

**CITY COUNCIL
REGULAR MEETING**

Monday, August 18, 2008

5:30 p.m. – Regular Meeting

AGENDA



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, August 18, 2008

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

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Chaplain Frank Russell, Rancho Cordova Law Enforcement will give the invocation.

5. PRESENTATIONS

- 5.1 Introduction of New City Employee Megan McMurtry, Economic Development Specialist by Economic Development Director Curt Haven.

**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.

6. 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8.1 **Subject:** Minutes:

- a) Special Meeting of July 22, 2008; and
- b) Regular Meeting of August 4, 2008.

Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution Designating Voting Delegate and Alternate for 2008 League Annual Conference – September 24-27, Long Beach

Recommendation: Adopt Resolution No. 102-2008.

Result of Recommended Action: The Voting Delegate and/or Alternate will be able to represent the City by voting at the Annual Business Meeting of the League of California Cities.

Staff Report: Mindy Cuppy, City Clerk's Department

Advances Goal: 12

8.3 **Subject:** Ordinance Establishing a Special Tax for Transit-Related Services for the Sunrise Palms Plaza Project

Recommendation: Waive second reading and adopt Ordinance No. 17-2008 (**Roll Call Vote**)

Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing transit-related services by establishing a special tax for transit-related services for the Sunrise Palms Plaza Project.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 2 and 11

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- 8.4 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.
Result of Recommended Action: This report is intended to provide Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10
- 8.5 **Subject:** Resolution Approving a Template Reimbursement Agreement with Sunridge Park, LLC for Expenditures Made on Sunrise Boulevard Improvements
Recommendation: Adopt Resolution No. 94-2008 and Resolution No. 101-2008.
Result of Recommended Action: Adoption of these resolutions will approve a template form of a reimbursement agreement for Measure A eligible expenditures and will specifically authorize the City Manager to execute a reimbursement agreement with Sunridge Park, LLC for expenditures incurred in the design of Sunrise Boulevard Improvements.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11
- 8.6 **Subject:** Resolution Approving Fourth Amendment to Contract No. 148-2006 between Jones & Stokes Associates, Inc. and the City of Rancho Cordova Regarding Westborough at Easton Environmental Impact Report (EIR) in the Amount of \$35,464.50
Recommendation: Adopt Resolution No. 45-2008.
Result of Recommended Action: The changes to the scope of work and cost estimate provided are necessary in order to reflect changes in the additional cost for the completion of the Environmental Impact Report. Total contract amount will increase from current amount of \$444,199.50 to \$479,664.00.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 2, 4, 7, 8, & 9

9. CONSENT PUBLIC HEARING ITEMS

- 9.1 **Subject:** Vacation of Public Utility Easement, Pedestrian Easement, and Landscape Easement Over Lots 14, 15, and 16 and a Public Utility Easement Over Lot 96 of Revised Map of Capital Village Phase I Recorded in Book 365 of Maps Page 7
Recommendation: Adopt Resolution No. 96-2008.
Result of Recommended Action: Adoption of this resolution will eliminate easements that are in conflict with the proposed building layout for Lots 14, 15, 16, and 96 of Revised Map of Capital Village Phase I.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 7 and 8
- 9.2 **Subject:** Resolution Approving McGregor Center Design Review and Tentative Parcel Map, Located at 10655 Coloma Road
Recommendation: Adopt Resolution No. 103-2008.
Result of Recommended Action: Adoption of this resolution will approve a tentative parcel map and allow the applicant to create two (2) lots from a 1.07-acre parcel at 10655 Coloma Road and approval of the design review will allow construction of a new

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2,340 square foot retail pad building to be occupied by a bakery (on Parcel B – .49 gross acres, .25 net acres). An existing automotive repair shop will continue to occupy Parcel A (.58 gross acres, .45 net acres).

Staff Report: William Campbell, Planning Department

Advances Goal: 9

10. PUBLIC HEARING ITEMS

NONE

BREAK – 7:30 P.M.

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

11. REGULAR CALENDAR ITEMS

11.1 Subject: North Mather Roads Discussion

Recommendation: Staff will present future arterial roadway needs west of Sunrise Boulevard and south of Highway 50, with a focus on the North Mather area. Staff will address the need for an arterial connection between the Mather Field Road Interchange at Highway 50, and the Sunrise Boulevard/Douglas Road Intersection. Staff will seek formal endorsement of the concept plan and subsequent follow up to ensure General Plan consistency.

Result of Recommended Action: Agreement on arterial needs in this area will allow the City, County, Federal and private land owners to move forward with improvement plans in this area. An update to the City of Rancho Cordova General Plan Circulation Element may also be needed. Formal approval for any General Plan update will be requested at a subsequent Council Session.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goal: 2

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. CLOSED SESSION

Council will adjourn to Closed Session to discuss the following items:

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: City of Rancho Cordova et al vs. County of Sacramento; Case No. 34-2008-00002478-CU-WM-GDS.

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

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15. OPEN SESSION – REPORT FROM CLOSED SESSION

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

16. ADJOURNMENT

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

UPCOMING MEETINGS	
<i>Tuesday, August 26, 2008</i>	<i>5:30 p.m. Work Session on Rio Del Oro</i>
<i>Tuesday, September 2, 2008</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, September 9, 2008</i>	<i>5:30 p.m. Work Session on Rio Del Oro – TENTATIVE</i>
<i>Monday, September 15, 2008</i>	<i>4:00 p.m. Study Session on TBD</i> <i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, September 9, 2008</i>	<i>5:30 p.m. Work Session on Rio Del Oro – TENTATIVE</i>
<i>Monday, October 6, 2008</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, October 14, 2008</i>	<i>5:30 p.m. Work Session on Rio Del Oro – TENTATIVE</i>
<i>Monday, October 20, 2008</i>	<i>4:00 p.m. Study Session on TBD</i> <i>5:30 p.m. Regular Meeting</i>

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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
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

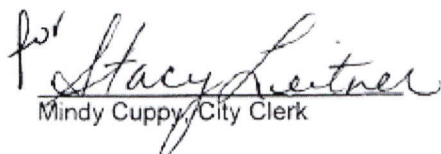
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via Granicus Video Streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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

CERTIFICATION OF POSTING OF AGENDA

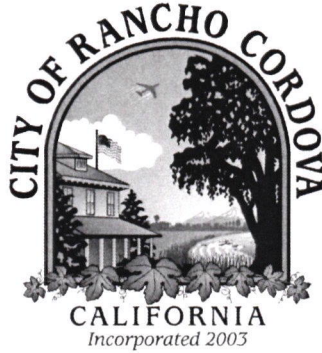
I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 18, 2008 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on August 14, 2008 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 14th day of August 2008 at Rancho Cordova, California.


Mindy Cuppy, City Clerk

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**CITY COUNCIL AND PLANNING COMMISSION
JOINT SPECIAL MEETING**

**City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, July 22, 2008

5:30 p.m. – Work Session

MINUTES

WORK SESSION

Call to Order

Mayor Budge called the joint special meeting to order in the David B. Roberts Council Chambers at 5:40 p.m.

Present: Council Members Cooley, McGarvey, Sander, Skoglund and Mayor Budge
Planning Commissioners Burke, Cummings, Johnson, Vance, Savorn and Chair Moe

Absent: Planning Commissioner Konarski

City Staff Present: Gaebler, Lindgren, Sanchez, Lehr, Junker, Johns, Angell, Beiswenger, Flory, Sparkman, Haven, D. Snyder, Thomas, Abhar, Chinn, Cuppy, McMurtry and Salerno

Work Session Items

1. Rio del Oro Project Update and Discussion of Unresolved Issues.

AT THIS POINT (7:05 p.m.) Council and Planning Commission took a brief recess. The full Council and present Planning Commissioners reconvened at 7:44 p.m.

ACTION: Discussion item only; no action taken.

PUBLIC COMMENT

None

CLOSED SESSION

Mayor Budge called the special meeting to order at 9:45 p.m. Council adjourned to Closed Session to discuss the following items:

1. Conference with Legal Counsel – Anticipated Litigation – Government Code 54956.9(b) (one potential cases).
2. 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

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

OPEN SESSION – REPORT FROM CLOSED SESSION

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

ADJOURNMENT

Mayor Budge adjourned the special meeting at 10:03 p.m.

Brenda Lehr, Interim Assistant City Clerk



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

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

Monday, August 4, 2008

**4:00 P.M. – Regular Meeting
David B. Roberts Council Chambers**

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 4:04 p.m.

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

Council Members Present: Cooley, McGarvey, Skoglund, and Mayor Budge

Council Members Absent: Sander

Staff Present: Gaebler, Lindgren, Lehr, Leitner, Kellerman, Oliver, Haven, Abhar, Cuppy, Snyder, Silva, Santini, Salerno, Flory, Trimberger, Junker, Chinn, Holt, Miller, Sparkman, Thomas, Harriman, Pearl, Johns, Lopez and McMurtry

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on George Burnash to lead the Pledge.

4. INVOCATION

Pastor Glenda Harr, First Covenant Church gave the invocation.

ADDED URGENCY ITEM

- 10.3 **Subject:** Urgency Resolution No. 99-2008 Opposing Fiscally Irresponsible State Budget Decisions that Would "Borrow" Local Government, Redevelopment and Transportation Funds

Recommendation: Adopt Resolution No. 99-2008.

City Attorney Adam Lindgren requested that the City Council make the finding that the need for immediate action came to the attention of the City after the posting of the agenda. He indicated that if adopted by the City Council, this resolution will be provided to the State Legislature in support of the League of California Cities effort on behalf of City's to preserve local government funds.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), the City Council made the finding that the need for immediate action came to the attention of the City after the posting of the agenda.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), the City Council adopted Resolution No. 99-2008.

5. PRESENTATIONS

- 5.1 Council Member Cooley Presented a Proclamation to Dennis Dworman, Hazel Berman and Barbara Jones for EDS Employees' Exemplary Volunteerism to the Community.
- 5.2 Economic Development Director Curt Haven Presented Certificates of Recognition for the City of Rancho Cordova "Best in Business":
- Neighborhood Pioneer Recognition to owners Mr. and Mrs. Kevin McAninch from Auto Expressions; and
 - Exceptional Enterprise Recognition to HR Director for the School Systems division Celeste Lemen from Pearson Recognition Program

6. PUBLIC COMMENT

The following individuals addressed the Council:

- George Burnash regarding code violation letters mailed by Code Enforcement and Building and Safety Department
- Fran Reece regarding code violation letters mailed by Code Enforcement and Building and Safety Department
- Lottie Strain regarding code violation letters mailed by Code Enforcement and Building and Safety Department

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Cooley second by Skoglund and carried by a 4:0 roll call vote (Sander absent), the Consent Calendar was approved, except Items 8.2, 8.4, 8.5 and 8.6 were pulled for separate discussion.

- 8.1 **Subject:** Minutes of June 30, 2008 Special Meeting and July 7, 2008 Regular Meeting
Recommendation: Adopt Minutes.
- 8.3 **Subject:** A Resolution Creating Special Tax Area Zone 11 and An Ordinance Establishing a Special Tax for Transit-Related Services for the Sunrise Palms Plaza Project
Recommendation: That Council:
a) Adopt Resolution No. 89-2008 (**Requires Three Affirmative Votes to Pass**)
b) Waive the first reading and introduce Ordinance No. 17-2008 establishing a Special Tax for Transit-Related Services for the Sunrise Palm Plaza Project. (**Roll Call Vote**)
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet 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 Sunrise Palms Plaza Project.
Staff Report: Cyrus Abhar, Public Works Department

The following Agenda Items 8.2, 8.4, 8.5 and 8.6 were pulled for separate discussion:

- 8.2 **Subject:** Resolution Authorizing City Manager to Execute 1st Amendment Contract No. 105-2008 with Goodwin Consulting Group in the Amount of \$100,000 for On-Call Transportation Fee Nexus Study Updates and Related Services
Recommendation: Adopt Resolution No. 83-2008. (**Requires Three Affirmative Votes to Pass**)
Result of Recommended Action: The contract amendment will extend the term of on-call professional services to December 31, 2012 and increase the current limit from \$77,500 to \$177,500 for transportation fee updates and related services to support the Public Works Department in response to complex transportation impact fee updates and related cash flow analysis issues. Work related to City transportation impact fee and funding issues will be funded through either the transportation impact fees or project capital funds.
Staff Report: Cyrus Abhar, Public Works Department
- 8.4 **Subject:** Resolution Authorizing the City Manager to Execute 1st Amendment Contract No. 112-2008 with KASL Consulting Engineering in the Amount of \$150,000 for On-Call Surveying and Engineering Design Services
Recommendation: Adopt Resolution 88-2008. (**Requires Three Affirmative Votes to Pass**)
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with KASL Consulting Engineering, Inc. to increase the current limit from \$150,000 to \$300,000. The contract amendment will provide continued surveying and engineering design services to support the Public Works Department.
Staff Report: Cyrus Abhar, Public Works Department
- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute 2nd Amendment Contract No. 113-2008 with Bureau Veritas North America, Inc. in the Amount of \$100,000 for Additional Building Plan Review and Inspection Services Support for the Building and Safety Department
Recommendation: Adopt Resolution No. 98-2008. (**Requires Three Affirmative**

Votes to Pass)

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with Bureau Veritas North America, Inc. to increase the current limit from \$100,000 to \$200,000. The contract amendment will provide additional building plan review and inspection services support for the Building and Safety Department. Funding will be collected through permit fee revenue.

Staff Report: Thomas L. Trimberger, Building and Safety Department

- 8.6 **Subject:** Resolution Authorizing the City Manager to Execute a 2nd Amendment to Contract No. 141-2007 with Patty Lohse for Consulting Services in the Amount of \$125,000

Recommendation: Adopt Resolution 92-2008. **(Requires Three Affirmative Votes to Pass)**

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with Patty Lohse to increase the current limit from \$100,000 to \$225,000. The contract amendment will provide continued support for management of project accounting and assistance with other projects in the Finance Department.

Staff Report: Donna Silva, Finance Director

Mayor Budge requested clarification on the following items pulled from the Consent Calendar:

- Regarding Item 8.4 (KASL Contract) -- is this an on-call contract? Cyrus Abhar responded that it is.
- Regarding Item 8.6 (Patty Lohse Contract) -- why is this seemingly ongoing position not being filled as a permanent Sr. Accountant position? Donna Silva responded that Ms. Lohse has the "head knowledge" currently needed to complete the reconciliation of project accounting.
- Regarding Item 8.2 (Goodwin Contract) – why the increased cost for this one contractor? (Cyrus Abhar responded that Goodwin provides a very specialized/unique service.)

Mayor Budge said she wanted to make sure that City contracts provide flexibility and are fiscally advantageous and sound. She also said, regarding the frequency of contract extensions, the City should be considering "at what point do we do a competitive bid again to make sure we are getting the best price?"

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), Items 8.2, 8.4, 8.5 and 8.6 were approved by one motion.

9. CONSENT PUBLIC HEARING ITEMS

The Mayor opened the Consent Public Hearing Comment Period. There were no speakers. The Mayor closed the Consent Public Hearing Comment Period.

ACTION: Motion by Skoglund second by Cooley and carried by a 4:0 roll call vote (Sander absent), the Consent Public Hearing Items were approved, except Item 9.1 was pulled for separate discussion.

- 9.2 **Subject:** Resolution Authorizing Delinquent Allied Waste Refuse Service Charges to be Collected on the Fiscal Year 2008-09 Property Tax Bill
Recommendation: That Council:
a) Adopt Resolution No. 80-2008 Authorizing Delinquent Refuse Service Charges to Be Collected on the Tax Roll (**Requires Three Affirmative Votes to Pass**); and
b) Direct the City Clerk to file a copy of the delinquent service charges report with the County Auditor on or before August 25, 2008.
Result of Recommended Action: Delinquent refuse service charges will be added to the tax roll thereby allowing Allied Waste to collect past due accounts.
Staff Report: Donna Silva and Rebecca Santini, Finance Department
- 9.3 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District
Recommendation: Adopt Resolution No. 78-2008. (**Roll Call Vote and Requires Three Affirmative Votes to Pass**)
Result of Recommended Action: Adoption of this resolution will authorize the annual levy and collection of assessments in the District for Fiscal year 2008-2009. This assessment applies only to new development areas annexed to the District including Capital Village, Sundance, and Anthology at Anatolia and provides funding for streetlight and road maintenance funding in those areas.
Staff Report: Cyrus Abhar, Public Works Department
- 9.4 **Subject:** Adopt Resolutions Approving Annual Levy Report of Fiscal Year 2008-2009 Transit Related Services Benefit District, Zone No. 1 and Zone No. 2 (Formerly County of Sacramento, County Service Area No. 10, Benefit Zone No. 1 and Benefit Zone No. 2)
Recommendation: Adopt Resolution No. 81-2008 and Resolution No. 82-2008. (**Roll Call Vote and Requires Three Affirmative Votes to Pass**)
Result of Recommended Action: Adoption of these resolutions will authorize and establish Fiscal Year 2008-2009 service charges for certain miscellaneous extended services within Transit Related Services Benefit District, Zone No. 1 and Zone No. 2 (formerly County of Sacramento, County Service Area No. 10, Benefit Zone No. 1 and Benefit Zone No. 2). The Transit Related Services Benefit District Zone No. 1 and Zone No. 2 annual levy will be added to the County tax roll for the 2008-2009 Fiscal Year.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

The following Agenda Item 9.1 was pulled for separate discussion:

- 9.1 **Subject:** Resolution Approving CVS Pharmacy Conditional Use Permit, Design Review and a Letter of Public Convenience and Necessity for Off-Site Alcohol Sales, Project No. RC-08-347, Located at the Intersection of Zinfandel Drive and International Drive
Recommendation: That Council:
a) Find the project has been previously assessed in the Capital Village EIR; and
b) Adopt Resolution 97-2008 approving the Conditional Use Permit for the drive-up pharmacy window, the Design Review for the new CVS Pharmacy building and instruct staff to forward a Letter of Public Convenience and Necessity to sell alcohol for off-site consumption to State Alcohol Beverage Control. (**Requires Three Affirmative Votes to Pass**)
Result of Recommended Action: The Capital Village Special Planning Area (CVSPA) had intended to develop a commercial node within the employment center of the City. The proposed use will provide a freestanding building on its own site in a well situated location and serve both the Villages of Zinfandel and the residential units in the CVSPA. The project will also provide convenient commercial services to the numerous employees south of Highway 50 and the residence of Capital Village and the Villages of Zinfandel.

The development of this corner will also compliment the gateway into the Capital Village development.

Staff Report: William Campbell, Planning Department

ACTION: Motion by McGarvey second by Cooley and carried by a 4:0 roll call vote (Sander absent), Council adopted Resolution No. 97-2008 with the following amendment:

- Color palate for project and the monument signage to be consistent with the existing Capital Village commercial development.

AT THIS POINT: Council took a brief recess at 5:57 p.m. The Council reconvened at 6:25 p.m.

10. REGULAR CALENDAR ITEMS

10.1 Subject: Transit Implementation Planning Efforts

Recommendation: Staff will request input and direction as part of the development of an implementation plan for demonstration shuttle service. Staff will describe the current status of implementation planning efforts and seek input on the Council's vision for the shuttle service.

Result of Recommended Action: Staff will incorporate the Council's input in the implementation plan that will be presented at the Council meeting on September 2, 2008. The implementation plan will focus on a demonstration shuttle that will travel the Zinfandel corridor to connect employers and residents south of Highway 50 with the Zinfandel Light Rail Station.

Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by McGarvey second by Cooley and carried by a 4:0 vote (Sander absent), Council affirmed staff's plan.

10.2 Subject: Transportation Infrastructure for East Area

Recommendation: Continue discussion of transportation infrastructure goals for the entire development area east of Sunrise Boulevard ("the East Area"). Clarify timing of improvements based on Level of Service policies. Support a recommendation for the formation of a Funding and Financing Plan that will support entitlements in the "East Area" while meeting the goals and policies of the City's General Plan.

Result of Recommended Action: Following Council direction on transportation improvements and related timing, City staff and representatives from the development community will craft an East Area Transportation Master Plan and Financing Strategy that will guide conditions of approval and development agreements for all property owners in the "East Area".

Staff Report: Cyrus Abhar, Public Works Department

The Mayor opened the public comment period and the following individuals addressed the Council:

- Dennis Dunn in support of recommended improvements
- Sam Miller in support of recommended improvements and how to finance project
- Al Johnson in support of recommended improvements and how to finance project

The Mayor closed the public comment period.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 vote (Sander absent),

Council decided upon the key policy direction that construction of the Rancho Cordova Parkway Interchange must be started by the time the 6,500th building permit is issued and with the goal of being completed prior to the issuance of the 8,000th building permit for the new development east of Sunrise Boulevard.

ACTION: Consensus that the Council supported the “next steps” provided in the staff presentation -- beginning a cooperative process to develop a funding strategy for all project improvements by 1) evaluating funding options; 2) discussing fee credit and reimbursement policies; and 3) discussing participation from future development projects leading to the development of an implementation strategy to ensure adequate funding is available when needed.

AT THIS POINT IN THE MEETING Mayor Budge left the meeting. The time was 9:00 p.m.

11. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

12. CITY MANAGER’S REPORT

The City Attorney Adam Lindgren reported on the newly published Municipal Code. City Manager Ted Gaebler reported on/went over the following items:

- Rancho Cordova Leadership applications for the next (3rd) class are due by Friday, August 15.
- Council’s request for clarification on Rio del Oro discussion dates are as follows:
 - August 12 meeting is cancelled
 - August 18 study session prior to the regular meeting is not currently planned to be held
 - August 26 still calendared, Ken Cooley will be absent
- Mindy Cuppy will take over as City Clerk for the August 18 Regular Meeting.
- Clarified that since the Utility Users Tax item did not receive the 2/3rds vote necessary from the Council, it would not be on the ballot this Fall.
- Regarding the “time capsule,” it is not too late for Council Members to add items.

13. CLOSED SESSION

None was held.

14. OPEN SESSION – REPORT FROM CLOSED SESSION

NONE

15. ADJOURNMENT

Vice Mayor Skoglund adjourned the regular meeting at 9:13 p.m.

Stacy Leitner, Interim City Clerk

MEMORANDUM



DATE: August 18, 2008
TO: Honorable Mayor and Council Members
FROM: Mindy Cuppy, City Clerk
SUBJECT: **DESIGNATION OF VOTING DELEGATE & ALTERNATE FOR 2008 ANNUAL LEAGUE CONFERENCE – SEPTEMBER 24-27, LONG BEACH**

RECOMMENDATION

Adopt Resolution No. 102-2008, designating Mayor Linda Budge as Voting Delegate and Vice Mayor Dan Skoglund as Alternate for the 2008 Annual League of California Cities Conference.

RESULT OF RECOMMENDED ACTION

The Voting Delegate and/or Alternate will be able to represent the City by voting at the Annual Business Meeting of the League Conference.

BACKGROUND

The 2008 Annual League Conference is scheduled for September 24-27 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting scheduled for Saturday morning, September 27. At this meeting, the League membership considers and takes action on resolutions that establish League policy. Attached is a copy of the Annual Conference Voting Procedures (**Exhibit A**). In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate and may designate a voting delegate alternate.

ATTACHMENT

Resolution No. 102-2008 including (Exhibit A) Voting Delegate/Alternate Form.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 102-2008

**A RESOLUTION OF THE CITY COUNCIL DESIGNATING A VOTING DELEGATE
AND AN ALTERNATE FOR THE 2008 ANNUAL LEAGUE OF CALIFORNIA CITIES
CONFERENCE BUSINESS MEETING**

WHEREAS, the 2008 Annual League of California Cities Conference will be held on September 24-27, 2008 in Long Beach; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its voting delegate and may designate a voting delegate alternate as detailed in the attached **Exhibit A** – League 2008 Voting Delegate/Alternate Form;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that Mayor Linda Budge is designated as the City's Voting Delegate and Vice Mayor Dan Skoglund as the Alternate Voting Delegate for the 2008 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED that the City Clerk submit a certified copy of this Resolution to the League of California Cities by the September 5, 2008 deadline.

