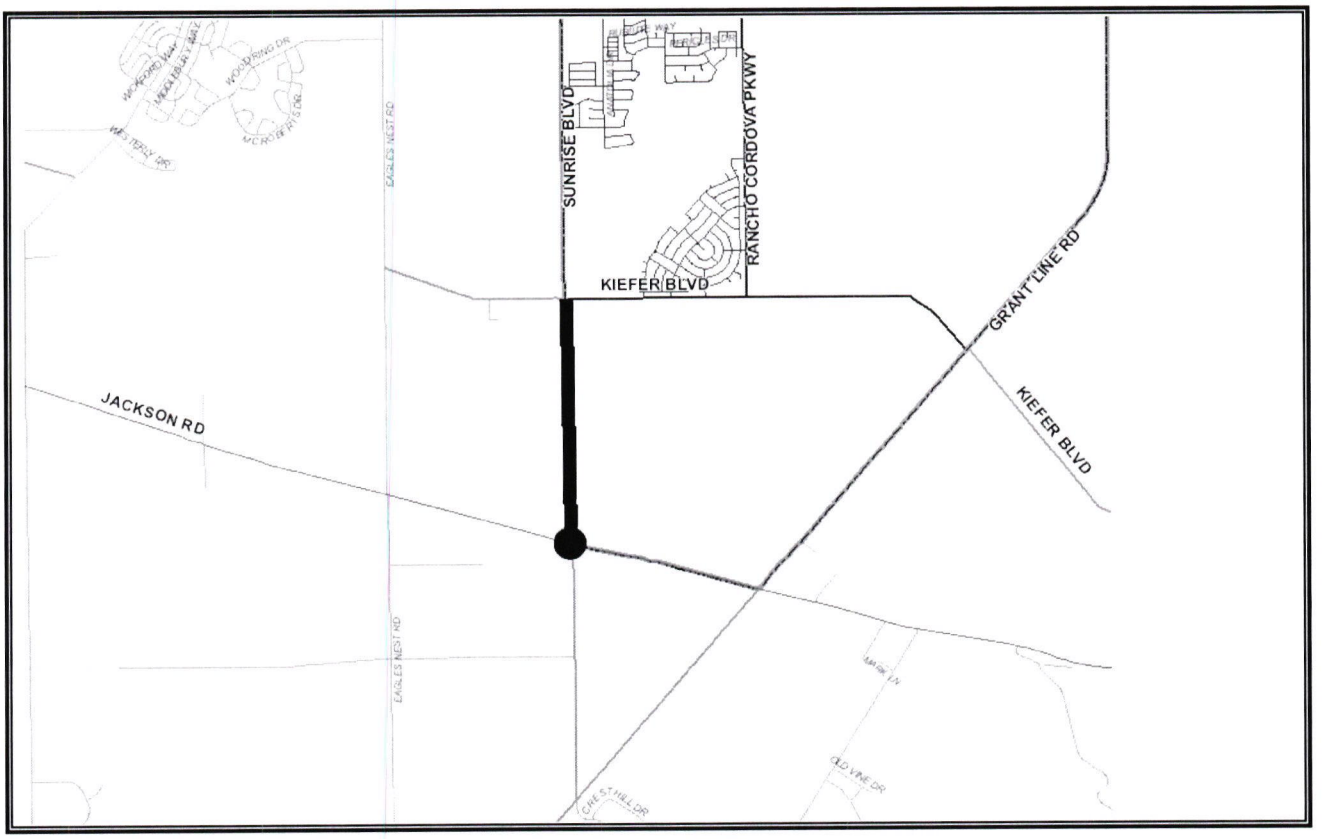
Notes: Expenditures revised to reflect current credit/reimbursement agreements (97-2005, 27-2007, 66-2007, 175-2007, 180-2007), additional future agreements (28-2008), plus post 12/13 expenditures for westerly most frontage lane from Douglas to Kiefer estimated at $330.30/lf plus engineering, environmental & permitting, and construction contingencies.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Sunrise Boulevard (CP07-2038)
Kiefer Boulevard to State Route 16 (Jackson Highway)

Project Budget: $13,525,000 **Anticipated Completion Date: 2011**



The project proposes to widen Sunrise Boulevard to four-lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct intersection improvements at Kiefer Boulevard and State Route 16.

Sunrise Boulevard, Kiefer Boulevard to State Route 16 (CP07-2038)

Financing Plan & Tentative Schedule

Estimated Cost $ 13,525

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 94	-	-	-	-	-	-	$ 94
2246 - SD Traffic Mitigation Impact Fees	$ 392	$ 2,000	$ 9,479	-	-	-	-	$ 11,871
2250 - Traffic Mitigation Impact Fee	$ 560	-	-	-	-	-	-	$ 560
2423 - New Measure A Construction	$ 318	$ 682	-	-	-	-	-	$ 1,000
Grand Total	**$ 1,270**	**$ 2,682**	**$ 9,479**	**-**	**-**	**-**	**-**	**$ 13,525**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (14%)	$ 472	$ 1,453	-	-	-	-	-	$ 1,925
Right of Way (4%)	-	$ 500	-	-	-	-	-	$ 500
Construction Engineering (7%)	-	$ 70	$ 620	$ 210	-	-	-	$ 900
Construction Contract (75%)	-	-	$ 9,200	$ 1,000	-	-	-	$ 10,200
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 472**	**$ 2,023**	**$ 9,820**	**$ 1,210**	**-**	**-**	**-**	**$ 13,525**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

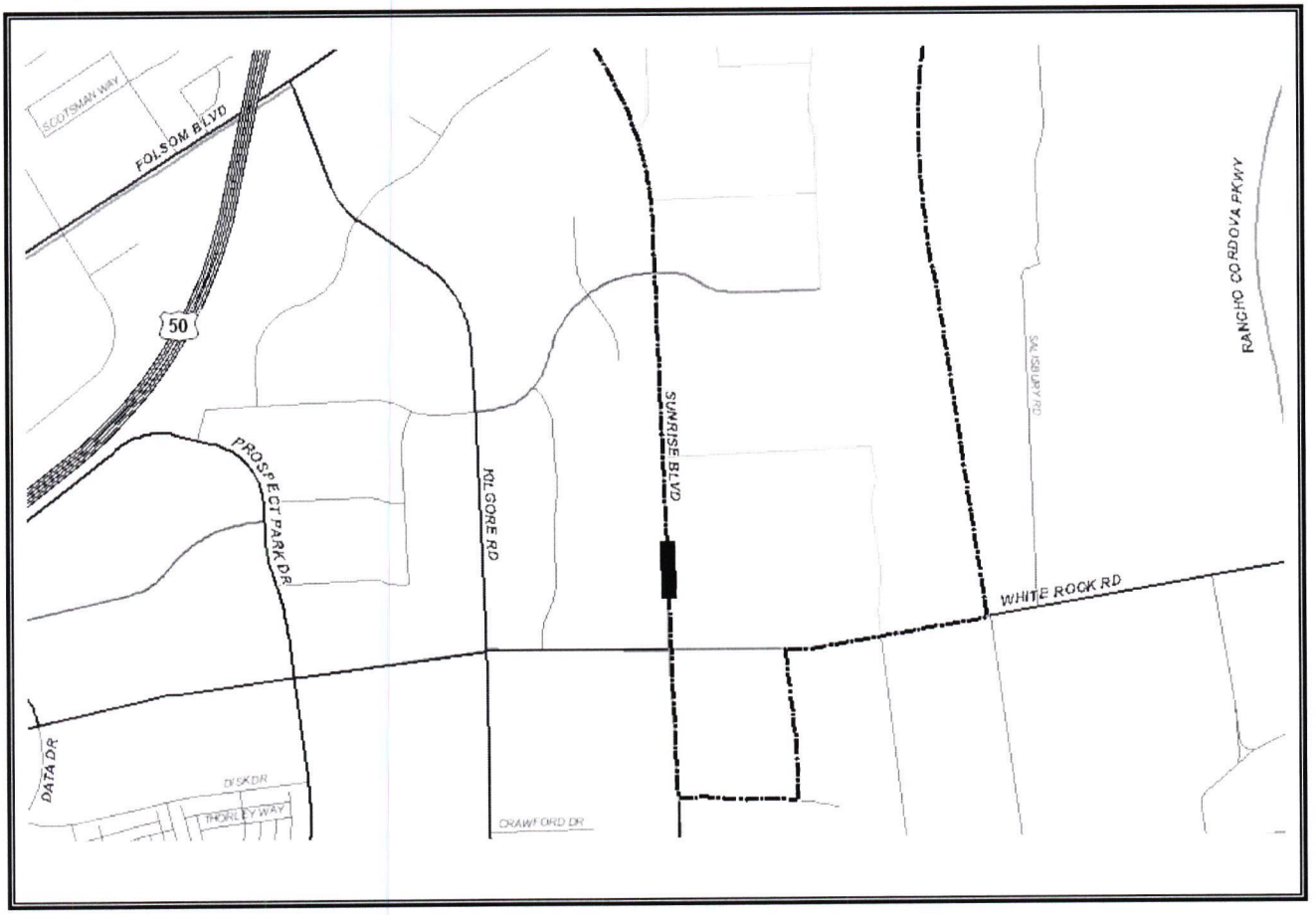
Notes: Cost estimate based on expanded scope of Jackson Road intersection and bridge widening using updated CIP costs from URS (2007). New Measure A revenues include $318,000 from 06/07 bonds and $3,000,000 from 08/09 bonds. Scope includes Phase 1 widening of Sunrise to 4 lanes south of Kiefer, construction of 4x6 intersection at Jackson Road, and widening of Jackson Road bridge over Laguna Creek. Future Phase 2 widening will construct western outside lane and frontage improvements. Private development will construct eastern outside lane and frontage improvements. Assumes no work on Sunrise/Laguna Cr. bridge or FSC bridge. Construction cost includes 15% contingency.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2012 Capital Improvement Plan

Sunrise Boulevard North of White Rock (CP09-2071)

Project Budget: $260,000 **Anticipated Completion Date: 2009**



This project will add a third northbound lane on Sunrise Boulevard from the intersection at White Rock Road extending approximately 800 feet north to match the existing three-lane section. The project will include construction of storm drainage improvements, pavement widening, and frontage improvements along a 415 foot long section of roadway.

Sunrise Boulevard North of White Rock Road (CP09-2071)

Financing Plan & Tentative Schedule

Estimated Cost $ 260

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2246 - SD Traffic Mitigation Impact Fees	-	$ 260	-	-	-	-	-	$ 260
Grand Total	**-**	**$ 260**	**-**	**-**	**-**	**-**	**-**	**$ 260**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (8%)	-	$ 20	-	-	-	-	-	$ 20
Right of Way (10%)	-	$ 25	-	-	-	-	-	$ 25
Construction Engineering (8%)	-	$ 20	-	-	-	-	-	$ 20
Construction Contract (56%)	-	$ 145	-	-	-	-	-	$ 145
Other Costs (19%)	-	$ 50	-	-	-	-	-	$ 50
Grand Total	**-**	**$ 260**	**-**	**-**	**-**	**-**	**-**	**$ 260**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

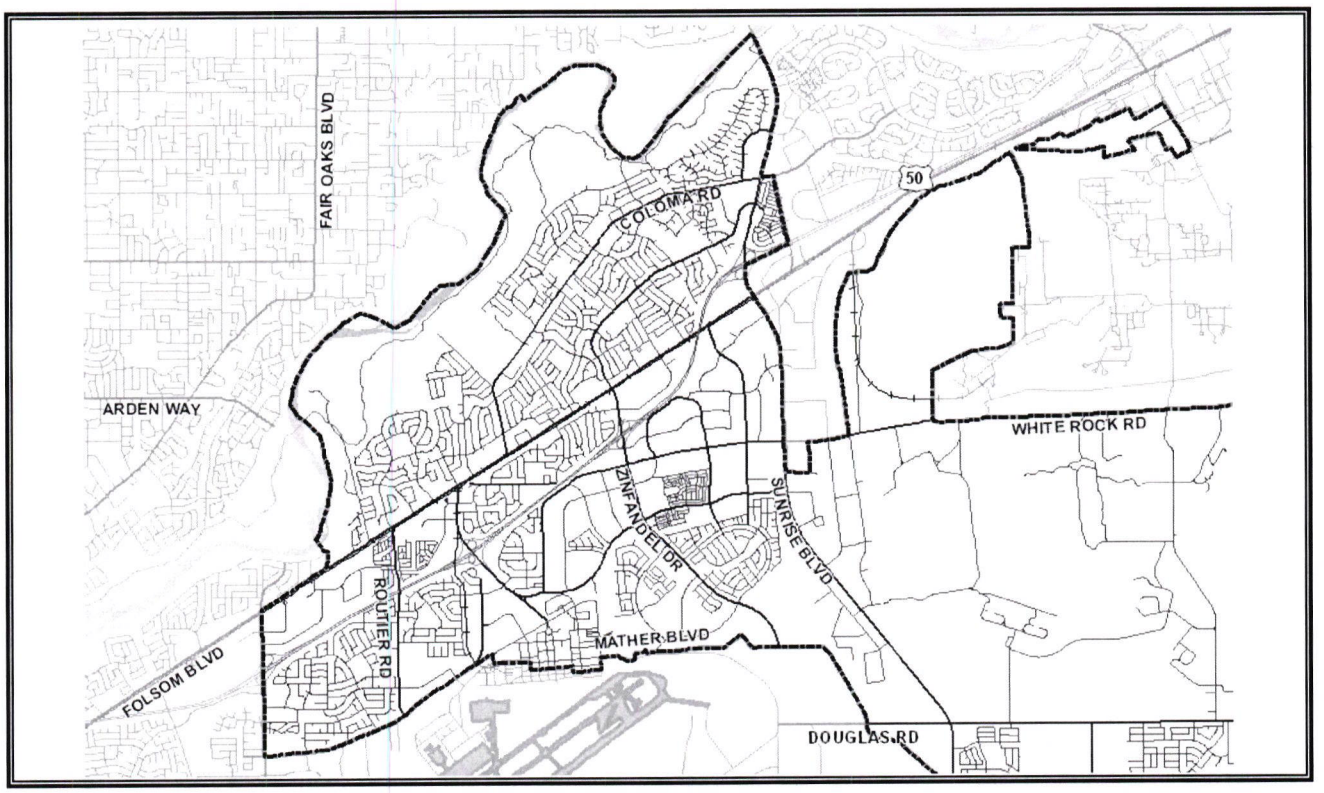
Notes: Currently the funding for this project is budgeted with CP06-2028. If the City decides to make these improvements as a City delivered project, the funding will be reallocated at that time.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Traffic Signal Program (CP06-2046)

Project Budget: $1,223,000 **Anticipated Completion Date: 2012**



This program provides for the design and construction of new traffic signals at locations identified on the City project priority list for traffic signals, and upgrades and modifications to existing traffic signals, including Fiber Optic Networking. New signals are only part of this program after they have been added to the CTEP via a CTEP amendment. Current traffic signals that are included in this program are the Chardonay at Coloma Project Intersection Improvement Study (CP05-2010), and Data Drive at International Drive Intersection Improvements (CP07-2030).

Traffic Signal Program (CP06-2046)

Financing Plan & Tentative Schedule

Estimated Cost $ 1,223

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 13	$ 160	$ 350	$ 350	$ 350	-	-	$ 1,223
Grand Total	**$ 13**	**$ 160**	**$ 350**	**$ 350**	**$ 350**	**-**	**-**	**$ 1,223**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (3%)	$ 8	$ 5	$ 10	$ 10	$ 10	-	-	$ 43
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (7%)	-	$ 10	$ 25	$ 25	$ 25	-	-	$ 85
Construction Contract (90%)	-	$ 120	$ 325	$ 325	$ 325	-	-	$ 1,095
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 8**	**$ 135**	**$ 360**	**$ 360**	**$ 360**	**-**	**-**	**$ 1,223**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

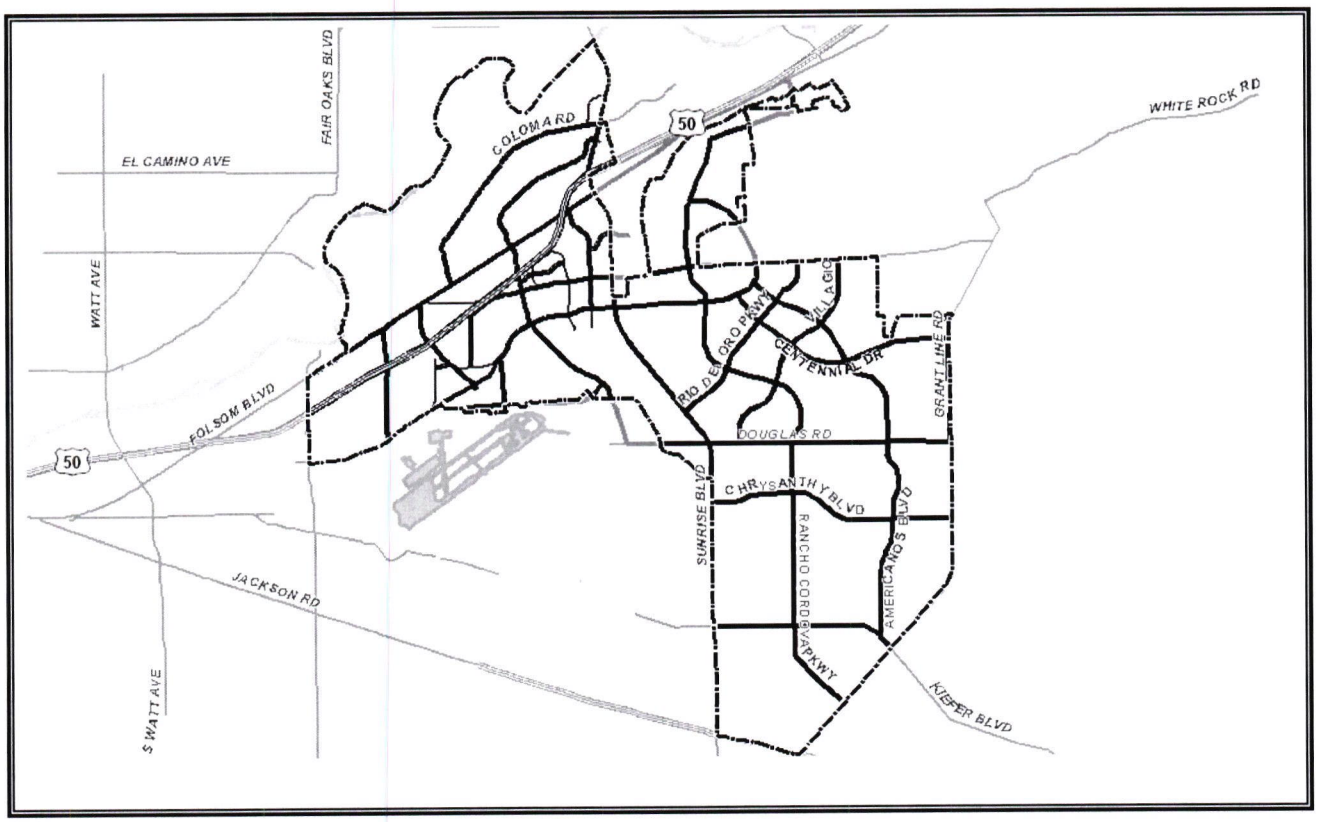
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Transportation Master Plan Program (CP06-2047)

Program Budget: $1,400,000 **Anticipated Completion Date: Ongoing**



The citywide Transportation Master Plan Program is intended to develop project concepts related to implementation of transportation elements in the City's General Plan. This program provides for transportation planning efforts that are moving toward individual project status. The program is ongoing.

Transportation Master Plan Program (CP06-2047)

Financing Plan & Tentative Schedule

Estimated Cost **$ 1,400**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	$ 200	-	-	-	-	-	-	$ 200
2251 - Traffic Mitigation Admin Impact Fees	-	$ 100	$ 100	$ 100	$ 100	$ 200	-	$ 600
2421 - Measure A Construction	$ 200	$ 100	$ 100	$ 100	$ 100	-	-	$ 600
Grand Total	**$ 400**	**$ 200**	**$ 200**	**$ 200**	**$ 200**	**$ 200**	**-**	**$ 1,400**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (100%)	$ 400	$ 200	$ 200	$ 200	$ 200	$ 200	-	$ 1,400
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 400**	**$ 200**	**$ 200**	**$ 200**	**$ 200**	**$ 200**	**-**	**$ 1,400**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

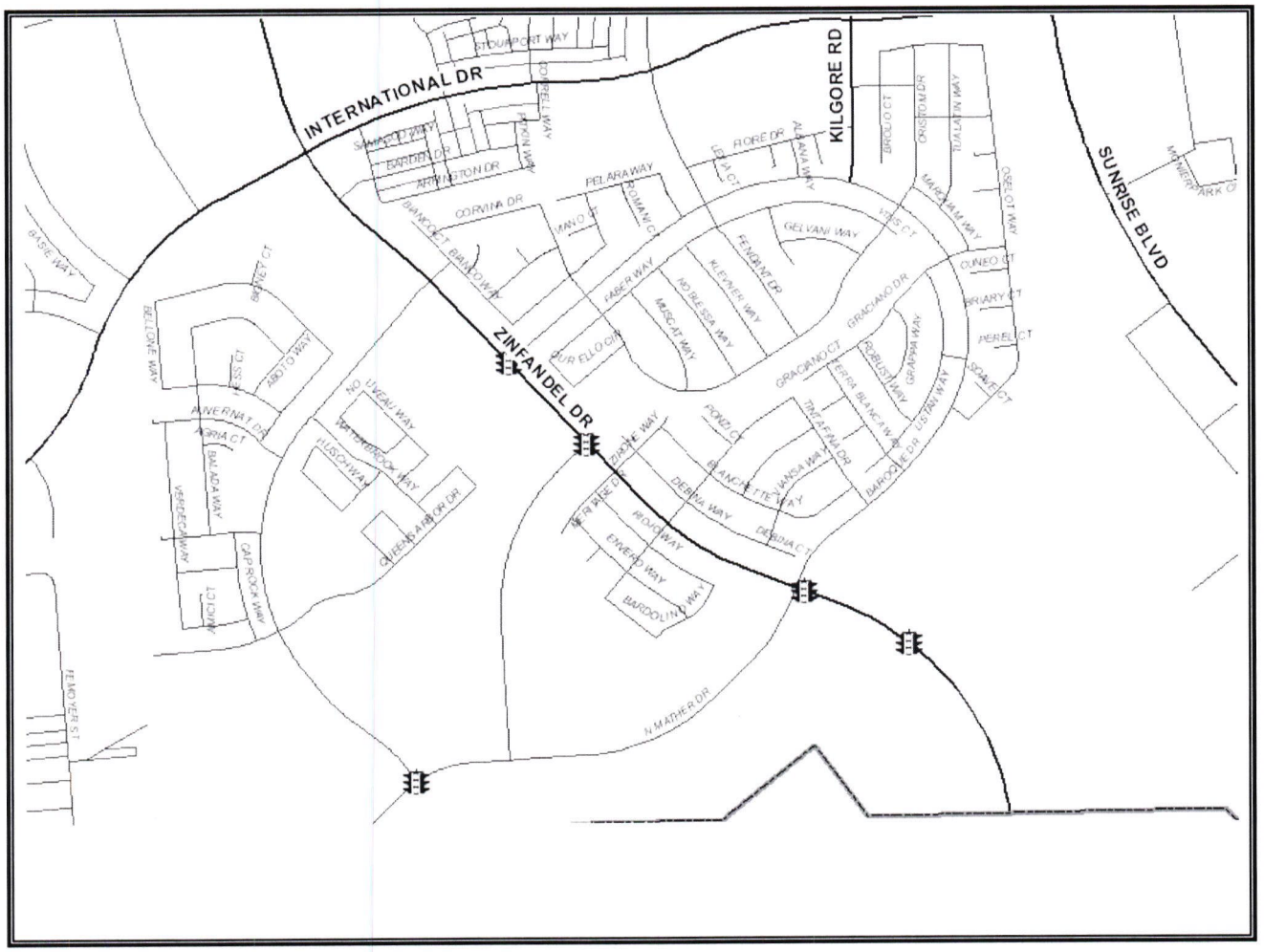
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Villages of Zinfandel Traffic Signals (CP09-2067)

Project Budget: $1,765,000 **Anticipated Completion Date: 2010**



This project will construct intersection improvements and traffic signals at the remaining locations in the Villages of Zinfandel. These improvements are conditions of development and will be constructed and fully funded by the developer.

