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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, October 6, 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

Pastor Josiah Watters, First Covenant Church will give the invocation.

5. PRESENTATIONS

5.1 Presentation of Certificates of Recognition by Lieutenant Matt Morgan to Michael Stoicich, Shaun Hayes and Christopher Doench for Outstanding Citizen Recognition.

5.2 Presentation of Proclamation for Lawsuit Awareness Week (October 6-10, 2008).

5.3 Recognition of Ken Cooley's Election as League of California Cities Second Vice President.

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

8.1 **Subject:** Minutes:
a) Regular Meeting of September 15, 2008; and
b) Special Meeting of September 19, 2008.
Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution Authorizing City Manager to Execute First Restated Grant Agreement between the Cordova Community Council Foundation and the City of Rancho Cordova
Recommendation: Adopt Resolution No.100-2008.
Result of Recommended Action: Adoption of this resolution will allow the City to make funds available to the Cordova Community Council for the second year of a gradually decreasing three-year grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide volunteer management and community event support.
Staff Report: Stephanie Snyder, City Manager's Department
Advances Goals: 1, 4, 6, 8 and 10
GROWING STRONG NEIGHBORHOODS

8.3 **Subject:** Resolution of Intention to Establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)
Recommendation: Adopt Resolution No. 108-2008.
Result of Recommended Action: Adoption of this resolution will declare the Council's intention to establish the Community Facilities District (CFD), designate the name of the district, state the Council's intention to levy a special tax to pay for street lighting and road maintenance services, and set a public hearing.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 11

8.4 **Subject:** Resolution Approving the Biennial Review and Update of the Conflict of Interest Code for Designated Employees
Recommendation: Adopt Resolution No. 113-2008.
Result of Recommended Action: Adoption of this resolution results in the City's compliance with Fair Political Practices Commission requirements.
Staff Report: Mindy Cuppy, City Clerk's Department
Advances Goal: 3

8.5 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 11 (Sunrise Palms Plaza Project)
Recommendation: Adopt Resolution No. 116-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the Transit-Related Services tax election concerning Transit-Related Services Special Tax Area Zone 11, which will assist the City in meeting the costs of providing City Transit-Related Services by establishing a special tax for transit services for the Sunrise Palms Plaza Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2, 11

8.6 **Subject:** Community Redevelopment Agency for Rejection of Public Bids for Demolition of Grandee Apartments
Recommendation: Community Redevelopment Agency Adopt Resolution No. CRA 11-2008.
Result of Recommended Action: Adoption of this resolution will result in the rejection of the public bids received for the demolition of the Grandee Apartments.
Staff Report: Megan McMurtry, Economic Development Department
Advances Goals: 1, 6, 7, 8 and 9
GROWING STRONG NEIGHBORHOODS
COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving Zinfandel and Sunrise Commercial Center Design Review of an Existing Building and Two New Buildings, a Three Lot Parcel Map to Place Buildings on Individuals Lots, a Use Permit to Allow a Drive Through Window, a Use Permit for Over Height Free-Standing Signs, and Additional Sign Area Over the Requirements Specified in the Special Sign Corridor, Project No. RC-08-352, Located at 1941-1967 Zinfandel Drive
Recommendation: That Council:
a) Accept Planning Commission recommendation to determine the project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 119-2008.
Result of Recommended Action: Adoption of this resolution will approve Design Review, Conditional Use Permit for a drive thru window for Pad 1, Parcel Map, Sign Program and Use Permit for the new sign program in the Special Sign Corridor for the center, except for sign "B". The new buildings façade improvements will provide future businesses a competitive edge over older centers in the Sunrise Boulevard corridor.
Staff Report: William Campbell, Planning Department
Advances Goals: 1 and 8
GROWING STRONG NEIGHBORHOODS

9.2 **Subject:** Resolution Approving Capital Center Lot 64 Design Review, Project No. RC-08-346, Located on Kilgore Road (South of White Rock Road)
Recommendation: That Council:
a) Determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act; and
b) Adopt Resolution No. 118-2008.
Result of Recommended Action: Adoption of this resolution will approve a new office building on Kilgore Road. The quality design will be an asset to surrounding businesses and will transform an underutilized overflow parking lot into a functional place of its own.
Staff Report: Shannan Loveless, Planning Department
Advances Goals: 1 and 3

9.3 **Subject:** Resolution Approving a Non-Conforming Use Permit for Sam's Airpack for a Temporary Outside Storage Yard within the Convention District of the Folsom Boulevard Specific Plan, Project No. RC-08-383, Located at 11167 Trade Center Drive
Recommendation: That Council:
a) Accept the Planning Commission recommendation to determine the project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 120-2008.
Result of Recommended Action: Adoption of this resolution will allow for the reorganization of an existing business that has been re-designated from light industrial to the new Convention District Overlay. The outside storage is temporary, but for a term longer than what is permitted in the Zoning Code. The screening will be removed at the conclusion of the reorganization.
Staff Report: William Campbell, Planning Department
Advances Goals: None

*7:30 P.M. - BREAK

Cake will be served at the break in honor of Council Member Cooley's election as League of California Cities Second Vice President.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Ordinance Approving Commercial and Multi-Family Recycling Program
Recommendation: Continue Ordinance No. 20-2008 to October 20, 2008 City Council Meeting.

Result of Recommended Action: Public Works staff will continue working with the various community stakeholders to take comments and feedback on the proposed Ordinance. Specifically, staff will work with the Rancho Cordova Chamber of Commerce and the Sacramento Rental Housing Association. An additional two weeks will allow sufficient time to coordinate on several issues relating to the proposed Ordinance.
Staff Report: Cyrus Abhar, Public Works Department and Steve Harriman, Integrated Waste Manager
Advances Goals: 1, 4, 8, 10, and 13

10.2 **Subject:** Submission of Draft Housing Element
Recommendation: Council provide authorization to staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD).
Result of Recommended Action: Staff will prepare the draft Housing Element for submission for review by HCD.
Staff Report: Reed Flory, Economic Development Department, Housing Division
Advances Goals: 1, 5, 7, and 8
GROWING STRONG NEIGHBORHOODS

11. REGULAR CALENDAR ITEMS

NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Public Works Department Update on Award of Contract to Nor-Cal Concrete, Inc. for Sidewalk Maintenance Project 2008

14. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, 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.

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

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

UPCOMING MEETINGS	
Tuesday, October 14, 2008	***5:30 p.m. Work Session on Zoning Code Update – TENTATIVE***
Monday, October 20, 2008	***4:00 p.m. Study Session on Transit Planning Update – TENTATIVE and Foreclosure Workshop – TENTATIVE 5:30 p.m. Regular Meeting***
Monday, November 3, 2008	***4:00 p.m. Study Session on TBD 5:30 p.m. Regular Meeting***
Tuesday, November 4, 2008	***ELECTION NIGHT***
Monday, November 17, 2008	***5:30 p.m. Regular Meeting***
Monday, December 1, 2008	***4:00 p.m. Study Session on TBD 5:30 p.m. Regular Meeting***

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Communications Department	(916) 851-8791
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 October 6, 2008 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on October 2, 2008 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 2nd day of October, 2008 at Rancho Cordova, California.

_____

Mindy Cuppy, City Clerk

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, September 15, 2008

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Vice Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:40 p.m.

Council Members Present:	McGarvey, Sander, Skoglund and Mayor Budge
Council Members Absent:	Cooley
Staff Present:	Gaebler, Lindgren, Chinn, Cuppy, Kellerman, Junker, Abhar, Haven, Trimberger, Oliver, Delaney, S. Snyder, Pearl, Hadley, D. Snyder, and Silva

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Vice Mayor Skoglund called on Curt Haven to lead the Pledge.

4. INVOCATION

Pastor Hoey Hoenshell, First Covenant Church, gave the invocation.

5. PRESENTATIONS

5.1 Assistant City Manager, Joe Chinn Introduced New City Employee Stacy Delaney, City Manager's Office Administrative Assistant.

5.2 Recognition of Vice Mayor Skoglund's Birthday.

AT THIS POINT (5:46) the Council took a brief recess. The Council reconvened at 6:01 p.m. (Mayor Budge and Cooley absent)

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Frank Hudson on City stepping on citizen's rights of posting garage sale signs
- Mary Nesel on lots of traffic at night on Levee Road
- Walt Myers on Noncompetitive Council Election
- Meada Cashatt on long lines and minimal help at the Post Office

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander, second by McGarvey and carried by 3:0 (Mayor Budge and Cooley absent) roll call vote, the Consent Calendar was approved, except Item 8.4 was pulled for further discussion.

8.1 **Subject:** Regular Meeting Minutes of September 2, 2008
Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution Authorizing City Manager to Execute Contract No. 117-2008 Between PBS&J and the City of Rancho Cordova for the Preparation of the Heritage Falls Environmental Impact Report in the Amount of $423,360
Recommendation: Adopt Resolution No. 93-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with PBS&J for the preparation of an Environmental Impact Report for the Heritage Falls Project.
Staff Report: Paul Junker, Planning Director
Advances Goals: 1, 2, 4, 7, 8, and 9

8.3 **Subject:** Resolution Authorizing the Preparation of Suncreek Specific Plan Reimbursement Agreement
Recommendation: Adopt Resolution 106-2008.
Result of Recommended Action: Adoption of the resolution will establish Council support for the reimbursement of project expenses between owners of land within the Suncreek Specific Plan and will authorize the Planning Director and City Attorney to negotiate and prepare the proposed reimbursement agreement. Once complete, the Suncreek Specific Plan Reimbursement Agreement will be presented to Council for review and approval.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 2, 7 and 8

8.5 **Subject:** Resolution Authorizing City Manager to Execute First Amendment Contract No. 139-2008 Between InterWest Consulting and the City of Rancho Cordova for continued GIS Services in the Amount of $93,000.00
Recommendation: Adopt Resolution No. 114-2008.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a First Amendment to Contract No. 195-2007 to extend the contract term from December 10, 2007 to June 30, 2009 and increase the contract amount from $65,000 to $158,000.00.
Staff Report: Jay Hadley, Information Technology Department
Advances Goals: 1, 2, 4, 7, 8, and 9

8.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 84-2006 Change Order No. 2 with Watkin & Bortolussi, Inc. to Increase the Current Contract Amount from $1,708,142.00 to $1,906,318.00 for the Construction of the Mather Field Road/Hwy 50 Interchange Landscaping Project
Recommendation: Adopt Resolution No. 109-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract change order with Watkin & Bortolussi, Inc. in the amount of $198,176.00 for the construction of the Mather Field Road/Hwy 50 Interchange Landscaping Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 1

ACTION: Motion by Sander second by McGarvey and carried by a 3:0 (Mayor Budge and Cooley absent) vote, Item 8.4 was approved.