PASSED AND ADOPTED by the City Council of on the 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk


CITY: _____

**2008 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by September 5, 2008. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this special area will be limited to individuals (voting delegates and alternates) who are identified with a special stamp on their conference badge. If your city's voting delegate and alternates wish to sit together at the Business Meeting, they are all encouraged to sign in at the Voting Desk in order to obtain the identifying stamp that will admit them to the special voting area.

1. VOTING DELEGATE
Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE
Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE
Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

ATTEST (I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate.)

Name: _____

Phone: _____

Title: _____

Date: _____

Please complete and return by September 5 to:

League of California Cities
ATTN: Mary McCullough
 1400 K Street
 Sacramento, CA 95814

FAX: (916) 658-8240

CITY OF RANCHO CORDOVA

ORDINANCE NO. 17-2008

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES
FOR THE SUNRISE PALMS PLAZA PROJECT 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 11 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 XIII A 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 11.

At the time that the Council adopted this Ordinance, there were zero (0) registered voters residing in Zone 11 and one (1) property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 11 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 11 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (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 11 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 11" (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 11, 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 11.

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 11 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 X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year OR 6 percent, whichever is less
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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. XIII C, § 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 11 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 October 6, 2008 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2009.

ADOPTED, THIS 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, Interim City Clerk

MEMORANDUM



DATE: August 18, 2008
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: TREASURER'S REPORT – June 30, 2008

RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

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

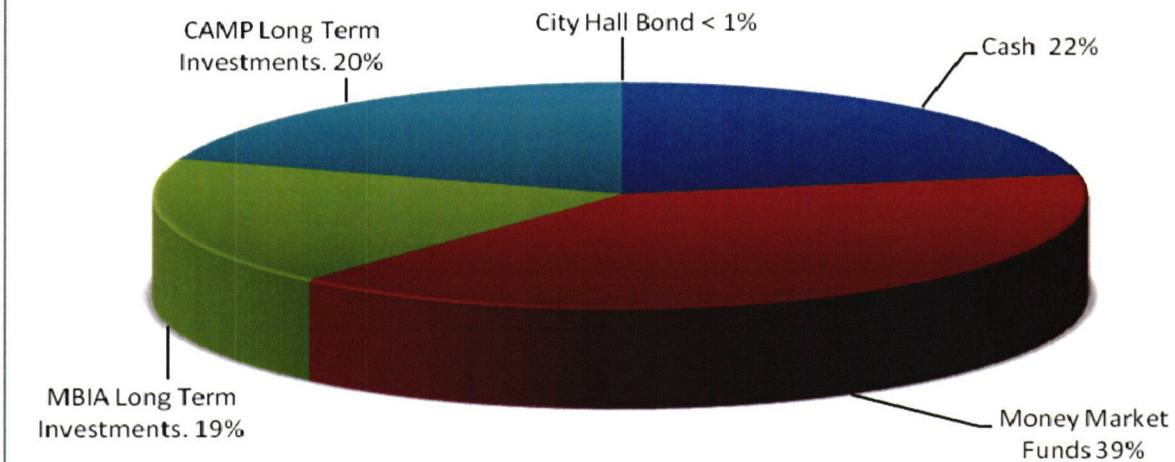
BACKGROUND

Attached is the quarterly Treasurer's report for the period ending June 30, 2008. Treasurer's reports are provided to Council on a quarterly basis.

At March 31, 2008, the City's total portfolio was \$80.1 million. Since that time, the balances have increased by \$6.1 million for an ending balance of \$86.2 million at March 31, 2008. Of that, the General Fund Cash and Investments balance was \$24.2 million. Cash and short-term investments increased by \$5.5 million while long-term investments were increased by \$627 thousand. The overall portfolio is well diversified with \$33.2 million invested in long-term investments. \$33.8 million is invested in short-term investments that are considered liquid (CAMP and LAIF). The remainder consists of \$19.1 million on deposit with our bank and \$5,364 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our Financial Advisors, periodically reviews the mix of liquid and long-term investments and adjusts according to the market conditions and our short-term cash needs. At June 30th, interest rates at LAIF and CAMP had fallen from their March 2008 amounts of 4.18% and 3.29%, to 3.11% and 2.51% respectively.

The increase in cash and investment balances, as noted in the above paragraph, is typical for this time of the year. We received our second installment of property taxes at the beginning of May. Cash is expected to decline over the next six months until our next property tax installment is received in January 2009. Please see the charts below for a pictorial view of the diversity in our cash and investment holdings.

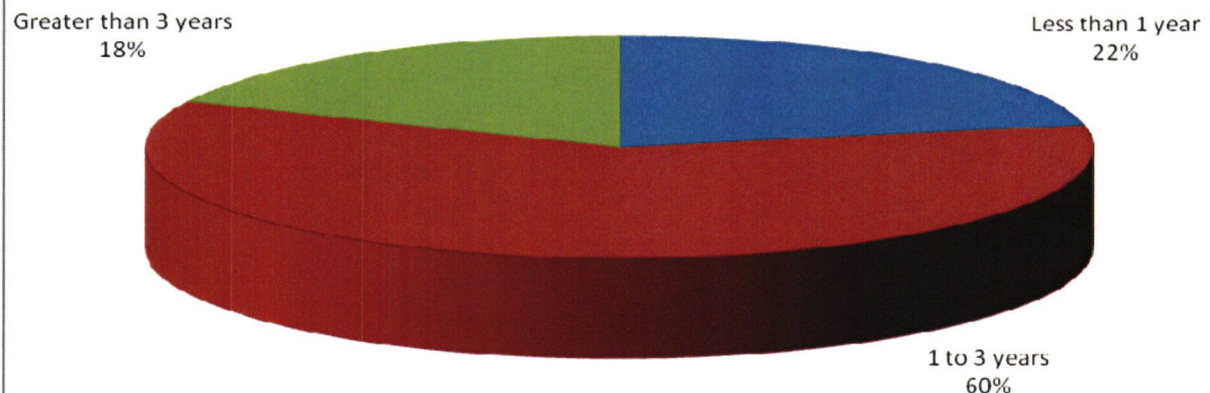
Distribution of Investments



Analysis of the long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 7,195,000	\$ 7,268,222	21.89%
1 to 3 years	19,970,000	19,904,844	59.94%
Greater than 3-years	5,855,000	6,035,654	18.17%
	<u>\$ 33,020,000</u>	<u>\$ 33,208,721</u>	100.00%

Long Term Investments - Time Period



ATTACHMENT

1. Treasurer's Report for June 30, 2008

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
JUNE 30, 2008**

	Par Value	Current Value	Maturity Date
Cash and Cash Equivalents			
Wells Fargo Bank	18,938,927	18,938,927	n.a.
U.S. Bank Checking - old system	215,235	215,235	n.a.
	<u>19,154,162</u>	<u>19,154,162</u>	
Money Market Funds			
Wells Fargo Adv Treasury Plus MMF (MBIA)	262,172	262,172	n.a.
Sub-total	<u>262,172</u>	<u>262,172</u>	
Money Market Funds			
Local Agency Investment Fund (LAIF)	18,343,942	18,343,942	n.a.
California Asset Management Program (CAMP)	15,231,305	15,231,305	n.a.
Sub-total	<u>33,575,247</u>	<u>33,575,247</u>	
Long-Term Investments - MBIA:			
Farm Credit Note	500,000	500,155	7/15/2008
U.S. Treasury Note	1,000,000	1,004,840	8/31/2008
U.S. Treasury Note	750,000	758,205	11/30/2008
U.S. Treasury Note	500,000	506,795	2/15/2009
Federal Home Loan Note	500,000	511,095	6/19/2009
Farm Credit Note	500,000	506,250	7/17/2009
Federal Home Loan Note	750,000	769,223	9/11/2009
U.S. Treasury Note	750,000	761,723	11/15/2009
Federal Home Loan Note	500,000	514,220	12/11/2009
U.S. Treasury Note	500,000	50,575	12/31/2009
Fannie Mae Note	500,000	506,875	2/15/2010
Freddie Mac Note	1,000,000	1,000,140	5/12/2010
Federal Home Loan Note	500,000	518,905	6/11/2010
Freddie Mac Note	750,000	776,813	9/1/2010
Federal Home Loan Note	750,000	772,973	12/10/2010
Farm Credit Note	1,000,000	1,001,560	1/11/2011
Farm Credit Note	500,000	517,500	2/18/2011
Fannie Mae Note	750,000	745,545	2/25/2011
Fannie Mae Note	750,000	780,000	4/15/2011
Freddie Mac Note	750,000	753,285	10/6/2011
Farm Credit Note	750,000	764,063	12/8/2011
Farm Credit Note	500,000	516,720	4/12/2012
Federal Home Loan Note	1,000,000	1,031,880	10/5/2012
Farm Credit Note	500,000	509,530	10/17/2012
Sub-total	<u>16,250,000</u>	<u>16,078,868</u>	

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
JUNE 30, 2008**

	Par Value	Current Value	Maturity Date
Long-Term Investments -CAMP:			
Fannie Mae Notes (Callable)	700,000	701,750	9/15/2008
U.S. Treasury Note	495,000	499,679	10/31/2008
Federal Home Loan Global Notes	750,000	756,797	11/21/2008
Fannie Mae Notes (Callable)	750,000	757,500	3/9/2009
Fannie Mae Global Benchmark Notes	750,000	761,719	4/15/2009
Federal Home Loan Global Notes	500,000	509,688	6/11/2009
FFCB Notes	250,000	254,453	9/28/2009
U.S. Treasury Note	500,000	506,758	10/15/2009
U.S. Treasury Note	500,000	515,313	11/15/2009
Federal Home Loan Global Notes	500,000	508,125	11/30/2009
Federal Home Loan Tap Notes	500,000	515,625	3/12/2010
State of California 2008 Taxal	670,000	668,848	4/1/2010
Fannie Mae Global Benchmark Notes	500,000	508,750	5/15/2010
Federal Home Loan Global Notes	1,250,000	1,242,008	6/28/2010
Federal Home Loan Notes (Callable)	500,000	506,563	7/9/2010
Fannie Mae Global Benchmark Notes	500,000	510,000	8/15/2010
U.S. Treasury Note	600,000	621,235	10/15/2010
U.S. Treasury Note	1,000,000	1,038,516	12/15/2010
Fannie Mae Global Benchmark Notes	500,000	513,906	2/15/2011
Federal Home Loan Global Notes	1,000,000	986,657	4/1/2011
Fannie Mae Global Benchmark Notes	500,000	520,000	4/15/2011
U.S. Treasury Note	500,000	527,071	4/30/2011
U.S. Treasury Note	700,000	738,718	5/31/2011
Federal Home Loan Global Reference Notes	1,000,000	1,046,875	7/18/2011
U.S. Treasury Note	500,000	524,219	8/31/2011
Fannie Mae Global Notes	500,000	516,875	5/18/2012
FFCB Notes	350,000	366,844	8/1/2012
	<u>16,765,000</u>	<u>17,124,489</u>	

Long-Term Investments - Brandis Tallman LLC

City Hall COP Bond	5,000	5,364	2/1/2035
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Total Portfolio	<u>\$ 86,011,581</u>	<u>\$ 86,200,301</u>
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- All data is per June 2008 statements of account
- The portfolio is in compliance with the current Investment Portfolio of the City of Rancho Cordova
- Based on the value and liquidity of the portfolio, the City of Rancho Cordova is able to meet it's expenditure requirements for the next six months

MEMORANDUM



DATE: August 18, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: APPROVAL OF A TEMPLATE REIMBURSEMENT AGREEMENT AND AN AGREEMENT WITH SUNRIDGE PARK, LLC FOR EXPENDITURES MADE ON SUNRISE BOULEVARD IMPROVEMENTS

RECOMMENDATION

1. Adopt Resolution No. 101-2008 providing conceptual approval of a Reimbursement Agreement for Expenditures Made on Sunrise Boulevard Improvements.
2. Adopt Resolution No. 94-2008 authorizing the City Manager to execute a reimbursement agreement with Sunridge Park, LLC for expenditures made on Sunrise Boulevard improvements.

RESULT OF RECOMMENDED ACTION

Approval of the template agreement and **Resolution No. 101-2008 (Attachment 1)** will allow the City Manager, or designee, to execute agreements of a similar form and scope with Developers constructing projects on Sunrise Boulevard. It also allows the Public Works Director to authorize the design and construction of transportation improvements, or portions thereof, with reimbursement from Measure A Bonds allocated for the subject improvements. Adoption of **Resolution No. 94-2008 (Attachment 2)** will specifically allow the City Manager to execute a Reimbursement Agreement with Sunridge Park, LLC in the amount of \$398,697.62 for expenditures for the engineering design and permitting work done on Sunrise Boulevard from Kiefer Road to Jackson Highway.

BACKGROUND

The **New** Measure A Plan of Finance calls for accelerated allocation of funding for 18 capital projects, including improvements on Sunrise Boulevard in the City of Rancho Cordova. On August 30, 2007, the Sacramento Transportation Authority was authorized to, and did on August 31, 2007, execute a Capital Project Allocation and Expenditure Contract with the City of Rancho Cordova allocating \$8,000,000 for improvements on Sunrise Boulevard from Gold Country to Jackson Road. The specific description of the Capital Project funded by such contract is described as:

“Design, engineering, and environmental clearance; Right-of-Way acquisition; and construction to **widen Sunrise Boulevard to 6 lanes from Sunrise Park**

Drive to Jackson Hwy. Improve Sunrise Blvd / Jackson Rd intersection to 6 by 6 lanes. Construct new bridge over Folsom South Canal. Install new traffic signal system at intersection."

The City has, and may continue to in the future, request work be performed by Developers within the scope of the Capital Project as defined above which is eligible for reimbursement from the funds allocated through the STA. The attached template reimbursement agreement and associated Resolution establish a contract mechanism through which the City can provide reimbursement to the Developer for the eligible expenditures.

At the request of the City, Sunridge Park, LLC has incurred expenditures for preliminary improvements plans on Sunrise Boulevard from Kiefer Road to Jackson Highway. The services performed included expenditures for roadway engineering and design, wetland delineation, geotechnical engineering, traffic engineering, plan check and permitting. Approval of Resolution No. 94-2008 will allow the City to reimburse Sunridge Park, LLC for such expenditures; the City will in turn seek reimbursement for this amount from STA pursuant to the Capital Project Allocation and Expenditure Contract.

ATTACHMENTS

1. Resolution No. 101-2008 including (Exhibit A) Template Agreement
2. Resolution No. 94-2008 including (Exhibit A) Contract No. 119-2008

CITY OF RANCHO CORDOVA

RESOLUTION NO. 101-2008

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
PROVIDING CONCEPTUAL APPROVAL OF A REIMBURSEMENT AGREEMENT FOR
EXPENDITURES MADE ON SUNRISE BOULEVARD IMPROVEMENTS**

WHEREAS, the Sacramento Transportation Authority ("STA") and the City have entered into a Capital Project Allocation and Expenditure Contract ("STA Contract"), dated August 31, 2007, to provide for the transfer by the STA to the City of bond revenue for the capital project described below; and

WHEREAS, the capital project funded by the STA Contract is described as "Design, engineering, and environmental clearance; Right-of-Way acquisition; and construction to **widen Sunrise Boulevard to 6 lanes from Sunrise Park Drive to Jackson Hwy.** Improve Sunrise Blvd / Jackson Rd intersection to 6 by 6 lanes. Construct new bridge over Folsom South Canal. Install new traffic signal system at intersection" ("Capital Project"); and

WHEREAS, the Developer has performed relevant eligible work for improvements on the Capital Project for which the City may seek reimbursement from the STA pursuant to the STA Contract; and

WHEREAS, the attached Draft Reimbursement Agreement for Expenditures Made on Sunrise Boulevard is a template prepared specifically to establish a contract mechanism through which the City can reimburse Developers for eligible expenditures on Sunrise Boulevard; and

WHEREAS, authorization is now being requested to allow the Director of Public Works to authorize the construction of improvements, and enter into reimbursement agreements, based on the template agreement attached hereto as **Exhibit A**, with Developers constructing projects on Sunrise Boulevard.

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

1. That the Director of the Public Works Department, or his designee, is authorized to approve the design and construction of any transportation facilities, or portions thereof, on Sunrise Boulevard which are eligible for reimbursement pursuant to the terms of the attached Reimbursement Agreement and the STA Contract.
2. That the City Manager, or his designee, is authorized to execute required Reimbursement Agreements, substantially in the form of the template attached hereto as Exhibit A and as approved by the City Attorney, with Developers constructing projects on Sunrise Boulevard.
3. That the City Manager, or his designee, is authorized, for and on behalf of the City, to administer the Reimbursement Agreements in accordance with the terms and conditions set forth therein.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

REIMBURSEMENT AGREEMENT WITH [INSERT DEVELOPER NAME]
FOR EXPENDITURES MADE ON SUNRISE BOULEVARD IMPROVEMENTS

This Agreement, dated as of the _____ day of _____, 2008, by and between the **City of Rancho Cordova**, a municipal corporation (the "City") and **[insert name of Developer]** (the "Developer"),

RECITALS:

WHEREAS, the Sacramento Transportation Authority ("STA") and the City have entered into a Capital Project Allocation and Expenditure Contract ("STA Contract"), dated August 31, 2007, to provide for the transfer by the STA to the City of bond revenue for the capital project described below; and

WHEREAS, the capital project funded by the STA Contract is described as "Design, engineering, and environmental clearance; Right-of-Way acquisition; and construction to **widen Sunrise Boulevard to 6 lanes from Sunrise Park Drive to Jackson Hwy**. Improve Sunrise Blvd / Jackson Rd intersection to 6 by 6 lanes. Construct new bridge over Folsom South Canal. Install new traffic signal system at intersection" ("Capital Project"); and

WHEREAS, the Developer has performed relevant eligible work for improvements on the Capital Project ("Eligible Work") for which the City may seek reimbursement from the STA pursuant to the STA Contract; and

WHEREAS, the City shall reimburse the Developer from reimbursement funds received from the STA for the Eligible Work on the Capital Project.

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

Section 1. Project Scope

Subject to the terms of this Agreement, the City agrees to provide reimbursement of funds to the Developer for the improvements as shown on **Figure 1** and listed in **Exhibit A** hereto, which are included with the improvement plans titled **[insert name of Improvement Plan]**, dated **[insert plan approval date]** (the "Improvements").

Section 2. Reimbursement Amount

The City agrees to reimburse Developer for the Eligible Work performed by the Developer on the Capital Project in the amount of [\$ _____ (insert amount)]. Funds will be reimbursed without interest.

Section 3. Reimbursement Timing

- (a) **Reimbursement Payment.** City shall process a check request to reimburse Developer for Eligible Work completed as listed in Exhibit A. City may allow, at its sole discretion, progress payments to be made for ongoing work.

(b) **Payment Preconditions.** No payment from the Fund as set forth in Section 3a above shall be made unless all of the following conditions, together with any other conditions set forth in this Agreement, have been met to City's satisfaction:

- i. City has given final approval to and has formally accepted the Improvements as complete; and
- ii. City, in its sole discretion, has determined that there are adequate monies available in the applicable fund(s) associated with the Measure A Bond Issuance or in the Transportation Mitigation Fee for the Capital Project.

Section 4. Process and Procedures

The Developer's construction contracts, construction work, and requests for reimbursement relating to the Capital Project shall be performed in conformance with the City's most current "Reimbursement Policies and Procedures for Privately Constructed Public Facilities" document, which is available from the City Engineer. The Developer shall be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

Section 5. Limited City Obligation

The obligations arising from this Agreement are neither a debt of the City nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon any of its income, receipts, or revenues, except the fees collected for the Improvements. Neither the General Fund nor any other fund of the City, except the applicable fund(s) associated with the Measure A Bond, shall be liable for the payment of any obligations arising from this Agreement. The credit or taxing power of the City is not pledged for the payment of any obligation arising from this Agreement. No Developer shall compel the forfeiture of any of the City's property to satisfy any obligations arising from this Agreement.

Section 6. Conveyance of the Improvements

Once improvements associated with the Capital Project are accepted and deemed satisfactory by the City, the Improvements automatically become the property of the City. The Developer shall take any and all actions necessary to convey to the City and vest in the City full, complete and clear title to the Improvements that the Developer has constructed.

Section 7. Delivery of Plans and Specifications

Prior to final acceptance of Improvements by the City, the constructing Developer shall deliver to the City copies of all plans, specifications, shop drawings, as-built plans, operating manuals, service manuals, warranties and other documents relating to the design, construction, installation, and operation of the Improvements.

Section 8. Liens, Claims, and Encumbrances

Prior to final acceptance of Improvements by the City, the constructing Developer shall provide a written guarantee and assurance to the City that there are no liens, claims, or encumbrances on those Improvements, together with unconditional final releases from all contractors and material suppliers, and with copies of invoices and corresponding checks issued by the Developer for all items for which reimbursement is requested under this Agreement for the Improvements. Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to make any reimbursement payments until the

constructing Developer has cleared any and all liens, claims and encumbrances from the Improvements and provided the required documentation, guarantee and assurance in writing, to the satisfaction of the City.

Section 9. Warranty and Repair

- (a) Warranty. Each Developer hereby warrants the Improvements that it constructs as to materials and workmanship and, should any failure of those Improvements occur within a period of one (1) year after final acceptance thereof by the City, the Developer shall promptly cause the needed repairs to be made without cost to the City.
- (b) Repair. The City is hereby authorized to make such repairs if the constructing Developer fails to make or undertake with due diligence the aforesaid repairs within twenty (20) days after the City has given written notice of such failure. In case of emergency where, in the sole opinion of the City Engineer, delay would cause serious hazard to the public, the necessary repairs may be made or lights, signs and barricades erected, without prior notice to the Developer. In all cases of failure of Improvements within the warranty period where the City has taken action in accordance with this paragraph, the constructing Developer shall reimburse the City as appropriate for all costs, direct and indirect, incurred by the City.

Section 10. Indemnity

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify, and hold harmless the City and its officers, employees, consultants, and agents (the "Indemnitees" from and against all liabilities, actions, damages, claims, losses or expenses of every type and description, including attorneys' and consultants' fees and expenses (collectively "Liabilities"), to which they may be subjected or put, by reason of, or resulting from, the acquisition or installation of the Improvements constructed by the Developer, except Liabilities arising from the sole negligence or willful misconduct of the City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force.

Section 11. No Third Party Beneficiary

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

Section 12. Attorneys' Fee

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

Section 13. Notices

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given,

by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

City:

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

With a copy to:

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

Attn: City Engineer

Attn: Finance Administrator

Developer:

[Insert Developer name]
Street address
City, State ZIP
Attn: Name

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

Section 14. Term

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

Section 15. Severability

If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

Section 16. Binding on Successors and Assigns

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

Section 17. Governing Law; Venue

This Agreement is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Agreement, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California.

Section 18. Exhibits

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

Section 19. Entire Agreement

This Agreement contains the entire agreement between the parties with respect to the matters contained herein and may be amended only by subsequent written agreement signed by all parties.