Villages of Zinfandel Traffic Signals (CP09-2067)

Financing Plan & Tentative Schedule

Estimated Cost $ 1,765

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Funded By Developer - Conditions of Approval	-	$ 700	$ 1,050	-	-	-	-	$ 1,750
2257 VOZ Administration Impact Fees	-	$ 6	$ 9	-	-	-	-	$ 15
Grand Total	**-**	**$ 706**	**$ 1,059**	**-**	**-**	**-**	**-**	**$ 1,765**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	$ 706	$ 1,059	-	-	-	-	$ 1,765
Grand Total	**-**	**$ 706**	**$ 1,059**	**-**	**-**	**-**	**-**	**$ 1,765**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Operations								
Design								
Environmental								
ROW acquisition								
Construction								

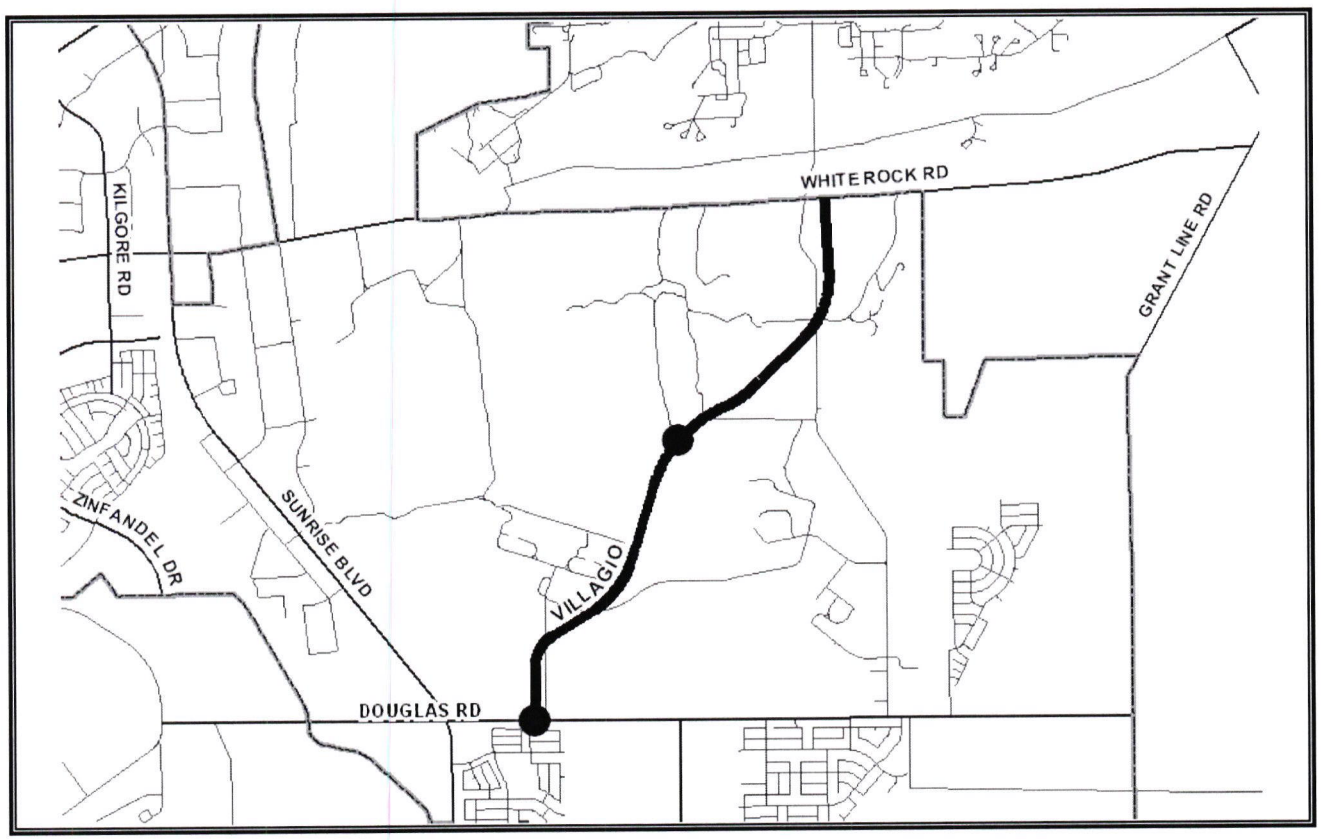
Notes: Estimated costs for the five remaining traffic signals to be constructed at Developer cost located in the Villages of Zinfandel. This project documents the 5 remaining signals to be built by Developers in the Villages of Zinfandel, assumed to be constructed one signal per year. Project completely Developer funded but includes some administration to cover City staff fime.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Villagio (Plan)
Douglas Road to White Rock Road

Project Budget: $2,616,000 **Anticipated Completion Date: Post 2013**



This project will construct a new 2-lane road from Douglas Road to White Rock Road including intersection improvements at Douglas and Centennial. The 2-lane road will be constructed at developer cost. Project funding shown is from transportation impact fees for intersection improvements.

Villagio, Douglas Road to White Rock Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 2,616

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	$ 2,616	$ 2,616
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 2,616**	**$ 2,616**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	$ 2,616	$ 2,616
Grand Total	**-**	**-**	**-**	**-**	**-**	**-**	**$ 2,616**	**$ 2,616**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

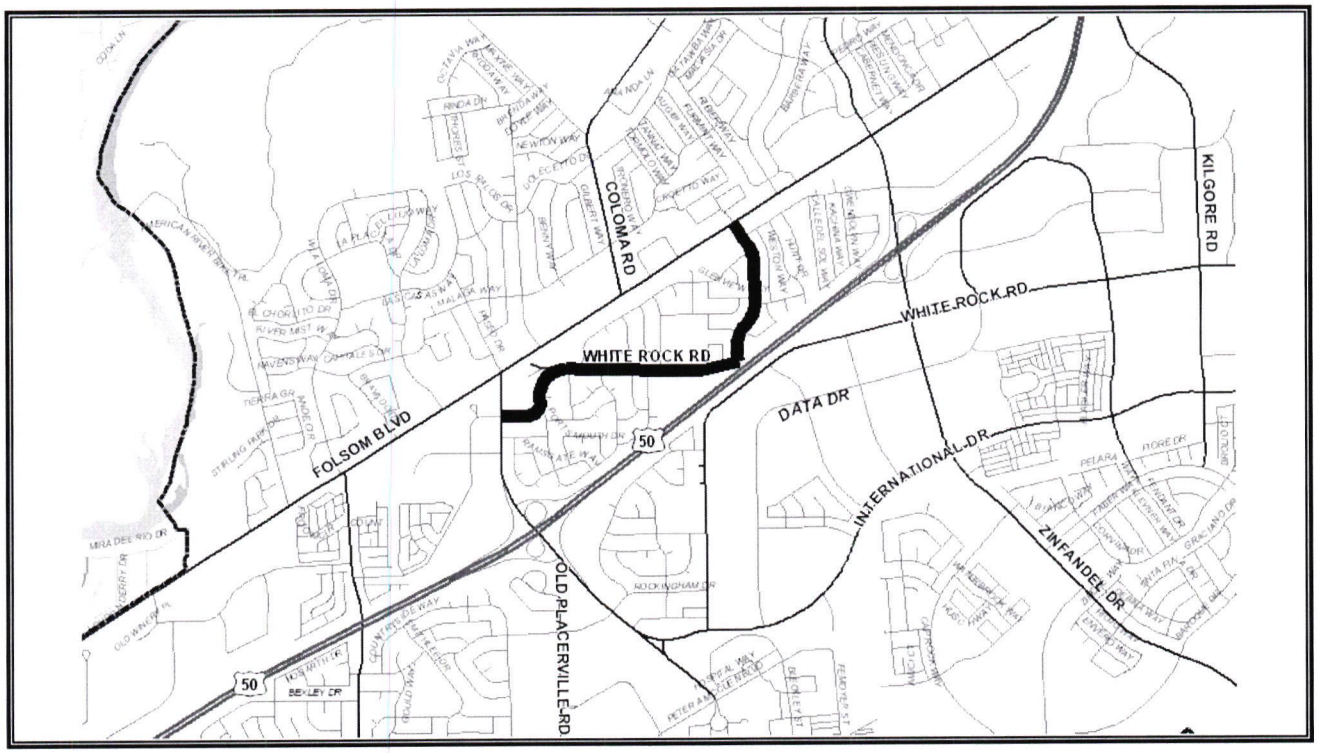
Notes: Fee credit developer (needs 1% admin costs). All post 12/13.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

White Rock Neighborhood Pedestrian Safety Improvement Project (CP09-2075)

Project Budget: $1,005,000 **Anticipated Completion Date: 2009**



Several residential streets within the City of Rancho Cordova are in need of rehabilitation. Recommended rehabilitation includes asphalt base repairs and slurry seal to enhance the pavement life and increase driving comfort and safety. The location of proposed rehabilitation will be based on future engineering evaluation. Additional ADA and pedestrian safety improvements will be constructed along the roadways.

The following streets are scheduled to be rehabilitated:

- Mills Park Drive, White Rock Road to Folsom Blvd – Paving Repairs
- Mills Station Road, Mather Field to White Rock Road – Paving Repairs
- White Rock Road, Mills Station Road to Mills Park Drive – Paving Repairs

White Rock Neighborhood Pedestrian Safety Improvement Project (CP09-2075)

Financing Plan & Tentative Schedule

Estimated Cost $ 1,005

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2340 - CDBG	-	$ 400	-	-	-	-	-	$ 400
2410 - Gas Tax	$ 500	-	-	-	-	-	-	$ 500
2550 - Storm Water Utility Tax Fund	-	$ 105	-	-	-	-	-	$ 105
Grand Total	**$ 500**	**$ 505**	**-**	**-**	**-**	**-**	**-**	**$ 1,005**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (12%)	$ 121	-	-	-	-	-	-	$ 121
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	-	$ 140	-	-	-	-	-	$ 140
Construction Contract (70%)	-	$ 704	-	-	-	-	-	$ 704
Other Costs (4%)	-	$ 40	-	-	-	-	-	$ 40
Grand Total	**$ 121**	**$ 884**	**-**	**-**	**-**	**-**	**-**	**$ 1,005**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

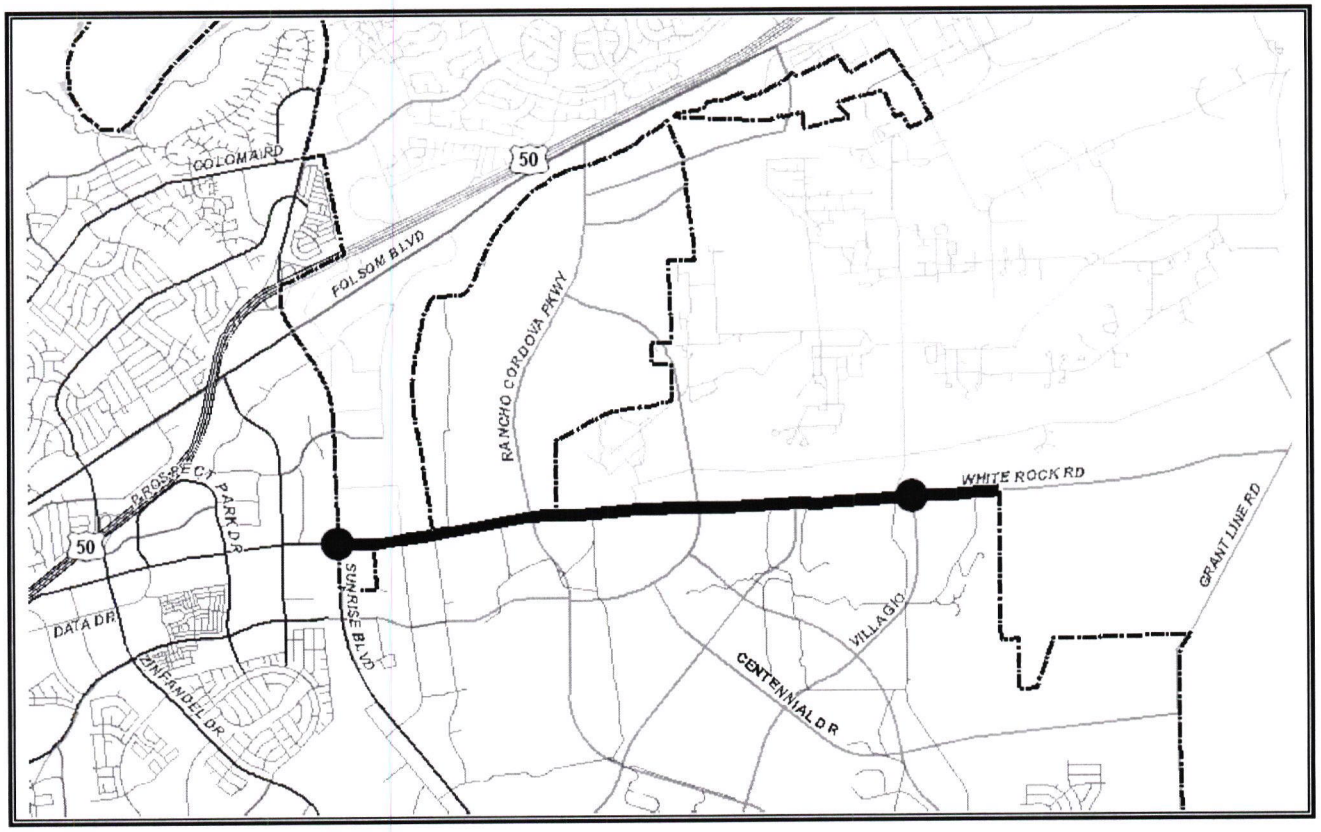
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

White Rock Road Improvements, Sunrise to City Limits (CP07-2055)

Project Budget: $11,886,000 **Anticipated Completion Date: Post 2013**



This project will construct improvement to the existing 6 land road from Sunrise Boulevard to Luyung, widen and reconstruct White Rock Road from Luyung to the city limits and construct a new 4-lane roadway from Rancho Cordova Parkway to the City Limits. Project includes intersection improvements at Sunrise Boulevard and Villagio. Portion outside City Limits assumed to be funded by others. Project funding for center lane and landscaped median improvements is from transportation impact fees. Construction costs are not fully funded at this time.

White Rock Road Improvements, Sunrise to City Limits (CP07-2055)

Financing Plan & Tentative Schedule

Estimated Cost $ 11,886

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	$ 10	$ 300	$ 2,488	-	$ 3,174	-	$ 5,914	$ 11,886
Grand Total	**$ 10**	**$ 300**	**$ 2,488**	**-**	**$ 3,174**	**-**	**$ 5,914**	**$ 11,886**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 6	$ 304	$ 2,488	-	$ 3,174	-	$ 5,914	$ 11,886
Grand Total	**$ 6**	**$ 304**	**$ 2,488**	**-**	**$ 3,174**	**-**	**$ 5,914**	**$ 11,886**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

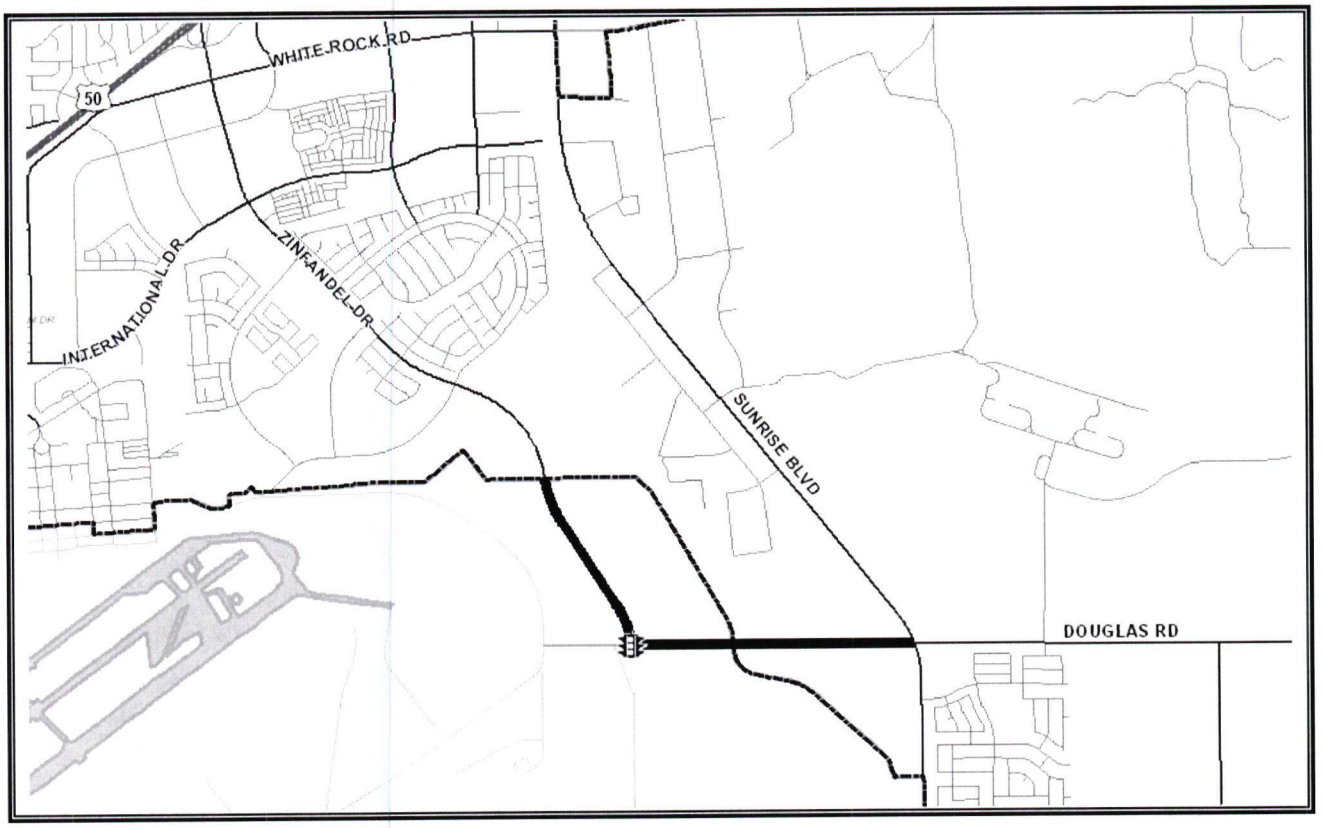
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Zinfandel/Douglas Extension (CP06-2025)
(Douglas Road, Sunrise Boulevard to Zinfandel Drive)

Project Budget: $6,370,000 **Anticipated Completion Date: 2012**



The project will construct Zinfandel Drive as a four-lane road from the boundary of the VOZ to Douglas Road and will widen Douglas Road to four-lanes from Sunrise Boulevard to Zinfandel Drive. The project includes intersection modifications and a signal at Zinfandel and Douglas and a 6-lane bridge over the Folsom South Canal.