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving McGregor Center Design Review and Tentative Parcel Map, Located at 10655 Coloma Road **(Continued from August 18th)**
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 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

Vice Mayor Skoglund opened the Consent Public Hearing Comment Period. The following individual addressed the Council:

- Alcides Gonzales concerned about the rezoning of his property at 10655 Coloma Road and the possibility of it losing its value

Vice Mayor Skoglund closed the Consent Public Hearing Comment Period.

ACTION: Motion by Sander second by McGarvey and carried by 3:0 (Mayor Budge and Cooley absent) vote, Item 9.1 was approved.

10. PUBLIC HEARING ITEMS

AT THIS POINT Mayor Budge arrived at the meeting (7:00 p.m.)

10.1 **Subject:** Resolution of Support Endorsing Updated American River Parkway Plan
Recommendation: Adopt Resolution 110-2008.
Result of Recommended Action: Endorsement of the updated American River Parkway Plan would establish the City's support of the Plan. Assuming the updated Parkway Plan is supported by the local land use agencies (City of Rancho Cordova, City of Sacramento and County of Sacramento) the Plan would then be forwarded to the State Legislature for adoption.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 2, 7 and 8

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

- Fred Beiderbecke in support of this item
- Warren Truitt in support of this item
- Kathie Baygell in support of this item
- Regan King in opposition to this item if language is not changed, concerning the relocation of raft rentals in the Sunriver area
- Michael Johnson in support of this item
- David A. Ivazian in support of this item
- Betsy Ivazian in support of this item
- Leann E. Edelblute declined to comment on this item, but does have some concerns
- Gabriele Hoeppel declined to comment on this item, but does have some concerns
- Rebecca Smith in support of this item
- Brian Smith in support to this item
- Betsy Weiland in support of this item
- David Rhines in support of this item, also has concerns about accessibility and safety on bike trail for disabled persons
- Ginger Enrico on communication to residents in the Sunriver area about the site plans
- Tim Keenan in support of this item
- Pam McCallister in support of this item
- Jonas Ekeroth in support of this item

Mayor Budge closed the Public Hearing Comment period.

ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 (Cooley absent) vote, Council adopted Resolution No. 110-2008 with amendments.

10.2 **Subject:** Resolution for Community Development Block Program (CDBG) 2007-08 Consolidated Annual Performance and Evaluation Report (CAPER) for Submittal to the US Department of Housing and Urban Development (HUD) on September 30, 2008
Recommendation: Adopt Resolution No. 112-2008.
Result of Recommended Action: This action will fulfill the City's reporting requirements for its 2007-08 CDBG funding, and will therefore cause the City to remain in good standing with the US Department of Housing and Urban Development.
Staff Report: Diane Snyder, Economic Development Department – Housing Division
Advances Goals: 1, 4, 5, 6, 7, 8 and 9

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

- Pam McCallister on how the grants benefit her and her neighbors, specifically the elderly who are in need of help with household chores

Mayor Budge closed the Public Hearing Comment period.

ACTION: Motion by Skoglund second by Sander and carried by a 4:0 (Cooley absent) vote, Council adopted Resolution No. 112-2008.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution of Support Approving Smoke-Free Multi-Unit Housing
Recommendation: Adopt Resolution No.111-2008.
Result of Recommended Action: Adoption of this resolution will encourage property owners and managers of multi-unit housing to designate a portion of rental units as non-smoking units.
Staff Report: Diane Snyder, Economic Development Department – Housing Division, Dian Kiser, California's Clean Air Project, and Cory Koehler, Rental Housing Association
Advances Goals: 6 and 7

ACTION: Motion by Sander second by McGarvey and carried by a 4:0 (Cooley absent) vote, Council adopted Resolution No. 111-2008.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

13. CITY MANAGER'S REPORT

Planning Director Paul Junker reported on Planning Department Update on the following items:

- Planning Department Overview
- Major Department Efforts
- Planning Staff
- Current Planning Functions
- Public Assistance
- New Construction
- Project Status as of September, 2008
- Projects map (Westborough and Rio del Oro)
- Sunrise/Douglas Commercial
- Suncreek Specific Plan
- The Arboretum – Waegell Property
- Capital Village SPA
- Advance Planning
- General Plan
- Zone Code Update
- Folsom Boulevard Specific Plan
- Annexation
- Regional Planning

- Environmental Division
- Project Environmental Review
- Mitigation Monitoring
- Local and Regional Biological Resource Programs

14. ADJOURNMENT

Mayor Budge adjourned the regular meeting at 9:59 p.m. in honor of Sydney Cooley's stepfather who passed away.

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Mindy Cuppy, City Clerk

CITY COUNCIL SPECIAL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Friday, September 19, 2008

11:00 A.M. – Special Meeting
Coloma Room

MINUTES

A. SPECIAL MEETING – CALL TO ORDER / ROLL CALL

Vice Mayor Skoglund called the special meeting to order in the Coloma Room at 11:06 a.m.

Council Members Present: McGarvey, Sander, and Skoglund

Council Members Absent: Cooley and Mayor Budge

Staff Present: Gaebler, Lindgren, Cuppy, Pearl

B. PUBLIC COMMENT

None.

C. AGENDA ITEM

Subject: Vineyard Area Citizens v. City of Rancho Cordova – Public City Attorney Report
Recommendation: Adopt Resolution No. 117-2008.
Result of Recommended Action: Adoption of Resolution No. 117-2008 will set aside portions of the final Environmental Impact Report for the Sunrise Douglas Community Plan and SunRidge Specific Plan project and rescind the Sunrise Douglas Community Plan and SunRridge Specific Plan.
By adopting Resolution 117-2008, the City will comply with the Supreme Court decision and the superior court's Writ. The Resolution will:

(1) Set aside the certification of the portions of the FEIR concerning: (a) long-term water supplies for the project; and (b) the potential impact of groundwater pumping from the North Vineyard Well Field on Consumnes River flows and fish migration.
(2) Set aside the Sunrise Douglas Community Plan.
(3) Set aside the SunRidge Specific Plan.

Staff Report: Adam Lindgren, City Attorney's Office

ACTION: Motion by Sander, second by McGarvey and carried by 3:0 roll call vote, (Mayor Budge and Cooley absent), Council Adopted Resolution No. 117-2008.

14. ADJOURNMENT

Vice Mayor Skoglund adjourned the special meeting at 11:12 a.m.

_____
Mindy Cuppy, City Clerk

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Stephanie Snyder, City Manager's Office

SUBJECT: **RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE FIRST RESTATED GRANT AGREEMENT BETWEEN THE CORDOVA COMMUNITY COUNCIL FOUNDATION AND THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Adopt Resolution No. 100-2008.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

The City and the Cordova Community Council Foundation entered into a grant agreement effective July 1, 2007, intended to provide seed capital over a three year period subject to annual authorization of funding in the City's adopted budget. In fiscal year 2007-08, the $288,800 grant allowed for the establishment of a professional office, including the hiring of an Executive Director. The City also provided turnkey office space, for which market-rate lease payments were withheld from grant payments. Initially, the term of the grant agreement was only set for one year although it explicitly stated the intent of a three year grant.

During the fiscal year 2007-08 term of the grant, the Cordova Community Council hired an Executive Director and relocated to office space within the offices of the Rancho Cordova Chamber of Commerce in City Hall. This grant agreement for fiscal year 2008-09 restates the initial intention, makes appropriate modifications, and paves the way for the expectations of the remaining two years, subject to approval for third year funding in the fiscal year 2009-10 adopted budget.

The grant agreement, effective July 1, 2008, has been approved by the Foundation Board (**Attachment 2**) and reflects the following significant changes from the original agreement:

1. Covers a term of two years, subject to funding in the final year, with the original gradually decreasing amounts ($250,000 in fiscal year 2008-09 and $220,000 in fiscal year 2009-10);

2. Adds reference to a work program developed and discussed with the City Manager consistent with outcomes specified in the agreement;

3. Reflects that the Cordova Community Council Foundation no longer requires a fiscal sponsor to receive and disburse funds, but adds a requirement to keep the federal tax-exempt status in good standing and submit annual financial statements for the Foundation as a whole (not exclusively the grant funded portion).

ATTACHMENTS

1. Resolution No. 100-2008, Authorizing the City Manager to Execute First Restated Grant Agreement Between the Cordova Community Council Foundation and the City of Rancho Cordova
2. First Restated Grant Agreement Contract No. 124-2008

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 100-2008

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST RESTATED GRANT AGREEMENT BETWEEN THE CORDOVA COMMUNITY COUNCIL FOUNDATION AND THE CITY OF RANCHO CORDOVA

WHEREAS, the City and the Cordova Community Council Foundation (Grantee) entered into an original Grant Agreement effective July 1, 2007 for the purpose of supporting a partnership to deliver community capacity-building services; and

WHEREAS, the Grantee has established the professional office expected in the first year of the intended three year life of the grant; and

WHEREAS, the Grantee is working with the City on an agreed-upon work program consistent with the outcomes expressly outlined in the Agreement; and

WHEREAS, the City has approved $250,000 funding in the fiscal year 2008-09 Adopted Budget for the purposes of the second year of this grant;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council authorizes the City Manager to execute the First Restated Grant Agreement between the Cordova Community Council Foundation and the City of Rancho Cordova.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

FIRST RESTATED GRANT AGREEMENT

This restated Grant Agreement between the City of Rancho Cordova (City) and the Cordova Community Council Foundation, a California public benefit corporation, (Grantee) replaces and supersedes in its entirety the Grant Agreement effective July 1, 2007 and the First Amendment to the Grant Agreement dated September 17, 2007.

RECITALS

This Grant is given to support a partnership between the City and the Cordova Community Council Foundation to deliver community capacity-building services. It was first requested in a proposal from the Cordova Community Council dated May 15, 2006. The City announced its intent to provide seed capital for start-up costs through a gradually decreasing three year phased project by originally appropriating funds in the FY 2006-07 Adopted Budget.

The City and the Cordova Community Council Foundation subsequently agreed to terms for the first phase of the Grant that began on July 1, 2007. The City provided a turnkey office space and the Grantee agreed to establish a professional office and begin the process of delivering services and products to the community. Delays in moving into the office space resulted in the First Amendment to the Grant Agreement dated September 17, 2007, and minimal activity took place between September 2007 and March 2008 while the Grantee searched for an Executive Director.

With the appointment of an Executive Director late in FY 2007-08, the Grantee is now establishing an office and developing a work program that will result in the delivery of outcomes outlined in this restated Grant Agreement.

The term of this restated Grant Agreement is from July 1, 2008 through June 30, 2010 in order to accomplish the two remaining phases of the project:

Phase 2 (FY 2008-09)--Subject to the provisions of this restated Grant Agreement, the City will make grant funds in the amount of $250,000 available to the Grantee for operating expenses from July 1, 2008 through June 30, 2009 for the purpose of delivering outcomes in the form of services and products.