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

CITY OF RANCHO CORDOVA,
A municipal corporation

[INSERT DEVELOPER]
Signature Block

By: _____
Ted A. Gaebler
City Manager

By: _____
Developer

Date: _____

ATTEST:

Mindy Cuppy
City Clerk

Date: _____

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

Date: _____

EXHIBIT A
IMPROVEMENTS DESCRIPTIONS / LOCATIONS

EXHIBIT B
IMPROVEMENTS COSTS

CITY OF RANCHO CORDOVA

RESOLUTION NO. 94-2008

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT
WITH SUNRIDGE PARK, LLC FOR EXPENDITURES MADE ON SUNRISE BOULEVARD
IMPROVEMENTS**

WHEREAS, the Sacramento Transportation Authority ("STA") and the City have entered into a Capital Project Allocation and Expenditure Contract ("STA Contract"), dated August 31, 2007, to provide for the transfer by the STA to the City of bond revenue for the capital project described below; and

WHEREAS, the capital project funded by the STA Contract is described as "Design, engineering, and environmental clearance; Right-of-Way acquisition; and construction to **widen Sunrise Boulevard to 6 lanes from Sunrise Park Drive to Jackson Hwy.** Improve Sunrise Blvd / Jackson Rd intersection to 6 by 6 lanes. Construct new bridge over Folsom South Canal. Install new traffic signal system at intersection" ("Capital Project"); and

WHEREAS, Sunridge Park, LLC has performed relevant eligible work for improvements on the Capital Project for which the City may seek reimbursement from the STA pursuant to the STA Contract; and

WHEREAS, the City wishes to enter into a reimbursement agreement (**Exhibit A**) for such improvements with Sunridge Park, LLC using Capital Project Allocation funding.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract with Sunridge Park, LLC, Developer, attached as **Exhibit A**, in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

**REIMBURSEMENT AGREEMENT WITH SUNRIDGE PARK, LLC
FOR EXPENDITURES MADE ON SUNRISE BOULEVARD IMPROVEMENTS**

This Agreement, dated as of the _____ day of _____, 2008, by and between the **City of Rancho Cordova**, a municipal corporation (the "City") and **Sunridge Park, LLC** (the "Developer"),

RECITALS:

WHEREAS, the Sacramento Transportation Authority ("STA") and the City have entered into a Capital Project Allocation and Expenditure Contract ("STA Contract"), dated August 31, 2007, to provide for the transfer by the STA to the City of bond revenue for the Capital Project described below; and

WHEREAS, the capital project funded by the STA Contract is described as "Design, engineering, and environmental clearance; Right-of-Way acquisition; and construction to **widen Sunrise Boulevard to 6 lanes from Sunrise Park Drive to Jackson Hwy.** Improve Sunrise Blvd / Jackson Rd intersection to 6 by 6 lanes. Construct new bridge over Folsom South Canal. Install new traffic signal system at intersection" ("Capital Project"); and

WHEREAS, the Developer has performed relevant eligible work for improvements on the Capital Project ("Eligible Work") for which the City may seek reimbursement from the STA pursuant to the STA Contract; and

WHEREAS, the City shall reimburse the Developer from reimbursement funds received from the STA for the Eligible Work on the Capital Project.

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

Section 1. Project Scope

Subject to the terms of this Agreement, the City agrees to provide reimbursement of funds to the Developer for the improvements as shown on **Figure 1** and listed in **Exhibit A** hereto, which are included with the preliminary improvement plans titled **Sunrise Boulevard, Douglas Road to Jackson Highway**, (the "Improvements").

Section 2. Reimbursement Amount

The City agrees to reimburse Developer for the Eligible Work performed by the Developer on the Capital Project in the amount of \$398,697.62. Funds will be reimbursed without interest.

Section 3. Reimbursement Timing

- (a) **Reimbursement Payment.** City shall process a check request to reimburse Developer for Eligible Work completed as listed in Exhibit A. City may allow, at its sole discretion, progress payments to be made for ongoing work.
- (b) **Payment Preconditions.** No payment from the Fund as set forth in Section 3a above shall be made unless all of the following conditions, together with any other conditions set forth in this Agreement, have been met to City's satisfaction:

- i. City has given final approval to and has formally accepted the Improvements as complete; and
- ii. City, in its sole discretion, has determined that there are adequate monies available in the applicable fund(s) associated with the Measure A Bond Issuance or in the Transportation Mitigation Fee for the Capital Project.

Section 4. Process and Procedures

The Developer's construction contracts, construction work, and requests for reimbursement relating to the Capital Project shall be performed in conformance with the City's most current "Reimbursement Policies and Procedures for Privately Constructed Public Facilities" document, which is available from the City Engineer. The Developer shall be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

Section 5. Limited City Obligation

The obligations arising from this Agreement are neither a debt of the City nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon any of its income, receipts, or revenues, except the fees collected for the Improvements. Neither the General Fund nor any other fund of the City, except the applicable fund(s) associated with the Measure A Bond, shall be liable for the payment of any obligations arising from this Agreement. The credit or taxing power of the City is not pledged for the payment of any obligation arising from this Agreement. No Developer shall compel the forfeiture of any of the City's property to satisfy any obligations arising from this Agreement.

Section 6. Conveyance of the Improvements

Once improvements associated with the Capital Project are accepted and deemed satisfactory by the City, the Improvements automatically become the property of the City. The Developer shall take any and all actions necessary to convey to the City and vest in the City full, complete and clear title to the Improvements that the Developer has constructed.

Section 7. Delivery of Plans and Specifications

Prior to final acceptance of Improvements by the City, the constructing Developer shall deliver to the City copies of all plans, specifications, shop drawings, as-built plans, operating manuals, service manuals, warranties and other documents relating to the design, construction, installation, and operation of the Improvements.

Section 8. Liens, Claims, and Encumbrances

Prior to final acceptance of Improvements by the City, the constructing Developer shall provide a written guarantee and assurance to the City that there are no liens, claims, or encumbrances on those Improvements, together with unconditional final releases from all contractors and material suppliers, and with copies of invoices and corresponding checks issued by the Developer for all items for which reimbursement is requested under this Agreement for the Improvements. Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to make any reimbursement payments until the constructing Developer has cleared any and all liens, claims and encumbrances from the Improvements and provided the required documentation, guarantee and assurance in writing, to the satisfaction of the City.

Section 9. Warranty and Repair

- (a) Warranty. Each Developer hereby warrants the Improvements that it constructs as to materials and workmanship and, should any failure of those Improvements occur within a period of one (1) year after final acceptance thereof by the City, the Developer shall promptly cause the needed repairs to be made without cost to the City.
- (b) Repair. The City is hereby authorized to make such repairs if the constructing Developer fails to make or undertake with due diligence the aforesaid repairs within twenty (20) days after the City has given written notice of such failure. In case of emergency where, in the sole opinion of the City Engineer, delay would cause serious hazard to the public, the necessary repairs may be made or lights, signs and barricades erected, without prior notice to the Developer. In all cases of failure of Improvements within the warranty period where the City has taken action in accordance with this paragraph, the constructing Developer shall reimburse the City as appropriate for all costs, direct and indirect, incurred by the City.

Section 10. Indemnity

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify, and hold harmless the City and its officers, employees, consultants, and agents (the "Indemnitees" from and against all liabilities, actions, damages, claims, losses or expenses of every type and description, including attorneys' and consultants' fees and expenses (collectively "Liabilities"), to which they may be subjected or put, by reason of, or resulting from, the acquisition or installation of the Improvements constructed by the Developer, except Liabilities arising from the sole negligence or willful misconduct of the City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force.

Section 11. No Third Party Beneficiary

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

Section 12. Attorney's Fee

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

Section 13. Notices

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

City:

City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Engineer

With a copy to:

City of Rancho Cordova
Finance Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Finance Administrator

Developer:

Sunridge Park, LLC
7700 College Town Drive, Suite 215
Sacramento, CA 95826
Attn: Brian Vail

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

Section 14. Term

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

Section 15. Severability

If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

Section 16. Binding on Successors and Assigns

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

Section 17. Governing Law; Venue

This Agreement is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Agreement, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California.

Section 18. Exhibits

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

Section 19. Entire Agreement

This Agreement contains the entire agreement between the parties with respect to the matters contained herein and may be amended only by subsequent written agreement signed by all parties.

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

CITY OF RANCHO CORDOVA,
A municipal corporation

SUNRIDGE PARK, LLC
a California limited liability company

By: _____
Ted A. Gaebler
City Manager

By: _____
Brian Vail
Managing Member

Date: _____

Date: _____

ATTEST:

Mindy Cuppy
City Clerk

Date: _____

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

Date: _____

FIGURE 1
IMPROVEMENTS DESCRIPTIONS / LOCATIONS

**Sunrise Boulevard: Preliminary Engineering for Widening,
4-lane and 6-lane Scenarios**

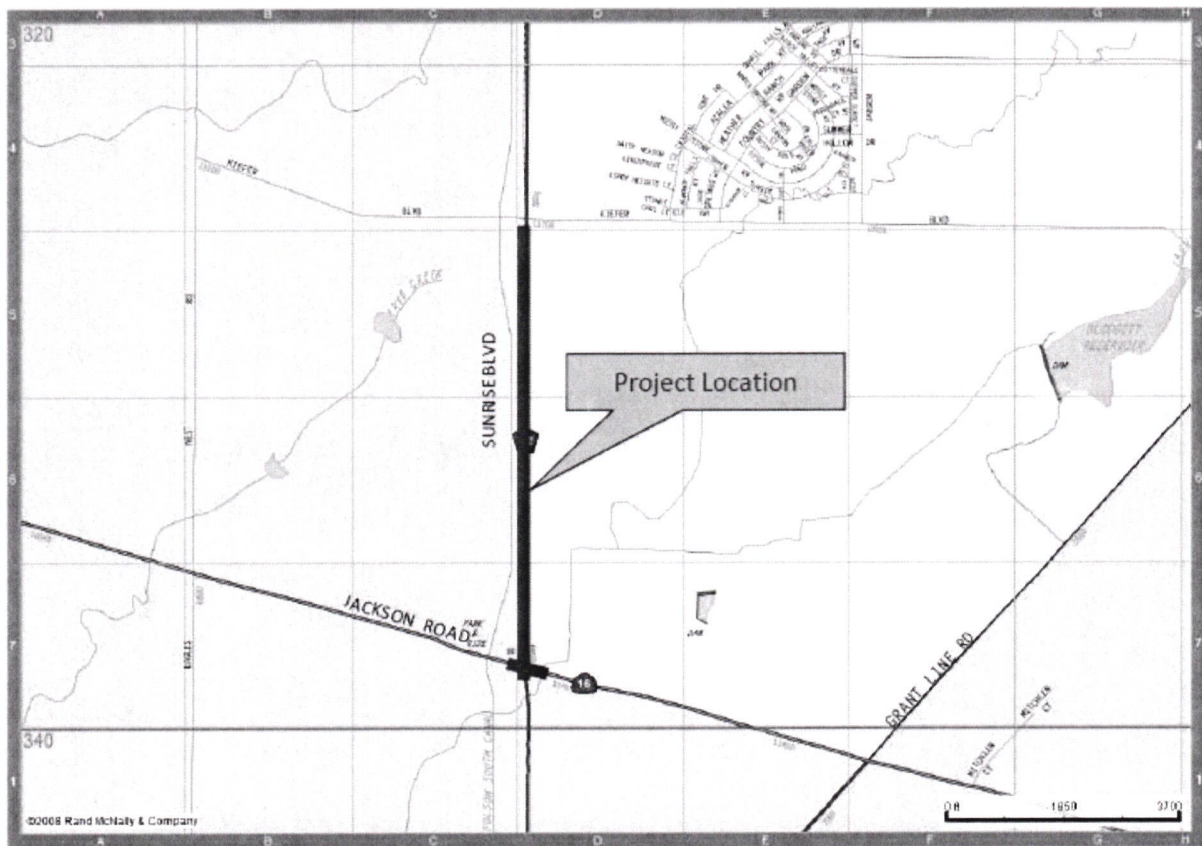


EXHIBIT A
IMPROVEMENTS COSTS

Sunrise Boulevard – Kiefer Road to Jackson Highway

<u>Description of Work</u>	<u>Cost</u>
Roadway Engineering & Design	\$ 338,211.58
Wetland Delineation for Roadway	\$ 10,996.62
Geotechnical Engineering	\$ 23,686.94
Traffic Engineering	\$ 11,017.65
Plan Check & Permits	\$ 14,784.83
TOTAL	\$ 398,697.62

MEMORANDUM



DATE: August 18, 2008

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: RESOLUTION AWARDING FOURTH AMENDMENT OF CONTRACT TO JONES & STOKES ASSOCIATES, INC. FOR PREPARATION OF WESTBOROUGH AT EASTON ENVIRONMENTAL IMPACT REPORT (EIR)

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Aerojet General Corporation	GenCorp Realty Investments, LLC.
620 Coolidge Drive, #100	620 Coolidge Drive, #100
Folsom, CA 95630	Folsom, CA 95630

PROJECT:	Westborough at Easton
FILE:	RC-05-180
LOCATION:	South of Highway 50, east of the Folsom South Canal and north of White Rock Road.
APN:	072-0231-044, 053, 058, 059, 060, 061, 062
PLANNER:	Paul Junker, Planning Director

RECOMMENDATION

Adopt Resolution No. 45-2008.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will authorize the City Manager to execute a fourth amendment to the contract with Jones & Stokes for the preparation of an Environmental Impact Report for the Westborough at Easton development project. The changes to the scope of work and cost estimate provided are necessary in order to reflect changes in the additional cost for the completion of the Environmental Impact Report. Total contract amount will increase from current amount of \$444,199.50 to \$479,664.00.

BACKGROUND

The Westborough at Easton project (RC-05-180; Applicant: GenCorp) will entitle 1140 acres of land within the City limits of Rancho Cordova located south of Highway 50, east of the Folsom South Canal and north of White Rock Road. As proposed the project could include: over 3,500 dwelling units; 88 acre transit-oriented town center; 96 acres of

The project will require the preparation of a Specific Plan document, rezone, and tentative subdivision map entitlements.

Before these various entitlements can be approved and construction of the project can begin, it is necessary to conduct an environmental review of the project in accordance with the California Environmental Quality Act (CEQA).

The City issued an RFP for preparation of the EIR. Based on review of the proposals by City staff and input from the project applicant, Jones & Stokes was determined to be the most appropriate firm to prepare the EIR.

Financial Impacts

Jones & Stokes' total original estimate for preparing the EIR was \$423,804. Subsequently, the City has approved three amendments to the contract. This fourth amendment, for \$35,464.50, will bring the total contract amount to \$479,664. The attached resolution will authorize the City Manager to execute a contract with Jones & Stokes for the total amount of \$479,664. Funding for the preparation of the EIR will be provided by the project applicant and will not involve the City's general fund. The applicant has reviewed and supports this contract amendment.

REQUESTED MOTION

"I move that the City Council adopt Resolution No. 45-2008 authorizing the City Manager to execute the fourth amendment to the consultant services agreement with Jones & Stokes for the preparation of the Westborough at Easton EIR."

ATTACHMENTS

Resolution No. 45-2008 including (Exhibit A)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 45-2008

**A RESOLUTION OF THE CITY COUNCIL OF RANCHO CORDOVA
AUTHORIZING THE APPROVAL OF THE FOURTH AMENDMENT TO THE CONSULTANT
SERVICES AGREEMENT BETWEEN JONES & STOKES AND THE CITY OF RANCHO
CORDOVA FOR PREPARATION OF AN ENVIRONMENTAL IMPACT
REPORT FOR THE WESTBOROUGH AT EASTON DEVELOPMENT PROJECT**

WHEREAS, the City of Rancho Cordova ("City") has determined that the preparation of an environmental impact report ("EIR") for the Westborough at Easton development project ("Project"; RC-05-180) is necessary in order to comply with the requirements of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City solicited proposals from environmental consultant firms for the preparation of an EIR for the Project; and

WHEREAS, following review of the proposals received, Jones & Stokes ("Consultant") was determined to be the most appropriate consultant firm to prepare the EIR for the Project; and

WHEREAS, funding for preparation of the EIR shall be provided by the project applicant and shall not use money from the City's general fund.

NOW, THEREFORE, BE IT RESOLVED the City Council hereby authorizes the City Manager to approve the fourth amendment (**Exhibit A**) to the consultant services agreement between Jones & Stokes and the City of Rancho Cordova, which shall be in a form approved by the City Attorney, and which shall be for a total amended project budget amount not to exceed Four Hundred Seventy Nine Thousand Six Hundred Sixty Four Dollars (\$479,664.00).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

**FOURTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND JONES & STOKES ASSOCIATES, INC.
Re: Preparation of the Westborough at Easton EIR**

This Fourth Amendment ("Amendment") to the Consulting Services Agreement between the City of Rancho Cordova ("City") and Jones & Stokes Associates, Inc. ("Consultant") is made by and between the City and Consultant as of May 15, 2008. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Consulting Services Agreement ("CSA") dated as of January 3, 2007, for the purpose of preparing the EIR document for the Westborough at Easton Development (the "Project"); and

WHEREAS, the parties agree that changes to the Scope of Work, Cost Estimate and expiration of CSA provided for in the CSA (as those terms are defined in the CSA) are necessary in order to reflect the changes in the additional cost for the completion of the EIR.

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 April 1, 2009, and Consultant shall complete the work described in the Scope of Work and 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 \$444,199.00. This amount shall now be read as "Four Hundred Seventy Nine Thousand Six Hundred Sixty Four Dollars (\$479,664.00)." All other terms and conditions in Section 2 shall remain in full force and effect.

3. The document entitled "Contract Amendment", attached hereto as Exhibit A, shall supplement the document entitled "Scope of Work" that was attached to the CSA.

4. The document entitled "Cost Estimate", attached hereto as Exhibit B, shall supplement the document entitled "Cost Estimate" that was attached to the CSA.

5. 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.

6. 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

CONSULTANT

Ted Gaebler

City Manager

Date:_____

Sally Lyn Zeff, Project Manager

Jones & Stokes Associates, Inc.

Date:_____

Attest:

Mindy Cuppy

City Clerk

Date:_____

Approved as to form:

Adam U. Lindgren

City Attorney

Date:_____

EXHIBIT A**Contract Amendment
Exhibit A**

The Westborough EIR contract was initiated over a year ago. Significant delay related to project design has meant that preparation of the Administrative Draft EIR has not been initiated. As noted in Jones & Stokes' progress reports beginning in Fall of 2007, continuing delay in initiation of preparation of the EIR has affected the task budget in several ways:

- Project management activities, including those related to ongoing data collection, have consumed the project management budget, but substantial work on the project remains to be done

Additionally, the contract expires on April 1, 2008, and so the contract would need to be extended to cover completion of the EIR. This proposed contract amendment would extend the contract to April 1, 2009.

Ongoing Project Management

Although preparation of the EIR has not begun, the project has not been on hold. Project management time was required to address ongoing collection of data, submittal to Jones & Stokes from the City of technical studies for review, and revisions to the project description. Also additional out of scope meetings were required by the City related to the preparation of the NOP, and, as noted in the progress report for the July invoice, this time was, as authorized by the City, charged to the ADEIR task.

In order to keep the project on budget, we have voluntarily reduced our rates for project staff to reduce costs while maintaining the originally budgeted hours. We propose to increase only the project management budget by \$25,865.00 to allow for adequate management and document review hours.

Additional Project Coordination Meetings

As requested by the City on February 25, 2008 we have added 12-15 project coordination meetings to the existing scope to cover attendance by the project manager at these meetings over the life of the project, increasing the existing budget by \$9,600.00.

EXHIBIT B

Cost Estimate

As requested by the City on February 25, 2008 we have added 12-15 project coordination meetings to the existing scope to cover attendance by the project manager at these meetings over the life of the project, and we have increased the budgeted work effort related to on-going project management, increasing the existing budget by a total of **\$35,465.00**.

MEMORANDUM



DATE: August 18, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: HEARING TO VACATE A PUBLIC UTILITY EASEMENT, PEDESTRIAN EASEMENT, AND LANDSCAPE EASEMENT OVER LOTS 14, 15, AND 16 AND A PUBLIC UTILITY EASEMENT OVER LOT 96 OF REVISED MAP OF CAPITAL VILLAGE PHASE I RECORDED IN BOOK 365 OF MAPS PAGE 7

RECOMMENDATION

It is recommended that the City Council recognize the exempt status of this proposed vacation and adopt attached **Resolution No. 96-2008 (Attachment 1)** to abandon a public utility easement, pedestrian easement and landscape easement over lots 14, 15, and 16 and a public utility easement over lot 96 of Revised Map of Capital Village Phase I recorded in Book 365 of Maps Page 7.

Attached is an environmental certificate title **Notice of Exemption (Attachment 2)** that determines this proposed vacation is exempt by General Rule [Section 15061(b)(3)].

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will eliminate easements that are in conflict with the proposed building layout for Lots 14, 15, 16, and 96 of Revised Map of Capital Village Phase I.

BACKGROUND

The owner, Beazer Homes Holdings proposes to build a different home plan than originally designed for. It was determined that the buildings will encroach within the Public Utility Easement on lot 96 and within the Public Utility Easement, Landscape Easement and Pedestrian easement within Lots 14, 15 and 16. The portions of the easements affected do not contain any improvements.

A petition was submitted by Beazer Homes, owner, of Lots 14, 15, 16 and 96. Letters have been received from utility companies providing services in this area indicating no objection to the abandonment of the easements. The Department of Public Works has no objection to this proposed vacation.

Pursuant to the provisions of Chapter 3, Part 3 of the Public Streets, Highways and Service Easement Vacation Law commencing at Section 8320 of the Streets and Highway Code Notice of Hearing was posted on site and published in the Grapevine Independent on August 1, 2008 and August 8, 2008.

ATTACHMENTS

1. Resolution No. 96-2008 including (Exhibit A) Easement Abandonment
2. Notice of Exemption
3. Vicinity Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. 96-2008

A RESOLUTION TO VACATE A PUBLIC UTILITY EASEMENT, PEDESTRIAN EASEMENT, AND LANDSCAPE EASEMENT PURSUANT TO THE PROVISIONS OF CHAPTER 3, PART 3 OF PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, a hearing date was scheduled for a proposed resolution to vacate public utility easements, pedestrian easement and landscape easement; and

WHEREAS, a notice of the hearing has been posted at City hall at least two weeks in advance of the hearing; and

WHEREAS, notice of the date, hour and place of hearing of the proposed vacation was published for at least two successive weeks prior to the hearing; and

WHEREAS, at least two weeks before the day set for the hearing at least three notices of vacation were conspicuously posted along the easements to be vacated, not more than 300 feet apart; and

WHEREAS, the hearing described above has been conducted, and this Council, having heard and considered all oral, documentary and other evidence presented, hereby finds, determines and orders as follows:

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

That the public utility easement, pedestrian easement and landscape easement is unnecessary for present or prospective public use because no utilities, sidewalk or landscaping are existing or proposed in the boundary of the area proposed for vacation, the public utility service providers have no objection and the Department of Public Works has no objection to this abandonment.

BE IT FURTHER RESOLVED AND ORDERED THAT:

1. The public utility easement, pedestrian easement and landscape easement over lots 14, 15 and 16 and the public utility easement over lot 96 as described in **Exhibit "A"** and shown on **Exhibits "B-1", "B-2", "B-3", and "B-4"** are hereby vacated.

2. That the City Clerk of the City of Rancho Cordova shall cause a certified copy of this Resolution of Vacation, attested by the clerk under seal, to be recorded in the office of the Recorder of the County of Sacramento.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

EXHIBIT "A"

EASEMENT ABANDONMENT

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being portions of Lots 14-16 inclusive and Lot 96 as shown on the Final Map entitled "Revised Map of Capital Village Phase I" filed in Book 365 of Maps at Page 7 filed in the Recorder's office of said county, described as follows:

Parcel 1

Being a 3.00 foot wide strip of land the south line of which is described as follows: beginning at point on the easterly boundary of said Lot 14 from which the southeast corner of said Lot 14 bears South $12^{\circ}20'41''$ East 19.00 feet; thence from said point of beginning across said Lot 14 along a non-tangent curve to the right having a radius of 1916.00 feet, a central angle of $1^{\circ}04'47''$ and a chord bearing and distance of South $78^{\circ}51'10''$ West 36.10 feet to a point on the westerly boundary of said Lot 14 from which the southwesterly corner of said Lot 14 bears South $10^{\circ}39'17''$ East 19.00 feet.

The sidelines of said strip shall be lengthened or shortened to terminate on the boundaries of said Lot 14.