Zinfandel/Douglas Extension (Douglas Road, Sunrise Boulevard to Zinfandel Drive) (CP06-2025)

Financing Plan & Tentative Schedule

Estimated Cost **$ 6,370**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2246 - SD Traffic Mitigation Impact Fees	$ 141	-	$ 2,047	-	-	-	-	$ 2,188
2250 - Traffic Mitigation Impact Fee	$ 1,585	-	$ 1,657	-	-	-	-	$ 3,242
2275 - Mather Road Impact Fund	$ 400	-	$ 540	-	-	-	-	$ 940
Grand Total	**$ 2,126**	**-**	**$ 4,244**	**-**	**-**	**-**	**-**	**$ 6,370**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (19%)	$ 180	1020	-	-	-	-	-	$ 1,200
Right of Way (9%)	$ 75	$ 100	$ 425	-	-	-	-	$ 600
Construction Engineering (7%)	-	-	$ 200	$ 250	-	-	-	$ 450
Construction Contract (63%)	-	-	$ 4,000	-	-	-	-	$ 4,000
Other Costs (2%)	$ 40	-	$ 80	0	-	-	-	$ 120
Grand Total	**$ 295**	**$ 1,120**	**$ 4,705**	**$ 250**	**-**	**-**	**-**	**$ 6,370**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

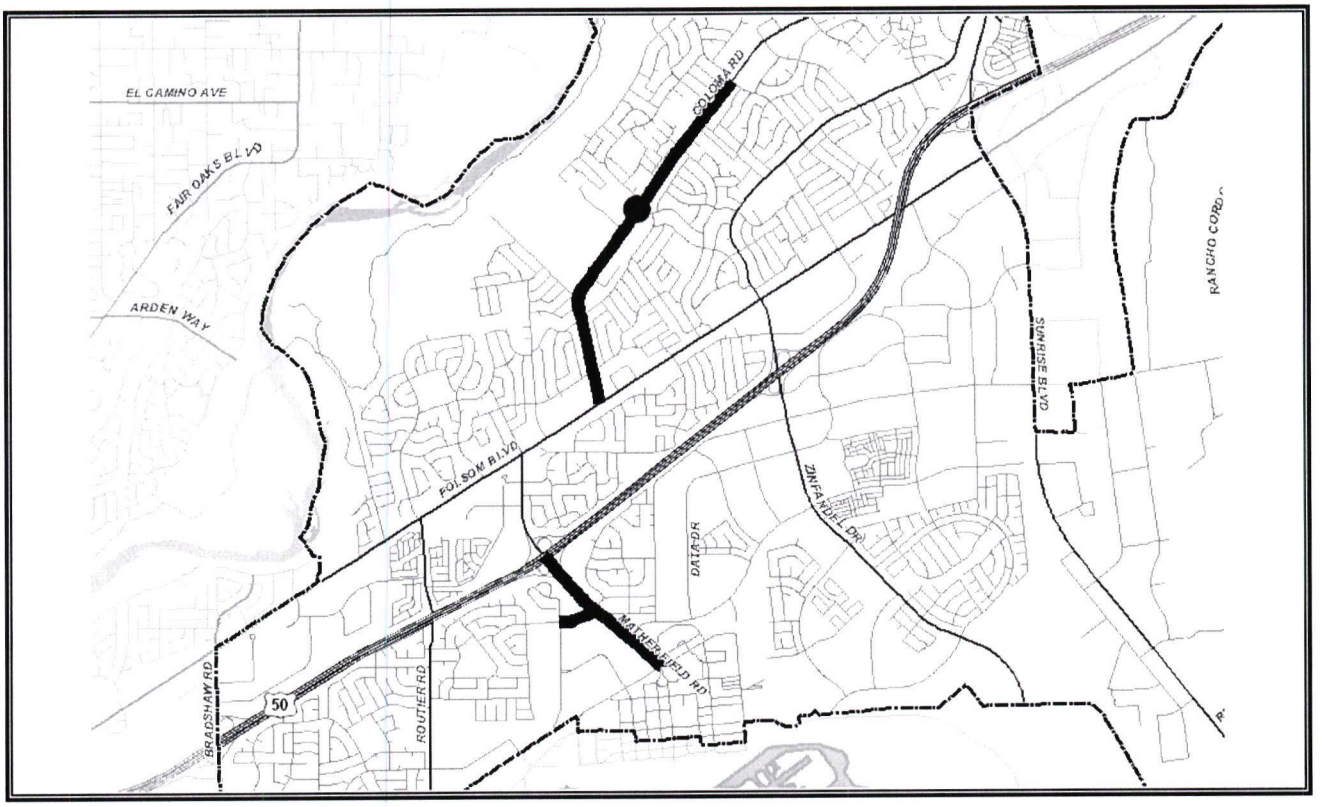
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2007 Street Rehabilitation Project (CP07-2040)
(2007/08 Paving Rehabilitation Project, Phase I)

Project Budget: $3,638,000 **Anticipated Completion Date: 2008**



Several residential streets within the City of Rancho Cordova are in need of rehabilitation. Recommended rehabilitation includes asphalt overlay to enhance the pavement life and increase driving comfort and safety.

The following streets are scheduled to be rehabilitated:

- Coloma Road from Folsom Boulevard to McGregor Drive – Overlay
- Mather Field Road, Peter McCuen Boulevard to Folsom Boulevard – Spot Reconstruction and Slurry
- Rockingham Drive, Old Placerville Road to Mather Field Road – Spot Reconstruction and Slurry
- Provide sidewalk for Bus Stop at Chardonay and Coloma

2007 Street Rehabilitation Project (CP07-2040)

Financing Plan & Tentative Schedule

Estimated Cost **$ 3,638**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 388	-	-	-	-	-	-	$ 388
2310 - Federal Grants	$ 841	-	-	-	-	-	-	$ 841
2320 - State Grants	-	$ 46	-	-	-	-	-	$ 46
2410 - Gas Tax	$ 685	-	-	-	-	-	-	$ 685
2430 - Prop. 42	$ 467	-	-	-	-	-	-	$ 467
2550 - Storm Water Utility Tax Fund	-	$ 261	-	-	-	-	-	$ 261
2700 - Supplemental Transportation Fee (Prop 1B)	-	$ 950	-	-	-	-	-	$ 950
Grand Total	**$ 2,381**	**$ 1,257**	**-**	**-**	**-**	**-**	**-**	**$ 3,638**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (5%)	$ 185	-	-	-	-	-	-	$ 185
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (12%)	$ 450	-	-	-	-	-	-	$ 450
Construction Contract (82%)	$ 1,788	$ 1,211	-	-	-	-	-	$ 2,999
Other Costs (0%)	$ 4	-	-	-	-	-	-	$ 4
Grand Total	**$ 2,427**	**$ 1,211**	**-**	**-**	**-**	**-**	**-**	**$ 3,638**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

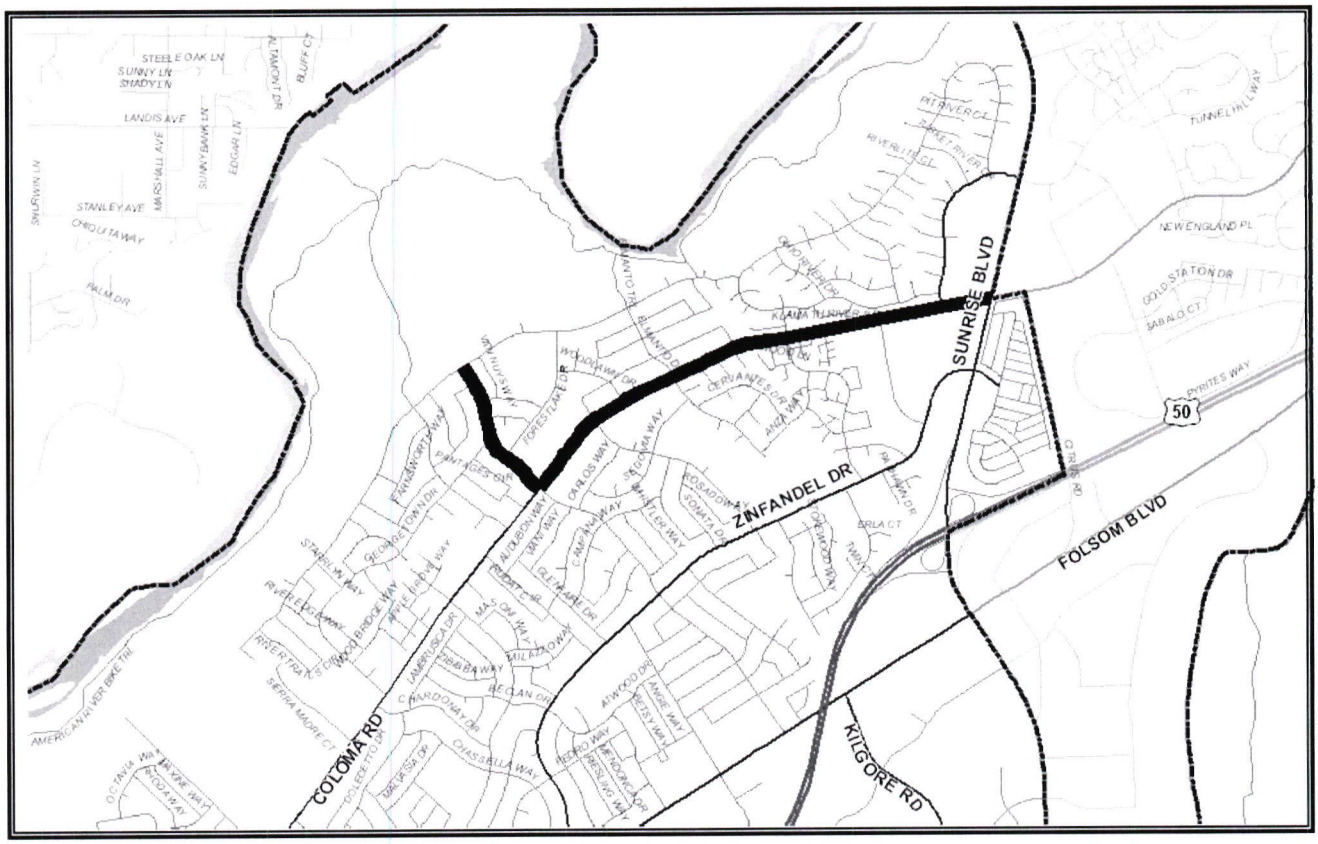
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2008 Street Rehabilitation Project (CP08-2059)

Project Budget: $3,654,000 **Anticipated Completion Date: 2009**



Several residential streets within the City of Rancho Cordova are in need of rehabilitation. Recommended rehabilitation includes asphalt overlay to enhance the pavement life and increase driving comfort and safety.

The following streets are scheduled to be rehabilitated:

- Coloma Road, McGregor Drive to Sunrise Boulevard – Overlay
- McGregor Drive, Coloma Road to Ambassador Drive – Overlay

2008 Street Rehabilitation Project (CP08-2059)

Financing Plan & Tentative Schedule

Estimated Cost $ 3,654

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 28	-	-	-	-	-	-	$ 28
2310 - Federal Grants	-	$ 353	-	-	-	-	-	$ 353
2410 - Gas Tax	$ 1,628	$ 1,076	-	-	-	-	-	$ 2,704
2430 - Prop. 42	-	$ 569	-	-	-	-	-	$ 569
Grand Total	**$ 1,656**	**$ 1,998**	**-**	**-**	**-**	**-**	**-**	**$ 3,654**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (9%)	$ 336	-	-	-	-	-	-	$ 336
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	-	$ 504	-	-	-	-	-	$ 504
Construction Contract (69%)	-	$ 2,514	-	-	-	-	-	$ 2,514
Other Costs (8%)	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 636**	**$ 3,018**	**-**	**-**	**-**	**-**	**-**	**$ 3,654**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

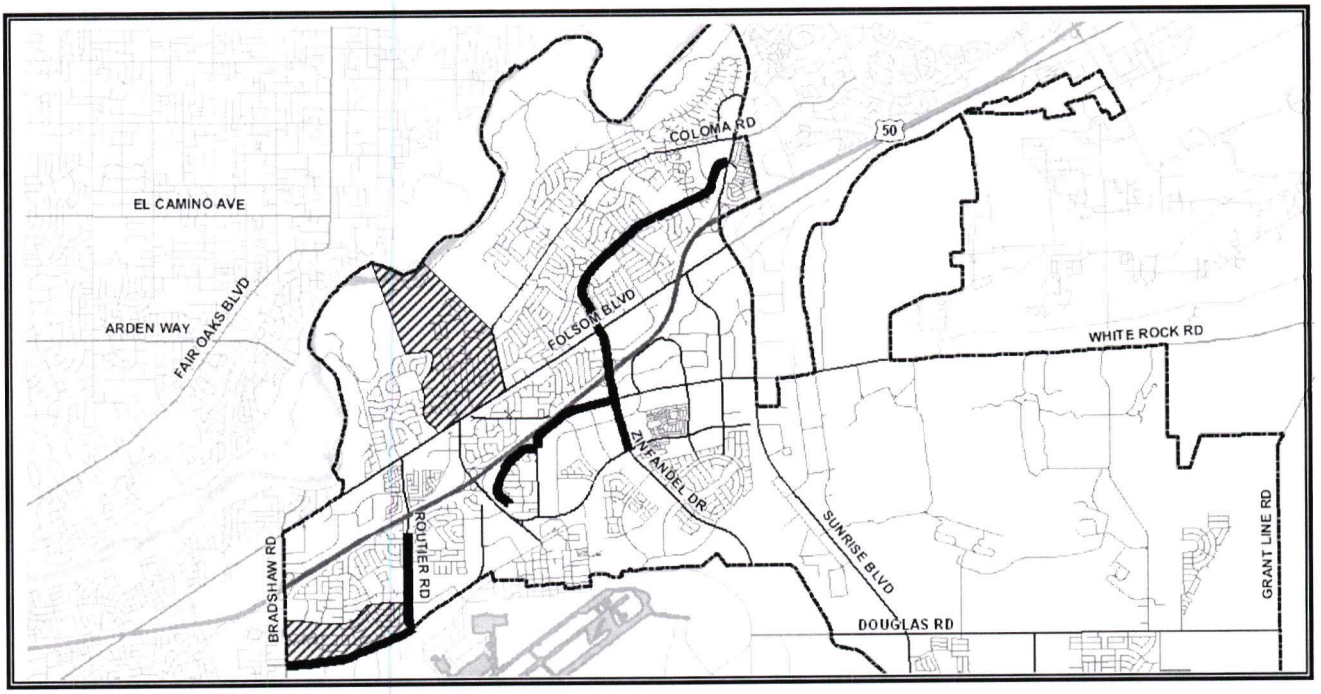
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2009 Street Rehabilitation Projects (CP09-2072)

Project Budget: $2,914,000 **Anticipated Completion Date: 2010**



Several residential streets within the City of Rancho Cordova are in need of rehabilitation. Recommended rehabilitation includes asphalt overlay to enhance the pavement life and increase driving comfort and safety. The following streets are identified (in alphabetical order) as the current priority locations to be rehabilitated. The project selection will be based on future engineering evaluation based upon funding.

- Laurelhurst Drive, South White Rock Road to Rockingham Drive – Overlay
- Old Placerville Road, Routier Road to Bradshaw Road – Overlay
- RC03 – Cape Seal
- RC14 – Cape Seal
- Routier Road, Rockingham Drive to Old Placerville Road – Overlay
- South White Rock Road, Zinfandel Drive to Laurelhurst Drive – Overlay
- Zinfandel Drive, International Drive to Folsom Boulevard – Overlay
- Zinfandel Drive, Folsom Boulevard to Sunrise Boulevard – Overlay

2009 Street Rehabilitation Project (CP09-2072)

Financing Plan & Tentative Schedule

Estimated Cost $ 2,914

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2410 - Gas Tax	-	$ 207	$ 1,289	-	-	-	-	$ 1,496
2430 - Prop. 42	-	-	$ 568	-	-	-	-	$ 568
2700 - Supplemental Transportation Fee	-	-	$ 850	-	-	-	-	$ 850
Grand Total	**-**	**$ 207**	**$ 2,707**	**-**	**-**	**-**	**-**	**$ 2,914**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (7%)	-	$ 207	-	-	-	-	-	$ 207
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	-	-	$ 407	-	-	-	-	$ 407
Construction Contract (79%)	-	-	$ 2,300	-	-	-	-	$ 2,300
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**-**	**$ 207**	**$ 2,707**	**-**	**-**	**-**	**-**	**$ 2,914**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

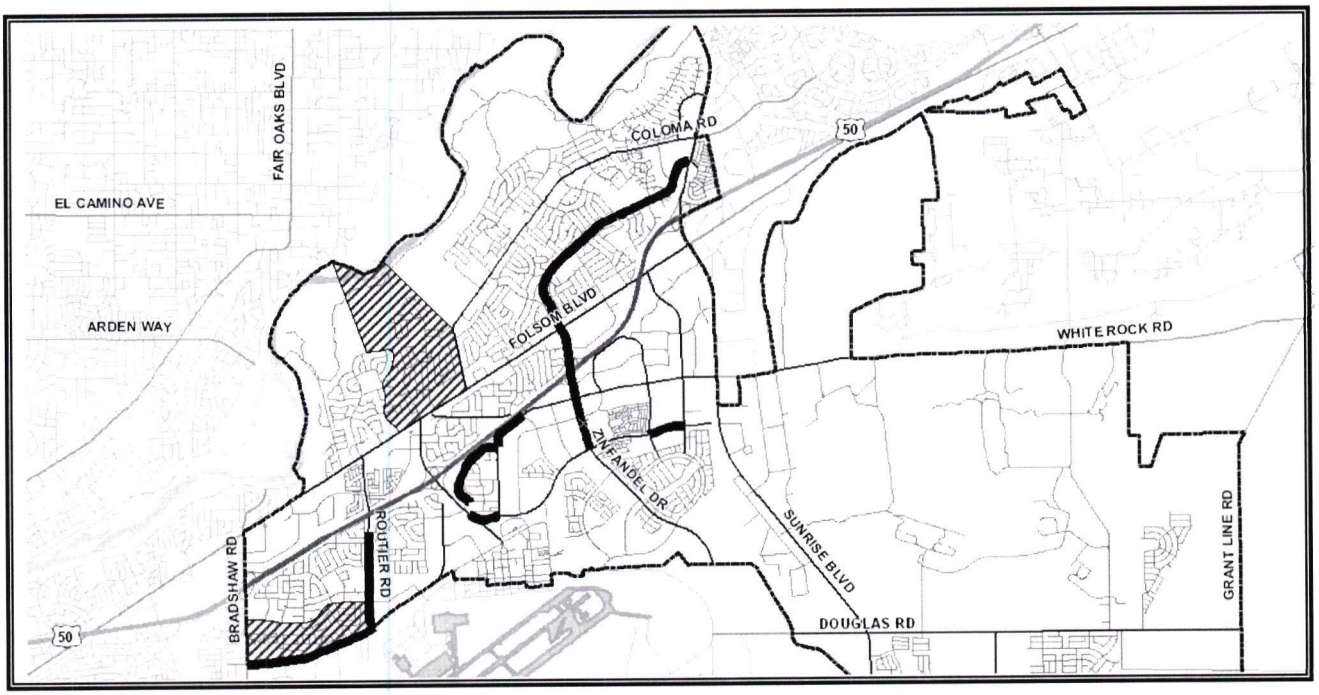
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2010 through 2013 Street Rehabilitation Projects (Plan)

Project Budget: $8,447,000 **Anticipated Completion Date: 2013**



Several residential streets within the City of Rancho Cordova are in need of rehabilitation. Recommended rehabilitation includes asphalt overlay to enhance the pavement life and increase driving comfort and safety. The following streets are identified (in alphabetical order) as the current priority locations to be rehabilitated. The project selection will be based on future engineering evaluation when funding is budgeted.

- International Drive, Kilgore road to Prospect Park Drive
- International Drive, South White Rock Road to Rockingham Drive
- Laurelhurst Drive, South White Rock Road to Rockingham Drive – Overlay
- Old Placerville Road, Routier Road to Bradshaw Road – Overlay
- Olson Drive, Mills Park Drive to Zinfandel Drive
- RC03 – Cape Seal
- RC14 – Cape Seal
- Routier Road, Rockingham Drive to Old Placerville Road – Overlay
- South White Rock Road, Zinfandel Drive to Laurelhurst Drive – Overlay
- Zinfandel Drive, International Drive to Folsom Boulevard – Overlay
- Zinfandel Drive, Folsom Boulevard to Sunrise Boulevard – Overlay

2010-2013 Street Rehabilitation Projects (Plan)

Financing Plan & Tentative Schedule

Estimated Cost $ 8,448

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	-	-	$ 200	$ 200	$ 200	$ 200	-	$ 800
2410 - Gas Tax	-	-	-	$ 1,309	$ 1,335	$ 1,361	$ 1,361	$ 5,366
2430 - Prop. 42	-	-	-	$ 571	$ 570	$ 571	$ 570	$ 2,282
Grand Total	**-**	**-**	**$ 200**	**$ 2,080**	**$ 2,105**	**$ 2,132**	**$ 1,931**	**$ 8,448**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (7%)	-	-	$ 150	$ 150	$ 150	$ 150	-	$ 600
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (9%)	-	-	-	$ 200	$ 200	$ 200	$ 200	$ 800
Construction Contract (83%)	-	-	-	$ 1,779	$ 1,755	$ 1,782	$ 1,732	$ 7,048
Other Costs (0%)	-	-	-		-	-	-	-
Grand Total	**-**	**-**	**$ 150**	**$ 2,129**	**$ 2,105**	**$ 2,132**	**$ 1,932**	**$ 8,448**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



Section IV
Current Projects Not Receiving Additional Funding

Page No.	Type	Project Number	Project Name
IV-1	M	CP05-2011	Folsom Boulevard and Mather Field Road Enhancements Phase I
IV-3	R	CP07-2036	Kiefer Boulevard, Sunrise Boulevard, Kiefer Road and Rancho Cordova Parkway Improvements
IV-5	M **	CP06-2019	La Placita Street Light
IV-7	L	CP05-2004	Mather Field at U.S. 50 Interchange Landscaping
IV-9	O	CP08-2062	Pavement Base Repair at Mather Intersection
IV-11	P	CP06-2054	Pedestrian Promenade
IV-13	P **	CP06-2056	RC Safety Sign Project
IV-15	R	CP06-2052	South Mather Roads Project
IV-17	M **	CP08-2064	2008 Traffic Calming Project

Type Key

B = Bridge
I = Interchange
K = Bikeway
L = Streetscaping
M = Miscellaneous/Multiple Types
O = Overlay
P = Right of Way Accessibility and Pedestrian Improvements
R = Road Improvements
S = Signal / Intersection Reconstruction
** = Supports the Strong Neighborhoods Initiative

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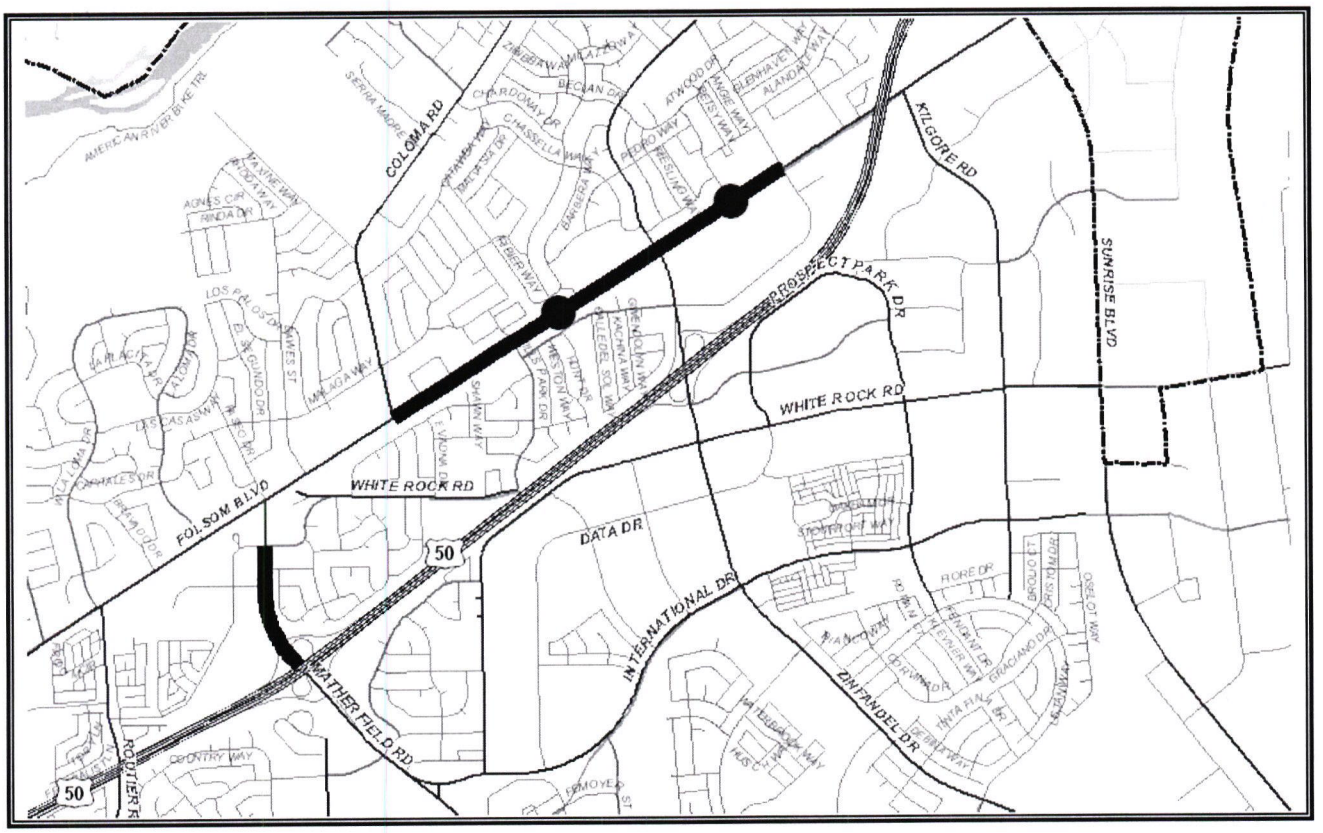
2008-2013 Capital Improvement Plan

Folsom Boulevard & Mather Field Road Enhancements Phase I (CP05-2011) Mather Field Road, Hwy 50 to Mills Station, Folsom Boulevard Coloma Road to Cordova Lane

Project Budget: $4,151,000

Anticipated Completion Date: 2008



The first phase of the Folsom Boulevard Beautification Project is designed to enhance pedestrian, bicycle and vehicular facilities for the residents and businesses of Rancho Cordova. The Phase I project limits are Mather Field Road from Highway 50 to Mills Station Road and Folsom Boulevard from Coloma Road to Cordova Lane. Improvements include landscaped medians throughout the project limits, new signals at Don Juan Drive and Aramon Drive, pavement repair, new striping, and ADA improvements.