Phase 3 (FY 2009-10)--Subject to the provisions of this restated Grant Agreement and approval of the funding amount though the City's annual budget process, it is the City's intent to make grant funds available in the amount of $220,000 for the purpose of continuing to deliver outcomes, and to secure a fiscal base for solid future funding.

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

AGREEMENT

ARTICLE I. City Requirements.

The Grantee agrees to comply with the following requirements:

A. The Grantee will only use grant funds for outcomes described in Article V of this restated Grant Agreement. A work program has been presented to the City Manager for his review, comment and possible modification, and may be amended from time to time over the term of the agreement in order to address the dynamic nature of community needs. The Grantee will periodically meet with the City Manager and/or his designee(s) regarding the progress of the work program.

B. To address the City's fiduciary responsibility regarding the grant funds, Grantee will continue to maintain tax-exempt status and operate using appropriate internal controls and generally accepted accounting principles (GAAP).

C. Grantee's leased office space in Rancho Cordova City Hall will be vacated no later than September 30, 2008. No lease payments will be deducted from grant funds payable from July 1, 2008 forward.

D. Following the end of the Grantee's current fiscal year and for the duration of the grant, Grantee will provide an annual financial statement (unaudited is acceptable) for the Cordova Community Council Foundation as a whole within ninety (90) days of the end of the Grantee's fiscal year.

E. Grantee is entitled to use the Community Board Room and the American River Rooms (both located on the first floor of Rancho Cordova City Hall) at no additional cost for twelve (12) hours per month. the rooms will be scheduled in advance according to City's scheduling policies. For use of the Community Board Room or American River Rooms in excess of twelve (12) hours per month, Grantee shall be charged City's customary rates for a nonprofit/community-based organization. Grantee shall provide City with a schedule indicating the dates and times of Grantee's standing meetings; however, Grantee acknowledges that the needs of the City shall take precedence in the scheduling of the rooms.

F. Grantee will provide one seat on the Grantee's Board of Directors to be filled or vacated at the direction of the City Manager. This Board member shall exercise his/her own judgment and discretion as a volunteer in serving the Community Council Foundation, and shall not perform his/her services to the Community Council Foundation under the direction of the City Manager as an employee of the City.

ARTICLE II. Payment of Grant Funds

A. Grant funds will be paid in equal quarterly amounts upon submission and approval by the City of the Progress Reports described in Article III.

ARTICLE III. Progress Reports.

The Grantee shall submit to the City's Grant Officer a progress report every three months after the effective date of the restated Grant Agreement. Progress reports will be due by the last day of the month following the end of each quarter, i.e. progress report for work and expenses July through September will be due by October 31, October through December will be due by January 31, etc.

Progress reports shall consist of (1) a one-page narrative of work accomplished during the reporting period, and (2) a completed Financial Status Report in a format determined by the City Manager. City may require additional information or increased frequency of reporting to address the conditions and deliverables as described in Article V.

Progress reports must include a comparison of actual accomplishments to the objectives indicated in this restated Agreement, as well as the work program approved by the City Manager. Reports must include reasons for slippage if established objectives were not met. A goal of this agreement is to foster civic engagement among additional groups in the community, *including newcomer groups*. Progress reports should reflect efforts in this area.

Before the City pays grant draw downs, the Grantee will submit progress reports. The City retains the authorization and discretion to delay or deny payment if progress reports are incomplete, do not reflect substantial progress toward delivery of outcomes, or demonstrate that funds were used for activities other than those covered in Article V.

ARTICLE IV. Default

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

ARTICLE V. Additional Provisions

A. Project Description. This is a community capacity-building project characterized by the expected outcomes listed in Section C below, to be further defined by the work program described in Article I, Section A.

B. Changes or Clarification to the Proposal Related to Participating Parties:

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

C. Outcomes. Grantee's activities will deliver the following outcomes during the remaining two years of the three year project:

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

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

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

Conrad C Maye

By:
Its: Member of the Board of Directors

CITY, a California municipal corporation

By: Ted A. Gaebler
Its: City Manager

ATTEST:

By: Mindy Cuppy
Its: City Clerk

ATTEST:

By: Adam U. Lindgren
Its: City Attorney

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION OF INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt Resolution No. 108-2008 Intention to form the Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

RESULT OF RECOMMENDED ACTION

Action on this item will declare the Council's intention to establish the Community Facilities District (CFD) and a future annexation area, designate the name of the district, state the Council's intention to levy a special tax to pay for street lighting and road maintenance services, and set 5:30 p.m. on November 17, 2008 as the time and date for a public hearing on the matter.

BACKGROUND

The Council has approved projects in the existing portion of the City, including the Mather Commerce Center area, which allow the construction of a new office, retail and industrial buildings. Each of these projects has a condition of approval which requires that the property owner 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 limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This condition will be satisfied by the formation of and participation in a new Community Facilities District (CFD) for maintenance services which is the subject of tonight's action.

The projects, and property owners thereof, that are subject to the above condition of approval and included in this initial formation of the district are identified as follows:

BloodSource Laboratory Building
Mather Office Campus Buildings
Ed Fund Office Building
Aerotec Court Industrial Buildings
Environmental Management Department Office Building

The property owners of the projects listed above have requested that the City form a community facilities district pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 53311 et seq.) to provide the method of financing for street lighting and road maintenance services required to meet the condition.

DISCUSSION

The property owners submitted petitions for the City to institute the proceedings to form a Mello-Roos Community Facilities Street Lighting and Road Maintenance District. In addition, the property owners advanced funds to fund costs associated with the formation of the Community Facilities District (CFD). This district is proposed to be called the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance), County of Sacramento, State of California (hereinafter referred to as "CFD No. 2008-1.") CFD No. 2008-1 will initially include the projects generally known as the Environmental Management Depart Office Building, the Ed Fund Office Building, the BloodSource Laboratory Building, the Mather Office Campus, and the Aerotec Court project, but can expand in the future as other projects in need of maintenance of public improvements annex to the district. The maintenance services to be funded by special taxes include the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities. Section 53320 of the Mello-Roos Act requires that City Council consider a resolution of intention to form a community facilities district within 90 days after a petition is filed with the City.

A Resolution of Intention to establish Community Facilities District (CFD) No. 2008-1 is attached. The resolution sets forth the City's intention to establish the Community Facilities District (CFD), designates the name of the district, identifies the street lighting and road maintenance services to be funded, and states the City's intention to levy a special tax to pay for these services. The resolution also sets forth a Future Annexation Area where future projects may annex upon the unanimous consent of property owners. By designating a Future Annexation Area, this resolution also serves as the Resolution of Intention for any future annexations within the area and allows owners of future projects to waive certain notice and hearing requirements. In the future, projects in the Future Annexation Area are authorized to proceed directly to a mailed ballot election and then be heard just once by the Council to annex to the district. This process will allow annexations to proceed with cost and time savings. Designation of a Future Annexation Area does not preclude further annexations or zones, outside this area, to be added to the district. The resolution also sets 5:30 p.m., or as soon thereafter as possible, on November 17, 2008 as the time and date for a hearing on the matters set forth therein. Notice of the Public Hearing will be published at least seven days prior to the hearing date. Furthermore, a notice of the hearing will be mailed to each property owner within the proposed district boundaries.

Attached to the Resolution of Intention is a boundary map (**Exhibit A**) that describes the proposed boundaries of Community Facilities District (CFD) No. 2008-1, description of the types of maintenance services to be provided (**Exhibit B**), and the proposed Rate and Method of Apportionment (RMA) of Special Tax for Community Facilities District (CFD) No. 2008-1 (**Exhibit C**), which details how the special tax will be levied on properties commencing with Fiscal Year 08/09. The Rate and Method of Apportionment (RMA) establishes maximum taxes for ordinary use parcels based on land use classifications based upon fair share contributions towards the costs to maintain the street lighting and road maintenance costs in the infill area of the City.

The maximum special rates for Fiscal Year 2008/2009 for ordinary use parcels in the Rate and Method of Apportionment (RMA) are summarized on the following table:

Table 1

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$235.06 per Unit
Multi-Family Property	N/A	$235.06 per Unit
Commercial Property	N/A	The greater of $973.30 per Acre or $0.0944 per Square Foot
Hotel Property	N/A	The greater of $2,688.49 per Acre or $56.98 per Unit
Industrial Property	N/A	The greater of $222.20 per Acre or $0.0351 per Square Foot
Office Property	N/A	The greater of $851.74 per Acre or $0.0827 per Square Foot
On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.		

Increased maximum rates have also been determined in the Rate and Method of Apportionment (RMA) for additional costs associated with public residential alleys, decorative lighting, or additional loads for special land uses. As projects annex into Community Facilities District (CFD) No. 2008-1, staff will determine the appropriate rate category applicable per land use category and any additional factors specifically related to each project.

In tonight's action, the council is requested to Adopt Resolution No. 108-2008 which preliminarily approves the Boundary Map, declares the Council's intention to levy a special tax for the services financed by the Community Facilities District (CFD), calls for the preparation of a CFD Report, sets November 17, 2008 as the date and time for a public hearing on the formation of the district and the levy of a special tax, and directs the City Clerk to give notice of the public hearing.

ATTACHMENT

Resolution No. 108-2008 including Exhibits A-C

CITY OF RANCHO CORDOVA

RESOLUTION NO. 108-2008

A RESOLUTION OF THE CITY COUNCIL OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND FUTURE ANNEXATION AREA

CITY OF RANCHO CORDOVA
Community Facilities District No. 2008-1
(Street Lighting and Road Maintenance)

WHEREAS, under Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), this Council is authorized to establish a community facilities district and to act as the legislative body for a community facilities district; and

WHEREAS, this Council, having received petitions from the owners of not less than 10% of the area of land proposed to be included in the proposed community facilities district, now desires to proceed with the establishment of a community facilities district in order to finance costs of public services for public safety and to maintain public infrastructure necessary or incident to development in an area of the City.

WHEREAS, pursuant to Section 53339.2 of the Act, this Council further desires to undertake proceedings to provide for future annexation of territory to the proposed community facilities district.

NOW, THEREFORE, IT IS ORDERED as follows:

1. **Authority**. This Council proposes to conduct proceedings to establish a community facilities district pursuant to the Act, and hereby determines that public convenience and necessity require that a future annexation area be established pursuant to the Act.

2. **Name of CFD**. The name proposed for the community facilities district is City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD").

The name proposed for the territory proposed to be annexed into the CFD in the future is "City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (Future Annexation Area)" (the "Future Annexation Area").