Parcel 2

Being a 3.00 foot wide strip of land the south line of which is described as follows: beginning at point on the easterly boundary of said Lot 15 from which the southeasterly corner of said Lot 15 bears South $10^{\circ}39'17''$ East 19.00 feet; thence from said point of beginning across said Lot 15 along a non-tangent curve to the right having a radius of 1916.00 feet, a central angle of $0^{\circ}51'09''$ and a chord bearing and distance of South $79^{\circ}49'09''$ West 28.51 feet to a point on the westerly boundary of said Lot 15 from which the southwesterly corner of said Lot 15 bears South $09^{\circ}47'14''$ East 19.00 feet.

The sidelines of said strip shall be lengthened or shortened to terminate on the boundaries of said Lot 15.

Parcel 3

Beginning at point on the easterly boundary of said Lot 16 from which the southeast corner of said Lot 16 bears South $09^{\circ}47'14''$ East 19.00 feet; thence from said point of beginning across said Lot 16 South $81^{\circ}26'37''$ West 27.92 feet to a point on the westerly boundary of said Lot 16 from which the southwesterly corner of said Lot 16

bears South 08°55'10" East 22.29 feet, thence across said Lot 16 the following two courses and distances: (1) North 71°53'43" East 16.86 feet and (2) along a non-tangent curve to the left having a radius of 1913.00 feet, a central angle of 00°20'11" and a chord bearing and distance of North 80°24'49" East 11.23 feet to the easterly boundary of said Lot 16, thence South 09°47'14" East 3.00 feet to the point of beginning.

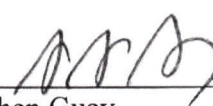
Parcel 4

Beginning at point on the northerly line of the existing 4' public utility easement adjacent to the southerly line of said Lot 96 from which the southwesterly corner of said Lot 96 bears the following two courses and distances: (1) along a non-tangent curve to the right having a radius of 1831.00 feet, a central angle of 0°34'48" and a chord bearing and distance of South 83°16'28" West 18.53 feet to the southwesterly line of said Lot 96 and (2) South 06°26'08" East 4.00 feet; thence from said point of beginning across said Lot 96 the following four courses and distances: (1) North 06°47'12" West 4.00 feet, (2) the beginning of a non-tangent curve to the left having a radius of 17.00 feet, a central angle of 39°27'52" and a chord bearing and distance of North 63°28'52" East 11.48 feet to the westerly line of the existing 10' public utility easement as also shown on said map, (3) the beginning of a non-tangent curve to the left having a radius of 662.00 feet, a central angle of 00°25'23" and a chord bearing and distance of South 06°42'03" East 4.89 feet along said 10' public utility easement and (4) the beginning of a non-tangent curve to the right having a radius of 21.00 feet, a central angle of 30°56'35" and a chord bearing and distance of South 67°44'31" West 11.20 feet along the northerly line of said existing 4' public utility easement to the point of beginning.

End of Description

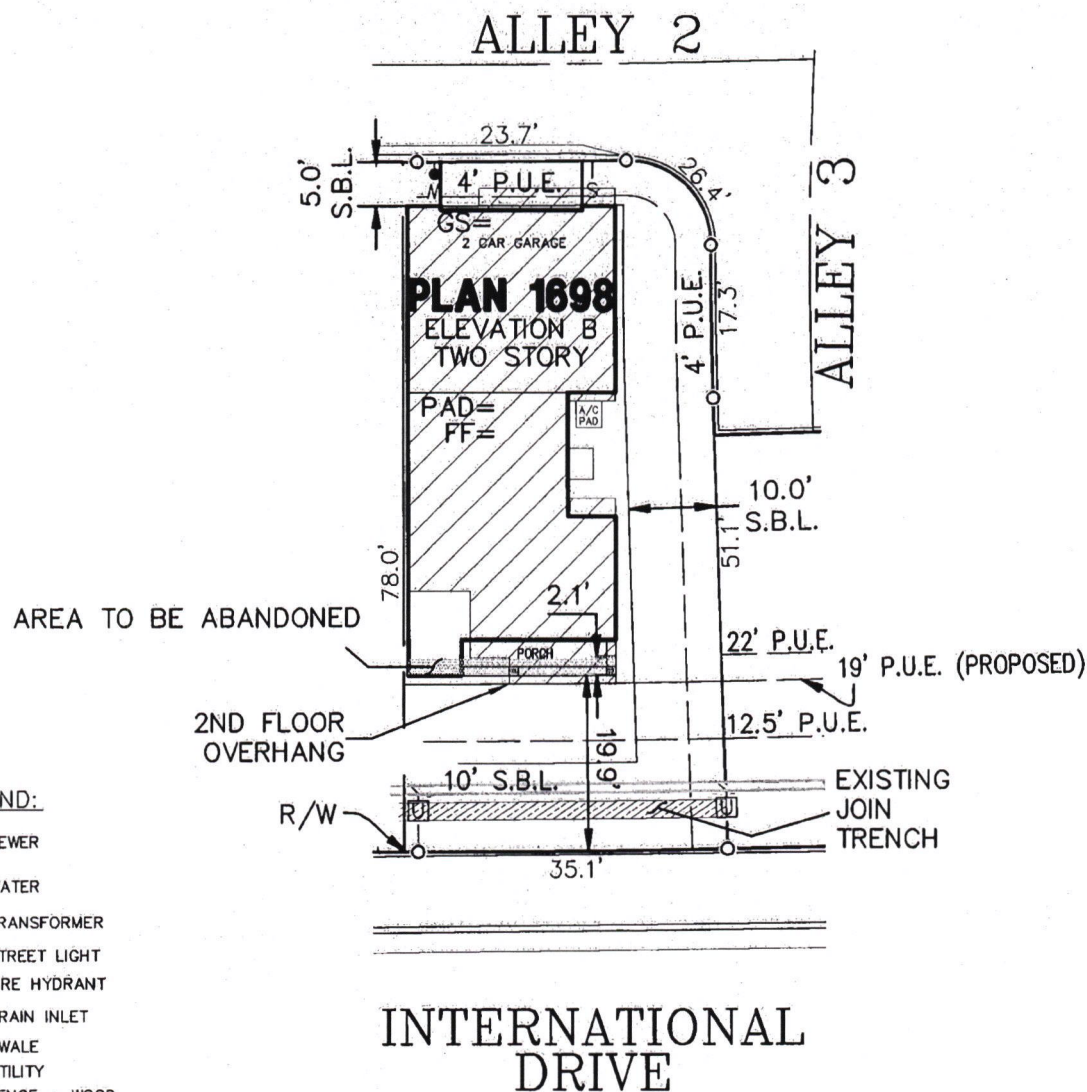
Prepared by:
R.E.Y. Engineers, Inc.




Stephen Guay
P.L.S. 8277

Date 7/13/08

PROPOSED ABANDONMENT EXHIBIT



LEGEND:

- S | SEWER
- W | WATER
- TRANSFORMER
- STREET LIGHT
- FIRE HYDRANT
- DRAIN INLET
- SWALE
- UTILITY
- FENCE - WOOD
- FENCE - IRON
- EXIST. FENCE - WOOD
- 2% MIN.
- DRY AREA

NOTE:

1. TBW ELEVATIONS ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. TBC ELEVATIONS ALONG ROADWAY ARE BASED ON SECTIONS PROVIDED IN ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE BUILDING LAYOUT BE WITHIN THE COUNTY SETBACK REQUIREMENTS.
4. ALL SWALES ARE 1% MIN. SLOPE.

ELECTRICAL SERVICE ON
SIDE OF LOT.

PAD =
PLAN = 1698B
FOOTPRINT S.F. = 1,161
LOT AREA = 2,632
LOT COV. % =

LOT 14

10191 INTERNATIONAL DRIVE

BROWNSTONES @ CAPITAL VILLAGE 1

RANCHO CORDOVA, CALIFORNIA

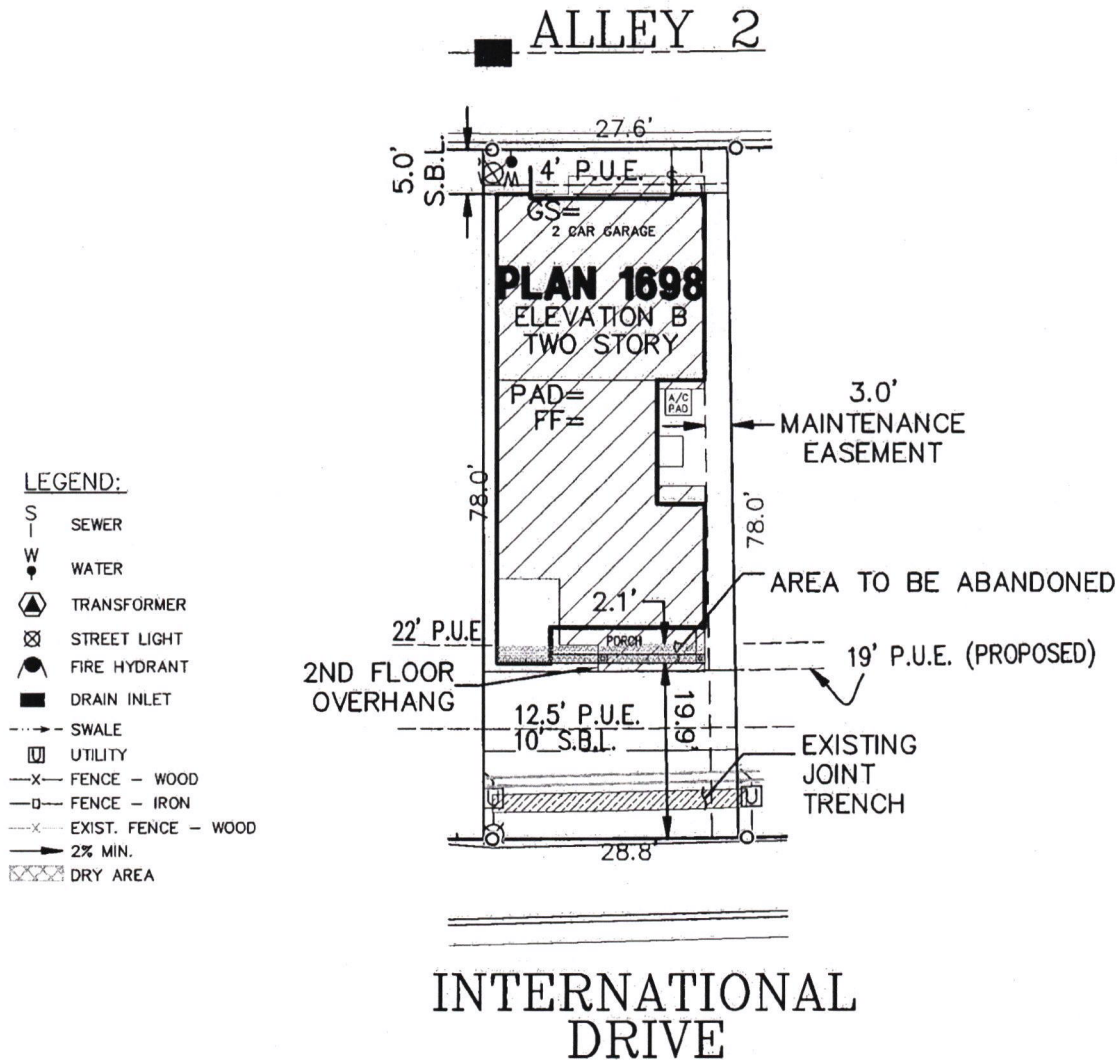
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



JOB NO.	0600.005
DRAWN	KI
CHECKED	SG
DATE	04.24.08
SCALE	1"=20'

PROPOSED ABANDONMENT EXHIBIT



NOTE:

1. TBW ELEVATIONS ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. TBC ELEVATIONS ALONG ROADWAY ARE BASED ON SECTIONS PROVIDED IN ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE BUILDING LAYOUT BE WITHIN THE COUNTY SETBACK REQUIREMENTS.
4. ALL SWALES ARE 1% MIN. SLOPE.

ELECTRICAL SERVICE ON
RIGHT SIDE OF LOT.

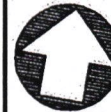
PAD =
PLAN = 1698B
FOOTPRINT S.F. = 1,161
LOT AREA = 2,201
LOT COV. % =

LOT 15
10189 INTERNATIONAL DRIVE

BROWNSTONES @ CAPITAL VILLAGE
RANCHO CORDOVA, CALIFORNIA

905 Sutter Street Suite 200 Folsom CA 95630
(916) 365-3040 Fax (916) 365-3303

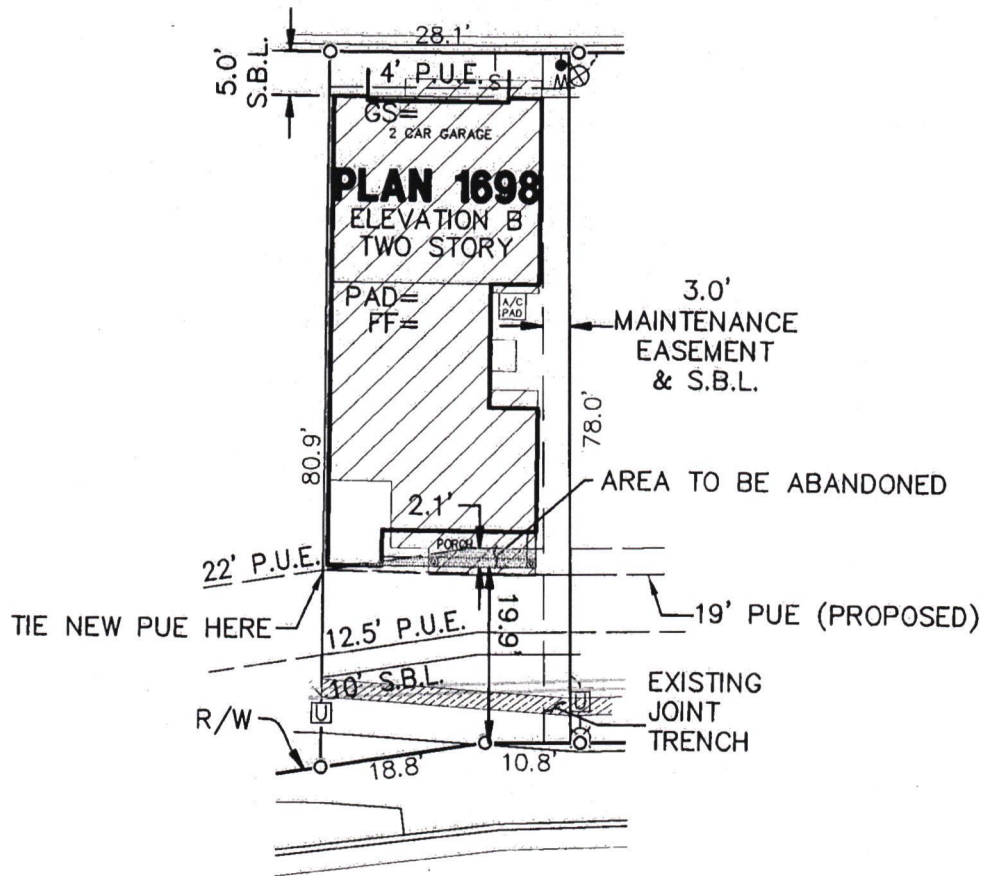
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



JOB NO.	0601.001
DRAWN	KI
CHECKED	SG
DATE	04.24.08
SCALE	1"=20'

PROPOSED ABANDONMENT EXHIBIT

ALLEY 2



LEGEND:

- S SEWER
- W WATER
- TRANSFORMER
- STREET LIGHT
- FIRE HYDRANT
- DRAIN INLET
- SWALE
- UTILITY
- FENCE - WOOD
- FENCE - IRON
- EXIST. FENCE - WOOD
- 2% MIN.
- DRY AREA

INTERNATIONAL DRIVE

ELECTRICAL SERVICE ON
SIDE OF LOT.

NOTE:

1. TBW ELEVATIONS ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. TBC ELEVATIONS ALONG ROADWAY ARE BASED ON SECTIONS PROVIDED IN ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE BUILDING LAYOUT BE WITHIN THE COUNTY SETBACK REQUIREMENTS.
4. ALL SWALES ARE 1% MIN. SLOPE.

PAD =
PLAN = 1698B
FOOTPRINT S.F. = 1,161
LOT AREA = 2,266
LOT COV. % =

LOT 16

10187 INTERNATIONAL DRIVE

BROWNSTONES @ CAPITAL VILLAGE 1

RANCHO CORDOVA, CALIFORNIA

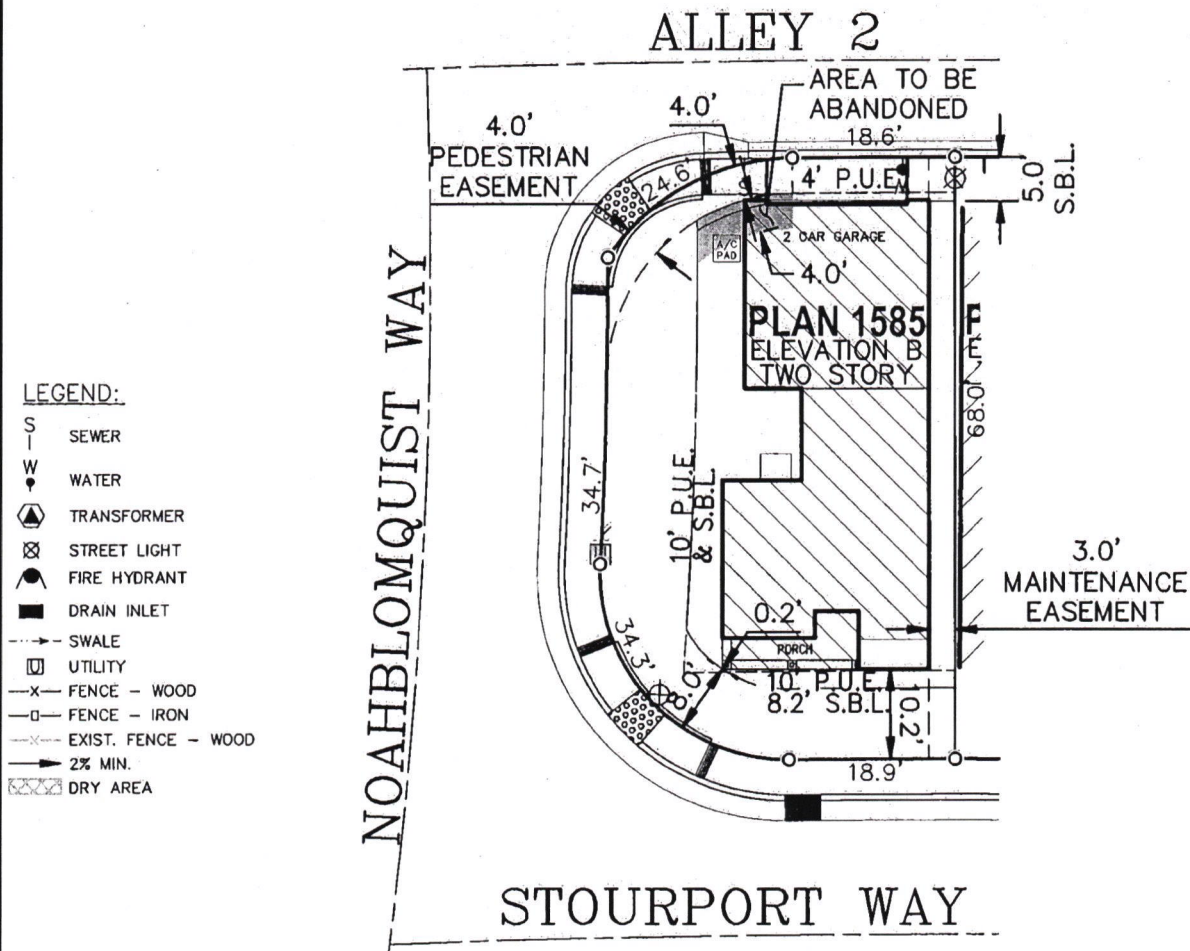
905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



JOB NO.	0600.005
DRAWN	KI
CHECKED	SG
DATE	04.24.08
SCALE	1"=20'

PROPOSED P.U.E. ENCROACHMENT EXHIBIT



* PORTIONS OF BUILDINGS MAY INTRUDE INTO ANY SETBACK EXCEPT FRONT SETBACK AT A DISTANCE NOT TO EXCEED ONE FOOT, PROVIDED THAT THE INTRUSION IS A RESULT OF AN IRREGULAR LOT SHAPE OR CURVILINEAR LOT LINE.

NOTE:

1. TBW ELEVATIONS ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. TBC ELEVATIONS ALONG ROADWAY ARE BASED ON SECTIONS PROVIDED IN ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE BUILDING LAYOUT BE WITHIN THE COUNTY SETBACK REQUIREMENTS.
4. ALL SWALES ARE 1% MIN. SLOPE.

ELECTRICAL SERVICE ON LEFT SIDE OF LOT.

PAD	=	103.9
PLAN	=	1585B
FOOTPRINT S.F.	=	1,092
LOT AREA	=	2,536
LOT COV. %	=	43%

LOT 96
10966 STOURPORT WAY

REFLECTIONS @ CAPITAL VILLAGE
RANCHO CORDOVA, CALIFORNIA

905 Sutter Street Suite 200 Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



JOB NO.	0500.005
DRAWN	KS
CHECKED	SG
DATE	04.21.08
SCALE	1"=20'

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

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

☒ County Clerk-Recorder
Sacramento County
600 8th Street
Sacramento, CA 95814

Project Title: **Abandonment of Easements – Capital Village Phase I**

Project Location: Near the intersection of Prospect Park Drive and International Drive within the development known as Capital Village, in the City of Rancho Cordova.

Assessor's Parcel Number(s): 072-2980-056, 072-2980-092, 072-2980-093, and 072-2980-094

Project Description: Abandonment of public utility easement, pedestrian easement, and landscape easement over APNs 072-2980-092, 072-2980-093, and 072-2980-094 and abandonment of public utility easement over APN 072-2980-056, as the easements conflict with the proposed site layout for approved residential structures.

Lead Agency: City of Rancho Cordova

Applicant: Beazer Homes
3721 Douglas Blvd., Suite 100
Roseville, CA 95661

Exemption Status: **General Rule [Section 15061(b)(3)]**

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The project is exempt under State CEQA Guidelines Section 15061(b)(3), which states:

(b) "A project is exempt from CEQA if:

(3) The activity is covered by the general rule that CEQA applies only to project, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." (emphasis added)

Discussion

The proposed project includes the abandonment of public utility easements, pedestrian easements, and landscape easements over APNs 072-2980-092, 072-2980-093, and 072-2980-094 and the abandonment of the public utility easement over APN 072-2980-056. These abandonments are required in order to fit the approved housing product on the subject parcels. The proposed abandonment of easements would result in the release of the area involved from the requirement that it be available for use by public utility providers, pedestrians, and landscaping. Letters have been received from Golden State Water, Interra Telecom, SMUD, AT&T, Comcast, and PG&E (utility companies providing services in this area) indicating no objection to the abandonment of the easements. Development of residences on the subject parcels was analyzed pursuant to the requirements of CEQA in the Capital Village Final Mitigated Negative Declaration (State Clearinghouse Number 2005022026). As the proposed abandonment concerns only adjustments in maps and would not require or result in any modification of the physical environment, and as the physical effects of eventual development of these areas have been addressed previously pursuant to the requirements of CEQA, the proposed abandonment of easements would not be expected to result in any environmental impacts. As such, the action is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

By _____
Cori Resha, Environmental Planner
City of Rancho Cordova
(916) 851-8750
Date: August 4, 2008

VACATION OF PUBLIC EASEMENTS IN CAPITAL VILLAGE

VICINITY MAP



MEMORANDUM



DATE: August 18, 2008
TO: Honorable Mayor and Council Members
FROM: William Campbell, Principal Planner
SUBJECT: 10655 COLOMA TENTATIVE PARCEL MAP & MCGREGOR CENTER DESIGN REVIEW

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Alcides A. Gonzalez Trust	Alcides A. Gonzalez Trust
10655 Coloma Road	10655 Coloma Road
Rancho Cordova, CA 95670	Rancho Cordova, CA 95670

PROJECT:	10655 Coloma Tentative Parcel Map & McGregor Center Design Review
FILE:	RC-08-342 and RC-08-349
LOCATION:	10655 Coloma Road
APN:	056-0222-002
PLANNER:	William Campbell

RECOMMENDATION

The Planning Commission recommends the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects, and Section 15315, Class 15 Minor Land Divisions, of the California Environmental Quality Act and adopt Resolution No. 103-2008 approving a Tentative Parcel Map for 10655 Coloma Road, Project No. RC-08-342, and Design Review for McGregor Center, Project No. RC-08-349, subject to the findings, evidence, Tentative Parcel Map (**Exhibit A**), Design Package (**Exhibit B**), and Conditions of Approval (**Exhibit C**).