Folsom Boulevard & Mather Field Road Enhancements Phase I (CP05-2011)

Financing Plan & Tentative Schedule

Estimated Cost $ 4,151

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
1000 - General Fund	$ 1	-	-	-	-	-	-	$ 1
2310 - Federal Grants	$ 3,372	-	-	-	-	-	-	$ 3,372
2320 - State Grants	$ 287	-	-	-	-	-	-	$ 287
2421 - Measure A Construction	$ 80	-	-	-	-	-	-	$ 80
2423 - New Measure A Construction	$ 411	-	-	-	-	-	-	$ 411
Grand Total	**$ 4,151**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 4,151**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (5%)	$ 200	-	-	-	-	-	-	$ 200
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	$ 429	-	-	-	-	-	-	$ 429
Construction Contract (84%)	$ 3,500	-	-	-	-	-	-	$ 3,500
Other Costs (1%)	$ 22	-	-	-	-	-	-	$ 22
Grand Total	**$ 4,151**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 4,151**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

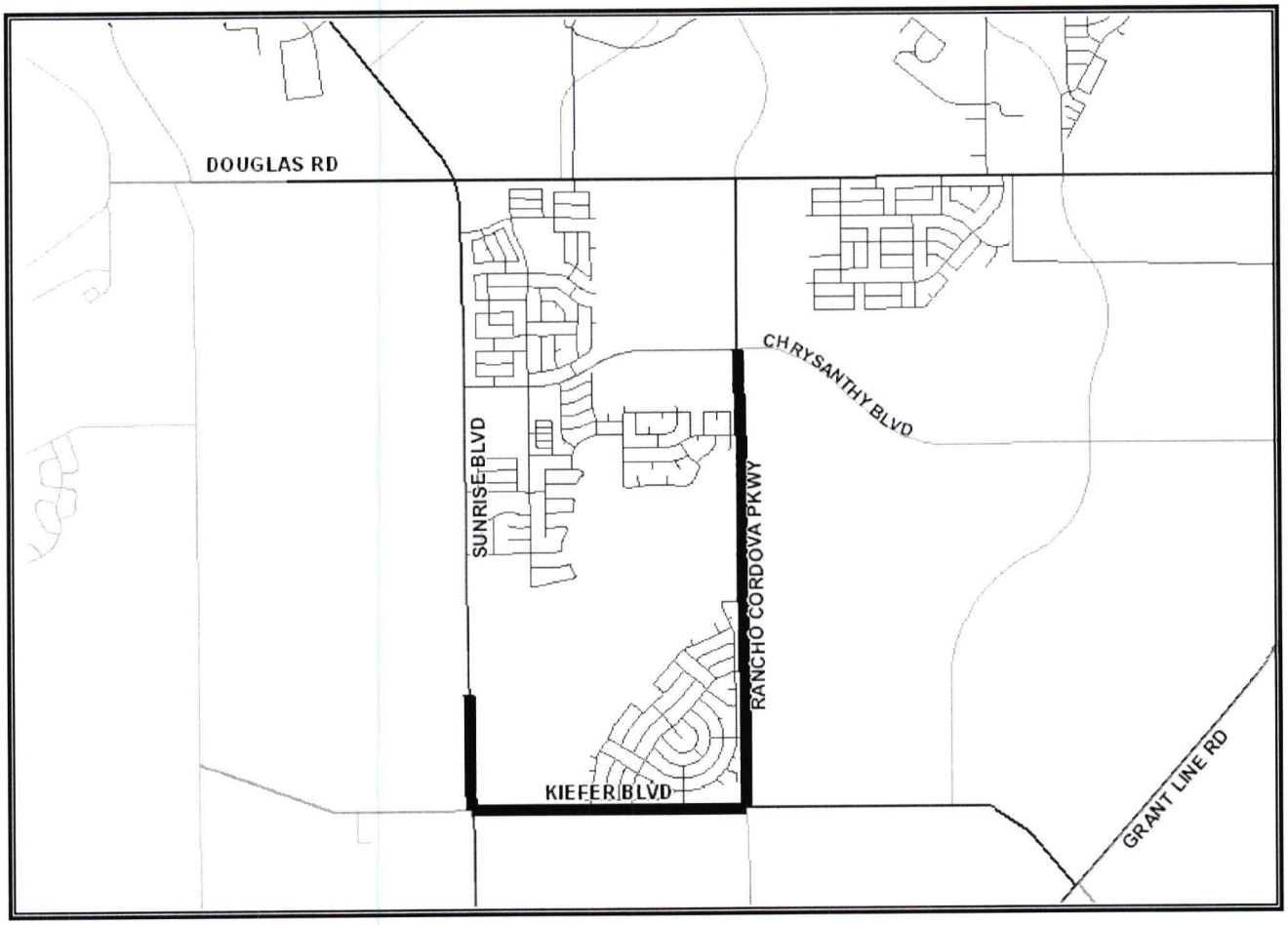
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Kiefer Boulevard (CP07-2036)
Sunrise Blvd, Kiefer Road, and Rancho Cordova Parkway Improvements

Project Budget: $8,619,000 **Anticipated Completion Date: 2008**



The project, associated with Anatolia III Major Roads improvement plans, widened a portion of Sunrise to 5-lanes, and constructed 2-lane improvements to Kiefer Boulevard and Rancho Cordova Parkway. Funding for the center lane and the median improvements are from transportation impact fees. Frontage improvements funded by the developer. Project completion anticipated in 2008.

Kiefer Boulevard - Sunrise Boulevard, Kiefer Boulevard and Rancho Cordova Parkway Improvements (CP07-2036)

Financing Plan & Tentative Schedule

Estimated Cost $ 8,619

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2246 - SD Traffic Mitigation Impact Fees	$ 6,496	-	-	-	-	-	-	$ 6,496
2250 - Traffic Mitigation Impact Fee	$ 286	-	-	-	-	-	-	$ 286
8115 - Sunridge Anatolia CFD 2003-1 Agency Fund	$ 1,837	-	-	-	-	-	-	$ 1,837
Grand Total	**$ 8,619**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 8,619**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 8,619	-	-	-	-	-	-	$ 8,619
Grand Total	**$ 8,619**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 8,619**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Credit/Reimbursement Agreements and staff costs associated with delivery of this project. This project covers all costs associated with Anatolia III - Major Roads improvement plans. New project (CP09-2074) added to CIP to phase in improvements on Kiefer Boulevard likely to be constructed by developers with Suncreek and The Preserve planning areas. Build to RCP now, to Americanos with Suncreek in 12/13.

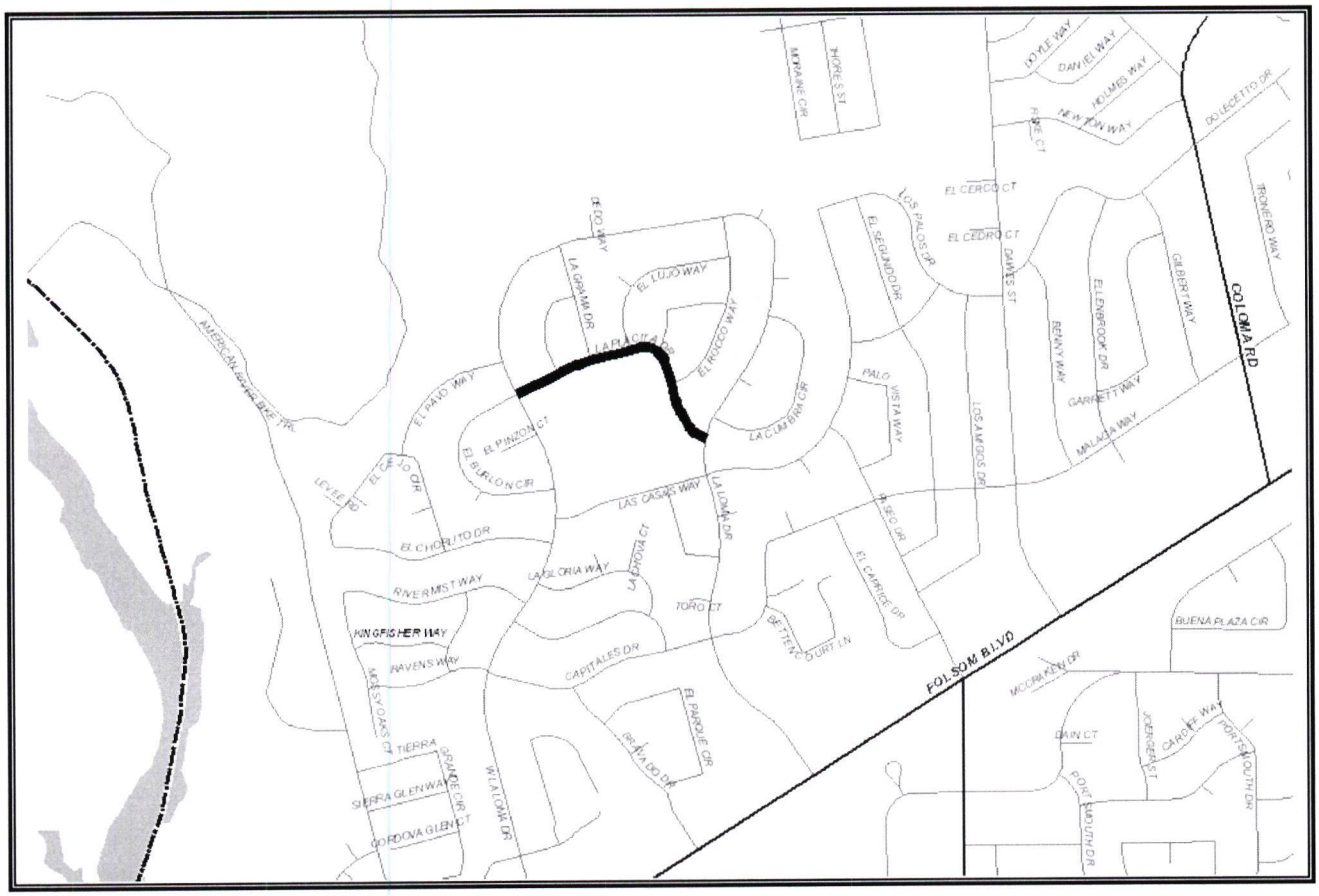
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

La Placita Street Light (CP06-2019)

Project Budget: $101,000

Anticipated Completion Date: 2008



This project will install new solar powered streetlights on La Placita.

La Placita Street Light (CP06-2019)

Financing Plan & Tentative Schedule

Estimated Cost $ 101

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2340 - CDBG	$ 68	-	-	-	-	-	-	$ 68
2421 - Measure A Construction	$ 34	-	-	-	-	-	-	$ 34
Grand Total	**$ 101**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 101**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (22%)	$ 22	-	-	-	-	-	-	$ 22
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (9%)	$ 9	-	-	-	-	-	-	$ 9
Construction Contract (62%)	$ 63	-	-	-	-	-	-	$ 63
Other Costs (7%)	$ 7	-	-	-	-	-	-	$ 7
Grand Total	**$ 101**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 101**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

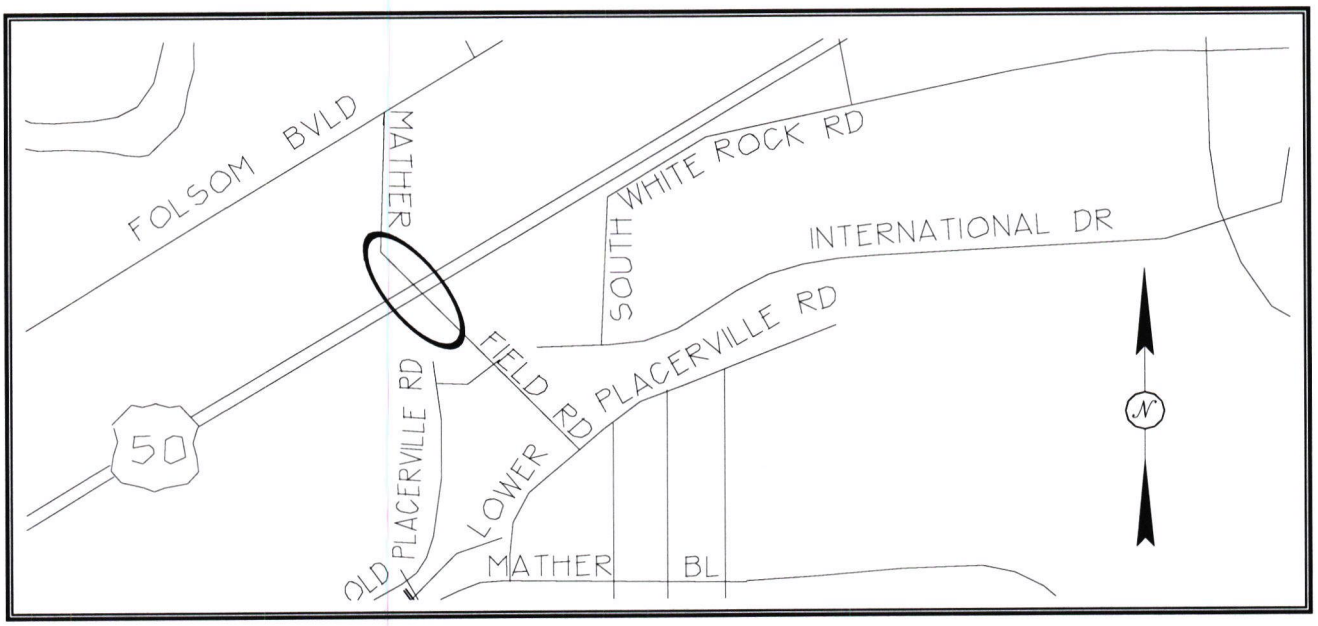
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Mather Field Road (CP05-2004)
U. S. 50 Interchange Landscaping

Project Budget: $2,275,000 **Anticipated Completion Date: 2008**



This project will install landscape improvements within the existing interchange of U.S. 50 at Mather Field Road and along Mather Field Road between Folsom Boulevard and Mather Commerce Center Complex. Landscape improvements will include trees, shrubs and groundcover, lighting, streetscape, irrigation and other enhancements.

Mather Field Road at U.S. 50 Interchange Landscaping (CP05-2004)

Financing Plan & Tentative Schedule

Estimated Cost $ 2,275

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2310 - Federal Grants	$ 1,519	-	-	-	-	-	-	$ 1,519
2320 - State Grants	$ 197	-	-	-	-	-	-	$ 197
2421 - Measure A Construction	$ 309	-	-	-	-	-	-	$ 309
2423 - New Measure A Construction	$ 250	-	-	-	-	-	-	$ 250
Grand Total	**$ 2,275**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 2,275**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (11%)	$ 240	-	-	-	-	-	-	$ 240
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (7%)	$ 160	-	-	-	-	-	-	$ 160
Construction Contract (82%)	$ 1,625	$ 250	-	-	-	-	-	$ 1,875
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 2,025**	**$ 250**	**-**	**-**	**-**	**-**	**-**	**$ 2,275**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

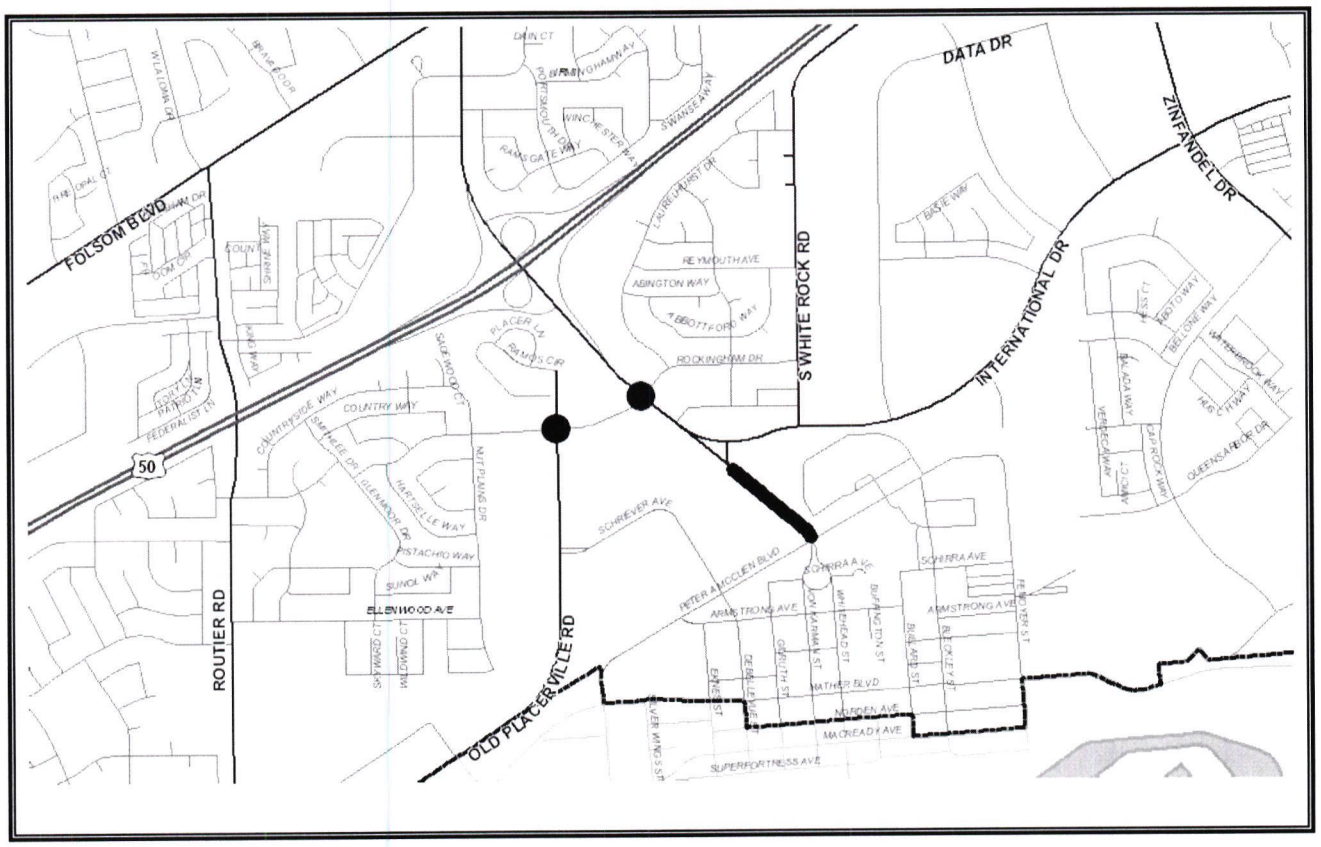
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Pavement Base Repair at Mather Intersection (CP08-2062)

Project Budget: $119,000 **Anticipated Completion Date: 2008**



This project will provide curb ramps are all four corners of the intersection. The Northwest corner has a pedestrian island that must be modified to conform to ADA requirements. Storm Drain work will be required to accommodate ramps. Limits of conform grind should extend 50 feet beyond the curb return in all four directions. This intersection sees a great deal of traffic; the overlay should be a minimum of two inches thick with petromat. Approximately 21,500 SF asphalt paving. This project is part of the Elderly and Disabled Access Improvement Program (CP06-2043). This project will be combined with the 2007 Road Rehabilitation Project (CP06-2040) constructed and combined with

Pavement Base Repair at Mather Intersection (CP08-2062)

Financing Plan & Tentative Schedule

Estimated Cost $ 119

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2410 - Gas Tax	$ 50	-	-	-	-	-	-	$ 50
2421 - Measure A Construction	$ 69	-	-	-	-	-	-	$ 69
Grand Total	**$ 119**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 119**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (8%)	$ 10	-	-	-	-	-	-	$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (8%)	$ 9	-	-	-	-	-	-	$ 9
Construction Contract (84%)	$ 100	-	-	-	-	-	-	$ 100
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 119**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 119**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