3. **Boundaries Described**. The proposed boundaries of the CFD and the Future Annexation Area are as shown on the map on file with the City Clerk, a copy of which is attached and marked **Exhibit A**, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to record, or cause to be recorded, the map of the boundaries of the CFD and the Future Annexation Area in the office of the Sacramento County Recorder within fifteen days of the date of adoption of this Resolution, but in any event at least fifteen days prior to the public hearing specified below.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

4. Services. The type of services proposed to be financed by the CFD and pursuant to the Act shall consist of those listed on **Exhibit B** hereto and hereby incorporated herein (the "Services"). The Council hereby determines that the Services are necessary to meet increased demands placed upon local agencies as the result of development occurring within the area of the CFD and the Future Annexation Area.

5. Special Tax. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in **Exhibit C** attached hereto and hereby incorporated herein. This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to ad valorem property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

As required by Section 53339.3(d) of the Act, the Council hereby determines that the special tax proposed to pay for one or more Services to be supplied within the Future Annexation Area will be equal to the special taxes levied to pay for the same Services in the original area of the CFD, except that a higher or lower tax may be levied within the territory proposed to be annexed or to be annexed in the future to the extent that the actual cost of providing the services in that territory is higher or lower than the cost of providing those services in the existing district.

6. Exempt Property. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Council will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the required debt service payments and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax.

7. Election. The levy of the Special Tax shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

A special tax shall be levied in the Future Annexation Area only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

8. CFD Report. The City's Director of Public Works (or deputy or designee thereof) as the officer having charge and control of the Services in and for the CFD, or the designee of such officer, is hereby directed to study said proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing, (the "CFD Report") , which shall be a part of

the record of the public hearing hereinafter specified and which report shall present the following:

(a) A description of the Services by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Services including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, and all other related costs as provided in Section 53345.3 of the Act.

9. Public Hearing. Monday, November 17, 2008, at 5:30 p.m. or as soon as possible thereafter, in the City Hall, Council Chambers, 2729 Prospect Park Drive, Rancho Cordova, California, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and the Future Annexation Area and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the Future Annexation Area and the levy of the Special Tax.

10. Notice of Hearing. The City Clerk is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD and the Future Annexation Area. The publication shall be completed at least seven days before the date of the public hearing specified above. The City Clerk shall also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's addresses as it appears on the most recent tax records of Sacramento County or as otherwise known to the City Clerk to be correct. Such mailing shall be completed not less than fifteen days before the date of the public hearing. Each of the notices shall be substantially in the form specified in Section 53322 of the Act, with a form summarizing the provisions hereof hereby specifically approved.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

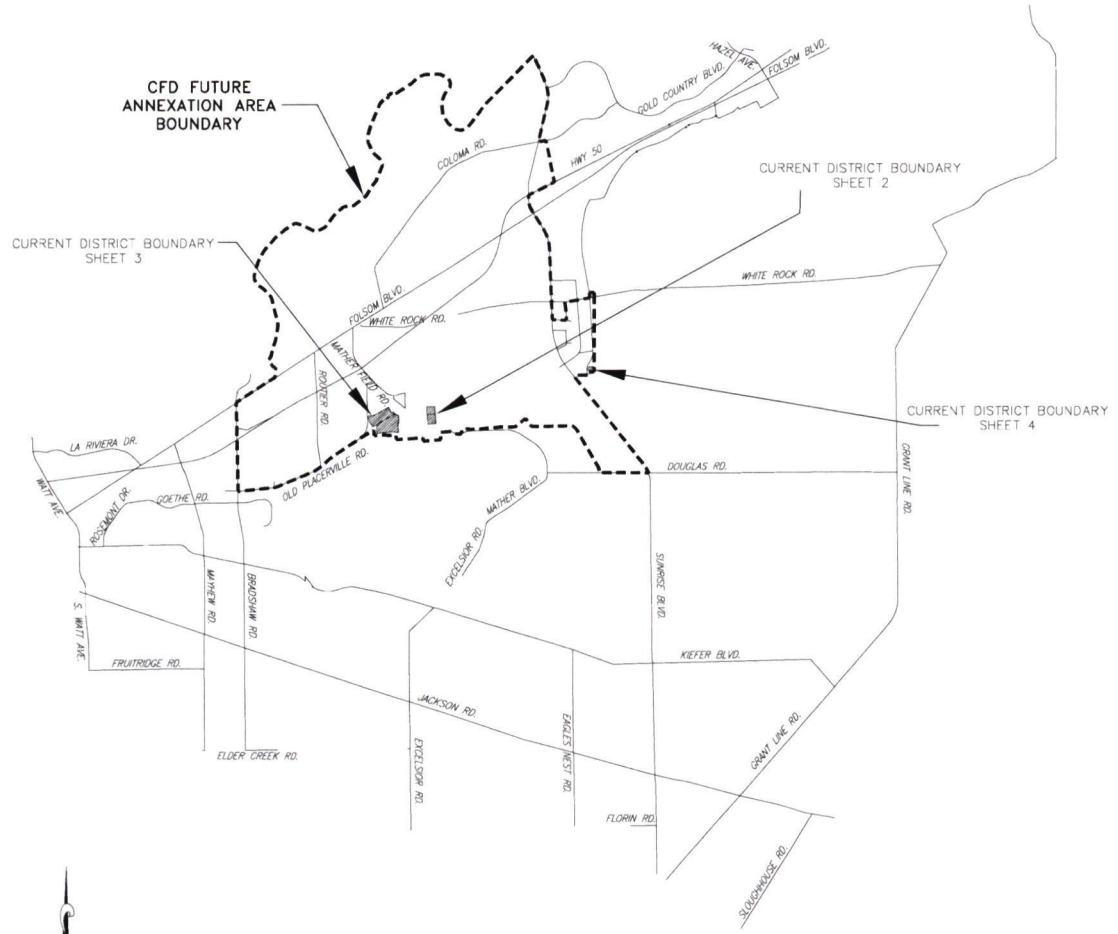
EXHIBIT A

PROPOSED BOUNDARIES OF

COMMUNITY FACILITIES DISTRICT No. 2008–1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SCALE: 1"= 5000'

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF_____, 2008.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2008–1 (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA; AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF_____, 2008. BY ITS RESOLUTION No. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

FILED THIS _____ DAY OF _____, 2008. AT THE HOUR OF _____ O'CLOCK__.M. IN BOOK____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NOS.____THROUGH_____ AS INSTRUMENT NO._____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

_____ FEE $_____
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

LEGEND

- CFD FUTURE ANNEXATION AREA BOUNDARY
- DISTRICT BOUNDARY

PROPOSED BOUNDARY MAP

Community Facilities District No. 2008–1
(Street Lighting and Road Maintenance)
and Future Annexation Area
City of Rancho Cordova
County of Sacramento, State of California

Sheet 1 OF 4

HARRIS & ASSOCIATES
34 Executive Park, Suite 150
Irvine, CA 92614
(949) 655-3900 ● FAX (949) 655-3995

09/30/08

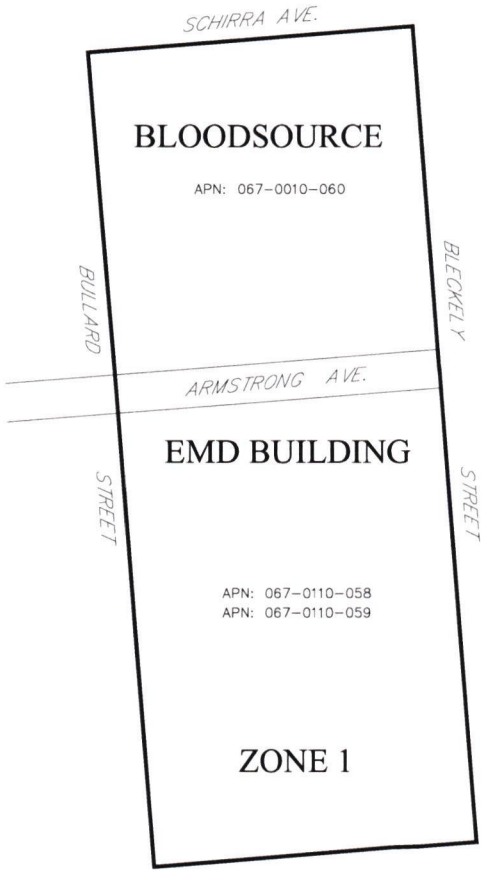
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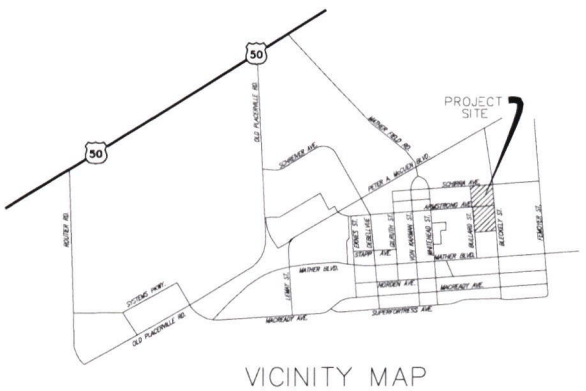
PROPOSED BOUNDARIES OF

COMMUNITY FACILITIES DISTRICT No. 2008–1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





VICINITY MAP

NO SCALE



SCALE: 1"= 80'

LEGEND

DISTRICT BOUNDARY

HARRIS & ASSOCIATES
34 Executive Park, Suite 150
Irvine, CA 92614
(949) 655-3900 ● FAX (949) 655-3995

PROPOSED BOUNDARY MAP

Community Facilities District No. 2008–1
(Street Lighting and Road Maintenance)
and Future Annexation Area
City of Rancho Cordova
County of Sacramento, State of California