RESULT OF RECOMMENDED ACTION

Approval of the Tentative Parcel Map will allow the applicant to create two (2) lots from a 1.07-acre parcel at 10655 Coloma Road and approval of the Design Review approval will allow construction of a new 2,340 square foot retail pad building to be occupied by a bakery (on Parcel B – .49 gross acres, .25 net acres). An existing automotive repair shop will continue to occupy Parcel A (.58 gross acres, .45 net acres).



Figure 1. Site Location and Area Land Use

	Zoning / General Plan	Existing Land Use
Subject Property	Auto Commercial / Village Center Mixed Use	Al's Automotive
North	Shopping Center / Village Center Mixed Use	Rancho Cordova Neighborhood Center
East	Auto Commercial and RD-30 / Village Center Mixed Use	Coloma Road, Gas Station, and Apartments
South	RD-10 / Medium Density Residential	McGregor Drive, Duplexes, and Single-Family Homes
West	RD-5 / Low Density Residential	Coloma and McGregor and Single-Family Homes

Table 1. Adjacent Zoning and Current Land Use

ANALYSIS

The applicant has requested approval of a Tentative Parcel Map to divide a 1.07-acre parcel into two parcels to accommodate an existing automotive repair business (Parcel A) and a new retail building (Parcel B). The proposed Parcel Map is shown in Figure 2. Proposed Parcel A and Parcel B (.58 and .49 acres respectively) currently extend to the centerline of Coloma Road (resulting in net area of .45 and .25 acres respectively). The applicant proposes to build a new 3,240 square foot retail building on Parcel B for a commercial bakery with a new trash enclosure and a plaza facing McGregor Drive. The proposed project will provide a presence on this prominent corner, redeveloping a parking lot which currently features 100% asphalt. Existing conditions at the site are shown in Figure 3.



Figure 3. Existing Conditions on Site

General Plan

The proposed project is consistent with the Village Center Mixed Use (VCMU) land use designation specified in the General Plan for this parcel. VCMU is intended to serve the daily shopping needs of residents. Typical uses include small to medium sized grocery stores, drug

stores, dry cleaners, and coffee shops and development is pedestrian-friendly and oriented toward the street. The proposed new bakery on Parcel B is consistent with these suggested uses. Pedestrian-friendly features and street orientation are discussed under Building and Site Design below.

↓ Really suppose to be there!

The project supports Land Use Policy LU.5.1 – it improves the character and quality of existing development through the revitalization of underutilized development. In addition, the project has been reviewed by relevant agencies for drainage issues and crime prevention, and therefore supports the following General Plan Safety policies:

- 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.

Zoning

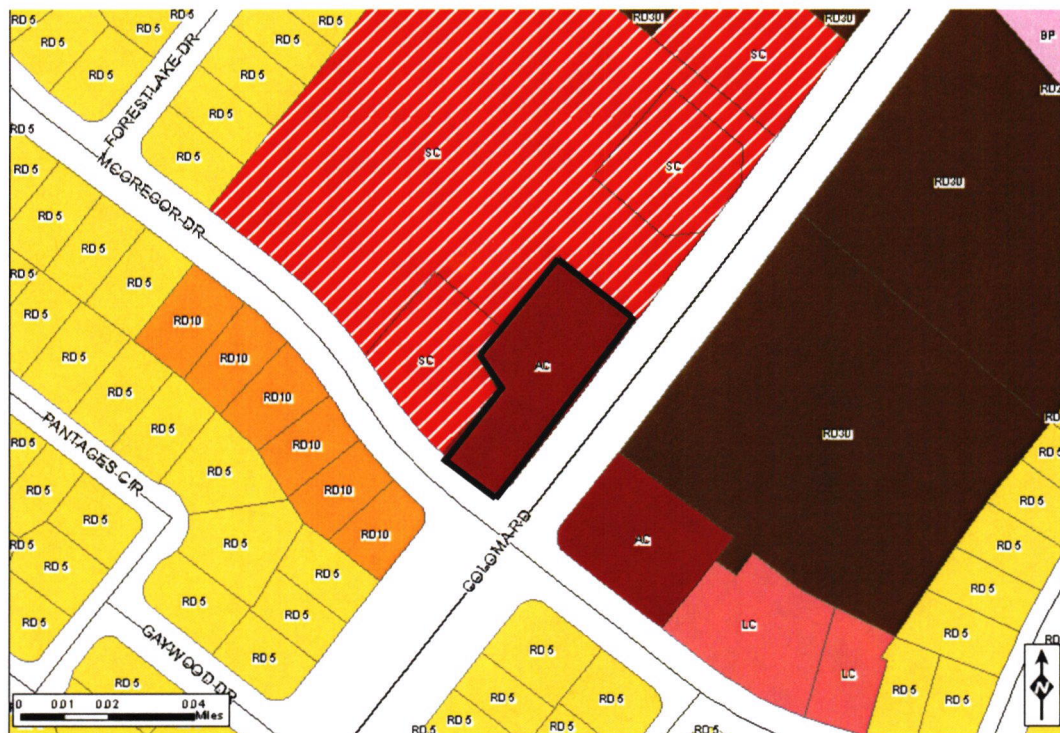


Figure 4. Project Area Zoning

The proposed project is in the Auto Commercial (AC) zone. The site is designed for auto-oriented commercial uses – automotive sales and services and compatible related uses. A bakery is permitted in the AC zone. The proposed new building meets the AC development standards for height and setbacks (§315-42/43/44); landscaping (§330-94); lighting (§330-96); and parking (§330-20 and §330-131). The proposed parcels meet lot size and frontage standards for the AC zone. Each parcel has independent site access and meets minimum parking standards for the current or proposed use.

Parcel Map

The required findings and supporting evidence are included in the resolution that has been prepared. The Planning Commission found the map to be in compliance with all the development standards and has forwarded a recommendation of approval.

Building and Site Design

Analysis of the building and site design for this project were informed by the City of Rancho Cordova Design Guidelines (see Checklist for Commercial and Commercial Mixed Use Projects, Attachment 2). Refer to the Design Package for more information about the design elements and site features discussed below. The Planning Commission reviewed the design materials and the staff report and has recommended the project be approved as submitted.

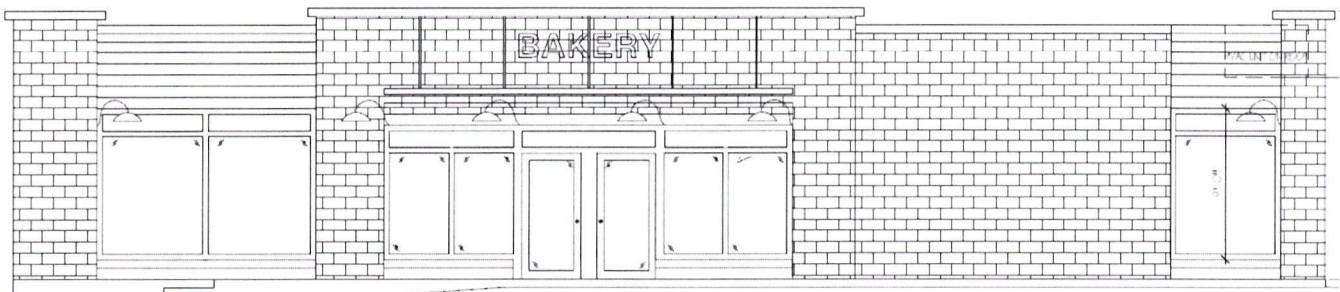


Figure 4. Front Elevation

FINANCIAL IMPLICATIONS TO CITY

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

RECOMMENDED MOTIONS

Move the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects, and Section 15315, Class 15 Minor Land Divisions, of the California Environmental Quality Act and adopt Resolution 103-2008 approving a Tentative Parcel Map for 10655 Coloma Road, Project No. RC-08-342, and Design Review for McGregor Center, Project No. RC-08-349, subject to the findings, evidence, Tentative Parcel Map (**Exhibit A**), Design Package (**Exhibit B**), and Conditions of Approval (**Exhibit C**).

ATTACHMENTS

1. Resolution No. 103-2008 including Tentative Parcel Map (Exhibit A), Design Review Package (Exhibit B) and Conditions of Approval (Exhibit C)
2. Rancho Cordova Design Guidelines Checklist for Commercial and Commercial Mixed Use Projects
3. Minutes of Meeting of the Planning Commission, July 24, 2008
500' Radius Map and Mailing List

RESOLUTION NO. 103-2008

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TENTATIVE PARCEL MAP AT 10655 COLOMA ROAD, PROJECT NO. RC-
08-342 AND DESIGN REVIEW FOR MCGREGOR CENTER, PROJECT NO. RC-08-349**

WHEREAS, Alcides A. Gonzalez Trust (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Parcel Map (Exhibit A) for a two lot split and Design Review (Exhibit B) for a new store building, located on the northeast corner of; and

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

WHEREAS, the project is has been previously assessed in the Capital Village EIR and found to be consistent to that document, which was prepared according to the California Environmental Quality Act (CEQA) Guidelines and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Rancho Cordova more particularly described as APN 056-0222-002; and

WHEREAS, on June 24, 2008, the Planning Commission considered the project request pursuant to Title I, II and III of the City of Rancho Cordova Zoning Code, and all other applicable state and local regulations and recommended project approval to the City Council; and

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

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

Approves the Tentative Parcel Map and Design Review, subject to the following findings and supporting evidence:

1. California Environmental Quality Act

Finding: The project has been reviewed and is in accordance with the Guidelines of the California Environmental Quality Act. **Evidence:** This proposed new building 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. As the proposed project meets all criteria of an in-fill project, the project qualifies for categorical exemption under CEQA Guidelines Section 15332.

The proposed land division is Categorically Exempt under Section 15315, Class 15 Minor Land Divisions, of the California Environmental Quality Act. Section 15315 exempts divisions of four or fewer parcels for property under industrial use in urbanized areas, as long as the division is in conformance with the General Plan and zoning, all services and access are available to local standards, there was no previous land division within the past two years, and the average slope is not greater than twenty percent. As the proposed project meets all criteria of a minor land division, the project qualifies for categorical exemption under CEQA Guidelines Section 15315.

2. DESIGN REVIEW

The basis for the review of this project is provided in the City's Design Review Ordinance and the reasons for approving the project are described as follows:

- a) **Finding** - The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in section 110-84. **Evidence**-The proposed project is in the Auto Commercial (AC) zone. The site is designed for auto-oriented commercial uses – automotive sales and services and compatible related uses. A bakery is permitted in the AC zone. The proposed new building meets the AC development standards for height and setbacks (§315-42/43/44); landscaping (§330-94); lighting (§330-96); and parking (§330-20 and §330-131). The proposed parcels meet lot size and frontage standards for the AC zone. Each parcel has independent site access and meets minimum parking standards for the current or proposed use. Analysis of the building and site design for this project were guided by the Design Guidelines (see Checklist for Commercial and Commercial Mixed Use Projects).
- 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 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. The new building design includes elements such as glass doors, transom windows, raised parapets, and decorative lighting – adding interest to all sides of the building and accenting the building entries. A small plaza (approximately 230 square feet) is integrated into the landscaping that separates the building from McGregor Drive, creating the opportunity to provide outdoor seating for employees or patrons. The primary entrance faces Coloma Road, creating a relationship to the street. New landscaping and street trees provide shade and enhance the streetscape. These improvements do not create dark, hidden, or secluded spaces and will enhance the character of the neighborhood and the community.
- 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 architecture, including the character, scale and quality of the design, and relationship with the site and other buildings, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties. The building features projecting block veneer façade elements, echoing materials used in the adjacent building; and the color scheme is similar to that of other buildings in the shopping center. The projecting block elements along with details such as a steel awning, a main entry accented with double

doors and large windows, window trim, and decorative lighting establish a clear design concept and provide interest along the main façade. A trellis with vines will add interest and break up the mass of the rear elevation (windows are not allowed because the building is on the property line).

- d) **Finding** - The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. **Evidence** – The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. The project will minimize conflicts for pedestrians, creating access paths to the public sidewalk and bus stop on Coloma and from the plaza to McGregor. Bicycle parking is integrated into the plaza. Cross access will be maintained between the two ne properties.

3. Tentative Parcel Map

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

- 1) The proposed project is consistent with the Village Center Mixed Use (VCMU) land use designation specified in the General Plan for this parcel.
- 2) The site is physically suitable for the existing automotive repair shop and the proposed bakery. The proposed parcels meet the lot size and parking requirements of the City of Rancho Cordova Zoning Code. The undeveloped portion of the site is flat and is currently used as a parking lot, so the new retail building will not result in additional site disturbance.
- 3) The site is physically suitable for the proposed density of development. The proposed design accommodates the small retail building along with required landscaping and parking on the site. Together, the proposed and existing uses are not expected to generate substantial traffic. The three existing points of access will sufficiently serve traffic moving into and out of the site.
- 4) The proposed project is categorically exempt per section 15315, Minor Land Divisions of the California Environmental Quality Act which allows the division of property in commercial use into four or fewer parcels. Therefore the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 5) The subdivision of one (1) parcel into two (2) and construction of a 2,340 square foot commercial bakery should not result in increased public health risks. The project will not disturb any undisturbed or contaminated soil, and best management practices will be required during construction. Sacramento County Environmental Management Department will inspect and monitor the food production use to verify that potential public health concerns are addressed and mitigated to the greatest extent possible.
- 6) There are no easements within the proposed subdivision for access through or use of property. All adjacent uses have independent access driveways.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Mindy Cuppy, City Clerk

TENTATIVE PARCEL MAP

FOR AL GONZALEZ

10655 COLOMA RD. RANCHO CORDOVA, CA. 95670
1-916-638-3050

JANUARY

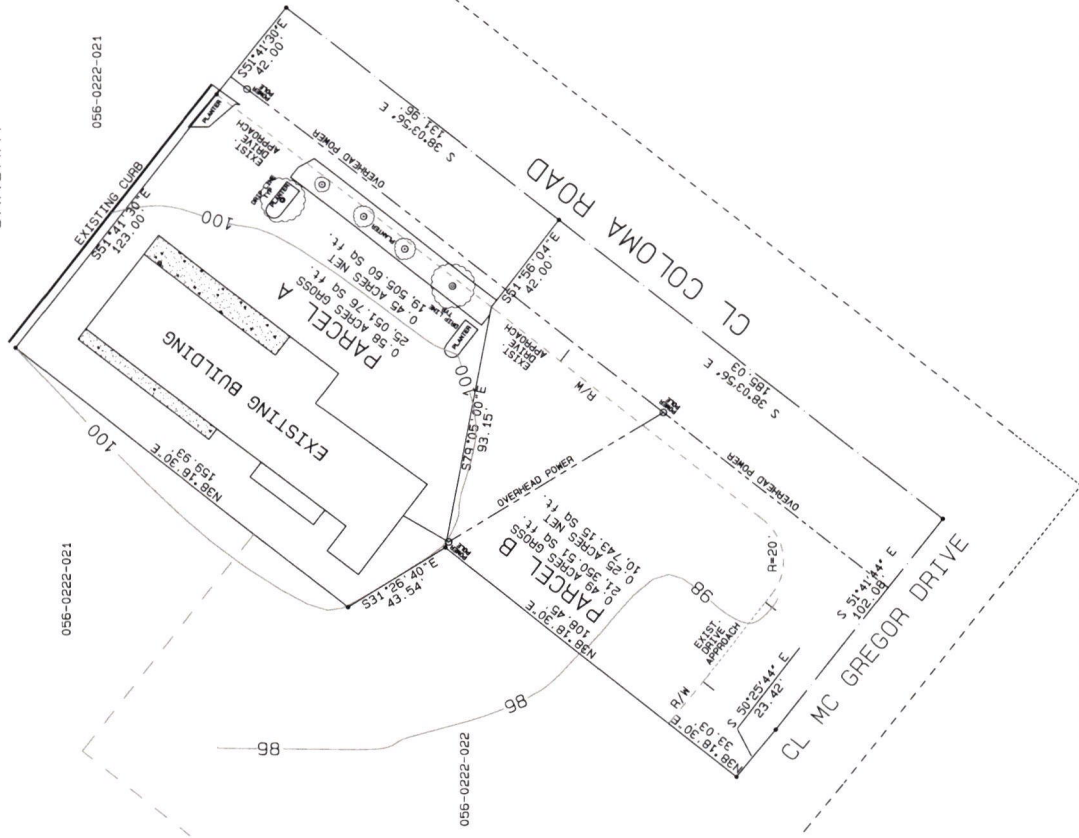
2008

TERRA FIRMA

LAND SURVEYING-ENGINEERING
601 COURSE DESIGN AND PLANNING
23448 FORTRESS WAY, SUITE 100, CALIFORNIA 95666
1-209-256-2087



SCALE 1"=30'
0 30 60



LOCATION MAP
N.T.S.

OWNER: AL GONZALEZ
IMPROVEMENTS: AS REQUIRED BY SACRAMENTO COUNTY DEPARTMENT OF PUBLIC WORKS.
EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: COMMERCIAL
ASSESSORS PARCEL NO. 056-0222-002
SEWAGE DISPOSAL: SACRAMENTO COUNTY UTILITIES
WATER SUPPLY: GOLDEN STATE WATER COMPANY
DRAINAGE: COUNTY OF SACRAMENTO
FIRE PROTECTION: SAC/METRO
SCHOOL DISTRICT: FOLSOM/CORDOVA UNIFIED DIST.
PARK DISTRICT: CORVOVA PARK DIST.
ACREAGE: 0.866 ACRES 46,402.27 Sq. ft.
NO. OF LOTS: 2
LOT SIZE: AS SHOWN

A NEW BAKERY & OFFICE

CITY OF RANCHO CORDOVA, CA.

GENERAL NOTES

Scope of work: Build a New 2010 sq. ft. Bakery w/ accessible bathrooms, and a 330 sq. ft. Office.

Type V-B Wood Construction
Occupancy F & U
Basic wind speed + 80 MPH, Exposure C
Soil Bearing capacity + 1500lb. per sq. ft.
Zoning = Automotive / Commercial
Total sq. ft. of lot = 10,743.15' total covered 2010 sq. ft. for building
Trash enclosure in neighboring parcel of

All work shall comply with title 24 and the 2007 edition of the C.B.C. /C.P.C./C.M.C. and C.E.C. and all local codes and ordinances.

Written dimensions take priority over scaled dimension.
Contractor shall be responsible for obtaining all necessary permits.
Draftsman accepts no responsibility for changes made due to field conditions.

FRAMING NOTES

- All 2 x framing members to be D.F. #2 or better.
- All exterior walls to be 2 x 6 @ 16" o.c. exterior walls to be 2 x 4.
- Exterior finish to be horizontal lap siding over 3/8" c.d.x. plywood wall bracing w/ 1" x 4" trim.
- Notching of exterior bearing and non-bearing walls shall not exceed 25% and 40% respectively. Bored Holes to be no more than 40% of stud width in bearing walls, 60% in non-bearing walls.
- Exterior stud walls and main cross stud partitions shall be braced per C.B.C. Sec. 2326.11.3
- Bearing and exterior walls studs to be capped with double top plate installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 48".
- An approved weather resistive such as tyvek building wrap or = paper shall be applied over studs or sheathing in all exterior walls.

Fire blocks and draft stops shall be installed per Section 708.

Safety glazing shall comply with C.B.C. Section 2406.4 And as a minimum all panels of sliding glass doors, tub and shower enclosures less than 60" above standing surface and drain inlet.

All exterior doors assemblies shall be approved noncombustible construction, or Solid core wood having stiles and rails not less than 1 3/4" with interior field panel thickness no less than 1 1/2" thick and shall have as a minimum a 36" landing in the direction of travel within 8" of threshold.

Building shall be provided with exterior and interior braced wall lines. Spacing shall not exceed 34 feet on center with both the longitudinal and transverse direction in each story. Braced walls shall consist of 2x10-C-1 and are in line or offset from each other by not more than 4 feet. Braced wall panels shall start at not more than 8 feet from each end of a braced wall line. All braced wall panels shall be clearly indicated on the plans. See 2320.11.4 for alternate braced wall panels. Section 2320.11.3.

FOUNDATION / UNDERFLOOR NOTES

- Extend sill bolts 7" minimum into concrete foundation wall, 4" o.c. maximum spacing, minimum 2 bolts per board and one bolt within 12" of splices & ends.
- All sills, plates, and post or columns that rest on concrete or masonry must be foundation grade redwood or pressure treated.
- Remove all sumps and roots minimum 12" below all footings.
- All surface water shall drain away from structure a minimum of 2% for 5' away from structure.
- Foundations at intervals not exceeding 50 feet. In buildings more than one story in height, all braced wall panels shall be supported on continuous foundations.

ROOF FRAMING NOTES

- Roof designed with 20lb snow load.
- Attic ventilation must equal 1/150 of attic floor area, vents may be divided 1/300 continuous metal vents or gable and vents, 1/300 continuous ridge vents.
- Roof of Metal roof over 150' felt over 3/4" c.d.x. plywood roof sheathing.