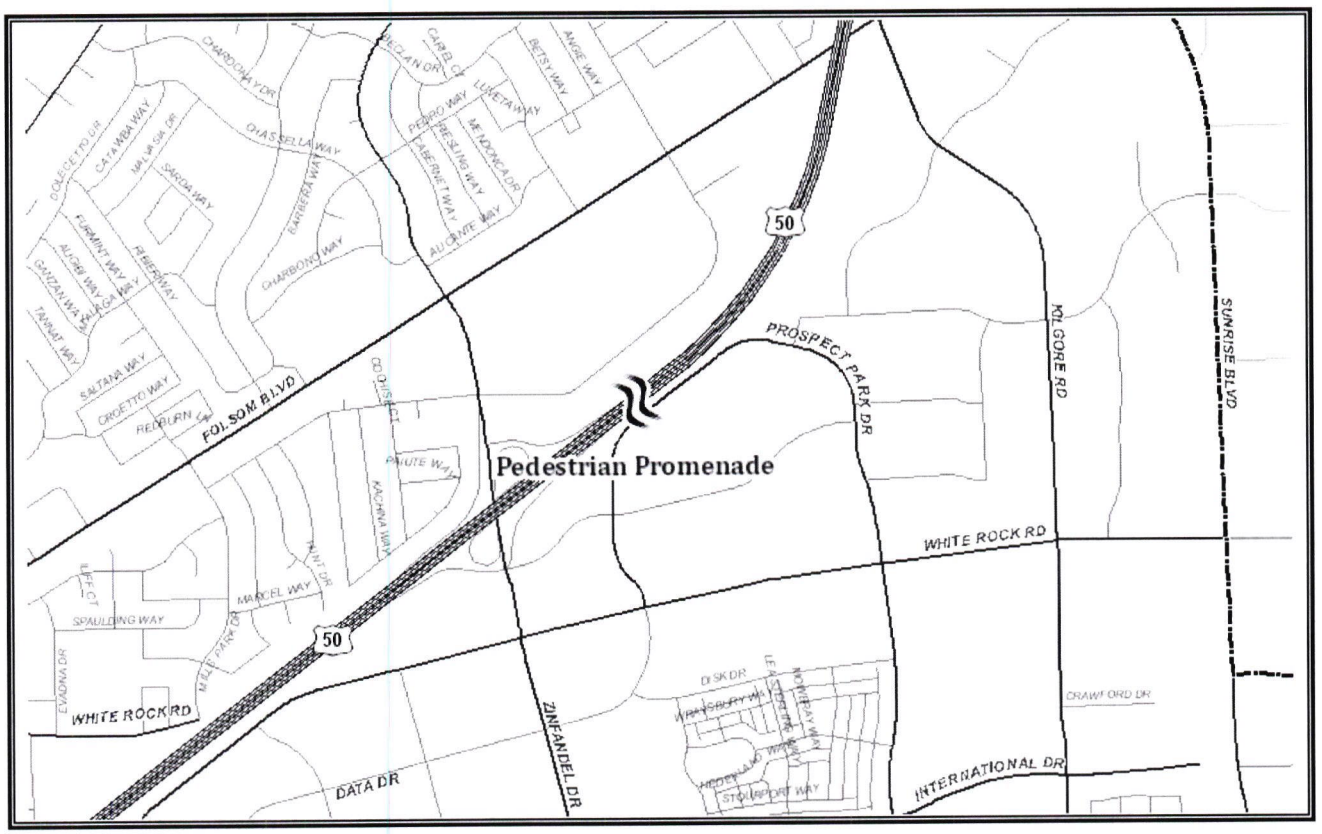
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Pedestrian Promenade (CP07-2054)

Project Budget: $450,000 **Anticipated Completion Date: 2008**



This project includes the visioning and initial planning process for the Promenade project. The planned, but still unfunded, Promenade project will connect the new housing developments and the office parks on the south side of Highway 50 with the City's commercial core to the North. The Promenade will link over 1,000 new residencies and over 25,000 jobs with the light rail, retail services, and restaurants on the other side of the freeway. It will also provide an alternate means of transportation over Highway 50, reducing existing congestion caused by the City's increasing population.

Pedestrian Promenade (CP07-2054)

Financing Plan & Tentative Schedule

Estimated Cost **$ 450**

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2320 - State Grants	$ 300	-	-	-	-	-	-	$ 300
2421 - Measure A Construction	$ 150	-	-	-	-	-	-	$ 150
Grand Total	**$ 450**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 450**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (100%)	$ 450	-	-	-	-	-	-	$ 450
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 450**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 450**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

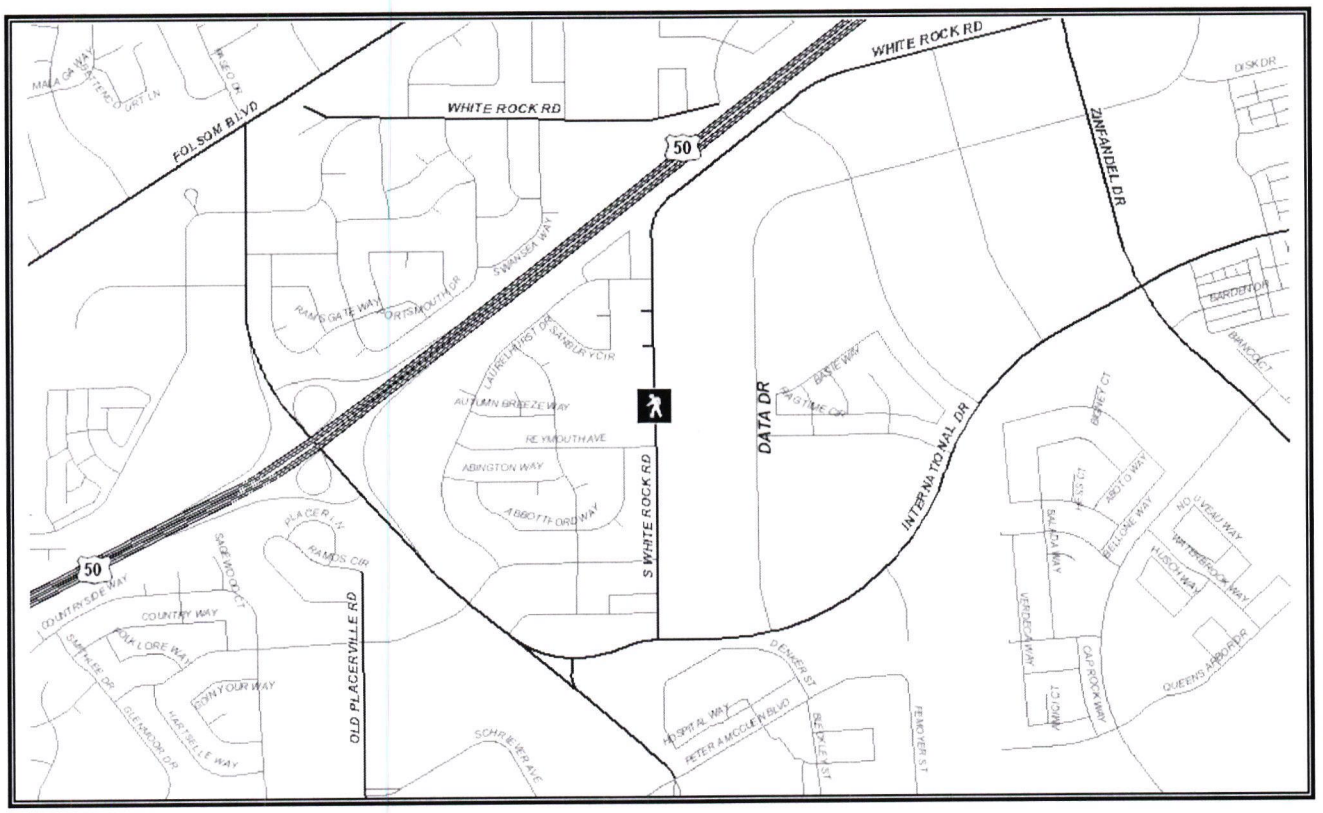
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

RC Safety Sign Project (CP07-2056)

Project Budget: $32,000 **Anticipated Completion Date: 2008**



This project proposes the installation of a lighted cross walk on South White Rock Road in front of Cordova Villa Elementary school. A portion of the funding for this project is from the sale of the replaced city street name signs.

RC Safety Sign Project (CP07-2056)

Financing Plan & Tentative Schedule

Estimated Cost $ 32

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
1000 - General Fund	$ 24	-	-	-	-	-	-	$ 24
2421 - Measure A Construction	$ 8	-	-	-	-	-	-	$ 8
Grand Total	**$ 32**	-	-	-	-	-	-	**$ 32**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (50%)	$ 16	-	-	-	-	-	-	$ 16
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (6%)	$ 2	-	-	-	-	-	-	$ 2
Construction Contract (44%)	$ 14	-	-	-	-	-	-	$ 14
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 32**	-	-	-	-	-	-	**$ 32**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

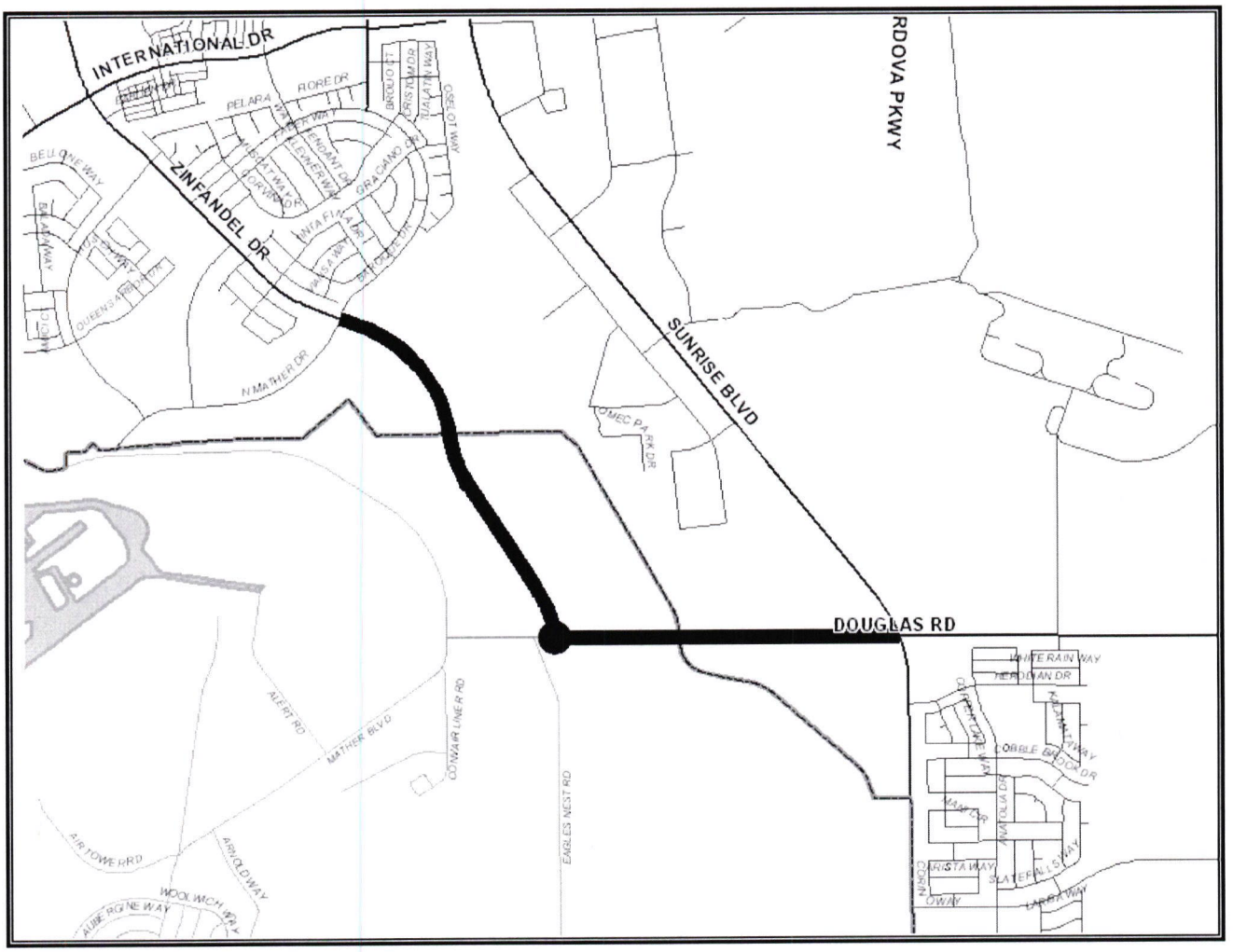
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

South Mather Roads Project (CP07-2052)

Project Budget: $461,000 **Anticipated Completion Date: 2008**



This project consists of preliminary design of the South Mather Roads: extending Zinfandel Drive from North Mather Boulevard to Douglas Road, and widening Douglas Road to 6 lanes from Mather Boulevard to Sunrise Boulevard and replacing the bridge over Folsom South Canal. Construction of this project will be completed with the Douglas Road - Zinfandel Drive Extension (CP06-2025) as shown in this document.

South Mather Roads Project (CP07-2052)

Financing Plan & Tentative Schedule

Estimated Cost $ 461

Revenue	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
2250 - Traffic Mitigation Impact Fee	$ 461	-	-	-	-	-	-	$ 461
Grand Total	**$ 461**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 461**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (100%)	$ 461	-	-	-	-	-	-	$ 461
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 461**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 461**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

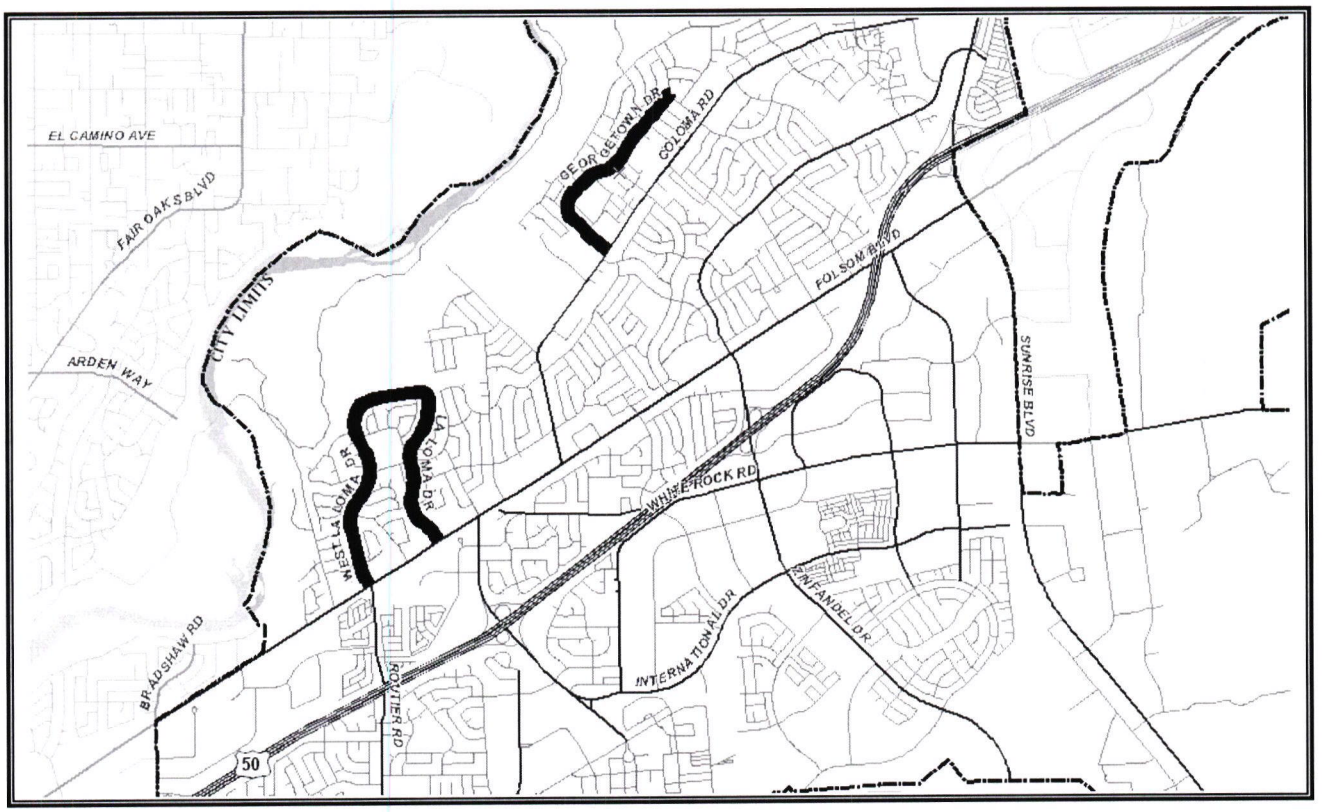
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2008 Traffic Calming Project (CP08-2064)

Project Budget: $100,000 **Anticipated Completion Date: 2009**



This project proposes to install speed humps and a raised crosswalk on Georgetown Drive, La Loma Drive, and W. La Loma Drive.

2008 Traffic Calming Project (CP08-2064)

Financing Plan & Tentative Schedule

Estimated Cost $ 100

Revenue	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 100	-	-	-	-	-	-	$ 100
Grand Total	**$ 100**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 100**

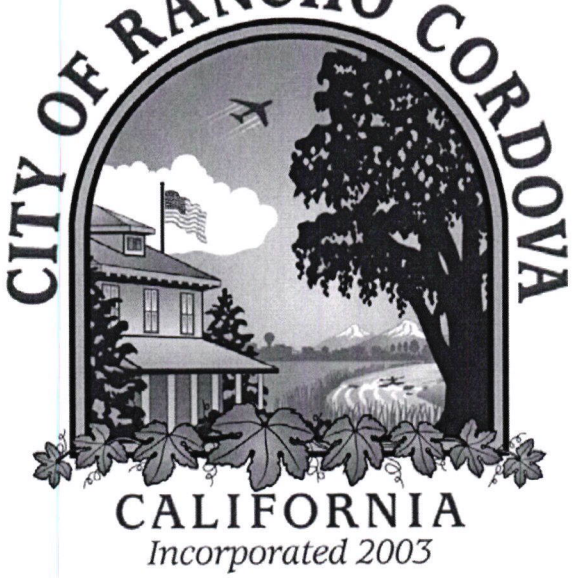
Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (10%)	$ 10	-	-	-	-	-	-	$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (20%)	$ 20	-	-	-	-	-	-	$ 20
Construction Contract (70%)	$ 70	-	-	-	-	-	-	$ 70
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 100**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 100**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



Section V
Completed Projects

Page No.	Type	Project Number	Project Name
V-1	M	CP05-2010	Chardonay at Colma Road Intersection Improvement Study
V-3	S	CP06-2023	Date Drive at Disk Drive Intersection Improvements
V-5	S	CP07-2031	Data Drive at Zinfandel Drive Traffic Signal
V-7	S	CP06-2026	International Drive at Bridgeway Drive Intersection Improvements
V-9	S	CP06-2018	International Drive at Prospect Park Intersection Improvements
V-11	P	CP06-2049	Lighted Crosswalks
V-13	M **	CP06-2015	Street Sign Replacement
V-15	R	CP06-2029	Sunrise Boulevard, Sunrise Park to Douglas Road
V-17	P **	CP07-2061	White Rock Park Improvements
V-19	R	DEVELOPER	Zinfandel Drive, International Drive to VOZ Boundary
V-21	S	DEVELOPER CP07-2039	Zinfandel Drive at Capital Village Lane (Road A) Intersection Improvements
V-23	S	DEVELOPER CP08-2065	Zinfandel Drive at International Drive Intersections Improvements
V-25	O **	CP06-2014	2006 Street Rehabilitation Project
V-27	P **	CP07-2053	2007 Sidewalk Improvement Project

Type Key

B = Bridge
I = Interchange
K = Bikeway
L = Landscaping
M = Miscellaneous
O = Overlay
P = Right of Way Accessibility and Pedestrian Improvements
R = Road Improvements
S = Signal / Intersection Reconstruction
W = Road Widening
** = Supports the Strong Neighborhoods Initiative

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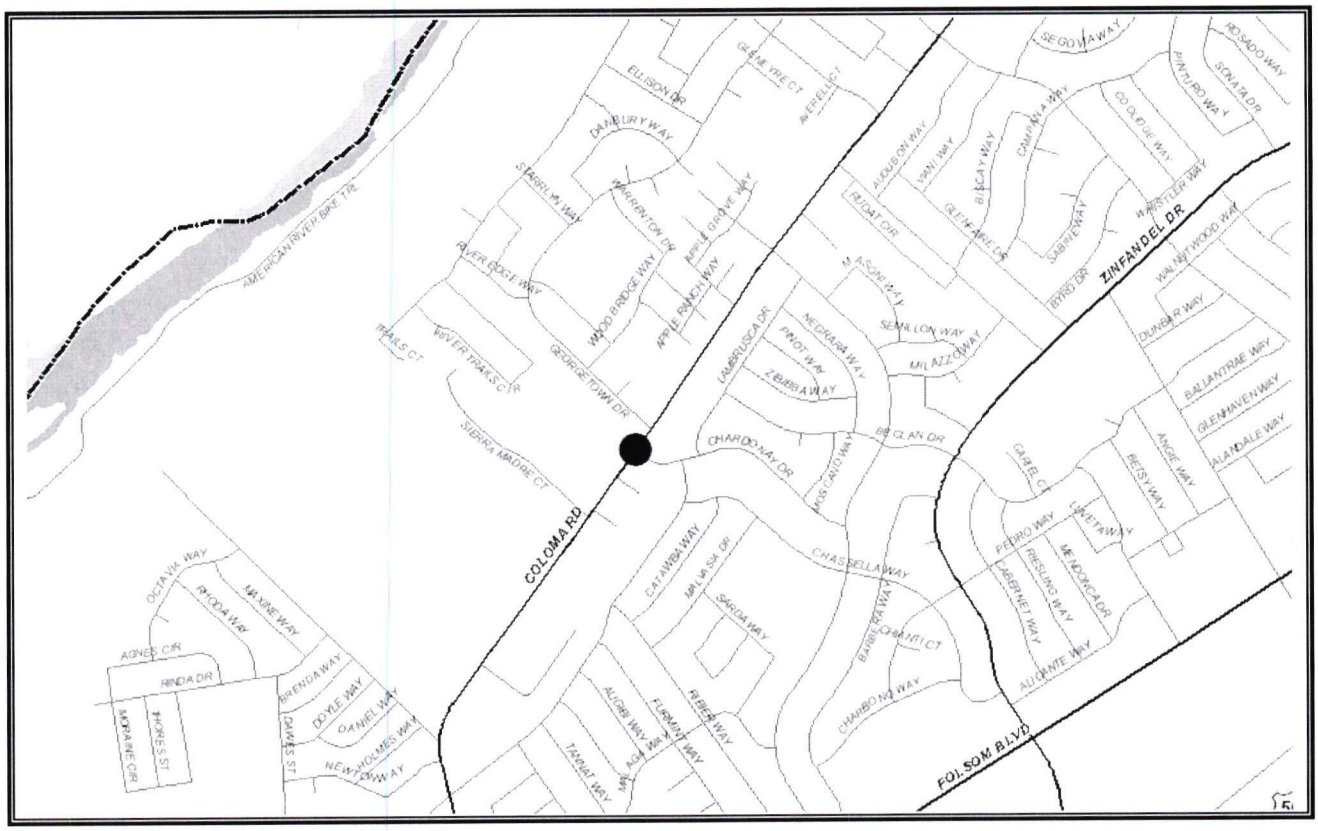
2008-2013 Capital Improvement Plan

Chardonay at Coloma Road Intersection Improvement Study (CP05-2010)

Project Budget: $36,926

Anticipated Completion Date: Complete



The project will prepare a feasibility study intersection improvements at the Chardonay Drive and Coloma Road intersection to determine what type of improvements are needed. The improvements will be constructed under 2007 Sidewalk Improvement Project (CP07-2053).