Sheet 2 OF 4

09/30/08

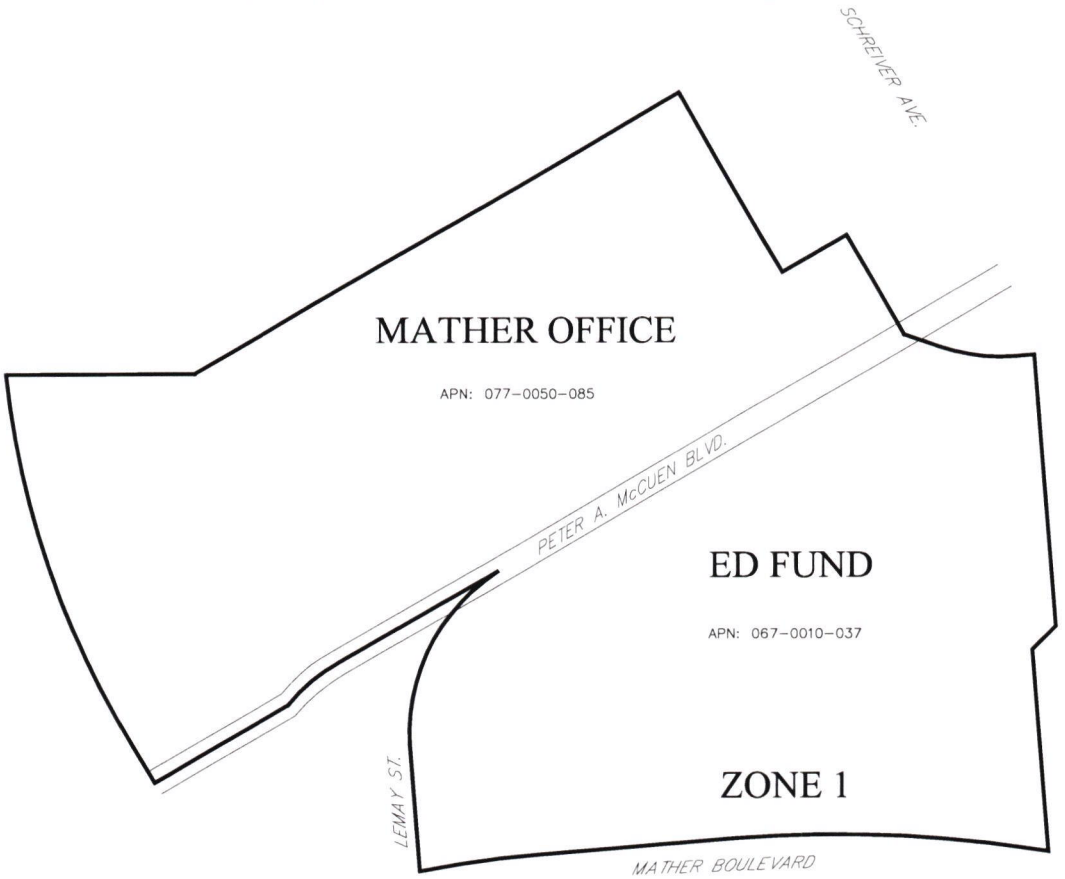
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PROPOSED BOUNDARIES OF

COMMUNITY FACILITIES DISTRICT No. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





VICINITY MAP
NO SCALE

SCALE: 1"= 120'

LEGEND

DISTRICT BOUNDARY

HARRIS & ASSOCIATES
34 Executive Park, Suite 150
Irvine, CA 92614
(949) 655-3900 • FAX (949) 655-3995

PROPOSED BOUNDARY MAP

Community Facilities District No. 2008-1
(Street Lighting and Road Maintenance)
and Future Annexation Area
City of Rancho Cordova
County of Sacramento, State of California

Sheet 3 OF 4

09/30/08

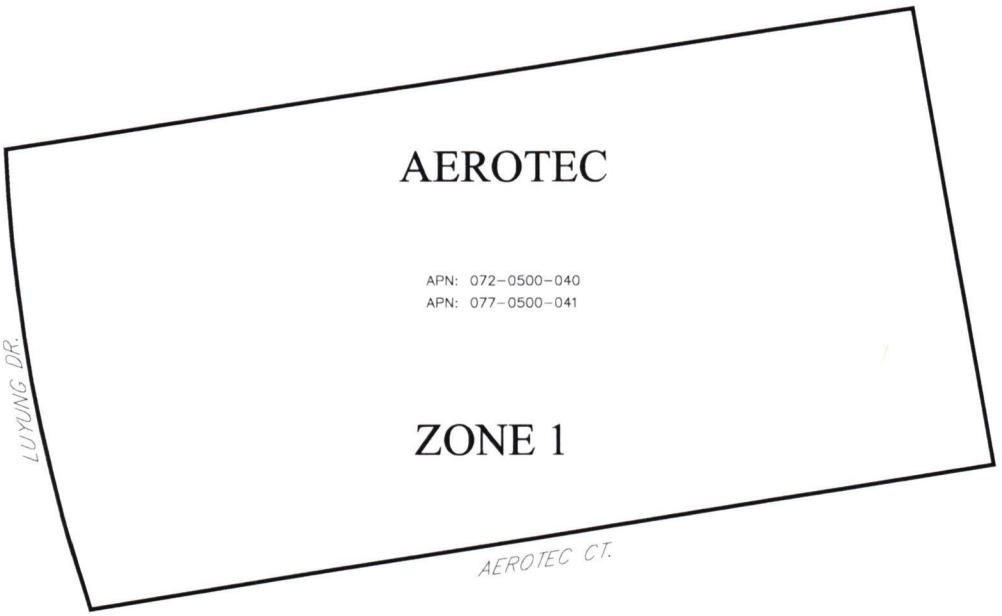
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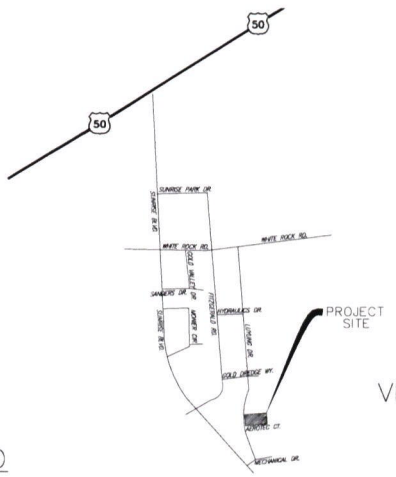
PROPOSED BOUNDARIES OF

COMMUNITY FACILITIES DISTRICT No. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA





VICINITY MAP
NO SCALE



SCALE: 1"= 25'

LEGEND

DISTRICT BOUNDARY

HARRIS & ASSOCIATES
34 Executive Park, Suite 150
Irvine, CA 92614
(949) 655-3900 • FAX (949) 655-3995

PROPOSED BOUNDARY MAP

Community Facilities District No. 2008-1
(Street Lighting and Road Maintenance)
and Future Annexation Area
City of Rancho Cordova
County of Sacramento, State of California

Sheet 4 OF 4

09/30/08

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EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

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

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

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD" or **"CFD No. 2008-1"** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

"County" means the County of Sacramento.

"Decorative Lighting Parcel" means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

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

"Hotel Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

"Maximum Special Tax" means the greatest amount of Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year determined in accordance with Section C below.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Non-Residential Property" means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

"Office Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

"Ordinary Use Parcel" means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

"Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

"Public Property" means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Alley and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

"Residential Alley Parcel" means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

"Residential Property" means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

"Square Foot," "Square Footage," or **"Square Feet"** means the building square footage reflected on the original building permit issued for construction of a building.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

"Tax Zone" means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

"Tax Zone 1" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

"Tax Zone 2" means the geographic area that is identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

"Tax Zone 3" means the geographic areas that are identified by Assessor's Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be $0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be $0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$235.06 per Unit
Multi-Family Property	N/A	$235.06 per Unit
Commercial Property	N/A	The greater of $973.30 per Acre or $0.0944 per Square Foot
Hotel Property	N/A	The greater of $2,688.49 per Acre or $56.98 per Unit
Industrial Property	N/A	The greater of $222.20 per Acre or $0.0351 per Square Foot
Office Property	N/A	The greater of $851.74 per Acre or $0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. Residential Alley Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$324.39 per Unit
Multi-Family Property	N/A	$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$252.69 per Unit
Multi-Family Property	N/A	$252.69 per Unit
Commercial Property	N/A	The greater of $1,046.30 per Acre or $0.1015 per Square Foot
Hotel Property	N/A	The greater of $2,890.13 per Acre or $61.25 per Unit
Industrial Property	N/A	The greater of $238.87 per Acre or $0.0377 per Square Foot
Office Property	N/A	The greater of $915.62 per Acre or $0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. Additional Load Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of $1,216.63 per Acre or $0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of $277.75 per Acre or $0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of $1,289.63 per Acre or $0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of $294.42 per Acre or $0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	$342.02 per Unit
Multi-Family Property	N/A	$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, City Clerk

SUBJECT: **BIENNIAL REVIEW & UPDATE OF THE CONFLICT OF INTEREST CODE FOR DESIGNATED EMPLOYEES**

RECOMMENDATION

Adopt Resolution No. 113-2008 updating the City's Conflict of Interest Code for Designated Employees.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution results in the City's compliance with Fair Political Practices Commission requirements.

BACKGROUND

Local agencies must review their Conflict of Interest Code biennially to ensure that the Code still accurately designates the appropriate positions and requires disclosure by designated officials in the appropriate disclosure category. The Political Reform Act requires that all positions that make or participate in making governmental decisions be designated.

The Mayor and City Council, City Manager, City Attorney, Finance Director/City Treasurer and Planning Commissioners are not covered under this Code but are subject to the disclosure requirements set forth in Government Code Sections 87200-210.

By adopting the attached resolution, the City is adopting by reference the terms of 2 California Code of Regulations Section 18730 and designating the following positions and disclosure categories. The table below shows the changes from the last biennial review (2006). New positions are noted in ***bold & italic*** and positions that have been eliminated are noted in ~~strikethrough~~.

Position	Department/Division	Category
Assistant City Attorney	City Attorney	1
Assistant City Manager	City Manager	1
Building Inspector	***Building***	***2***
Chief Building Official	Building	1
City Clerk	City Clerk	1
City Engineer/P.W. Director	Public Works	1
Deputy City Attorney	***City Attorney***	***1***
Economic Development Director	Economic Development	1
Economic Development Manager	***Economic Development***	***2***
~~Financial Services Manager~~	~~Administrative Services~~	~~2~~
Facilities Manager	***Facilities Management***	***2***
Housing Administrator	Neighborhood Services	2
Human Resources Manager	***Human Resources***	***2***
Information Technology Manager	Information Technology	2
Integrated Waste Manager	***Public Works***	***2***
Neighborhood Services Manager	Neighborhood Services	2
Planning Director	Planning	1
Principal Planner	Planning	2
Police Chief	Police	1
Public Information Officer	City Manager	2
Public Relations & Communications Manager	***Public Information***	***2***
Senior Accountant/Auditor	Finance	2
Senior Engineer	Public Works	2
Senior Planner	***Planning***	***2***
Streets Operations & Maintenance Manager	***Public Works***	***2***
Supervising Building Inspector	Building	2

Disclosure Categories are as follows:

Category 1

Individuals in this category shall disclose all interests in real property located within the City and all investments in, business positions with, and sources of income from entities having an interest in real property within the City or entities which are of the type to do business with or within the City.

Category 2

Individuals in this category shall disclose all investments and business positions in business entities, and income from sources which: (1) are contractors or subcontractors engaged in the performance of work or services of the type utilized by the City, or (2) which manufacture or sell supplies, material, machinery or equipment of the type utilized by the City.