ELECTRICAL / MECHANICAL / PLUMBING NOTES

- Provide G.F.I. protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, bathrooms, garages and kitchen.
- Recessed light fixtures area subject to insulation to be thermally protected. Recessed fixtures in bath areas to be wet location approved. Receptacles shall not be installed within or directly over a bathtub or shower stall.
- As a minimum battery operated fire warning devices to be installed in each existing sleeping rooms and adjacent to. In vaults no more than 12" from peak. Not to be on a G.F.I. circuit.
- Sleeping room 115, 120 volt receptacles to be provided with AFCI circuit protection.
- Provide mechanical ventilation capable of providing five air changes per hour in bathrooms, water closet compartments and similar room if required windows are not provided.
- Type "B" gas vent shall terminate per Table 8-1 of the C.M.C.
- All hose bibs and lawn sprinkler systems shall have a pressure balance or thermostatic mixing valve type. handle position stops to limit the mixed water to a maximum of 120 degrees Fahrenheit. Section 420.0

DRAWING INDEX

- ARCHITECTURAL DRAWINGS
- A-0.0 COVER DATA
- A-1.0 SITE PLAN
- A-2.0 ELEVATIONS
- A-3.0 FLOOR PLAN & ELECTRICAL
- A-4.0 BUILDING SECTIONS
- A-5.0 PLUMBING & SEWER PLAN
- A-6.0 ROOF PLAN

STRUCTURAL DRAWINGS

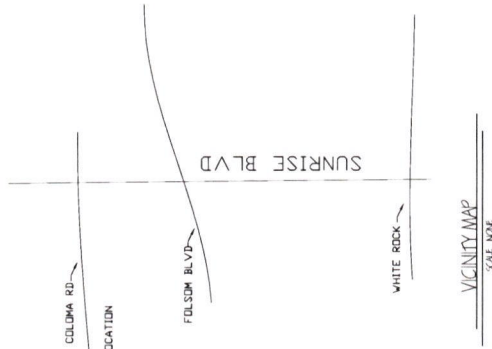
- S-1.0 FOUNDATION SECTIONS & DETAILS PLAN
- S-2.0 ROOF FRAMING PLAN @ DETAILS

ELECTRICAL DRAWINGS

- A-3.0 ELECTRICAL PLAN

LANDSCAPE DRAWINGS

- L-1 ELECTRICAL PLAN



ABBREVIATIONS

EXISTING	J	JOIST	R	RAFTER
EXPANDED WALL	JH	JOIST HANGER	REIN	REINFORCING
EXPANSION JOINT	LLP	LONG LEE PERFORAL	REOF	REOF
EXTENSION	LLV	LONG LEE VERTICAL	REOF	REINFORCED
EQUL	MAK	MANHOLE	RHS	ROOF HEAD WOOD SCREW
EACH WAY	MB	MACHINE BOLT	R	ROOF TRUSS
EACH WAY DOORFACE	MECH	MECHANICAL	RW	REWORK
EXTERIOR	MECH	MACHINE BOLT	SAD	SEE ARCHITECTURAL DRAWINGS
FLOORING	MECH	MECHANICAL	SECT	SECTION
FLOORING	MECH	MACHINE BOLT	SECT	SECT
FLOOR JOIST	MECH	MACHINE BOLT	SECT	SECT
FACE OF CONCRETE	MECH	MACHINE BOLT	SECT	SECT
FACE OF MASONRY	MECH	MACHINE BOLT	SECT	SECT
FACE OF SLABS	MECH	MACHINE BOLT	SECT	SECT
FACE OF ROOFING	MECH	MACHINE BOLT	SECT	SECT
FLOOR TRUSS	MECH	MACHINE BOLT	SECT	SECT
FLOORING	MECH	MACHINE BOLT	SECT	SECT
GUIDE	MECH	MACHINE BOLT	SECT	SECT
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PARKING

PARKING

ALS AUTOMOTIVE

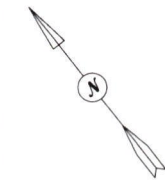
PROPOSED BUILDING

EXIST. DRIVE APPROACH

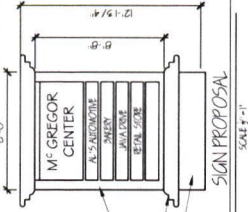
PLANTER EXISTING SIDE WALK

EXIST. DRIVE APPROACH

NEW CONNECTION TO SEWER AS REQ.



CL COLOMA ROAD



MATERIALS LEGEND
HARDY BOARD HORIZONTAL LAP SING TO BE NAVJO IN COLOR
MOLDING IS WOOD TO BE MAPLE IN COLOR WITH
BASE TO BE BLOCK VENEER IN AN STONE GRAY COLOR

PLAT PLAN
SCALE 1" = 10'

DATE 7-11-08
SCALE AS NOTED
SHEET

A-1.0

PROJECT FOR
A. GONZALEZ

10699 COLOMA RD.
WACO, TEXAS 76710

SHELL BUILDING FOR BAKERY
APN: 56-222-02

DONAH LEE
2004-08-10



P. R. KETRON, P.E.
10.0.00.02
VOL. 10.0.00.00
(2007) 2007-11-10

APN: 56-222-02

AWNING
STEEL CHAIN ATTACHED TO BUILDING SUPPORTING
A 4 x 4 STEEL TUBE FRAMED AWNING WITH
CORRUGATED METAL SHEATHING TO PROTECT FROM
SUN AND RAIN

[illegible]

MATERIALS LEGEND

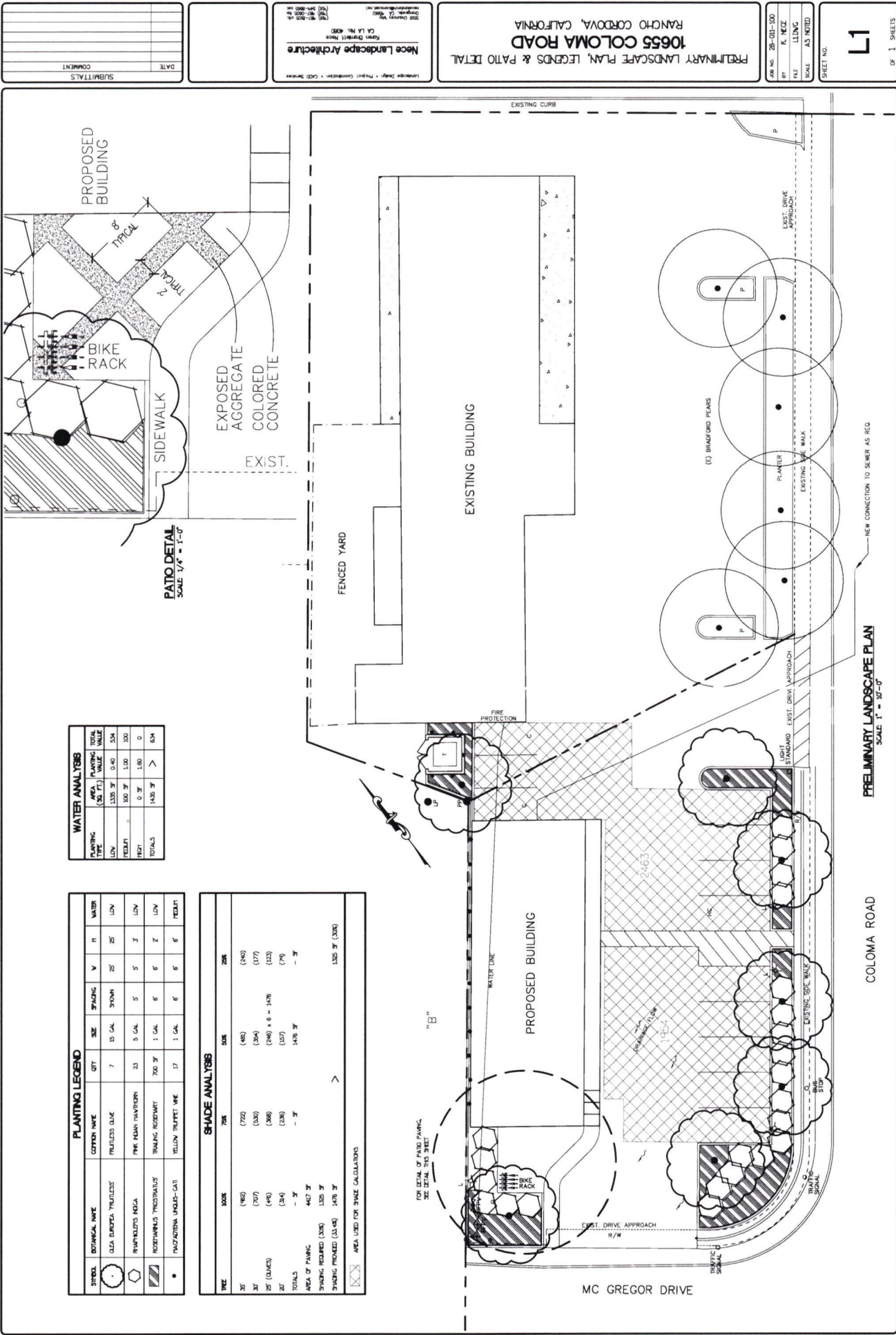
3" STEEL CHAN
4" x 5' x 25' ANNING
HARDY BOARD HORIZONTAL LAP SOING TO BE NVALO N COLOR
1" x 6" HARDY BOARD TRIM & FASCA TO BE APPLE SLURK N COLOR
WINDOWS TO BE TINTED BRONZE N COLOR
COLUMNS ARE TO BE BLOCK VENEER N AN STONE GRAY COLOR

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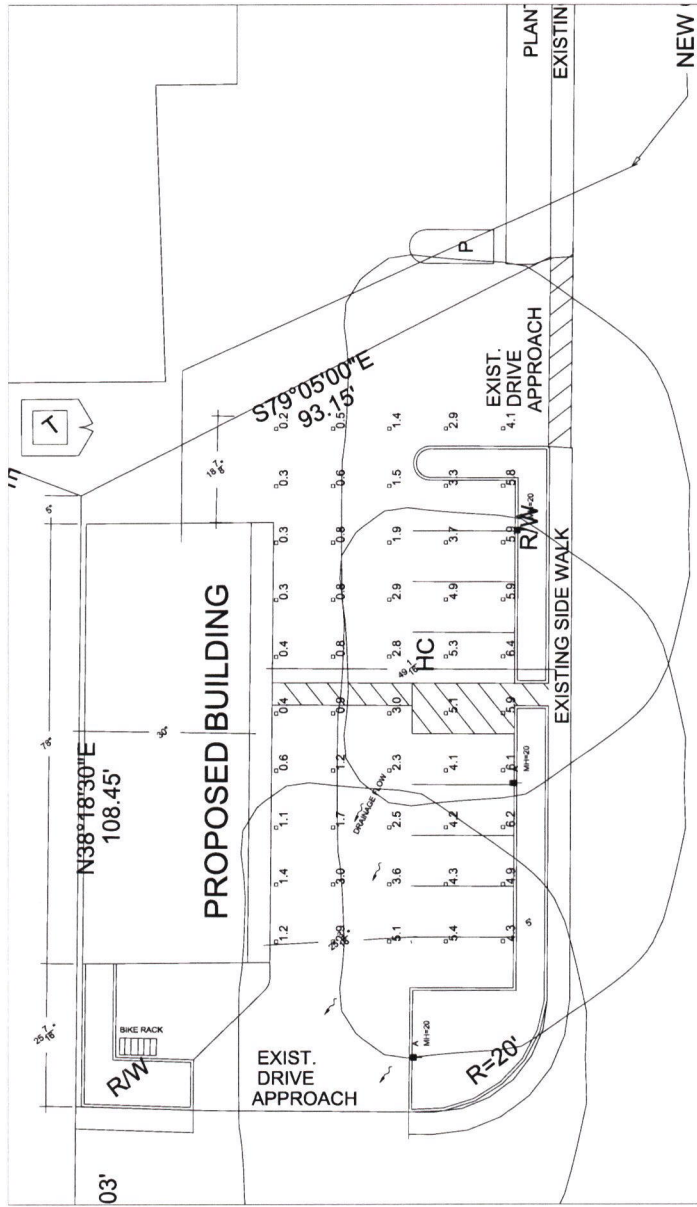
PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER
●	OLEA EUROPEA FRUITLESS	FRUITLESS OLIVE	7	12 GAL	25'	LNW
○	FRAXINUS NERPA	WHITE BARK HAWTHORN	23	5 GAL	5'	LNW
◐	REDBUD	REDBUD	700	1 GAL	6'	LNW
●	MAZODENDRA LANCEOLATA	YELLOW BELL	17	1 GAL	6'	LNW

SHADE ANALYSIS			
SIZE	70K	50K	20K
3"	(960)	(480)	(240)
3"	(707)	(354)	(177)
25' (OLIVE)	(493)	(246)	(123)
25'	(34)	(17)	(9)
TOTALS	- 3'	1476 3'	- 3'
AREA OF PARKING	447 3'		
SHADING REQUIRED (30%)	135 3'		
SHADING PROVIDED (33.4%)	1476 3'		

WATER ANALYSIS			
PLANTING TYPE	AREA (SQ. FT.)	WATERING RATE (GAL. PER HOUR)	TOTAL WATER (GAL.)
LNW	135 3'	0.40	54
PERMIT	100 3'	1.00	100
PERMIT	0 3'	1.00	0
TOTALS	1405 3'	>	604



CITY OF RANCHO CORDOVA - OFFICE BUILDING	CITY OF RANCHO CORDOVA, CA	07.03.08	1 OF 1	3	AS NOTED
--	----------------------------	----------	--------	---	----------



PROJECT PLAN LIGHTING LAYOUT - PHOTOMETRIC ANALYSIS
SCALE: 1" = 10'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE, U.O.N.)

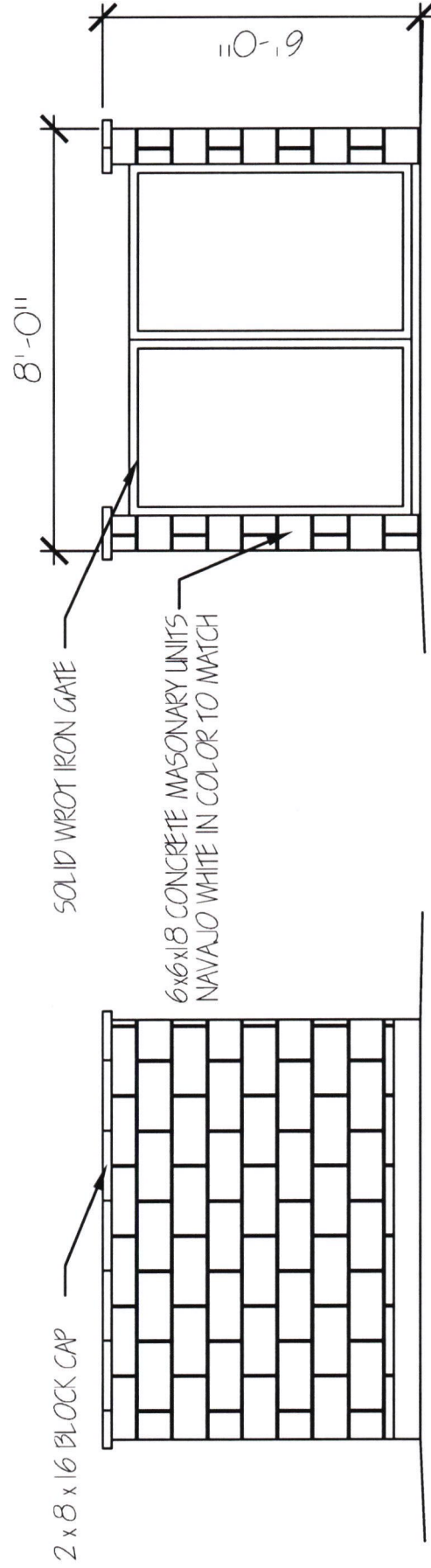
Filename: city of rancho3.a32

Luminaire Schedule	Qty
Symbol	3

Numeric Summary
Label
site

Arrangement	Lumens	LLF	Description
SINGLE	22000	0.67%	FMCO AYA-3.26KPSMH

Units	Avg	Max	Min	Avg/Min	Max/Min
Fc	2.90	6.4	0.2	14.50	32.00



REAR ELEVATION

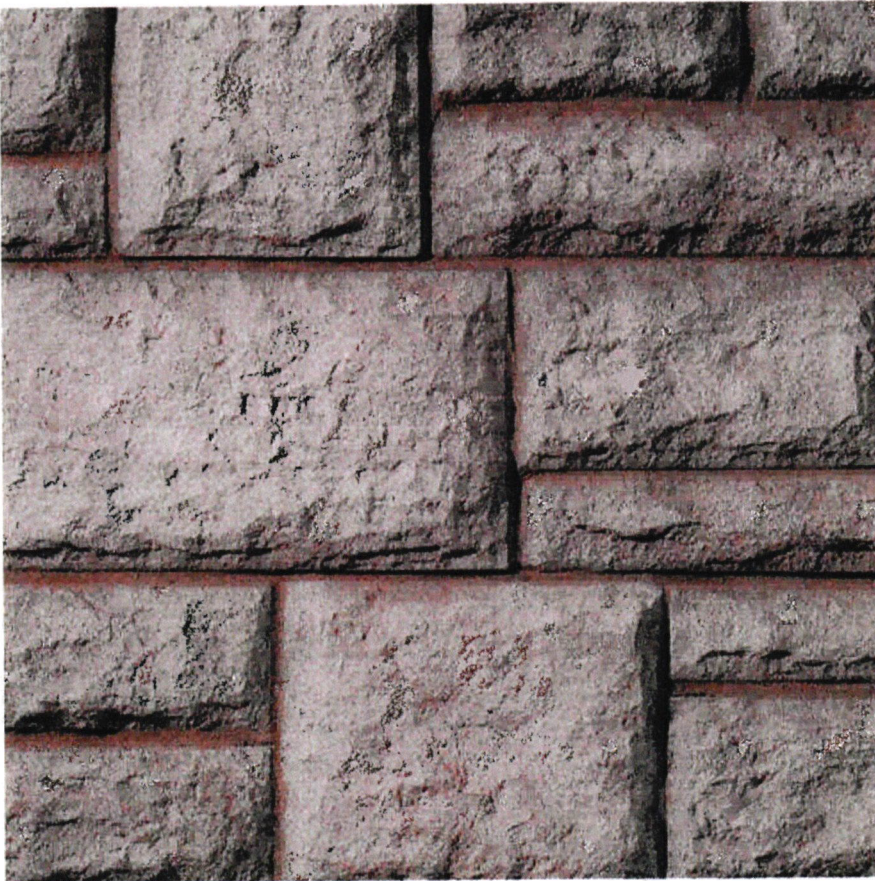
SCALE 1/4" = 1'

FRONT ELEVATION

SCALE 1/4" = 1'

TRASH ENCLOSURE

SCALE 1/4" = 1'



14033020

RECEIVED

JUL 16 2008

**RANCHO CORDOVA
PLANNING**

CATHEDRAL The pitched face look of this massive stone features sawn edges. The refined yet sturdy personality gives the notion of old world majesty found in the unique craftsmanship of yesteryear.

Leaning Bikes™ Rack- LBR™ Series



LBR 4-F-P

- Intuitive, patent pending design provides two point support.
- Bicycle shaped design has a simple elegance making the rack easily identifiable as bicycle parking.
- Framework is constructed from extra thick walled 1" I.D. (.179 wall) Schedule 80 steel pipe.

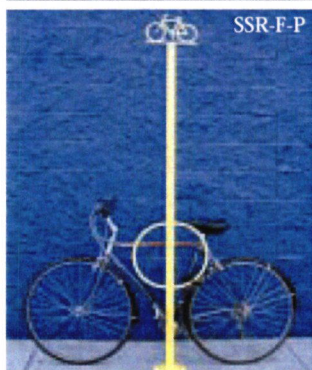
MOUNTING OPTIONS: (Please see "INSTALLATION SECTION" on Page 44 for detailed mounting options): Embedded mount or permanent flanged surface mount. Designate "-E" for embedded racks or "-F" for flanged racks after the model number.

FINISH OPTIONS: Hot-dipped galvanized (standard & recommended); polyester powder coated (optional); thermoplastic powder coat (optional); stainless steel with a #4 satin finish (optional). Designate "-G", "-P", "-T", or "-SS" for galvanized, powder coated, thermoplastic coated, or stainless steel finish respectively after the mounting designation.

MODEL #	CAPACITY	DIMENSIONS
LBR 1	2	21"L x 45"H x 32"W"
LBR 2	3 to 4	30"L x 45"H x 32"W"
LBR 3	4 to 6	45"L x 45"H x 32"W"
LBR 4	5 to 8	58"L x 45"H x 32"W"

*Capacity range depends on whether rack is single or double side loaded. Larger number represents double side loading.

Swizzle Stick Rack, Model SSR™ *Also Available in Square Tubing



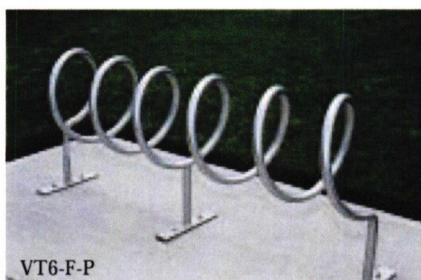
SSR-F-P

- Intuitive, patent pending design provides two point support.
- Bicycle shaped finial makes the rack easily identifiable.
- Simple design has a small footprint, is economical, is easy to install, is space efficient and offers excellent security against theft.
- Vertical post is constructed from either 1.5" I.D. Schedule 40 steel pipe or 2"x2" structural and mechanical steel tubing
- Locking loops are constructed from 3/4" solid round bar.
- Finial can be customized with a city, state, government, business, or school name/logo or other custom design.

MOUNTING OPTIONS (Please see "INSTALLATION SECTION" on Page 44 for detailed mounting options): standard embedded mount or permanent flanged surface mount. Designate "-E" for embedded or "-F" for flanged after the model number.

FINISH OPTIONS: Hot-dipped galvanized (standard & recommended); polyester powder coated (optional); thermoplastic powder coat (optional); stainless steel with a #4 satin finish (optional). Designate "-G", "-P", "-T", or "-SS" for galvanized, powder coated, thermoplastic coated, or stainless steel finish respectively after the mounting designation.

Vortex™-VT Series™



VT6-F-P

- Spiral design combines elegance with function and security.
- User friendly design allows easy access to bicycle rack.
- Embedded, free standing, flanged surface mount.
- 1" O.D. Schedule 40 steel pipe loop construction with 3/8" steel flat bar flanges.
- Racks stand 34" H by 20" W.

FINISH OPTIONS: Hot-dip galvanized (standard & recommended); polyester powder coat (optional); thermoplastic powder coat (optional); and stainless steel (optional).

MODEL #	CAPACITY	LENGTH
VT 3	3	22"
VT 4	4	32"
VT 5	5	42"
VT 6	6	52"
VT 8	8	73"



FH2-E-P

Figure H™-FH2™

MATERIALS: 3" square steel tube.

MOUNTING: Embedded (standard) or flanged surface mount (optional).

FINISH OPTIONS: Same as Thunderbolt Racks, see pg. 37.

CAPACITY: 2 bikes.

SIZE: 28"L x 36"H



Horseshoe™-HS2™

MATERIALS: 2 3/8" O.D. Schedule 40 steel pipe or 2" square steel tube.

MOUNTING: Embedded (standard) or flanged surface mount (optional).

FINISH OPTIONS: Same as Thunderbolt Racks, see pg. 37.

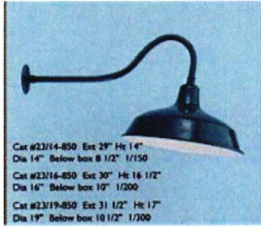
CAPACITY: 2 bikes.

SIZE: 36"L x 32.5"H



HS2-F-SS





Illustrated Fixture 23/14-850
Fixture Color : Turquoise

Select	Fixture	Description	Web Price
☒	23/14-850	Outdoor All Aluminum Gooseneck Lighting - Factory RLM Shade on Wall Bracket, Overall Dimensions: 14" Diameter, 29" Extends, 14" High Head: 14" Diameter RML Factory Shade 8" Ht 1/100 Watts Arm: Standard Gooseneck Wall Bracket Extends 22" Height 8" Cast Canopy for 4" Octagonal Box Call In Price \$ 157.05	136.55
☐	23/16-850	Outdoor All Aluminum Gooseneck Lighting - Factory RLM Shade on Wall Bracket, Overall Dimensions: 16" Diameter, 30" Extends, 16 1/2" High Head: 16" Diameter RML Factory Shade 9" Ht 1/200 Watts Arm: Standard Gooseneck Wall Bracket Extends 22" Height 8" Cast Canopy for 4" Octagonal Box Call In Price \$ 166.70	144.95
☐	23/19-850	Outdoor All Aluminum Gooseneck Lighting Factory RLM Shade on Wall Bracket, Overall Dimension: 19" Diameter, 31 1/2" Extension, 17" High Head: 19" Diameter RML Factory Shade 11 Ht 1/200 Watts Arm: Standard Gooseneck Wall Bracket Extends 22" Height 8" Cast Canopy for 4" Octagonal Box Call In Price \$ 216.85	188.55



Notes:

Job:

Type:

POLES

4" STRAIGHT SQUARE STEEL

GENERAL DESCRIPTION: The Gardco/Emco Lighting SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.