Chardonay at Coloma Road Intersection Improvement Study (CP05-2010)

Financing Plan & Tentative Schedule

Estimated Cost $ 36

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 36	-	-	-	-	-		$ 36
Grand Total	**$ 36**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 36**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (100%)	$ 36	-	-	-	-	-	-	$ 36
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 36**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 36**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

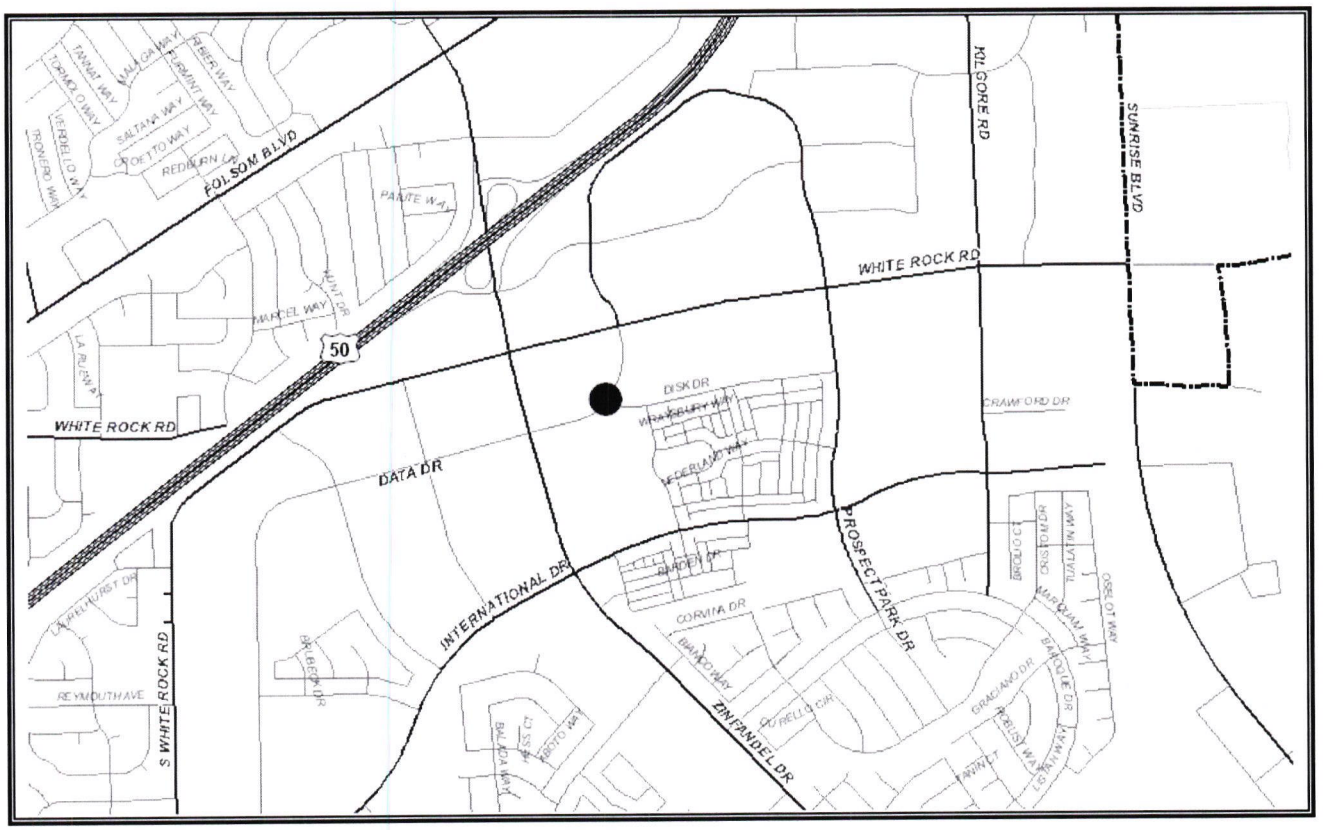
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Data Drive at Disk Drive (CP06-2023)
Intersection Improvements

Estimated Project Budget: $300,000 **Anticipated Completion Date: Complete**



This project proposes to install a traffic signal at the existing intersection of Data Drive and Disk Drive as part of the Capital Village Project. This project will be constructed and fully funded by the developer.

Data Drive at Disk Drive, Intersection Improvements (CP06-2023)

Financing Plan & Tentative Schedule

Estimated Cost $ 300

Budget	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Funded By Developer - Conditions of Approval	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 300**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 300**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

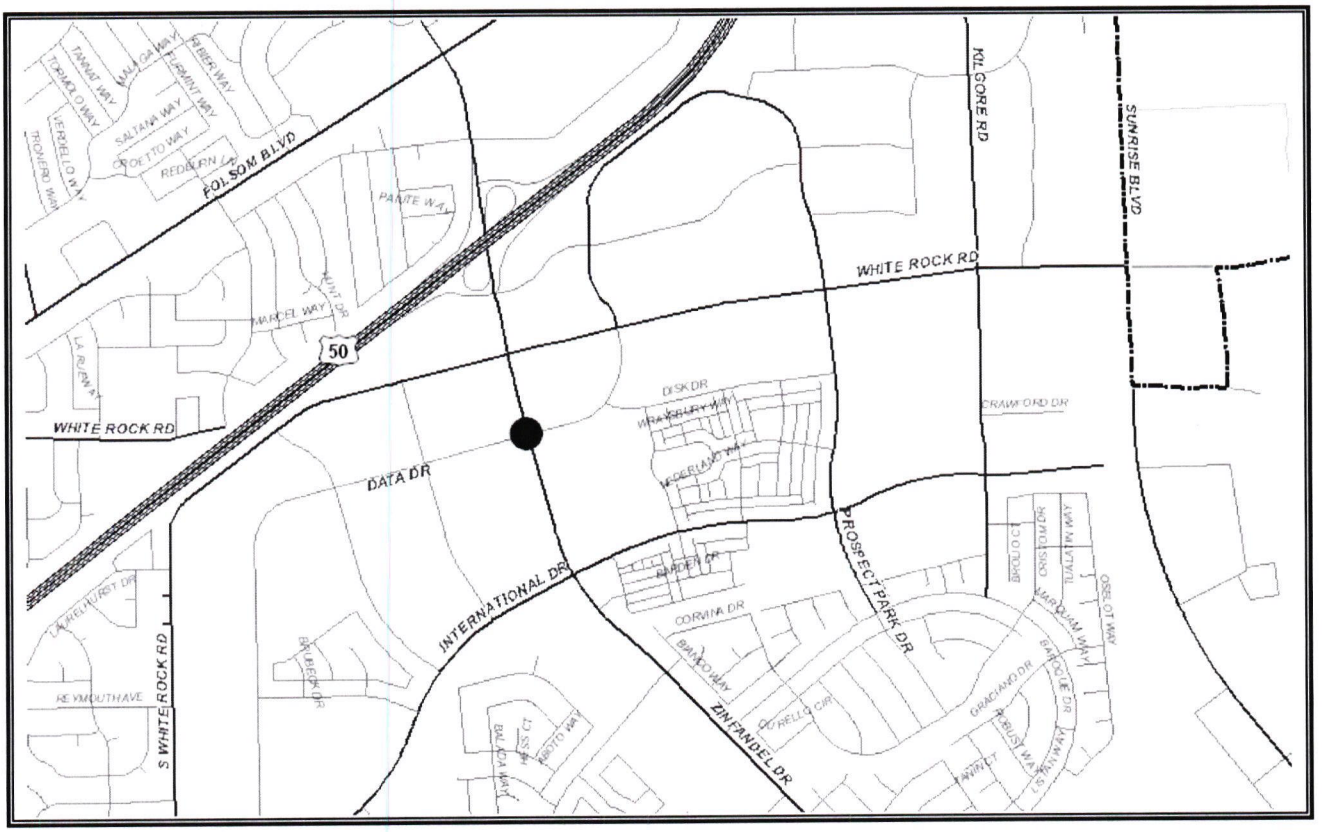
Notes: Developer funded, construction complete.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Data Drive at Zinfandel Drive (CP07-2031)

Project Budget: $826,413 **Anticipated Completion Date: Complete**



This project constructed by developers at Capital Village installed a traffic signal and intersection improvements at the intersection of Data Drive and Zinfandel Drive. This project is fund by transportation impact fees.

Data at Zinfandel Intersection Improvements (CP07-2031)

Financing Plan & Tentative Schedule

Estimated Cost $ 826

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	$ 826	-	-	-	-	-	-	$ 826
Grand Total	**$ 826**	-	-	-	-	-	-	**$ 826**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (11%)	$ 93	-	-	-	-	-	-	$ 93
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (1%)	$ 7	-	-	-	-	-	-	$ 7
Construction Contract (74%)	$ 609	-	-	-	-	-	-	$ 609
Other Costs (14%)	$ 118	-	-	-	-	-	-	$ 118
Grand Total	**$ 826**	-	-	-	-	-	-	**$ 826**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

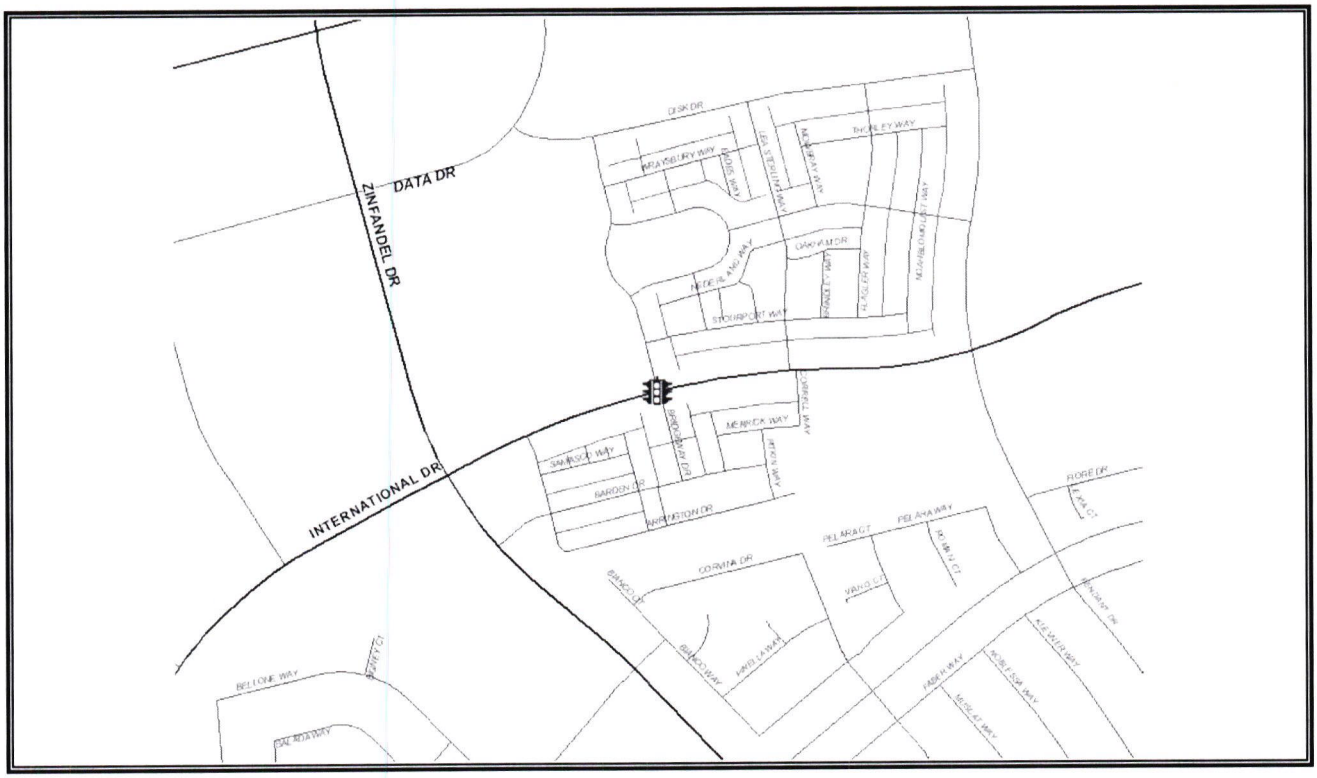
Notes: Developer constructed, construction complete. Pending reimbursement agreement, Contract 88-2007.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

International Drive at Bridgeway Drive (CP06-2026)
Intersection Improvements

EstimatedProject Budget: $310,000 **Anticipated Completion Date: Complete**



This project, constructed and funded by the developer, installed a traffic signal at the intersection of International Drive and Bridgeway Drive as part of the Capital Village Project.

International Drive at Bridgeway Drive, Intersection Improvements (CP06-2026)

Financing Plan & Tentative Schedule

Estimated Cost $ 300

Budget	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Funded By Developer - Conditions of Approval	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	-	-	-	-	-	-	**$ 300**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 11/12**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	-	-	-	-	-	-	**$ 300**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

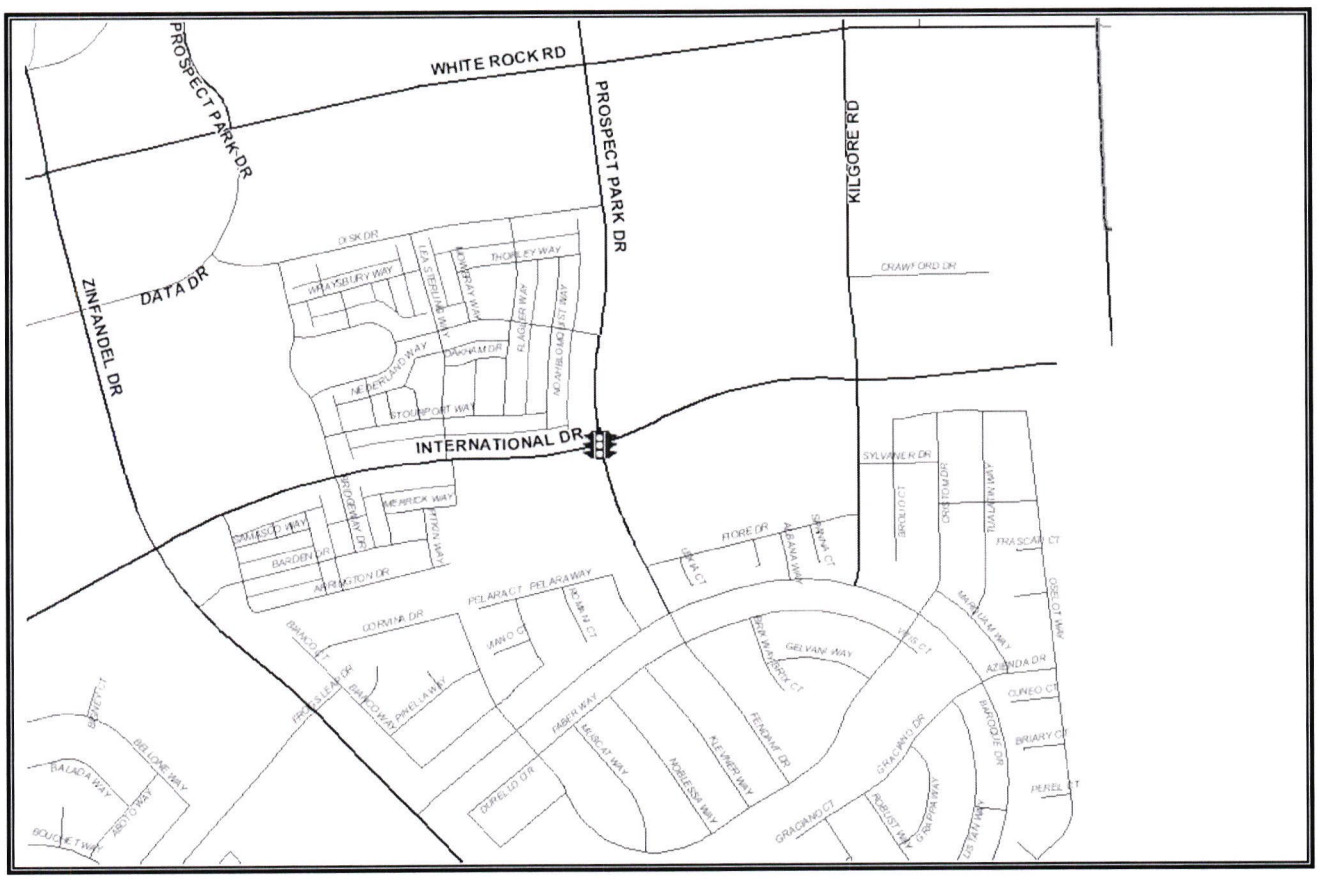
Notes: This intersection was constructed by developers of the Capital Village project as a condition of development.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

International Drive at Prospect Park (CP06-2018)
Intersection Improvements

Project Budget: $808,664 **Anticipated Completion Date: Complete**



This project constructed by developer at Capital Village installed a traffic signal at the intersection of International Drive and Prospect Drive. Project funded by transportation impact fees.

International Drive at Prospect Park Drive (CP06-2018)

Financing Plan & Tentative Schedule

Estimated Cost $ 809

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2250 - Traffic Mitigation Impact Fee	$ 609	-	-	-	-	-	-	$ 609
2256 - VOZ Traffic Mitigation Impact Fees	$ 200	-	-	-	-	-	-	$ 200
Grand Total	**$ 809**	-	-	-	-	-	-	**$ 809**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (8%)	$ 62	-	-	-	-	-	-	$ 62
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (1%)	$ 7	-	-	-	-	-	-	$ 7
Construction Contract (85%)	$ 684	-	-	-	-	-	-	$ 684
Other Costs (7%)	$ 56	-	-	-	-	-	-	$ 56
Grand Total	**$ 809**	-	-	-	-	-	-	**$ 809**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

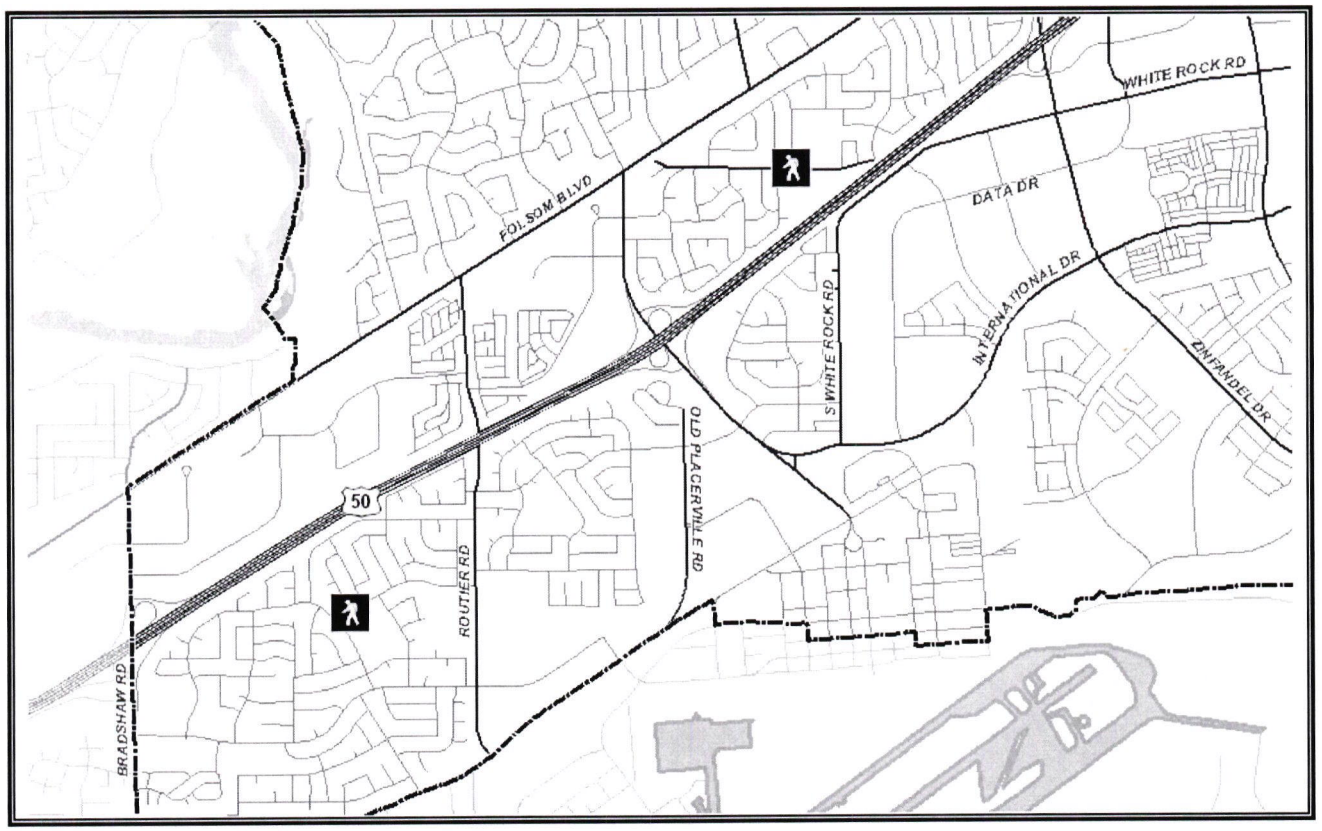
Notes: Developer project, construction complete. Project will be reimbursed through pending credit/reimbursement agreement Contract No. 88-2007.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Lighted Crosswalks (CP06-2049)

Project Budget: $10,804 **Anticipated Completion Date: Complete**



This project installed lighted crosswalks at the intersection of White Rock Road and Evadna Drive, and at the intersection of Vanguard Drive and Pegasus Way.