FISCAL IMPACT

None

ATTACHMENT

Resolution No. 113-2008 including (**Exhibit A**) California Code of Regulations Section 18730 – Provisions of Conflict of Interest Code – Biennial Review October 2008

CITY OF RANCHO CORDOVA

RESOLUTION NO. 113-2008

A RESOLUTION OF THE CITY COUNCIL UPDATING ITS ADOPTION OF THE CITY'S CONFLICT OF INTEREST CODE AND THE LIST OF DESIGNATED POSITIONS

WHEREAS, the Political Reform Act, Government Code §8100 et seq., requires local government agencies to adopt and to promulgate conflict of interest codes and review them biennially; and

WHEREAS, the City of Rancho Cordova is an agency subject to the Political Reform Act's code-filing requirements; and

WHEREAS, pursuant to City Council Resolutions 69-2003, 143-2004 and 177-2006 the City has previously adopted by reference the conflict of interest code provisions set forth in 2 California Code of Regulations §18730 and established an appendix listing designated employees and required categories of disclosure; and

WHEREAS, the City has determined that changes to the staffing of City positions requires that the City amend its list of designated employees; and

WHEREAS, City Council finds that the provisions set forth in 2 California Code of Regulations §18730 have been amended by the Fair Political Practices Commission since the City's adoption of Resolution No. 177-2006.

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

Section 1. The City Council hereby approves and adopts by reference the terms of 2 California Code of Regulations § 18730, as it may be amended from time to time by the Fair Political Practices Commission, along with Appendix A, "Designated Categories," in which together officials, employees and consultants are designated and disclosure categories are set forth, as the Conflict of Interest Code of the City of Rancho Cordova (the "Code"). A copy of §18730 and Appendix A are set forth in **(Exhibit A)**.

Section 2. The provisions of this Resolution No. 113-2008 and its attachments shall supersede any conflicting provisions and attachments previously adopted by the City Council pursuant to Resolutions 69-2003, 143-2004 and 177-2006 and pertaining to the City of Rancho Cordova's Conflict of Interest Code.

Section 3. Following adoption of the Code, the designated officials, employees, and consultants shall file statements of economic interest and shall disqualify themselves from participation in decisions in which they may have a conflict of interest, in accordance with the Code.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A

California Code of Regulations Section 18730
Provisions of Conflict of Interest Code – Biennial Review October 2008

(a) Incorporation by reference of the terms of this regulation along with the designation of employees and the formulation of disclosure categories in the Appendix referred to below constitute the adoption and promulgation of a conflict of interest code within the meaning of Government Code § 87300 or the amendment of a conflict of interest code within the meaning of Government Code § 87306 if the terms of this regulation are substituted for terms of a conflict of interest code already in effect.. A code so amended or adopted and promulgated requires the reporting of reportable items in a manner substantially equivalent to the requirements of article 2 of chapter 7 of the Political Reform Act, Government Code § 81000, et seq. The requirements of a conflict of interest code are in addition to other requirements of the Political Reform Act, such as the general prohibition against conflicts of interest contained in Government Code § 87100, and to other state or local laws pertaining to conflicts of interest.

(b) The terms of a conflict of interest code amended or adopted and promulgated pursuant to this regulation are as follows:

(1) Section 1 - Definitions.

The definitions contained in the Political Reform Act of 1974, regulations of the Fair Political Practices Commission (2 Cal. Code of Regs, sections 18100, et seq.), and any amendments to the Act or regulations, are incorporated by reference into this conflict of interest code.

(2) Section 2. - Designated Employees.

The persons holding positions listed in the Appendix are designated employees. It has been determined that these persons make or participate in the making of decisions that may foreseeably have a material effect on financial interests.

(3) Section 3 - Disclosure Categories.

This code does not establish any disclosure obligation for those designated employees who are also specified in Government Code section 87200 if they are designated in this code in that same capacity or if the geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction in which those persons must report their financial interests pursuant to article 2 of chapter 7 of the Political Reform Act, Government Code sections 87200, et seq.

In addition, this code does not establish any disclosure obligation for any designated employees who are designated in a conflict of interest code for another agency, if all of the following apply:

(A) The geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction of the other agency;

(B) The disclosure assigned in the code of the other agency is the same as that required under article 2 of chapter 7 of the Political Reform Act, Government Code section 87200; and

(C) The filing officer is the same for both agencies.[1]

Such persons are covered by this code for disqualification purposes only. With respect to all other designated employees, the disclosure categories set forth in the Appendix specify which kinds of financial interests are reportable. Such a designated employee shall disclose in his or her statement of economic interests those financial interests he or she has which are of the kind described in the disclosure categories to which he or she is assigned in the Appendix. It has been determined that the financial interests set forth in a designated employee's disclosure categories are the kinds of financial interests which he or she foreseeably can affect materially through the conduct of his or her office.

(4) Section 4 - Statements of Economic Interests: Place of Filing.

The code reviewing body shall instruct all designated employees within its code to file statements of economic interests with the agency or with the code reviewing body, as provided by the code reviewing body in the agency's conflict of interest code.[2]

(5) Section 5. Statements of Economic Interests: Time of Filing.

(A) Initial Statements. All designated employees employed by the agency on the effective date of this code, as originally adopted, promulgated and approved by the code reviewing body, shall file statements within 30 days after the effective date of this code. Thereafter, each person already in a position when it is designated by an amendment to this code shall file an initial statement within 30 days after the effective date of the amendment.

(B) Assuming Office Statements. All persons assuming designated positions after the effective date of this code shall file statements within 30 days after assuming the designated positions, or if subject to State Senate confirmation, 30 days after being nominated or appointed.

(C) Annual Statements. All designated employees shall file statements no later than April 1.

(D) Leaving Office Statements. All persons who leave designated positions shall file statements within 30 days after leaving office.

(5.5) Section 5.5 - Statements for Persons Who Resign Prior to Assuming Office.

Any person who resigns within 12 months of initial appointment, or within 30 days of the date of notice provided by the filing officer to file an assuming office statement, is not deemed to have assumed office or left office, provided he or she did not make or participate in the making of, or use his or her position to influence any decision and did not receive or become entitled to receive any form of payment as a result of his or her appointment. Such persons shall not file either an assuming or leaving office statement.

(A) Any person who resigns a position within 30 days of the date of a notice from the filing officer shall do both of the following:

(1) File a written resignation with the appointing power; and

(2) File a written statement with the filing officer declaring under penalty of perjury that during the period between appointment and resignation he or she did not make, participate in the making, or use the position to influence any decision of the agency or receive, or become entitled to receive, any form of payment by virtue of being appointed to the position.

(6) Section 6. - Contents of and Period Covered by Statements of Economic Interests.

(A) Contents of Initial Statements.

Initial statements shall disclose any reportable investments, interests in real property and business positions held on the effective date of the code and income received during the 12 months prior to the effective date of the code.

(B) Contents of Assuming Office Statements.

Assuming office statements shall disclose any reportable investments, interests in real property and business positions held on the date of assuming office or, if subject to State Senate confirmation or appointment, on the date of nomination, and income received during the 12 months prior to the date of assuming office or the date of being appointed or nominated, respectively.

(C) Contents of Annual Statements

Annual statements shall disclose any reportable investments, interests in real property, income and business positions held or received during the previous calendar year provided, however, that the period covered by an employee's first annual statement shall begin on the effective date of the code or the date of assuming office whichever is later.

(D) Contents of Leaving Office Statements.

Leaving office statements shall disclose reportable Investments, interests in real property, income and business positions held or received during the period between the closing date of the last statement filed and the date of leaving office.

(7) Section 7 - Manner of Reporting.

Statements of economic interests shall be made on forms prescribed by the Fair Political Practices Commission and supplied by the agency, and shall contain the following information:

(A) Investments and Real Property Disclosure.

When an investment or an interest in real property[3] is required to be reported, the statement shall contain the following:

(1) A statement of the nature of the investment or interest;

(2) The name of the business entity in which each investment is held, and a general description of the business activity in which the business entity is

engaged;

(3) The address or other precise location of the real property;

(4) A statement whether the fair market value of the investment or interest in real property exceeds two thousand dollars ($2,000), exceeds ten thousand dollars ($10,000), exceeds one hundred thousand dollars ($100,000), or exceeds one million dollars ($1,000,000).

(B) Personal Income Disclosure. When personal income is required to be reported, the statement shall contain:

(1) The name and address of each source of income aggregating five hundred dollars ($500) or more in value, or fifty dollars ($50) or more in value if the income was a gift, and a general description of the business activity, if any, of each source;

(2) A statement whether the aggregate value of income from each source, or in the case of a loan, the highest amount owed to each source, was one thousand dollars ($1,000) or less, greater than one thousand dollars ($1,000), greater than ten thousand dollars ($10,000), or greater than one hundred thousand dollars ($100,000);

(3) A description of the consideration, if any, for which the income was received;

(4) In the case of a gift, the name, address and business activity of the donor and any intermediary through which the gift was made; a description of the gift; the amount or value of the gift; and the date on which the gift was received;

(5) In the case of a loan, the annual interest rate and the security, if any, given for the loan and the term of the loan.

(C) Business Entity Income Disclosure. When income of a business entity, including income of a sole proprietorship, is required to be reported, the statement shall contain:

(1) The name, address, and a general description of the business activity of the business entity;

(2) The name of every person from whom the business entity received payments if the filer's pro rata share of gross receipts from such person was equal to or greater than ten thousand dollars ($10,000).

(D) Business Position Disclosure. When business positions are required to be reported, a designated employee shall list the name and address of each business entity in which he or she is a director, officer, partner, trustee, employee, or in which he or she holds any position of management, a description of the business activity in which the business entity is engaged, and the designated employee's position with the business entity.

(E) Acquisition or Disposal During Reporting Period. In the case of an annual or leaving office statement, if an investment or an interest in real property was partially or wholly acquired or disposed of during the period covered by the statement, the statement shall contain the date of acquisition or disposal.

(8) Section 8 - Prohibition on Receipt of Honoraria.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept any honorarium from any source, if the member or employee would be required to report the receipt of income or gifts from that source on his or her statement of economic interests. This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official. Subdivisions (a), (b), and (c) of Government Code section 89501 shall apply to the prohibitions in this section.

This section shall not limit or prohibit payments, advances, or reimbursements for travel and related lodging and subsistence authorized by Government Code section 89506.

(8.1) Section 8.1 - Prohibition on Receipt of Gifts in Excess of $340.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept gifts with a total value of more than $340 in a calendar year from any single source, if the member or employee would be required to report the receipt of income or gifts from that source on his or her statement of economic interests. This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official.

Subdivisions (e), (f), and (g) of Government Code section 89503 shall apply to the prohibitions in this section.

(8.2) Section 8.2 - Loans to Public Officials.