ORDERING

PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	HEIGHT		SIZE	GAUGE	DRILLING	
SSS	10'	20'	4	7	D1	1 Way
	12'	24'		11	D2	2 Way
	14'	25'			D3	3 Way
	15'	30'			D4	4 Way
	18'					
					T2	2 3/8" X 4" OD Tenon
					T4	4" X 6" OD Tenon

FINISH

PP	Prime Painted	OC	Optional Color Paint Specify RAL designation as shown. ex: OC-RAL7024
BRP	Bronze Paint		
BLP	Black Paint	SC	Special Color Paint Specify. Must supply color chip
WP	White Paint		
NP	Natural Aluminum Paint		
GV	Galvanized (No Paint)		
FPGV	Finished Paint over Galvanized (specify color)		

OPTIONS

FES	Festoon Outlet	Side Mount Bullhorn Brackets	
AHH	Additional Hand Hole Indicate height above base and orientation to original hand hole	GM-080*	Single Side Mount Bullhorn Bracket *Add ".19" for 1.9" OD or ".24" for 2.4" OD. Refer to Accessory sheet 79415-26 for details
CL	Coupling - Internal thread. Indicate height above base, orientation to hand hole and size (1/2", 3/4", 1", 1 1/4", 1 1/2")		

Refer to Steel Pole Accessories
cutsheet 79415-26 for additional
Floodlight and Bullhorn Brackets

POLE DATA

CATALOG NUMBER		POLE SIZE		MAXIMUM LUMINAIRE LOADING*			ANCHOR BOLT DATA**		
PREFIX	HEIGHT (FT.)	POLE SIZE (inches)	GAUGE	100 MPH EPA-FT ²	90 MPH EPA-FT ²	80 MPH EPA-FT ²	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSS	10	4	11	18.9	23.9	30.6	8.0"	3/4 x 17 x 3	4.0
SSS	12	4	11	14.8	18.8	24.4	8.0"	3/4 x 17 x 3	4.0
SSS	14	4	11	11.7	15.1	19.9	8.0"	3/4 x 17 x 3	4.0
SSS	15	4	11	8.9	11.8	15.9	8.0"	3/4 x 17 x 3	4.0
SSS	18	4	11	6.7	9.2	12.6	8.0"	3/4 x 17 x 3	4.0
SSS	20	4	11	4.5	6.7	9.6	8.0"	3/4 x 17 x 3	4.0
SSS	20	4	7	8.8	11.8	16.0	8.0"	3/4 x 17 x 3	4.0
SSS	25	4	11	1.0	2.6	4.8	8.0"	3/4 x 17 x 3	4.0
SSS	25	4	7	5.4	7.7	10.8	8.0"	3/4 x 17 x 3	4.0
SSS	30	4	7	2.6	4.4	6.7	8.0"	3/4 x 17 x 3	4.0

*Warning: Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.

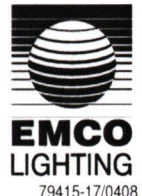
**Factory supplied template must be used when setting anchor bolts.

Gardco/Emco Lighting will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

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A Genlyte Company

1611 Clovis Barker Road
San Marcos, TX 78666
(800) 227-0758
(512) 753-1000
FAX: (512) 753-7855
www.sitelighting.com



Notes:

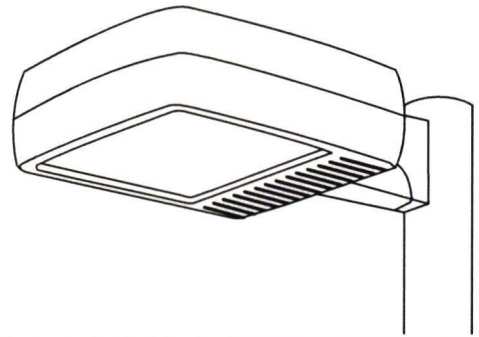
Job:

Type:

AVALUME

GENERAL DESCRIPTION: The EMCO Avalume is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types III and IV distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Avalume luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance.



ORDERING

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

AVA

CONFIGURATION

- | | |
|-------|---------------------------------|
| 1 | Single Pole Mount |
| 2 | Twin Pole Mount at 180° |
| 2@90 | Twin Pole Mount at 90° |
| 3 | 3-way Pole Mount at 90° |
| 3@120 | 3-way Pole Mount at 120° |
| 4 | 4-way Pole Mount |
| W | Wall Mount |
| WS | Wall Mount with Surface Conduit |

DISTRIBUTION

- | | |
|---|---|
| 3 | IES Type III |
| F | IES Type IV Forward Throw |
| NOTE: Type III reflectors ship as Type F. Removal of an insert converts the reflector to Type 3. | |
| 5 | IES Type V |
| MTS | Medium Throw with Solite™ Lens
Fluorescent only. |

WATTAGE

150HPS	100MH ¹	250PSMH	MTS Optics only
250HPS	150MH ¹	320PSMH ¹	(2)60CF ²
400HPS	175MH	350PSMH ¹	(3)42TRF ²
	250MH	400PSMH ¹	
	400MH ¹		

*HPS - High Pressure Sodium
MH - Metal Halide
PSMH - Pulse Start Metal Halide
CF - Compact Fluorescent
TRF - Triple Tube Compact Fluorescent*

1. Requires BT28 / E28 mogul base lamp

2. Fluorescent luminaires feature electronic ballasts that accept 120V through 277V, 50hz to 60hz, input. Specify "UNIV" voltage for 120V through 277V.

VOLTAGE

120	
208	
240	
277	
347	
480	
UNIV	Fluorescent only.

FINISH

- | | |
|-----|--|
| BRP | Bronze Paint |
| BLP | Black Paint |
| WP | White Paint |
| NP | Natural Aluminum Paint |
| BGP | Beige Paint |
| OC | Optional Color Paint
Specify RAL designation
ex: OC-RAL7024. |
| SC | Special Color Paint
Specify. Must supply color chip. |

OPTIONS (All are Field Installed)

- | | |
|------|---|
| HS | External House Side Shield |
| LF | In-Pole/In-Line Fusing <i>Kit includes In-Line Fuses.</i> |
| PC | Locking Type Photocontrol Receptacle w/Photocontrol <i>Not available with 480V.</i> |
| PCR | Locking Type Photocontrol Receptacle |
| MF | Mast Arm Fitter <i>Requires 2 3/8" O.D. Mast Arm.</i> |
| PTF2 | Pole Top Filter 2.375" X 4" |
| PTF3 | Pole Top Filter 3" - 3.5" X 6" |
| PTF4 | Pole Top Filter 3.5" - 4" X 6" |
| QS | Quartz Standby 150w quartz maximum. <i>Not available with 480V.</i> |
| QST | Quartz Standby - Timed Delay 150w quartz maximum. <i>Not available with 480V.</i> |
| WG | Wire Guard |
| POLY | External Polycarbonate Shield 250w maximum. |
| TB | Terminal Block |

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79215-56/0508

AVALUME

SPECIFICATIONS

GENERAL SPECIFICATIONS: Each Emco Avalume luminaire is a rectilinear area luminaire defined by its sleek rounded profile and rugged construction.

HOUSING: The housing is one-piece diecast aluminum, and mounts directly to a pole or wall without the need of a separate support arm. The low profile rounded form reduces the E.P.A. (Effective Projected Area) of the luminaire to only 1.1 square feet (0.10 square meters).

DOOR/LENS ASSEMBLY: The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin. The tempered flat glass lens is mechanically secured with four (4) retainers. The electrical and optical chambers are thoroughly sealed with an extruded one-piece memory retentive extruded silicone gasket to prevent intrusion from moisture, dust, insects and other contaminants.

OPTICAL SYSTEMS: The segmented reflector system consists of two tiers of highly specular aluminum facets, precisely aligned to achieve specific photometric distributions. Optical systems are of the fixed position type with the lampholder positioned on the arm-side of the luminaire.

The position-oriented mogul base lampholder is glazed porcelain with a nickel plated screw shell.

Fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

ELECTRICAL: Each high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20°F/-29°C. Component to component wiring within the luminaire will carry no more than 80 percent of rated current and is listed by U.L. for use at 600 VAC at 150°C or higher. Plug disconnects are listed by U.L. for use at 600 VAC, 15 A or higher. Standard fluorescent ballasts are solid state.

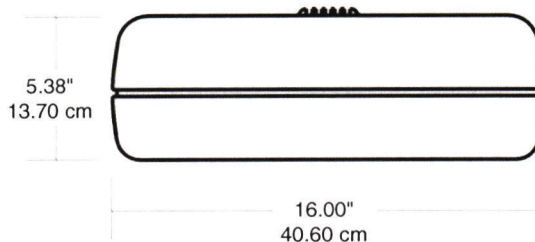
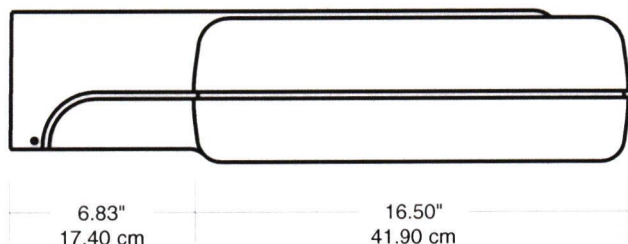
FINISH: Each standard color luminaire receives a fade and abrasion resistant electrostatically applied thermally cured triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include Bronze (BRP), Black (BLP), White (WP), Natural Aluminum (NP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear U.L. or C.U.L. (where applicable) Wet Location labels.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

DIMENSIONS



EPA

1	2	3/4
1.1 ft²	2.2 ft²	2.7 ft²
0.10 m²	0.20 m²	0.25 m²

with House Side Shield

1	2	3/4
1.2 ft²	2.2 ft²	3.2 ft²
0.11 m²	0.20 m²	0.30 m²

POLES 4" STRAIGHT SQUARE STEEL

SPECIFICATIONS

POLE SHAFT: The pole shaft is fabricated from a single-piece of 11 ga (.1196") or 7 ga (.1793") commercial carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 46 KSI.

ANCHOR BASE: The pole anchor base is fabricated from A-36 structural quality carbon steel with a minimum yield strength of 36 KSI. The base plate telescopes the pole shaft and is circumferentially welded on both top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 50,000 psi. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are galvanized a minimum of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely conceals the entire base plate and anchorage.

HANDHOLE: The reinforced handhole has a nominal rectangular 2" X 4" inside opening in the pole shaft. Included is a cover plate with attachment screws. The handhole is located 18" above the base and 180° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the handhole is located directly under one arm.

POLE TOP CAP: Each pole assembly is provided with a removable pole top cap.

FINISH: Poles are available with a bronze, natural, white or black electrostatically applied, thermally cured TGIC polyester powdercoat finish.

STOCK POLES: Poles provided from stock under the Quick Ship program are drilled for four (4) luminaires at 90° with three (3) hole sets plugged.

DESIGN: The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind speeds with an

additional 30% gust factor under the following conditions:

The wind velocities are based on 10 mph increments from 80 mph through 100 mph. Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas and airports.

Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Gardco/Emco Lighting's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

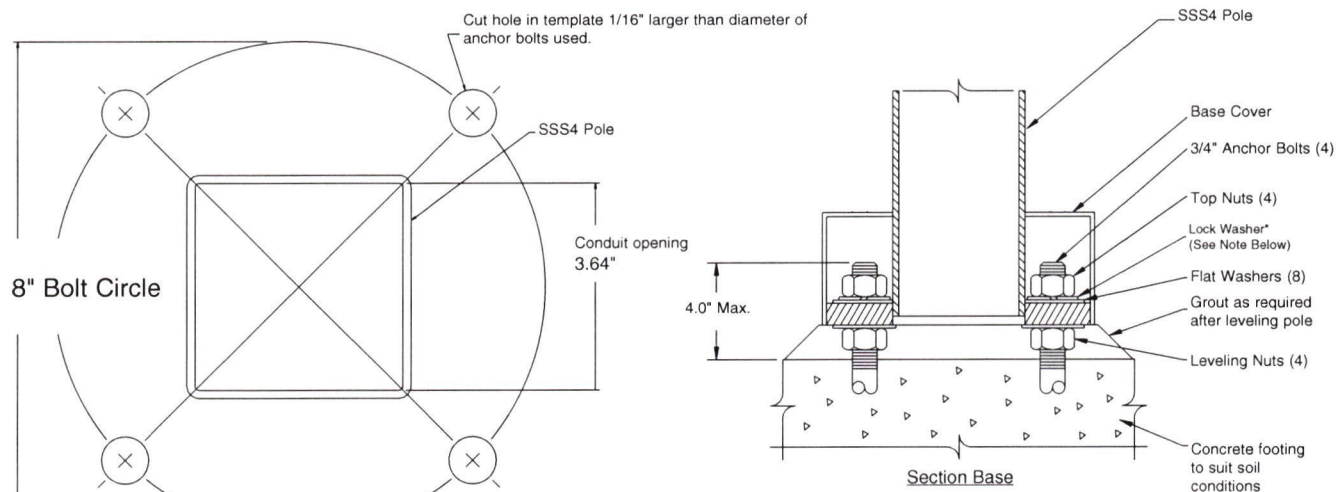
WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Gardco/Emco Lighting and Genlyte assume no responsibility for such proper analysis or product selections. **Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.**

GENERAL INFORMATION: Mounting height is the vertical distance from the base of the lighting pole to the center of the luminaire arm at the point of luminaire attachment.

Twin arms as charted are oriented at 180° with respect to each other. For applications of two (2) arms at 90° or other multiple arm applications, consult the factory.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco Lighting will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

DIMENSIONS

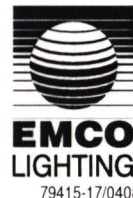


*Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.

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79415-17/0408

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
1.	The entitlement approved by this action is for a Tentative Parcel Map to subdivide one (1) parcel into two (2) parcels, project number RC-08-342, as described on the Tentative Parcel Map (Attachment 1) and a Design Review for a new 2340 sq. ft. retail pad building (project number RC-08-349) at 10655 Coloma Rd. (APN: 056-0222-002). The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Attachment 2). Any significant changes to the approved plan will require approval by the Appropriate Authority.	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.	The Tentative Parcel Map approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Three years, commencing with the date of approval	Planning	
4.	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	
5.	Project construction shall not disrupt transit service or pedestrian access to transit stops.	On-Going	Regional Transit	
	Prior to Final Map			
6.	Applicant shall provide a signed copy of a Reciprocal Access and Parking Agreement giving both Parcel A and Parcel B access to the adjacent shopping center parking lot on parcels 056-0222-021 and 056-0222-022.	Prior to Recordation of Final Map	Planning	

EXHIBIT C

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
7.	Applicant shall demonstrate that existing buildings meet 2007 California Building Code construction requirements in relation to new property lines.	Prior to Recordation of Final Map	Planning	
8.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition.	Prior to Recordation of Final Map or issuance of Building Permits, whichever comes first	Public Works	
9.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and 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 Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition.	Prior to Recordation of Final Map or issuance of Building Permits, whichever comes first	Public Works	
10.	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 all public ways, private drives and/or irrevocable offers of dedication.	Prior to Recordation of Final Map	Public Works	
11.	Dedicate a pedestrian easement 12.5 feet wide contiguous to the proposed right of way of Coloma Road.	Prior to Recordation of Final Map	Public Works	

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
12.	Dedicate right-of-way to the city as follows: • 30 feet from centerline to property line on McGregor Drive • 40 feet from centerline to property line on Coloma Road	Prior to Recordation of Final Map	Public Works	
13.	A note shall be placed on the final parcel map summarizing the required public improvements. Public improvements may include, but shall not be limited to: • Frontage improvements per City Standards. • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint. • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department. • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Public improvements shall be installed prior to issuance of a building permit or other grant of approval for development.	Prior to Recordation of Final Map	Public Works	
14.	A note shall be placed on the Final Parcel Map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Prior to Recordation of Final Map	Public Works	
	Prior to Approval of Improvement Plans			
15.	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	
16.	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	

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
17.	Applicant shall provide evidence of reciprocal access with the adjacent property (AI's Automotive).	Prior to improvement plan approval	Public Works	
18.	A cross-access agreement shall be developed between all adjacent parcels to assure emergency access between the parking areas of all properties.	Prior to improvement plan approval	Rancho Cordova Police Department	
19.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Prior to improvement plan approval	Sacramento Area Sewer District	
20.	Contact Robert Hendrix, RT Facilities (916)649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate (by RT), provide a bus shelter pad as directed.	Prior to improvement plan approval	Regional Transit	
	Prior to Issuance of Building Permits			
21.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director, including the following elements: • All lighting fixtures including light poles shall use a bronze finish • Light poles shall be no taller than 20' in height • Design of trellises and color of concrete shall be approved by the Planning Department • Block veneer elements shall project at least 8" from the windows and other façade elements • Location shall be identified for monument sign to meet zoning standards for setback equal to the height of the sign (12' 1³/₄")	Prior to issuance of Building Permits	Planning	

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
22.	The applicant shall submit a revised Landscape Plan 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).	Prior to issuance of Building Permits	Planning	
23.	Applicant shall pay balance, if any, in full prior to issuance of Building Permit. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	Prior to Building Permit	Finance / Planning	
24.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Install new sidewalk ramp at the north east corner of McGregor Drive and Coloma Road to meet current city standards. • All sidewalks on property frontage shall be a minimum of 7 feet wide of concrete sidewalk. Where existing sidewalk consists of asphalt the full sidewalk width including asphalt and concrete shall be removed and replaced with new concrete sidewalk. • Utility laterals • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.	Prior to issuance of Building Permits	Public Works	
	Prior to Occupancy Permit			
25.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director.	Prior to Occupancy	Planning	

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
26.	All landscaping shall be planted according to the approved landscape plans. A certificate of compliance shall be submitted by a landscape architect, certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy	Public Works / Planning	
27.	Applicant shall pay balance, if any, in full prior to issuance of Certificate of Occupancy. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	Prior to Occupancy	Finance / Planning	
28.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Occupancy	Public Works	
29.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD format, shall be submitted and approved by the Public Works Department.	Prior to Occupancy	Public Works	
30.	Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.	Prior to Occupancy	Sacramento Area Sewer District	
31.	Transit information shall be displayed in prominent locations within both spaces for both patrons and employees. Please contact Devra Selenis, Marketing Department at (916)556-0112 for more information.	Prior to Occupancy	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 – Planning

1. Sign permits shall be acquired for all building and monument signs placed on the site.

Advisory Comments – Public Works

1. Number, size, and location of driveways are subject to approval by the Public Works Department.
2. Erection of pole or monument signs or any other permanent objects shall comply with the visibility requirements per Sacramento County Improvement Standards section 4-20.

Advisory Comments – Sacramento Metropolitan Fire District

1. The Applicant will be required to submit construction plans for approval by Metro Fire. For further assistance, contact Russell Blair at (916)851-8932.

Advisory Comments – Sacramento Area Sewer District

1. Developing the property may require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever ever is first. Applicant should contact the Fee Quote Desk at (916)876-6100 for sewer impact fee information.
2. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line.
3. Connection or reconnection to the sewer system shall be required to the satisfaction of CSD-1. Sacramento District Design Standards apply to sewer construction.

Conditions of Approval

Advisory Comments – County Department of Water Resources

1. Before submitting Improvement Plans, the consulting engineer shall submit a signed Plan Submittal Take-In Checklist found at www.saccounty.net (search on: department of water resources plan submittal take-in checklist).

Advisory Comments – Golden State Water Company

1. Each parcel/property shall have an independent water connection. The owner/applicant shall submit a complete "Application for Water Service" along with the Design Review Deposit and a set of improvement plans as described in the application.

Advisory Comments – Regional Transit

1. Parking competes with transit usage. Therefore, parking should not exceed the required standards for the City of Rancho Cordova.
2. Provide bicycle parking facilities per City of Rancho Cordova requirements at building entrances.
3. The property/business owner shall join the 50 Corridor Transportation Management Association.
4. Employers should offer employees subsidized transit passes at 50% or greater discount.

Advisory Comments – Rancho Cordova Police Department

1. Parcel Map Comments:
 - a. Cross access between the proposed new parcel and the existing parcel shall be established and maintained via a cross access agreement or similar written agreement, to assure timely, obstacle-free response by emergency vehicles, regardless of the direction of travel when responding.
2. Overall Site Comments:
 - a. A pay phone shall not be installed on the premises.
 - b. The use of window signs shall not exceed the limits prescribed in the zoning code. Natural surveillance and visibility is an important consideration.
 - c. The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary.

Conditions of Approval

3. Physical Security:

- a. 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. Use of crossbar or padlock must approved the Fire Marshall.
 - (3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

4. Lighting:

- a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level, is required.
- b. All exterior doors shall be provided with an independent 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. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.
- d. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

Project Name: RC-08-349 McGregor Center
Date of Review: July 15, 2008

RANCHO CORDOVA DESIGN GUIDELINES		The Proposed Project			
B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS		n	-	=	+
SITE DESIGN > CIRCULATION (3:10)					
OBJECTIVE: Develop an on-site circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and minimizes conflicts with pedestrians and bicycles. Provide on-site facilities to accommodate pedestrian, bicyclists, and transit riders.					
DESIGN STANDARDS					
Pedestrian connections are provided between buildings and adjoining commercial and residential developments. The project is connected to the sidewalk.		☐	☐	☒	☐
					Pedestrian connection to the public sidewalk and bus stop on Coloma and from the plaza to McGregor. There are no pathways leading to the other buildings in the center, but they are under different ownership so adding such features would be impractical at this point.
DESIGN GUIDELINES					
1. Large commercial developments are designed with a "Main Street" style. (three provisions listed for implementation). The Main Street concept brings buildings close to the street, developing a pedestrian area in front of stores and offices, consolidates parking in the rear, under, or within the building or along the street.		☒	☐	☐	☐
					This project is a small retail pad building and is not a large commercial development
2. Auto dependent uses are designed to reduce conflicts with pedestrians (three provisions listed for implementation).		☒	☐	☐	☐
					The building does not include a drive-thru window and is not design for auto-dependent uses
3. Commercial centers are linked to the surroundings with pedestrian connections as appropriate.		☒	☐	☐	☐
					This is a small pad building and this design review cannot address connections for the shopping center overall
4. For TODs (Transit Oriented Development), the transit stop is an integrated component of the development.		☒	☐	☐	☐
					This project is not a TOD
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (3:14)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards the pedestrian user as a key component of the development.					

RANCHO CORDOVA DESIGN GUIDELINES		The Proposed Project			
B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS		n	-	=	+
DESIGN STANDARDS					
A minimum of one public plaza or similar gathering place is provided.		☐	☐	☒	☐
					A small plaza (approximately 230 square feet) is provided
DESIGN GUIDELINES					
1. Large sites feature public spaces that are meaningful.		☒	☐	☐	☐
					This project does not address a large site
2. Uses such as restaurants front onto plazas and take advantage of outdoor spaces.		☐	☐	☒	☐
					The plaza will provide an opportunity for outdoor seating for employees and/or customers
3. Outdoor areas are landscaped and include street furniture and landscape elements.		☐	☒	☐	☐
					The plaza is enhanced with bike racks, landscaping and special pavement (exposed aggregate and colored concrete). The project also doesn't create dark, hidden, or secluded spaces. However, the plaza could be improved by adding benches, trash receptacles or other amenities such as a central landscape feature (tree pots, planter, or tree well). The plaza and/or associated landscaping could also be enlarged by reducing the driveway width at McGregor (by up to 9 feet).
4. Street corners are developed as active portions of the site with building entrances, public plazas, or small parks.		☐	☐	☒	☐
					The project will create a presence on the corner of Coloma and McGregor with an entry facing Coloma and a plaza facing McGregor. A 50' setback requirement prevents the project from truly activating the corner.

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS		The Proposed Project				
		n	-	=	+	
5. Different materials and colors are used to offset the paving and to provide visual interest.		☐	☐	☒	☐	The plaza will feature enhanced paving and a concrete walkway is provided from McGregor. However, internal walkways are only 4 feet in width due to site constraints.
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (3:18)						
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.						
DESIGN STANDARDS						
Buildings are setback appropriate distances from the public right-of-way and the setback envelope does not include parking. Landscaping is provided as appropriate.		☐	☐	☒	☐	The building is placed at the setback line on McGregor but parking separates the building from Coloma. A continuous 5' wide (or wider) landscape strip is provided adjacent to ROW and trees will provide shade for the parking lot and the plaza.
DESIGN GUIDELINES						
1. Commercial buildings on sites over 15 acres are designed to create "Main Street" environments.		☒	☐	☐	☐	Site to be enhanced for this project is less than 15 acres
2. Projects are designed as vibrant mixed-use centers that attract and captivate the pedestrian user (five provisions listed for implementation).		☒	☐	☐	☐	This is not a mixed use building. An entry faces Coloma but no entry faces McGregor. Windows provide a presence to the street. Projecting block veneer and other details create interest and a plaza is provided near the street, but amenities are needed to fully activate the plaza such as a low decorative wall, shade structure, or other amenity.