Lighted Crosswalks (CP06-2049)

Financing Plan & Tentative Schedule

$ 11

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2421 - Measure A Construction	$ 11	-	-	-	-	-	-	$ 11
Grand Total	**$ 11**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 11**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (9%)	$ 1	-	-	-	-	-	-	$ 1
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (18%)	$ 2	-	-	-	-	-	-	$ 2
Construction Contract (73%)	$ 8	-	-	-	-	-	-	$ 8
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 11**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 11**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

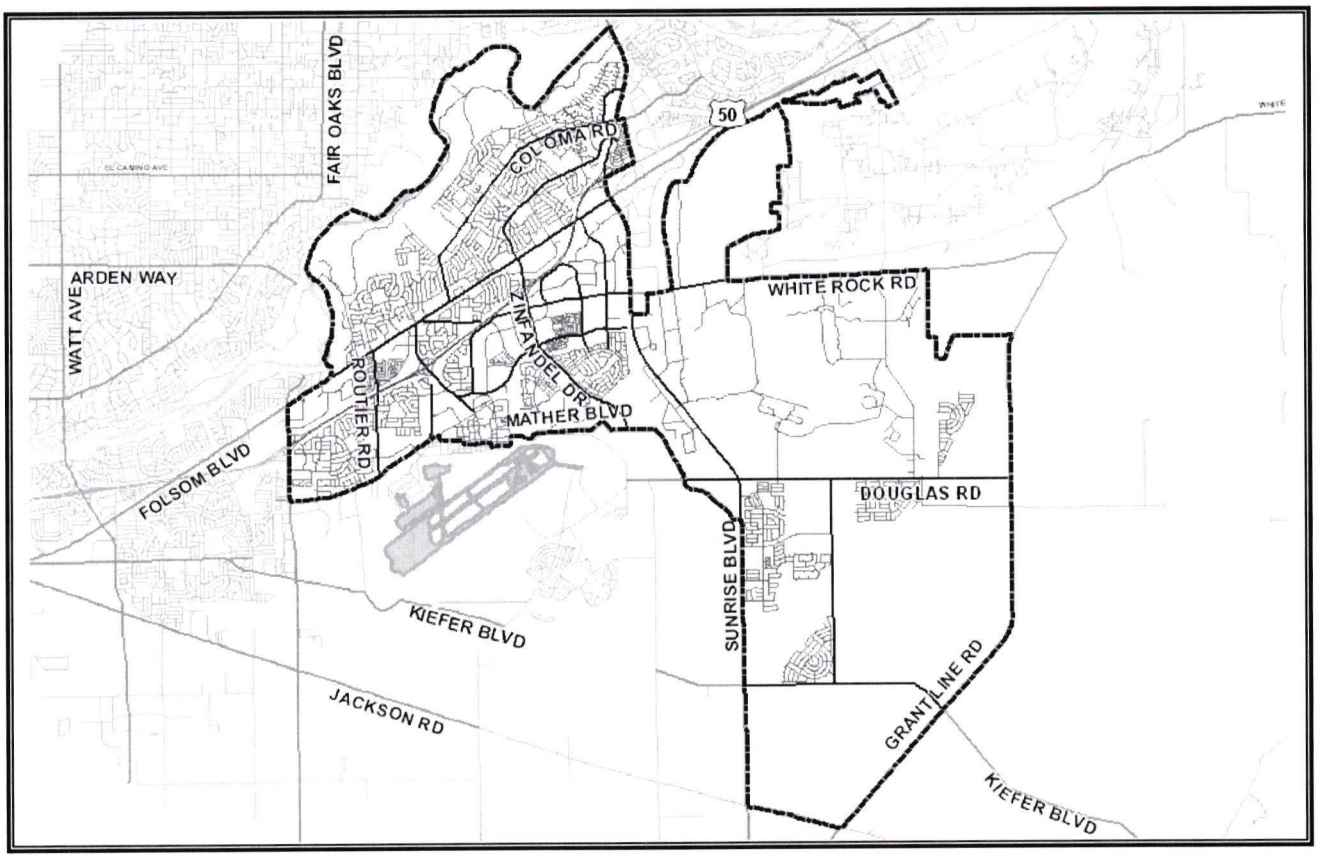
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Street Sign Replacement (CP06-2015)

Project Budget: $535,275 **Anticipated Completion Date: Complete**



This citywide project replaced the existing County of Sacramento street signs with new City of Rancho Cordova street signs throughout the City of Rancho Cordova.

Street Sign Replacement (CP06-2015)

Financing Plan & Tentative Schedule

Estimated Cost $ 535

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
1000 - General Fund	$ 400	-	-	-	-	-	-	$ 400
2421 - Measure A Construction	$ 135	-	-	-	-	-	-	$ 135
Grand Total	**$ 535**	-	-	-	-	-	-	**$ 535**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (3%)	$ 14	-	-	-	-	-	-	$ 14
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (12%)	$ 62	-	-	-	-	-	-	$ 62
Construction Contract (86%)	$ 459	-	-	-	-	-	-	$ 459
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 535**	-	-	-	-	-	-	**$ 535**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

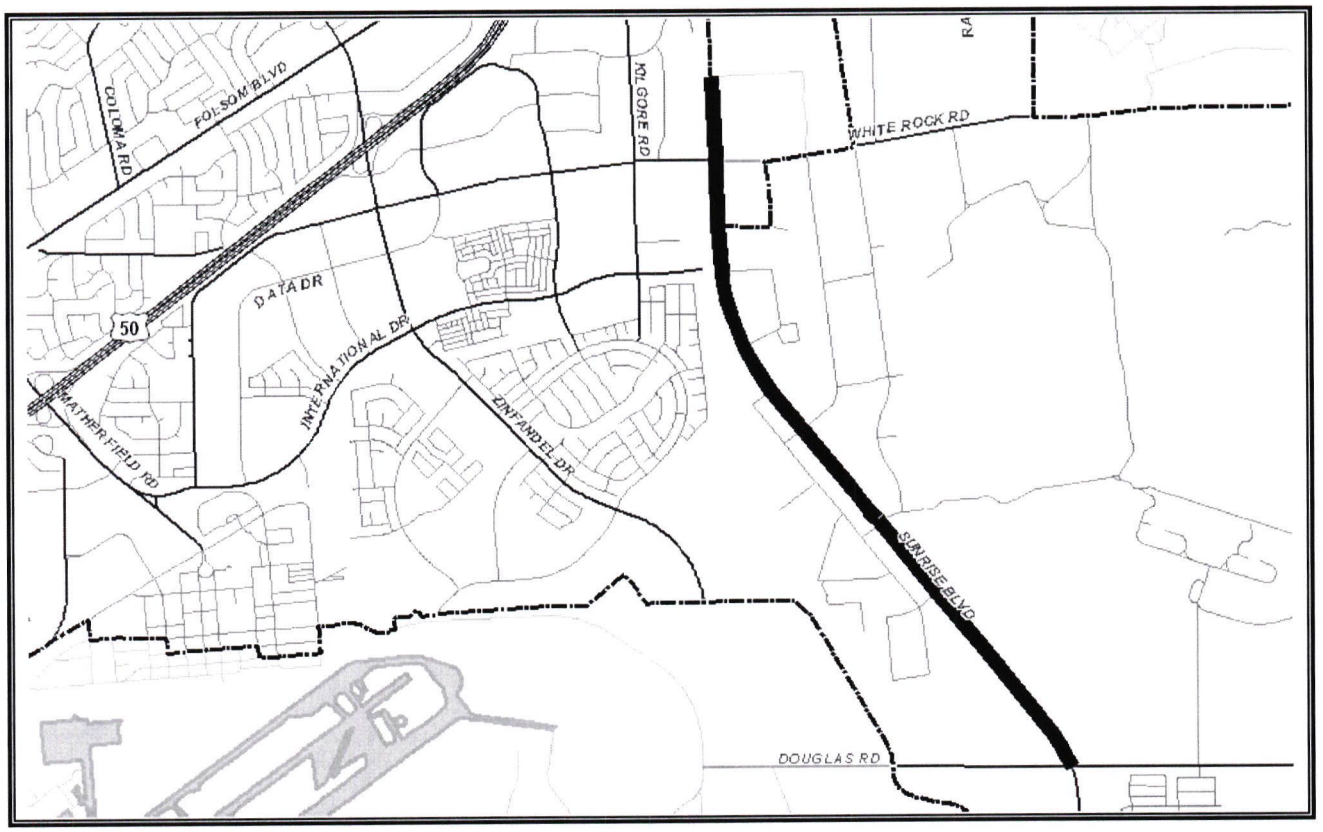
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Sunrise Boulevard Intersection Improvements (CP06-2029)
Sunrise Park to Douglas Road Frontage and Striping

Project Budget: $1,167 **Anticipated Completion Date: Complete**



The project proposes to construct frontage and striping improvements on Sunrise Boulevard between Sunrise Park and Douglas Road. This project was combined with CP06-2028.

Sunrise Boulevard, Sunrise Park to Douglas Road (CP06-2029)

Financing Plan & Tentative Schedule

Estimated Cost $ 1

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2246 - SD Traffic Mitigation Impact Fees	$ 1	-	-	-	-	-	-	$ 1
Grand Total	**$ 1**	-	-	-	-	-	-	**$ 1**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 1	-	-	-	-	-	-	$ 1
Grand Total	**$ 1**	-	-	-	-	-	-	**$ 1**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

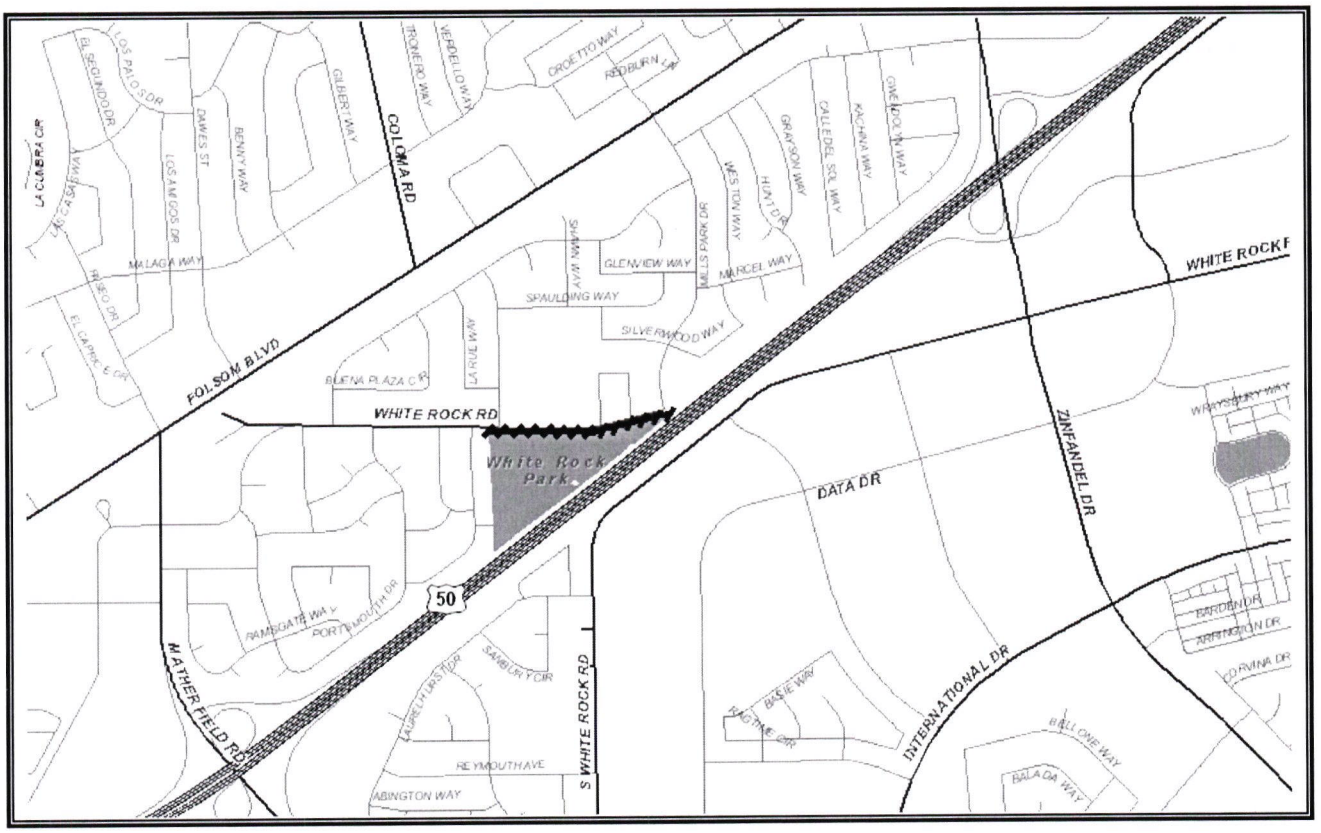
Notes: This project was combined with CP06-2028 for Anatolia I - Major Roads improvements, developer credit/reimbursement agreement

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

White Rock Park Improvements (CP07-2061)

Project Budget: $520,000 **Anticipated Completion Date: Complete**



This project will construct curb, gutter, sidewalk, and storm drains along White Rock Park.

White Rock Park Improvements (CP07-2061)

Financing Plan & Tentative Schedule

Estimated Cost $ 500

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2225 - Park Develop. Impact Fees	$ 320	-	-	-	-	-	-	$ 320
2340 - CDBG	$ 180	-	-	-	-	-	-	$ 180
Grand Total	**$ 500**	-	-	-	-	-	-	**$ 500**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (9%)	$ 47	-	-	-	-	-	-	$ 47
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (13%)	$ 65	-	-	-	-	-	-	$ 65
Construction Contract (78%)	$ 388	-	-	-	-	-	-	$ 388
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 500**	-	-	-	-	-	-	**$ 500**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

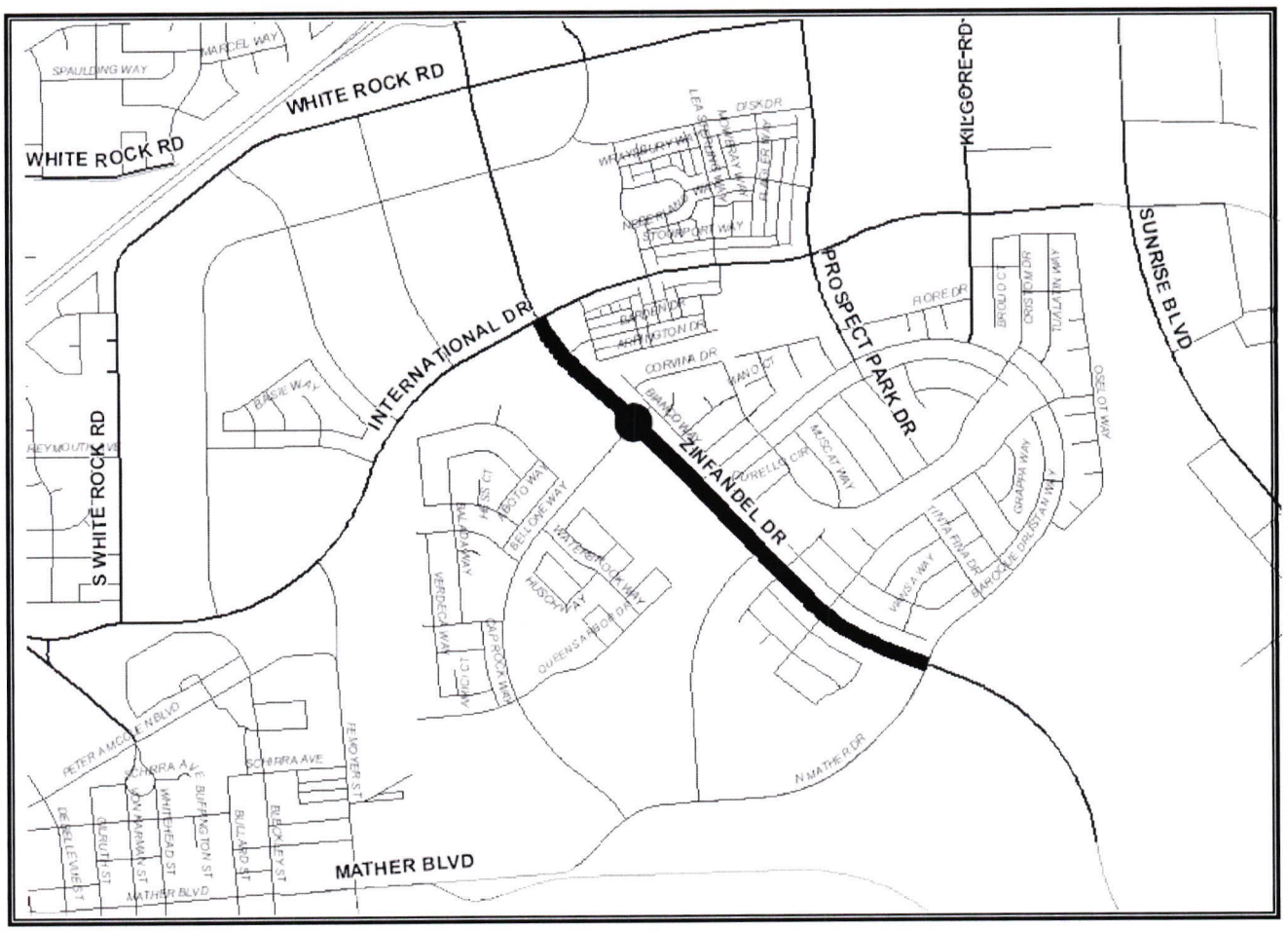
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Zinfandel Drive (Plan)
International Drive to VOZ Boundary

Project Budget: $3,150,000 **Anticipated Completion Date: Complete**



The project widened Zinfandel Drive to four-lanes from International Drive to the southern boundary of the Villages of Zinfandel and installed a traffic signal. These improvements are conditions of development and were constructed and fully funded by the developer.

Zinfandel Drive, International Drive to VOZ Boundary

Financing Plan & Tentative Schedule

Estimated Cost $ 3,150

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Funded By Developer - Conditions of Approval	$ 3,150	-	-	-	-	-	-	$ 3,150
Grand Total	**$ 3,150**	-	-	-	-	-	-	**$ 3,150**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 3,150	-	-	-	-	-	-	$ 3,150
Grand Total	**$ 3,150**	-	-	-	-	-	-	**$ 3,150**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

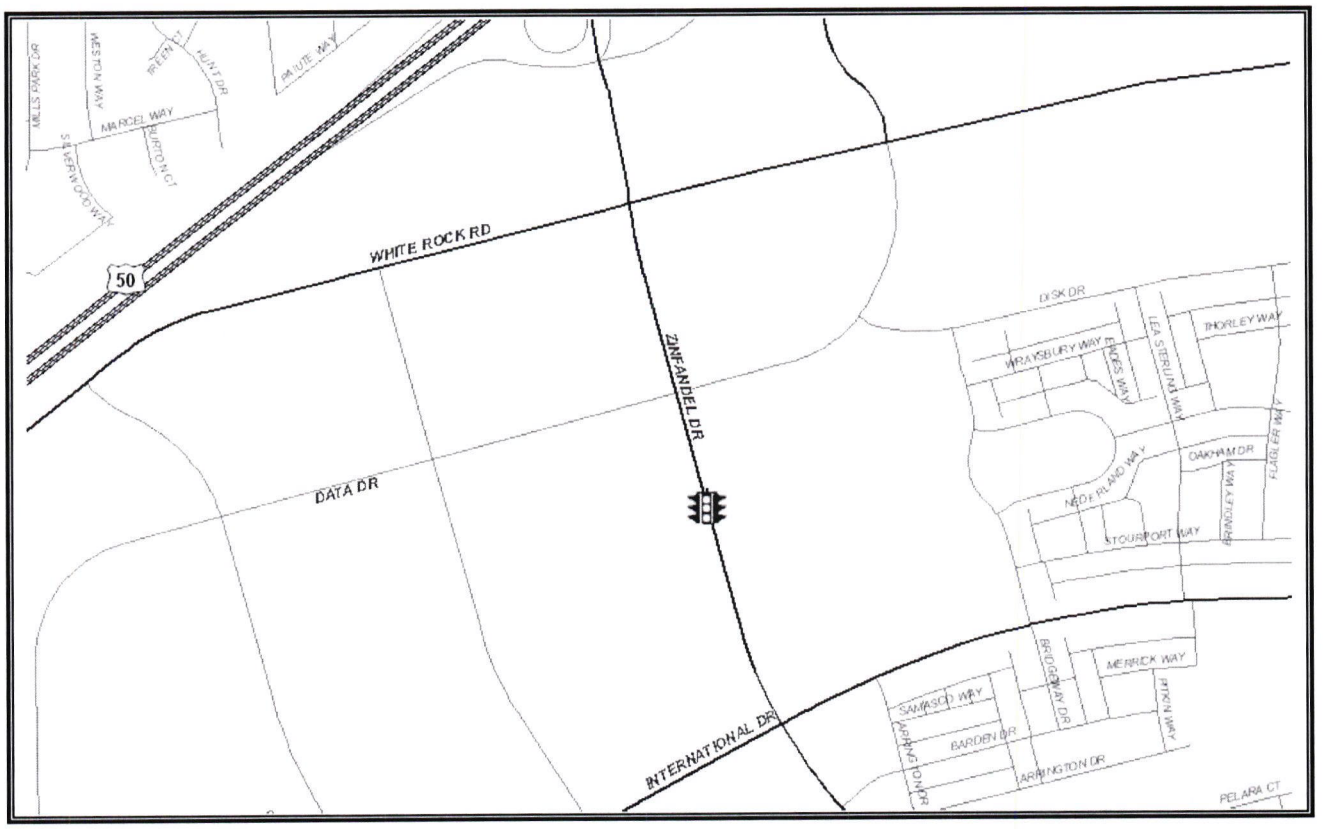
Notes: Estimated costs for construction of Zinfandel Drive through the Villages of Zinfandel, plus the traffic signals to be constructed the north end of Zinfandel Drive/Bear Hallow Drive. Improvements constructed at Developer cost per Conditions of Approval. Zinfandel Drive is completed and accepted. The traffic signal should be accepted by end of FY 07/08. Project Completed - move to accomplishments section. This project documents the traffic signal and construction of Zinfandel Drive built by Developers in the Villages of Zinfandel.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Zinfandel Drive at Capital Village Lane (Road "A") Intersection Improvements (CP07-2039)

Estimated Project Budget: $300,000 **Anticipated Completion Date: Completed**



This project, constructed by developers of the Capital Village project, installed a traffic signal at the intersection of Zinfandel Drive and Road A (now known as Capital Village Lane) as a part of the Capital Villages Project. These improvements are conditions of development and were constructed and funded by the developer.