(A) No elected officer of a state or local government agency shall, from the date of his or her election to office through the date that he or she vacates office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the elected officer holds office or over which the elected officer's agency has direction and control.

(B) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while he or she holds office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the public official holds office or over which the public official's agency has direction and control. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(C) No elected officer of a state or local government agency shall, from the date of his or her election to office through the date that he or she vacates office, receive a personal loan from any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the Indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status.

(D) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while he or she holds office, receive a personal loan from any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(E) This section shall not apply to the following:

(1) Loans made to the campaign committee of an elected officer or candidate for elective office.

(2) Loans made by a public official's spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such persons, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.

(3) Loans from a person that, in the aggregate, do not exceed five hundred dollars ($500) at any given time.

(4) Loans made, or offered in writing, before January 1, 1998

(8.3) Section 8.3 - Loan Terms.

(A) Except as set forth in subdivision B no elected officer of a state or local government agency shall, from the date of his or her election to office through the date he or she vacates office, receive a personal loan of five hundred dollars ($500) or more, except when the loan is in writing and clearly states the terms of the loan, including the parties to the loan agreement, date of the loan, amount of the loan, term of the loan, date or dates when payments shall be due on the loan and the amount of the payments, and the rate of interest paid on the loan.

(B) This section shall not apply to the following types of loans

(1) Loans made to the campaign committee of the elected officer.

(2) Loans made to the elected officer by his or her spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such person, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.

(3) Loans made, or offered in writing, before January 1,1998.

(C) Nothing in this section shall exempt any person from any other provision of Title 9 of the Government Code.

(8.4) Section 8.4 - Personal Loans.

(A) Except as set forth in subdivision (B), a personal loan received by any designated employee shall become a gift to the designated employee for the purposes of this section in the following circumstances:

(1) If the loan has a defined date or dates for repayment, when the statute of limitations for filing an action for default has expired.

(2) If the loan has no defined date or dates for repayment, when one year has elapsed from the later of the following:

a. The date the loan was made.

b. The date the last payment of one hundred dollars ($100) or more was made on the loan.

c. The date upon which the debtor has made payments on the loan aggregating to less than two hundred fifty dollars ($250) during the previous 12 months.

(B) This section shall not apply to the following types of loans:

(1) A loan made to the campaign committee of an elected officer or a candidate for elective office.

(2) A loan that would otherwise not be a gift as defined in this title.

(3) A loan that would otherwise be a gift as set forth under subdivision (A), but on which the creditor has taken reasonable action to collect the balance due.

(4) A loan that would otherwise be *a* gift as set forth under subdivision (A), but on which the creditor, based on reasonable business considerations, has not undertaken collection action. Except in a criminal action, a creditor who claims that a loan is not a gift on the basis of this paragraph has the burden of proving that the decision for not taking collection action was based on reasonable business considerations.

(5) A loan made to a debtor who has filed for bankruptcy and the loan is ultimately discharged in bankruptcy.

(C) Nothing in this section shall exempt any person from any other provisions of Title 9 of the Government Code.

(9) Section 9 - Disqualification.

No designated employee shall make, participate in making, or in any way attempt to use his or her official position to influence the making of any governmental decision which he or she knows or has reason to know will have a reasonably foreseeable material financial effect, distinguishable from its effect on the public generally, on the official or a member of his or her immediate family or on:

(A) Any business entity in which the designated employee has a direct or indirect investment worth two thousand dollars ($2,000) or more;

(B) Any real property in which the designated employee has a direct or indirect interest worth two thousand dollars ($2,000) or more;

(C) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating five hundred dollars ($500) or more in value provided to, received by or promised to the designated employee within 12 months prior to the time when the decision is made;

(D) Any business entity in which the designated employee is a director, officer, partner, trustee, employee, or holds any position of management; or

(E) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating $833340 or more provided to, received by, or promised to the designated employee within 12 months prior to the time when the decision is made.

(9.3) Section 9.3 - Legally Required Participation.

No designated employee shall be prevented from making or participating in the making of any decision to the extent his or her participation is legally required for the decision to be made. The fact that the vote of a designated employee who is on a voting body is needed to break a tie does not make his or her participation legally required for purposes of this section.

(9.5) Section 9.5 - Disqualification of State Officers and Employees.

In addition to the general disqualification provisions of section 9, no state administrative official shall make, participate in making, or use his or her official position to influence any governmental decision directly relating to any contract where the state administrative official knows or has reason to know that any party to the contract is a person with whom the state administrative official, or any member of his or her immediate family has, within 12 months prior to the time when the official action is to be taken:

(A) Engaged in a business transaction or transactions on terms not available to members of the public, regarding any investment or interest in real property; or

(B) Engaged in a business transaction or transactions on terms not available to members of the public regarding the rendering of goods or services totaling in value one thousand dollars ($1,000) or more.

(10) Section 10 - Disclosure of Disqualifying Interest.

When a designated employee determines that he or she should not make a governmental decision because he or she has a disqualifying interest in it, the determination not to act may be accompanied by disclosure of the disqualifying interest.

(11) Section 11 - Assistance of the Commission and Counsel.

Any designated employee who is unsure of his or her duties under this code may request assistance from the Fair Political Practices Commission pursuant to Government Code section 83114 or from the attorney for his or her agency, provided that nothing in this section requires the attorney for the agency to issue any formal or informal opinion.

(12) Section 12 - Violations.

This code has the force and effect of law. Designated employees violating any provision of this code are subject to the administrative, criminal and civil sanctions provided in the Political Reform Act, Government Code sections 81000 - 91015. In addition, a decision in relation to which a violation of the disqualification provisions of this code or of Government Code section 87100 or 87450 has occurred may be set aside as void pursuant to Government Code section 91003.

APPENDIX A
DESIGNATED EMPLOYEES AND DISCLOSURE CATEGORIES

I. Designated Positions.

The positions listed below constitute the list of designated positions required by the City of Rancho Cordova Conflict of Interest Code (2 Cal. Code of Regs. Section 18730). The individual occupying each position is deemed to make, or participate in the making of, decisions that may have a material effect on a financial interest of that individual. The individuals occupying the designated positions shall disclose their economic interests in accordance with the corresponding disclosure categories, defined in Section II below.

The table below illustrates the new positions from the last biennial review. New positions are noted in ***bold & italic***.

Position	Department/Division	Category
Assistant City Attorney	City Attorney	1
Assistant City Manager	City Manager	1
Building Inspector	***Building***	***2***
Chief Building Official	Building	1
City Clerk	City Clerk	1
City Engineer/P.W. Director	Public Works	1
Deputy City Attorney	***City Attorney***	***1***
Economic Development Director	Economic Development	1
Economic Development Manager	***Economic Development***	***2***
Facilities Manager	***Facilities Management***	***2***
Housing Administrator	Neighborhood Services	2
Human Resources Manager	***Human Resources***	***2***
Information Technology Manager	Information Technology	2
Integrated Waste Manager	***Public Works***	***2***
Neighborhood Services Manager	Neighborhood Services	2
Planning Director	Planning	1
Principal Planner	Planning	2
Police Chief	Police	1
Public Information Officer	Public Information	2
Public Relations & Communications Manager	***Public Information***	***2***
Senior Accountant/Auditor	Finance	2
Senior Engineer	Public Works	2
Senior Planner	**Planning**	**2**
Streets Operations & Maintenance Manager	**Public Works**	**2**
Supervising Building Inspector	Building	2

CONSULTANTS shall be designated on a case-by-case basis, depending upon the nature of their services.

II. Disclosure Categories

1. Category 1

Individuals in this category shall disclose all interests in real property located within the City and all investments in, business positions with, and sources of income from entities having an interest in real property within the City or entities which are of the type to do business with or within the City.

2. Category 2

Individuals in this category shall disclose all investments and business positions in business entities, and income from sources which: (1) are contractors or subcontractors engaged in the performance of work or services of the type utilized by the City, or (2) which manufacture or sell supplies, material, machinery or equipment of the type utilized by the City.

3. Category 3

Individuals in this category shall disclose all investments and business positions in business entities, and income from sources which: (1) are contractors or subcontractors engaged in the performance of work or services of the type utilized by the designated employee's department, or (2) which manufacture or sell supplies, material, machinery or equipment of the type utilized by the designated employee's department.

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION DECLARING THE RESULTS OF MAIL BALLOT ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 11 (SUNRISE PALMS PLAZA PROJECT)**

RECOMMENDATION

Adopt Resolution No. 116-2008.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 11, which will assist the City in meeting the costs of providing City transit-related services by establishing a special tax for transit services for the Sunrise Palms Plaza Project.

BACKGROUND

On November 7, 2005, the City Council approved Resolution No. 141-2005, which created the Rancho Cordova transit-related services special tax area and announced the City's intention to impose a transit-related services tax on new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcel(s) within a subdivision as a condition of approval by the City. The City Council then adopts a resolution establishing a zone encompassing the subdivision, and an ordinance creating the special tax.

Finally, in order to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. If the tax in Zone 11 is approved by at least two-thirds of the property owners voting, the tax will first be collected hereunder for the tax year beginning July 1, 2009.

Pending Elections

In accordance with this above-described process, the City recently adopted Resolution No. 89-2008 on August 4, 2008, which created Tax Zone 11, and Ordinance No. 17-2008, on August 18, 2008, which established the special tax for transit-related services subject to landowner-voter confirmation. A ballot was mailed out to the Sunrise Palms Plaza property owner following approval of the Ordinance.

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

"Special Tax Area Zone 11: 1 "yes" vote; 0 "no" vote

ATTACHMENT

Resolution No. 116-2008 declaring the result of mail ballot election regarding the special tax for transit services for Special Transit-Related Service Tax Area Zone 11.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 116-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DECLARING THE RESULTS OF THE ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 11

WHEREAS, on November 7, 2005, the City Council adopted Resolution No. 141-2005 creating the Rancho Cordova Transit-Related Services Special Tax Area and indicating its intent to impose the tax on new development in the City; and

WHEREAS, on August 4, 2008, the City adopted Resolution No. 89-2008, creating Zone 11 within the Transit-Related Services Special Tax Area, and recognizing the need for increased transit-related services in Zone 11 and the difficulty of funding current or increased levels of such services with available revenues. Pursuant to Resolution No. 89-2008, the City Council directed the City Clerk to conduct a transit-related services tax election, to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, the property owners within Zone 11 waived the timing requirements of Elections Code section 4000 in order to conduct the election on a date earlier provided under the Elections Code; and

WHEREAS, on August 18, 2008, the City adopted Ordinance No.17-2008, which established a special tax for transit-related services in Zone 11, which is contiguous with the boundaries of the Sunrise Palms Plaza site, subject to landowner-voter confirmation; and

WHEREAS, Ordinance No. 17-2008 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2009; and

WHEREAS, ballots were sent to the landowner of Zone 11 (Sunrise Palms Plaza), which asked them a single question in the form of: "Shall Ordinance No. 17-2008 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 11 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"; and

WHEREAS, the owners of the real property subject to the Transit-Related Services Special Tax Area Zone 11 have voted on the issue of whether to approve Ordinance No. 17-2008 and the City now wishes to declare the results of this transit-related services tax election for Zone 11.