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS		The Proposed Project			
		n	-	=	+
					Description/Comments
3. Loading and delivery service areas are located in appropriate locations and adequately screened.	☒	☐	☐	☐	The building does not have specific loading areas. Large delivery vehicles aren't expected to serve this small retail building. Smaller vehicles can park on the right side of the building and will not interfere with vehicular or pedestrian circulation in the area
4. Corner and mid-block pad buildings are oriented towards the street and public sidewalk (two provisions listed for implementation).	☐	☐	☒	☐	Along McGregor the building meets the street. Setback standards require the current placement - setback from Coloma (the only way to fully utilize the site)
ARCHITECTURE > MASSING, SCALE, AND FORM (3:24)					
OBJECTIVE: Commercial and mixed-use structures should be designed to a human scale, help create vibrant activity areas, and should complement adjoining properties.					
DESIGN GUIDELINES					
1. Multi-level buildings are designed with architecture that is visually interesting (four provisions listed for implementation).	☒	☐	☐	☐	This is a one-story building
2. Large retailers are integrated into multi-tenant developments, rather than being freestanding buildings (four provisions listed for implementation).	☒	☐	☐	☐	This 2,340 sf building will have 1 small tenant, no large retailers.
ARCHITECTURE > STYLE AND DESIGN DETAILS (3:26)					
OBJECTIVE: Commercial development shall be designed with an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character for Rancho Cordova. The architectural style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Design all sides of the building with consistent architecture and façade elements (three provisions listed for implementation).	☐	☐	☒	☐	All sides have consistent details and façade elements but the rear elevation has limited details (windows not allowed because

RANCHO CORDOVA DESIGN GUIDELINES		The Proposed Project				
B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS		n	-	=	+	Description/Comments
						100% glass and decorative gooseneck lighting is used to accent the entries.
						Windows are vertically oriented and trim helps accent the windows. However, windows comprise about 32% of the primary public façade, well below the suggested 50% (same for the façade facing McGregor)
3. Windows are used to create an open and inviting atmosphere (six provisions listed for implementation).		☐	☐	☒	☐	Use of sliding, overhead or other operable windows would also improve the atmosphere for occupants of the building.
CHECKLIST EVALUATION						
Total (19 Guidelines)		10	1	8	0	10 design guidelines are not applicable to this project, 1 is not met or partially met, 8 are mostly met, and 0 are exceeded. All 3 design standards are met.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
July 24, 20081. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, July 24, 2008 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Tom Moe called the meeting to order at 6:00 p.m.

Staff Present: Planning Director, Paul Junker; Associate Planner, Shannan Loveless; Assistant Planner, Katja Irvin; Planning Commission Clerk, Jennifer Bennett

Roll Call:

Commissioners Present: Burke, Cummings, Johnson, Konarski, Moe, Savorn, Vance
Commissioners Absent: NONE

- A. **Flag Salute** – Pledge of Allegiance was conducted.
- B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the July 24, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the agenda of the July 24, 2008 Planning Commission Meeting. Motion was approved unanimously.

- C. **Minutes** – The Planning Commission reviewed the minutes of the June 26, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the minutes of the June 26, 2008 meeting. Motion was approved unanimously.

2. **CLOSED SESSION**

Conference with Legal Counsel — Potential Litigation – Government Code 54956.9(b) (one potential case).

3. **OPEN SESSION – REPORT FROM CLOSED SESSION**

There was no reportable action from the Closed Session.

4. **PUBLIC COMMENT**

Walt Meyers, Rancho Cordova Resident

- Mr. Meyers expressed concern that the Stagger Inn Redevelopment project was moving forward to City Council without being presented to the Planning Commission. Feels there will be no opportunity for public input.

- Planning Director Paul Junker clarified that the Planning Commission process is not being bypassed. There are two different proposals for the Stagger Inn: One for a renovation proposal that would include a potential Design Review which would retain the existing building and another that would involve acquiring properties and result in a more complete redevelopment of the site that would likely not retain the building. Regardless of which option is chosen, both will be required to be reviewed by the Planning Commission at the appropriate time.

5. **PUBLIC HEARING**

A. **Consideration of the Conditional Use Permit for Hooters of Rancho Cordova, RC-08-358**

Request: The applicant is requesting a Conditional Use Permit (CUP) for alcoholic beverage sales. Note: The ABC has already issued the applicant a Type 47 (On-Sale General for Bona Fide Public Eating Place) license; however, the Folsom Boulevard Specific Plan requires a CUP for any alcoholic beverage sales in a Commercial Mixed Use (CMU) zone.

Project Applicant: John Pardini, Hooters of Rancho Cordova, 10750 Olson Drive, Rancho Cordova, CA 95670.

Project Location: APN: 072-0210-048; 10750 Olson Drive.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission determine the project is exempt from the provisions of the California Environmental Quality Act under Section 15301, Existing Facilities, and adopt Resolution No. 121-2008 approving a Conditional Use Permit for the sale of alcohol at Hooters of Rancho Cordova (Project No. RC-08-358), subject to the Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- None.

PUBLIC COMMENT

John Pardini, Applicant

- I have been in the restaurant business for 30 years and I have a seasoned management staff. The liquor license has been there for 20 years. Our goal is to improve an eyesore. We are glad to be here and will be a good citizen of Rancho Cordova.
 - Johnson-What are the demographics of your customers? Pardini-About 70% male, ages 25 to 54.
 - Burke-When do you anticipate opening? Pardini-August 18th. Burke-Are you willing to agree with the Conditions of Approval? Pardini-Yes. Burke-Who enforces the conditions. Loveless-The COA table lists agencies responsible for enforcement.

Chair Moe Closed the public hearing.

Action:

Motion: Commissioner Savorn moved, seconded by Commissioner Johnson, the Planning Commission recommended the Planning Commission determine the project is exempt from the provisions of the California Environmental Quality Act under Section 15301, Existing Facilities, and adopt Resolution No. 121-2008 approving a Conditional Use Permit for the sale of alcohol at Hooters of Rancho Cordova (Project No. RC-08-358), subject to the Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Konarski, Moe, Savorn

NOES: NONE

ABSTAIN: Vance

ABSENT: NONE

There being 6 Ayes, 0 Noes, 1 Abstains, 0 Absentees, the motion is hereby declared to be passed.

B. Consideration of the Tentative Parcel Map for 10655 Coloma Road, RC-08-342 and the Design Review for McGregor Center, RC-08-349

Request: The applicant is requesting a Tentative Parcel Map to create two (2) lots of .58 (Parcel A) and .49 (Parcel B) gross acres from a 1.07-acre parcel at 10655 Coloma Road. An existing automotive repair shop is located on Parcel A. The applicant is requesting Design Review approval for a new 2340 square foot retail pad building on Parcel B to be occupied by a bakery (the project includes parking lot reconfiguration, landscaping, and an outdoor patio with bicycle parking).

Project Applicant: Alcides A. Gonzalez, 6636 Tonzi Road, Lone, CA 95640.

Project Location: APN: 056-0222-002; 10655 Coloma Road.

Assistant Planner Katja Irvin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project categorically exempt under Section 15332, In-Fill Development Projects, and Section 15315, Class 15 Minor Land Divisions, of the California Environmental Quality Act and adopt a resolution approving a Tentative Parcel Map for 10655 Coloma Road, Project No. RC-08-342, and the Design Review for McGregor Center, Project No. RC-08-349, subject to the findings, evidence, tentative parcel map, Design Package, and Conditions of Approval.

The Commissioners had the following concerns and comments:

- Cummings-Is there a possibility of adding in a large planter to the patio design? Irvin-The applicant wanted to keep this space open in order to leave options open for the future and was also concerned this would attract vandalism.
- Cummings-Regarding the landmark signs, will the wood on the sign dry rot over time and require replacement? Irvin-They will last longer if taken care of, but eventually they may need to be replaced. Cummings-Will the hardy board surrounding the sign be stuccoed? Irvin-It won't be stuccoed. Hardy board is quite durable.
- Konarski-How well do you think the proposed project fits with the automotive place next door? Irvin-The new bakery doesn't fit so well with the automotive shop, but the current zoning and current use don't match the future vision. The new project matches the future vision.

- Johnson-In the sitemap it appears the bus stop will be moved, is this correct? I'm concerned that the increased traffic from the bakery will create a problem. Irvin-The project does not include moving the bus stop. Since the bakery is a wholesale bakery, it will not create a large volume of traffic. Currently there are three means of ingress and egress.
- Cummings-Will there be a requirement to cover the utilities. Irvin-There will be groundcover around to screen some of it. I'm not aware that this is a requirement.
- Moe-I have some concern about the wall on the rear property line. Does this need to be a CMU wall to meet the requirement? Junker-We will work with the Building Department to meet the requirement. Irvin-The project was routed to the Building Department and did not receive any comments about that.
- Vance-Didn't there used to be a service station at this location. Will there be any ground disturbance to recover old tanks? Gonzales-The tanks were removed in 1985.

PUBLIC COMMENT

Alcides Gonzalez, Applicant

- I already have a client lined up to lease the building. I feel the bus stop is in a dangerous place and should be moved to the west of the light. Regarding the issue of a possible patio or planter, I feel this would not be a good idea because it would attract people and could create potential problems.
 - Burke-Isn't there a road that goes through on the side of the building? Gonzalez-No, people use this, it's not an easement for people to ingress and egress.
 - Burke-Have you thought about removing the Al's Auto sign? Gonzalez-Yes, I don't like the sign, I feel it obstructs vision.
 - Burke-Have you received any complaints from the neighbors about the proposed project? Gonzales-no complaints. Burke-When do you expect to start and finish the project? Gonzalez-As soon as possible. The contractor says it will take two months. Burke-Can the bus stop be moved to the other side of McGregor? Junker-Moving the bus stop is not part of the Design Review. Irvin-Regional Transit gave comments, but there was no mention of moving the bus stop. Junker-Moving the bus stop would be at RT's digression.
 - Konarski-Have you given any thought to blending the new Bakery with the existing automotive building? Gonzalez-The original design matched the automotive building more, but after working with planning, we decided to make the design different.
 - Vance-The building is close to the property line; will there be enough room to put a trellis on the property line? Gonzalez-Yes, there is room to work with. Vance-how many employees will be working at the bakery? Gonzalez-Two or three people. Vance-Is there enough parking? Gonzalez-Yes, and I will agree to let them use the spaces at my automotive shop.

Chuck Freeter, Land Surveyor for parcel split

- At this stage, can I start the final parcel map? Junker-Let's follow up tomorrow. We need to check with Public Works and the City Attorney. Freeter-Would like to note that the existing property line is closer to the building than the proposed property line.

Chair Moe Closed the public hearing.

Action:

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn, the Planning Commission forwarded a recommendation to the City Council to find the project categorically exempt under Section 15332, In-Fill Development Projects, and Section 15315, Class 15 Minor Land Divisions, of the California Environmental Quality Act and adopt a resolution approving a Tentative Parcel Map for 10655 Coloma Road, Project No. RC-08-342, and the Design Review for McGregor Center, Project No. RC-08-349, subject to the findings, evidence, tentative parcel map, Design Package, and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Johnson, Moe, Savorn, Vance
NOES: Konarski
ABSTAIN: NONE
ABSENT: NONE

There being 6 Ayes, 1 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

6. REGULAR CALENDER

A. Solar Presentation by Matt Brost of SunPower Corp.

7. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- NONE

8. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- Commissioner Johnson asked for clarification on what the Planning Commission's role will be for the pending Rio Del Oro process.

9. ADJOURNMENT

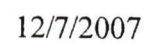
There being no further business before the Planning Commission, the meeting was adjourned at 8:29 p.m., July 24, 2008, to the next scheduled meeting.

Tom Moe, Planning Commission Chair

Paul Junker, Planning Director

ATTEST:

Jennifer Bennett, Commission Clerk





PERNIA JUAN C
APN: 05602040030000
2217 FORESTLAKE DR
RANCHO CORDOVA CA 95670

BURKHARDT KEITH
APN: 05602040040000
2221 FORESTLAKE DR
RANCHO CORDOVA CA 95670

MANSFIELD ADAM K/MICHELLE L
APN: 05602040050000
2225 FORESTLAKE DR
RANCHO CORDOVA CA 95670

CAMERO CARL N JR
APN: 05602040060000
162 BERESFORD AV
REDWOOD CITY CA 94061

BAILEY TAMARA
APN: 05602040070000
2233 FORESTLAKE DR
RANCHO CORDOVA CA 95670

KEPHART GEORGE W/JEANNIE L
APN: 05602040080000
2237 FORESTLAKE DR
RANCHO CORDOVA, CA 95670

PERKINS DONALD R
APN: 05602040090000
2241 FORESTLAKE DR
RANCHO CORDOVA, CA 95670

BAILEY LINDA D
APN: 05602040100000
2245 FORESTLAKE DR
RANCHO CORDOVA, CA 95670

OLIVE U TILSON FAMILY TRUST
APN: 05602040110000
2249 FORESTLAKE DR
RANCHO CORDOVA CA 95670

PLUGOVOY ALEKSANDR
APN: 05602050050000
2164 MCGREGOR DR
RANCHO CORDOVA CA 95670

MICHAEL A RHOADES REVOCABLE 200...
APN: 05602050060000
02170 MC GREGOR DR
RANCHO CORDOVA CA 95670

ALCIDES A GONZALEZ TRUST
APN: 05602220020000
6636 TONZI RD
IONE CA 95640

TURNER FAMILY TRUST/ETAL
APN: 05602220040000
500 12TH ST 260
OAKLAND CA 94607

RC RANCHO CORDOVA ASSOCIATES L P
APN: 05602220200000
3 HARBOR DR 302
SAUSALITO CA 94965

TURNER FAMILY TRUST/ETAL
APN: 05602220210000
500 12TH ST 260
OAKLAND CA 94607

TURNER FAMILY TRUST/ETAL
APN: 05602220220000
500 12TH ST 260
OAKLAND CA 94607

TURNER FAMILY TRUST/ETAL
APN: 05602220230000
500 12TH ST 260
OAKLAND CA 94607

TREADWAY URSULA N
APN: 05602500050000
2178 PANTAGES CIR
RANCHO CORDOVA CA 95670

BLAIR MICHAEL T
APN: 05602500060000
2174 PANTAGES CIR
RANCHO CORDOVA CA 95670

RUSSELL B VALENTINE 2006 REVOCAB...
APN: 05602500070000
10717 AMBASSADOR DR
RANCHO CORDOVA CA 95670

MUNYAN JILL
APN: 05602500080000
02166 PANTAGES CIR
RANCHO CORDOVA CA 95670

WELLS FARGO BANK
APN: 05602500090000
1270 NORTHLAND DR 200
SAINT PAUL MN 55120

MCDANIEL LOIS E
APN: 05602500100000
2158 PANTAGES CIR
RANCHO CORDOVA CA 95670

FELICIANO KEVIN DANIEL/JEANNETTE ...
APN: 05602500110000
10645 COLOMA RD
RANCHO CORDOVA, CA 95670

GIVENS RICHARD ALLEN
APN: 05602500120000
10641 COLOMA RD
RANCHO CORDOVA CA 95670

BROWN ANDREW
APN: 05602500130000
2154 PANTAGES CIR
GOLD RIVER CA 95670

LEVENS TRISHA C
APN: 05602500190000
2175 PANTAGES CIR
GOLD RIVER CA 95670

KOENIG SHARON L
APN: 05602500200000
2171 PANTAGES CIR
GOLD RIVER CA 95670

MONTROSE MELISSA/MICHAEL COLE
APN: 05602500210000
2155 PANTAGES CIR
RANCHO CORDOVA CA 95670

WILLIAM A/GEORGENE T LAPORTA FA...
APN: 05602500220000
2151 PANTAGES CIR
RANCHO CORDOVA CA 95670



STRAWN GAYNEL M
APN: 05602500230000
1436 OAK CT
TRACY CA 95376

SIMI K KREFT REVOCABLE LIVING TRUST
APN: 05602500420000
3104 MILL OAK WY
SACRAMENTO CA 95833

HLM PARTNERSHIP LP
APN: 05602500430000
400 CAPITOL MALL 680
SACRAMENTO CA 95814

FERREIRAE HOLLY ANN
APN: 05602500460000
10637 COLOMA RD
RANCHO CORDOVA CA 95670

WOOD 1995 FAMILY TRUST
APN: 05602500470000
10836 GLENHAVEN WY
RANCHO CORDOVA CA 95670

MCFALL SHERYL R
APN: 05602500480000
11923 PROSPECT HILL DR
GOLD RIVER CA 95670

LOZANOVA KAMELIYA
APN: 05602500490000
2186 MCGREGOR DR
RANCHO CORDOVA CA 95670

MOURAS BELTON JR
APN: 05602500500000
650 HOWE AV 1020
SACRAMENTO CA 95825

SPENCER FAMILY TRUST
APN: 05602500510000
151 N SUNRISE AV 1116
ROSEVILLE CA 95661

SPENCER FAMILY TRUST
APN: 05602500520000
151 N SUNRISE AV 1116
ROSEVILLE CA 95661

FOTHERGILL KAREN R/RODGER M BEN...
APN: 05800180030000
10628 COLOMA RD
GOLD RIVER CA 95670

TM ERISMANN TRUST
APN: 05800180040000
2266 WINDWARD LN
RANCHO CORDOVA CA 95670

WYGAND PAUL R
APN: 05800180050000
10636 COLOMA RD
RANCHO CORDOVA CA 95670

CIGARROA RAUL/VICTORIA
APN: 05800180060000
10640 COLOMA RD
RANCHO CORDOVA CA 95670

BARTON PERCY L/OFELIA V
APN: 05800180070000
10644 COLOMA RD
RANCHO CORDOVA, CA 95670

VLASOV MARINA A Y/OLEG
APN: 05800180080000
10648 COLOMA RD
GOLD RIVER CA 95670

DZWONEK COLLEEN/SCOTT HEASTINGS
APN: 05802110010000
2101 CARLMONT DR
BELMONT CA 94002

KUYKENDALL FAMILY TRUST
APN: 05802110020000
10691 AUDUBON WY
RANCHO CORDOVA, CA 95670

AVILEZ AMALIO NUNEZ/JORGE GOMEZ ...
APN: 05802120010000
10690 AUDUBON WY
RANCHO CORDOVA CA 95670

MOKHNAR TATYANA
APN: 05802120020000
10691 VIANI WY
RANCHO CORDOVA, CA 95670

HERNANDEZ FELIPE/ALBA BERRIOS
APN: 05802140080000
10725 CARLOS WY
RANCHO CORDOVA CA 95670

WANNAVUT KAY
APN: 05802140090000
10721 CARLOS WY
RANCHO CORDOVA CA 95670

ELLIOTT HAROLD E/MICHIKO
APN: 05802140100000
10717 CARLOS WY
RANCHO CORDOVA, CA 95670

WILLIAM J/ELIZABETH P BARNETT FAM...
APN: 05802140110000
10713 CARLOS WY
RANCHO CORDOVA, CA 95670

JOHNSON FAMILY TRUST
APN: 05802140120000
10709 CARLOS WY
RANCHO CORDOVA, CA 95670

PEDERSEN MARTIN/HEIDI
APN: 05802140130000
02245 MCGREGOR DR
RANCHO CORDOVA CA 95670

PIERSON SUSAN S
APN: 05802210010000
10683 VIANI WY
RANCHO CORDOVA CA 95670

JAMES A/BARBARA H MATUS FAMILY T...
APN: 05802210270000
1921 BUCKHORN LN
RESCUE CA 95672

FOSTER JAMES EDWARD/LISELOTTE
APN: 05802210280000
10678 AUDUBON WY
RANCHO CORDOVA, CA 95670

CARPENTER DENNIS P/ROSA L
APN: 05802210290000
10682 AUDUBON WAY
RANCHO CORDOVA CA 95670



GARCIA JOSEPH CHRISMEN/ALEXIS RE...
APN: 05802210300000
10686 AUDUBON WY
RANCHO CORDOVA, CA 95670

YOUNG FAMILY REVOCABLE TRUST
APN: 05802240010000
10687 AUDUBON WY
RANCHO CORDOVA, CA 95670

BRYANT JAMES THOMAS JR/RENEE D
APN: 05802240020000
10683 AUDUBON WY
RANCHO CORDOVA, CA 95670

MOSELEY THERESA M/GORDON R
APN: 05802240030000
10679 AUDUBON WY
RANCHO CORDOVA, CA 95670

CHRISTEL BROCATO REVOCABLE TRUST
APN: 05802240040000
10675 AUDUBON WAY
RANCHO CORDOVA CA 95670

WILLIAM F HENRY JR TRUST
APN: 05802240050000
10671 AUDUBON WY
RANCHO CORDOVA, CA 95670

GILL MANVIR SINGH
APN: 05802300050000
1414 BREWERTON DR 311
SACRAMENTO CA 95833

KING CHARLES A/IDA F
APN: 05802300130000
4575 COSTANA DR
CAMERON PARK CA 95682

PARK KNOLL APARTMENTS LP
APN: 05802300140000
21515 HAWTHORNE BL 1085
TORRANCE CA 90503

PARK KNOLL APARTMENTS LP
APN: 05802300150000
21515 HAWTHORNE BL 1085
TORRANCE CA 90503

DANIEL J/JACQUELYN S MUNDY FAM T...
APN: 05802300160000
2231 MCGREGOR DR
RANCHO CORDOVA CA 95670

MEMORANDUM



DATE: August 18, 2008
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: NORTH MATHER ROADS DISCUSSION

RECOMMENDATION

Staff will present future arterial roadway needs West of Sunrise Boulevard and South of Highway 50, with a focus on the North Mather area. We will address the need for an arterial connection between the Mather Field Road Interchange at Highway 50, and the Sunrise Boulevard/Douglas Road intersection. Staff will seek formal endorsement of the concept plan and subsequent follow up to ensure General Plan consistency.

RESULT OF RECOMMENDED ACTION

Agreement on arterial needs in this area will allow the City, County, Federal and private land owners to move forward with improvement plans in this area. An update to the City of Rancho Cordova General Plan Circulation Element may also be needed. Formal approval for any General Plan update will be requested at a future Council session.

BACKGROUND

An effective connection between the Mather Field/Highway 50 Interchange and the Sunrise Boulevard/Douglas Road intersection has been under consideration since before the completion of the City's General Plan. This connection would provide an alternate route for residents in the Sunrise/Douglas that are traveling to Downtown Sacramento by expanding our effective network of roadways. Adding this connection to the travel network would reduce travel distance and effectively improve environmental and economic issues that are associated with congestion and longer driving trips.

Public Works also recognizes a concern with the General Plan recommendation for a 6-lane expressway along Peter A. McCuen Boulevard in the Mather Commerce Center. A traffic circulation analysis reveals an opportunity to build a network of smaller roadways that would serve future travel needs.

The following short - term and long - term roadway improvements are recommended for the Council's consideration. These concepts have been communicated and coordinated with affected property owners.

Short - Term

- Complete connection between the Mather Field Interchange and the Sunrise/Douglas area following existing and planned alignments.

- Reduce Peter A. McCuen Boulevard from a 6-lane expressway to a 4-lane arterial between Femoyer Street and Old Placerville Road.

Long - Term Vision

- Realign the International Drive/Femoyer Street/Air Park Drive/Peter A. McCuen intersection area to improve traffic flow.
- Realign the Mather Boulevard/Peter A. McCuen Boulevard/Old Placerville Road intersection to improve traffic flow.