Zinfandel Drive at Capital Village Lane (Road "A") Intersection Improvements (CP07-2039)

Financing Plan & Tentative Schedule

Estimated Cost $ 300

Budget	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Funded By Developer - Conditions of Approval	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 300**

Expenditures	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	**Total**
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 300	-	-	-	-	-	-	$ 300
Grand Total	**$ 300**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 300**

PROJECT SCHEDULE

Schedule	**Thru 07/08**	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**Post 12/13**	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

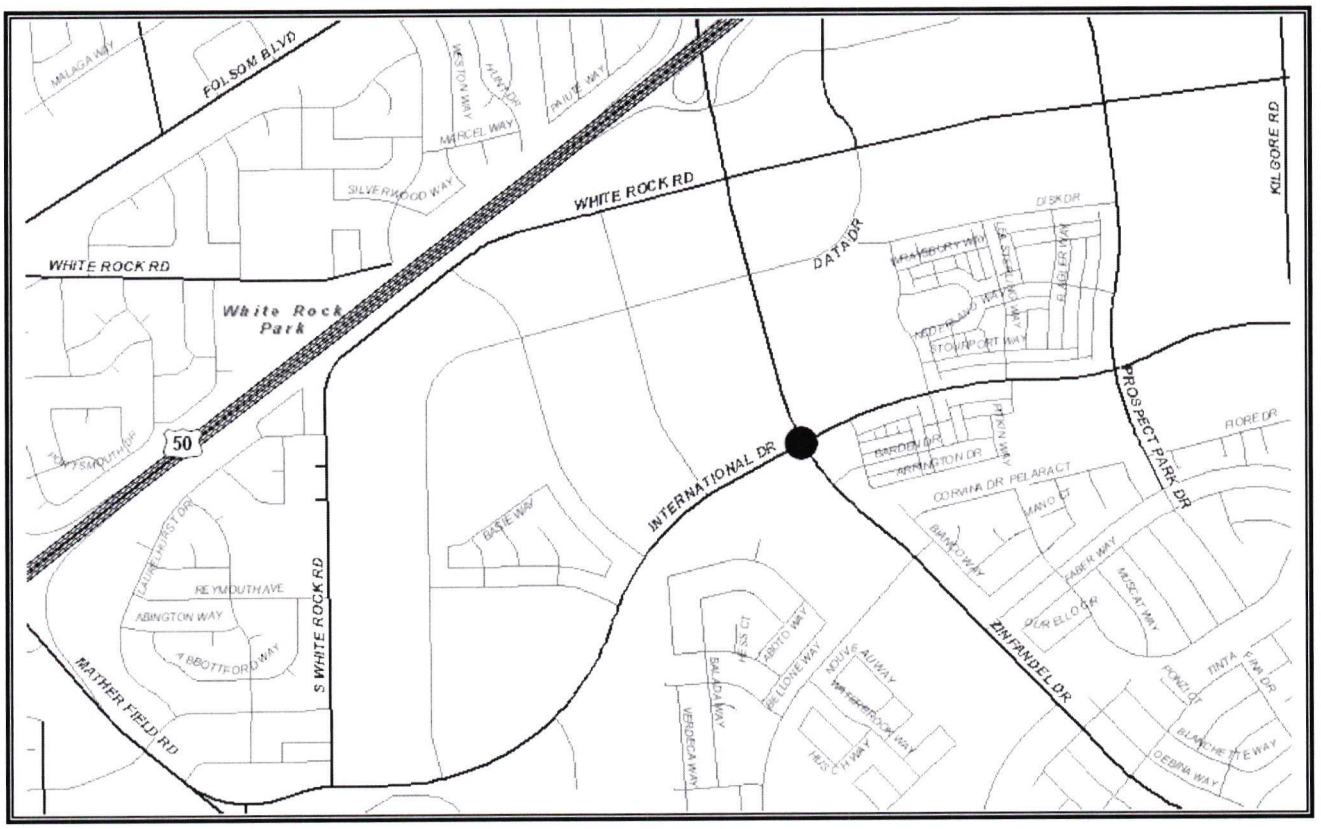
Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

Zinfandel Drive (CP08-2065)
at International Drive

Project Budget: $917,615 **Anticipated Completion Date: Complete**



This project, constructed by developers of the Capital Village project, installed a traffic signal at the intersection of Zinfandel Drive and International Drive as part of the Capital Villages Project. These improvements were constructed by the developer and funded by transportation impact fees.

Zinfandel Drive at International Drive Intersection Improvements (CP08-2065)

Financing Plan & Tentative Schedule

Estimated Cost $ 918

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
2246 - SD Traffic Mitigation Impact Fees	$ 233	-	-	-	-	-	-	$ 233
2250 - Traffic Mitigation Impact Fee	$ 685	-	-	-	-	-	-	$ 685
Grand Total	**$ 918**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 918**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	$ 918	-	-	-	-	-	-	$ 918
Grand Total	**$ 918**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 918**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

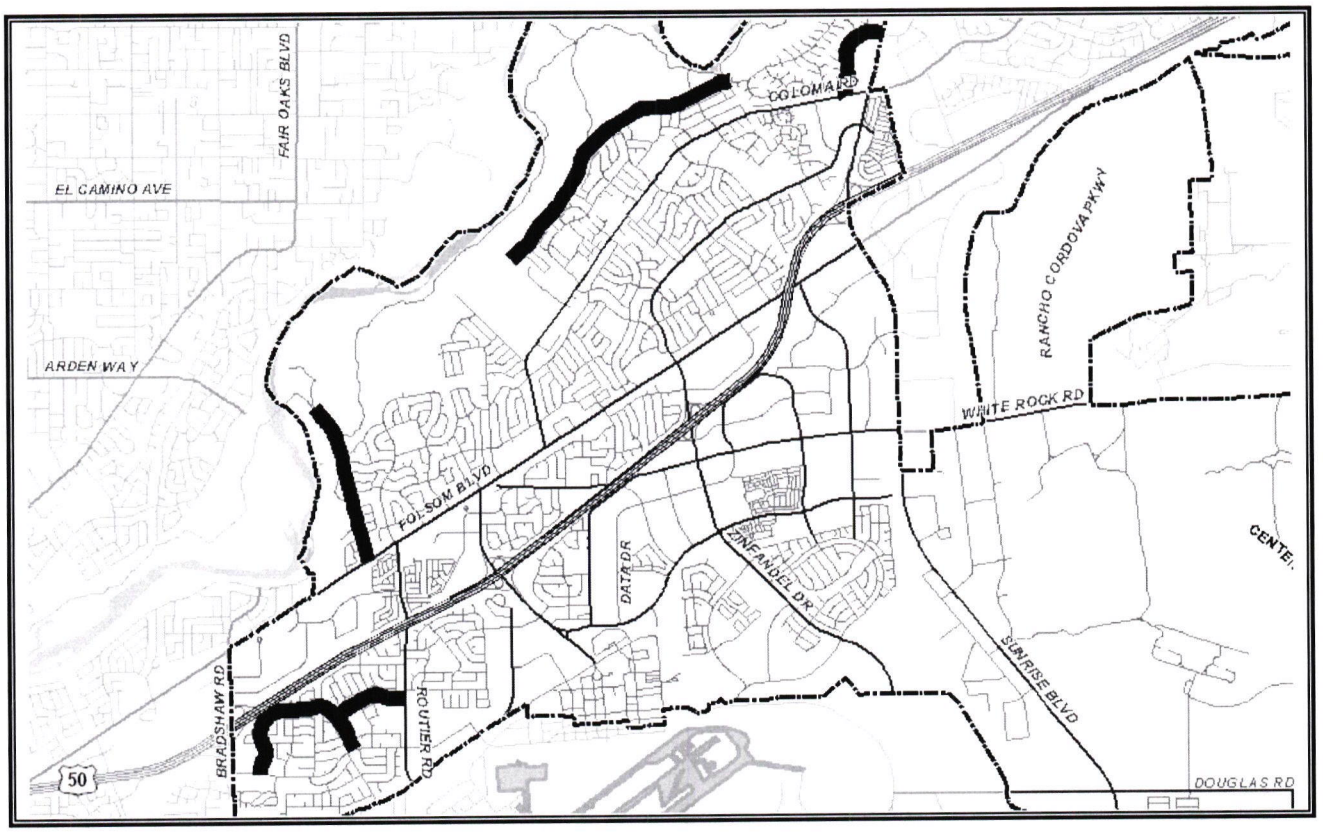
Notes: Developer is funding a portion of the costs of the improvements. This is a new project for purposes of reimbursing Developer for construction of intersection improvements included in the CIP.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2006 Street Rehabilitation Project (CP06-2014)

Project Budget: $3,616,094 **Anticipated Completion Date: Complete**



Several residential streets within the City of Rancho Cordova were in need of rehabilitation. Rehabilitation projects included asphalt overlay to enhance the pavement life and increase driving comfort and safety.

The following streets were rehabilitated:

- Vanguard Drive
- Explorer Drive
- Portion of Ambassador Drive
- Trinity River Drive
- Rod Beaudry Drive

2006 Street Rehabilitation Project (CP06-2014)

Financing Plan & Tentative Schedule

Estimated Cost $ 3,616

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
1000 - General Fund	$ 472	-	-	-	-	-	-	$ 472
2330 - Other Grants	$ 175	-	-	-	-	-	-	$ 175
2410 - Gas Tax	$ 2,569	-	-	-	-	-	-	$ 2,569
2430 - Prop. 42	$ 400	-	-	-	-	-	-	$ 400
Grand Total	**$ 3,616**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 3,616**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (4%)	$ 155	-	-	-	-	-	-	$ 155
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (5%)	$ 182	-	-	-	-	-	-	$ 182
Construction Contract (91%)	$ 3,279	-	-	-	-	-	-	$ 3,279
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	**$ 3,616**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 3,616**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

2008-2013 Capital Improvement Plan

2007 Sidewalk Improvement Project (CP07-2053)

Project Budget: $253,555 **Anticipated Completion Date: Complete**

This project proposes to rehabilitate sidewalks at the listed locations within the City of Rancho Cordova. This project is part of the Street Safety Improvement Program (CP06-2044). In additional to the residential sidewalk locations, a bus stop will relocated at Coloma Road and Chardonay Drive including sidewalk improvements to meet ADA compliance.

No.	Street Number	Street Name	No.	Street Number	Street Name
1	2538	Aramon	22	2644	Verdello
2	2658	Gilbert	23	2645	Verdello
3	9898	Meteor	24	2648	Verdello
4	1644	Klamath River	25	2652	Verdello
5	1649	Klamath River	26	2656	Verdello
6	1645	Klamath River	27	2660	Verdello
7	1641	Klamath River	28	2624 - 2628	Verdello
8	1644	Klamath River	29	2628 - 2632	Verdello
9	2420	Klamath River	30	2629 - 2637	Verdello
10	9891	Meteor	31	2657 - 2653	Verdello
11	10934	Anza	32	2519	Tormolo
12	3497	Pisces	33	2536	Tormolo
13	2601	Verdello	34	2537	Tormolo
14	2605	Verdello	35	2601	Tormolo
15	2609	Verdello	36	2601	Verdello (on Tormolo)
16	2620	Verdello	37	2606	Tormolo
17	2628	Verdello	38	2607	Tormolo
18	2633	Verdello	39	2612	Tormolo
19	2636	Verdello	40	2613	Tormolo
20	2637	Verdello	41	2619	Tormolo
21	2640	Verdello			

2007 Sidewalk Improvement Project (CP07-2053)

Financing Plan & Tentative Schedule

Estimated Cost $ 254

Budget	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
1000 - General Fund	$ 4	-	-	-	-	-	-	$ 4
2421 - Measure A Construction	$ 250	-	-	-	-	-	-	$ 250
Grand Total	**$ 254**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 254**

Expenditures	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Engineering (3%)	$ 7	-	-	-	-	-	-	$ 7
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (16%)	$ 40	-	-	-	-	-	-	$ 40
Construction Contract (70%)	$ 179	-	-	-	-	-	-	$ 179
Other Costs (11%)	$ 28	-	-	-	-	-	-	$ 28
Grand Total	**$ 254**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 254**

PROJECT SCHEDULE

Schedule	Thru 07/08	08/09	09/10	10/11	11/12	12/13	Post 12/13	Total
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

ATTACHMENT 5

City of Rancho Cordova Proposed Budget FY 2008-2009 (previously delivered on May 23, 2008)

2007

NOTE: PROPOSED REGULAR CITY COUNCIL MEETING DATES ARE SCHEDULED ON THE 1ST AND 3RD MONDAY'S OF EACH MONTH, UNLESS WHEN FALLING ON A HOLIDAY, THE MEETING WILL BE SCHEDULED ON THE FOLLOWING TUESDAY (THESE DATES ARE SHADED GREY AND ARE SUBJECT TO CHANGE). REFER TO HOLIDAY SCHEDULES BELOW.

JANUARY

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FEBRUARY

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MARCH

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APRIL

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MAY

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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2007 HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)

NEW YEAR'S DAY (MON, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 15)
PRESIDENT'S DAY (MON, FEB 19)
MEMORIAL DAY (MON, MAY 28)
INDEPENDENCE DAY (WED, JUL 4)
LABOR DAY (MON, SEP 3)
VETERAN'S DAY (MON, NOV 12)
THANKSGIVING DAY (THUR, NOV 22)
DAY AFTER THANKSGIVING (FRI, NOV 23)
CHRISTMAS EVE (MON, DEC 24)
CHRISTMAS DAY (TUE, DEC 25)

2008

JANUARY

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FEBRUARY

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MARCH

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APRIL

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JUNE

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JULY

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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2008 HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)

NEW YEAR'S DAY (TUES, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 21)
PRESIDENT'S DAY (MON, FEB 18)
MEMORIAL DAY (MON, MAY 26)
INDEPENDENCE DAY (FRI, JUL 4)
LABOR DAY (MON, SEP 1)
VETERAN'S DAY (TUES, NOV 11)
THANKSGIVING DAY (THUR, NOV 27)
DAY AFTER THANKSGIVING (FRI, NOV 28)
CHRISTMAS EVE (WED, DEC 24)
CHRISTMAS DAY (THURS, DEC 25)

2009

JANUARY

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FEBRUARY

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MARCH

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APRIL

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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2009 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN ITALICIZED)

NEW YEAR'S DAY (THURS, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 19)
PRESIDENT'S DAY (MON, FEB 16)
MEMORIAL DAY (MON, MAY 25)
INDEPENDENCE DAY (FRI, JUL 3 [OBSERVED?])
LABOR DAY (MON, SEP 7)
VETERAN'S DAY (WED, NOV 11)
THANKSGIVING DAY (THUR, NOV 26)
DAY AFTER THANKSGIVING (FRI, NOV 27)
CHRISTMAS EVE (THURS, DEC 24)
CHRISTMAS DAY (FRI, DEC 25)

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) for an office building with approximately 79,000 square feet of gross building area to be constructed on a 4.2 acre parcel located on the southeast corner of the White Rock Road and Quality Drive, APN: 072-0690-101, project number RC-06-247.	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 and shall repair any damage as soon as possible.	On-Going	Public Works	
	Prior to Issuance of Grading or Improvement Plan Approval			
4.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Design Review application and related costs.	Prior to Improvement Plan approval	Finance	
5.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to Improvement Plan approval	Public Works	
6.	The proposed building footprint shall maintain a minimum setback of 64 feet from White Rock Road centerline to building footprint. The proposed building footprint shall maintain a minimum setback of 48.5 feet from Quality Drive centerline to building footprint. The intersection of the two setbacks shall be defined by a 25-foot radius curve tangent to both setbacks. Improvements within these areas shall be limited to landscaping and flatwork.	Prior to Improvement Plan approval	Public Works	

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
7.	Number, size, and location of driveways are subject to approval by the Public Works Department	Prior to Improvement Plan approval	Public Works	
8.	Enter into a frontage agreement and bond for construction of public improvements to the satisfaction of the Public Works Department.	Prior to Improvement Plan approval	Public Works	
9.	Dedicate a standard 12.5-foot Public Utility Easement for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to Quality Drive and White Rock Road.	Prior to Improvement Plan approval	Public Works	
10.	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. Fire hydrants shown on the south side of the building shall be relocated to provide approximately 300 foot spacing between the hydrants along the fire access lane.	Prior to Improvement Plan approval	Metro Fire	
	Prior to Issuance of Building Permits			
11.	The buildings shall be reviewed for consistency with the approved plans by the Planning Director or designee. The site plan shall not include landscaping and shall accurately indicate the location and size of all bicycle parking areas.	Prior to Building Permit	Planning	
12.	The applicant shall submit a revised Landscape Plan with detailed planting and irrigation plans for review and approval by the Planning Director, at the time of Building Permit submittal. • The Landscape Plan shall demonstrate conformance with the Water Use and Conservation provisions of the City of Rancho Cordova Municipal Code (see Title 14.10, adopted from the Sacramento County Code). • Landscaping materials and placement shall follow crime prevention	Prior to Building Permit	Planning / Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	principles, allowing maximum observation. • Sidewalks shall meet ADA accessibility requirements.			
13.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: • Thermoplastic striping on Quality Drive from Data Drive to White Rock Road. Striping shall include, but is not limited to, center striping, bike lane and parking lane striping on both sides of the road. • A new sidewalk ramp per City Standard at the southeast corner of the Quality Drive/White Rock Road intersection. • Replacement of sidewalk along property frontage where horizontal or vertical separation exceeds ¼-inch. Sidewalk panels shall be replaced to the nearest joint. • Remove the existing asphalt wedge located within the gutter pan on Quality Drive. If improvements are damaged during removal process they shall be replaced. • Perpendicular or angled parking on Quality Drive shall not be permitted. Striped parking "T's" shall not be permitted. • Other frontage improvements as required by City of Rancho Cordova Standards. • Public improvement plans shall clearly delineate all transitions to existing improvements.	Prior to Building Permit	Public Works	
14.	Developer shall make a one time contribution for transit-related services in the amount that has been negotiated with the Public Works Department.	Prior to Building Permit	Public Works	
15.	All parcels serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: • Provisions for the necessary repair and maintenance of the roadway surface.	Prior to Building Permit	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	• 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'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems. • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.			
16.	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. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure. B. 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. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for	Prior to Building Permits	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	new construction and per SCC-1240 must be upgraded to approved steamer type hydrants. D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.			
17.	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 alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways. 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 50 feet of the end of the access roadway.	Prior to Building Permit	Metro Fire	
	Prior to Occupancy Permit			
18.	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.	Prior to Occupancy Permit	Police	
19.	Connection or reconnection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer connection.	Prior to Occupancy Permit	CSD-1	
20.	Bicycle parking shall be installed as required by the zoning code and indicated on the design approval documents. A minimum of two bicycle racks shall be	Prior to Occupancy	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	installed in close proximity to each building entrance and shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be moved if incorrectly placed.	Permit		
21.	The design for the parking lot light standard shall be submitted for review and approval by the Planning Director. If a concrete base is used, it shall be composed of exposed aggregate concrete or another decorative finish as approved by the Planning Director or designee.	Prior to Occupancy Permit	Planning	
22.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director.	Prior to Occupancy Permit	Planning	
23.	All landscaping shall be planted according to the approved landscape plans. The designer shall submit a certificate of compliance certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy Permit	Planning / Public Works	
24.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Occupancy Permit	Public Works	
25.	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 Occupancy Permit	Public Works	
26.	Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.	Prior to Occupancy Permit	Metro Fire	
27.	Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Occupancy	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
		Permit		
28.	Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch of pressure.	Prior to Occupancy Permit	Metro Fire	
29.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to Occupancy Permit	Metro Fire	
30.	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 twelve (12) 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 via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Occupancy Permit	Metro Fire / Planning	
31.	Demonstrate to the satisfaction of the Regional Transit, Director of Planning that the following has been considered and implemented: • Transit information shall be displayed in prominent locations within the office building for both employees and visitors. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information. • Project construction shall not impact transit service or pedestrian access to transit stops. • The applicant shall join the 50 Corridor Transportation Management Association.	Prior to Occupancy Permit	Regional Transit	

CONDITIONS OF APPROVAL

General Information and Compliance Items:

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

Advisory Comments – Metro Fire

1. The installation of approved traffic control equipment may be required on all signal lights installed or modified as a part of this project to allow emergency fire apparatus to activate the traffic signal.

2. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

Advisory Comments – CSD-1

1. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Advisory Comments – Sacramento County Department of Water Resources

1. STD#190 (I,E,F)- Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.

2. Incorporate stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with "Start at the Source", latest edition as published by BASMAA. Such implementation may be able to reduce the stormwater quality treatment requirement. If the area of the newly paved area and rooftop add to 1.0 acre or more, then permanent stormwater quality treatment shall be required.

Advisory Comments – Regional Transit

1. Employers should offer employees subsidized transit passes at 50% or greater discount.

Advisory Comments – Police Department

1. Parking/Circulation
   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.
   b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

2. 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.
   b. 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.
   c. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
   d. 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.
   e. 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.
   f. There shall be no rooftop access ladder mounted to the outside of the building. All rooftop access shall be from the interior of the building.
   g. All hatchway openings on the roof of any building shall be secured as follows:
      (1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
      (2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
      (3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
   h. All air duct or air vent with free and clear openings exceeding 8" x 12" on the roof or exterior walls that are uncovered of any building shall be secured by covering the same with either of the following:

(1) Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened,

or:

(2) A steel grill of at least 1/8" material or two inch mesh and securely fastened

and

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.

3. Landscaping
   a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.
   b. All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.
   c. All landscaping plans shall include maintenance of all landscape materials that may come in contact with lighting or address elements. Tree canopies shall be above light poles (at maturity) and any shrubbery shall not obstruct pedestrian-scale accent lighting.

4. Lighting
   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be vandal-resistant. A lighting level of 2-footcandle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.
   b. All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
   c. Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
   d. Exterior door, perimeter, and soffit lights shall be controlled by photocell or other activation mechanism and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

5. Building Numbering
   a. The building address shall be clearly posted on all sides of the building, in lettering no less than twelve (12) inches in height. It shall be lighted at night.

b. Each different unit within the building shall have its particular address prominently displayed on the side facing the street, and its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.