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

1. The foregoing recitals are all true and correct.

2. The City Clerk has tabulated the transit-related services special tax ballots and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 17-2008 authorizing a special tax in the portion of Transit-Related Services Special Tax Zone 11 that encompasses the landowner's property,

in order to maintain the present level of transit-related services and provide additional funding for increased transit-related services:

Special Tax Area Zone 11: 1 "yes"; 0 "no".

3. In accordance with Ordinance No. 17-2008, the Transit-Related Services Special Tax for Zone 11 shall take effect immediately, so that taxes will first be collected hereunder for the tax year beginning July 1, 2009.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: October 6, 2008

TO: Community Redevelopment Agency of the City of Rancho Cordova

FROM: Megan McMurtry, Economic Development Specialist

SUBJECT: **REJECTION OF PUBLIC BIDS FOR DEMOLITION OF GRANDEE APARTMENTS**

RECOMMENDATION

Adopt Community Redevelopment Agency Resolution No. CRA 11-2008 to reject the public bids that were received on September 8, 2008 for the demolition of the Grandee Apartments.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will result in the rejection of the public bids received for the demolition of the Grandee Apartments.

BACKGROUND

The demolition project was advertised in the Grapevine Independent from August 15th - August 25th, and staff contacted several firms to notify them that bid packages were available for pick up on August 19th. The bids were publicly opened on September 8, 2008 at 2729 Prospect Park Drive, Rancho Cordova 95670.

Two contractors bid on the project. The lowest bid was $396,525, and the other bid was $408,260. Staff recommends rejecting the bids received because only two contractors bid on the project, and the amounts far exceed what the Agency had anticipated paying for the demolition. The Agency is in the process of putting the project back out to public bid, and will increase advertising efforts to encourage more contractors to bid.

ATTACHMENT

Community Redevelopment Agency Resolution No. CRA 11-2008 including **(Exhibit A)** Bid Summary sheet

AGENDA ITEM 8.6

CITY OF RANCHO CORDOVA

RESOLUTION NO. CRA 11-2008

A RESOLUTION OF THE CITY OF RANCHO CORDOVA COMMUNITY REDEVELOPMENT AGENCY BOARD TO REJECT THE PUBLIC BIDS THAT WERE RECEIVED ON SEPTEMBER 8, 2008 FOR THE DEMOLITION OF THE GRANDEE APARTMENTS

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency") is a redevelopment agency existing pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33000, *et seq.*, and pursuant to the authority granted hereunder, Agency has the responsibility to carry out the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (the "Project Area"), and

WHEREAS, the Agency adopted Resolution No. 149-2007 on December 17, 2007 to execute a Purchase and Sales Agreement of the Grandee Apartments located at 10545 Folsom Boulevard in the City of Rancho Cordova, California (the "Property"); and

WHEREAS, the Agency acquired the Property and put a relocation plan in place to facilitate the departure of the remaining residents; and

WHEREAS, a pre-demolition asbestos survey report was completed on May 28, 2008 by ADR Environmental Group and asbestos abatement is included in the contract for the demolition; and

WHEREAS, the Agency opened the demolition project to public bid on August 19, 2008; and

WHEREAS, two bids were received in the amounts of $396,525 and $408,260; and

WHEREAS, the amounts far exceed what the Agency anticipated paying for the demolition.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that it hereby rejects the public bids that were received on September 8, 2008 **(Exhibit A)** for the demolition of the Grandee Apartments.

PASSED AND ADOPTED by the Community Redevelopment Agency of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Linda Budge, Agency Chair

ATTEST:

_____
Mindy Cuppy, Agency Secretary

Demolish Grandee Apartment Buildings

Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
Bid Opening Date - 9/8/2008

Letter Designation	Contractor	Base Bid Amount	Alternative 1	Alternative 2	Proposal Signed	Bidders Bond	Contractor's License	Non-Collusion	Designation of Subs	Experience Qualification	Addenda 1	Addenda 2
A	**Power Construction & Demolition**	**$396,525.00**	**N/A**	**N/A**	**X**	**N/A**	**X**	**X**	**X**	**X**	**X**	**N/A**
B	**West Coast Environmental**	**$408,260.00**	**N/A**	**N/A**	**X**	**N/A**	**X**	**X**	**X**	**X**	**X**	**N/A**
C												
D												
E												
F												
G												
H												
I												

***Required Items:** Bid Form with signature, Bid Bonds, Contractors License Form, Non-colusion Affidavit, Designation of Subcontractors, Experience Qualifications Statement, (C21 required)

Attendees: Brenda Lehr (Interim Assistant City Clerk), Mindy Cuppy (City Clerk), Todd Humphrey (Facilities Service Manager), Isabel Hernandez (Administrative Assistant), Megan McMurtry (Management Technician).

Mindy Cuppy
Mindy Cuppy, City Clerk

9-9-08
Date

EXHIBIT A

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **ZINFANDEL AND SUNRISE DESIGN REVIEW, CONDITIONAL USE PERMIT & PARCEL MAP**

PROPERTY OWNER:	**ARCHITECT:**
Byrne Properties, Inc. Andy Byrne PO Box 3549 Manhattan Beach, CA 90266	RMB Architects Mark Marvelli & Ann Greene 2277 Watt Avenue, Second Floor Sacramento, CA 95825

PROJECT:	A Design Review of an existing building and two new buildings located on Zinfandel Drive north of Highway 50, in the general local of California Family Fitness, a three lot parcel map to place the buildings on individual lots, a Conditional Use Permit to allow a drive through window and a Conditional Use Permit for an over height free-standing sign and additional sign area over the requirements specified in the Special Sign Corridor.
FILE:	RC-08-352
LOCATION:	1941-1967 Zinfandel Drive
APN:	058-0261-034 and 035
PLANNER:	William Campbell

RECOMMENDATION

Planning Commission recommends the City Council find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and Adopt Resolution No. 119-2008 approving the Design Review, the Conditional Use Permit for the drive through window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, attached Design Package **(Exhibit A)** and the Conditions of Approval **(Exhibit B)** and approve the Conditional Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

RESULT OF RECOMMENDED ACTION

Approval will allow the existing center to improve its image and marketability along the Sunrise Boulevard Corridor. The improved building facades and new buildings will provide future businesses a competitive edge over older centers in the area.

SITE LOCATION

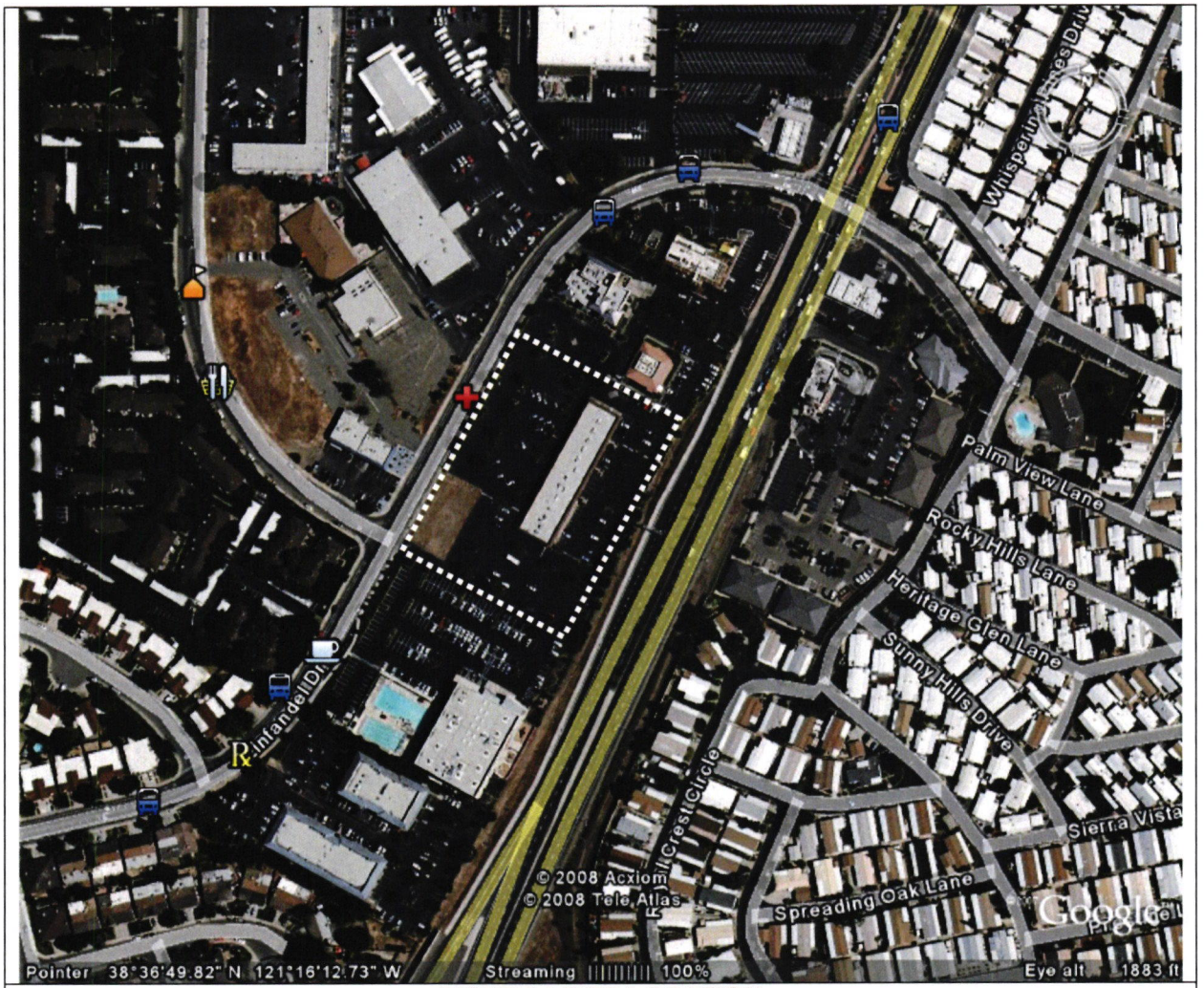


FIGURE 1 SITE LOCATION

BACKGROUND

The applicant is seeking approval of a three lot parcel map, a façade redesign of an existing building, Design Review for two new pad buildings to the South of the existing building and a new pad building facing Zinfandel Drive, a Conditional Use Permit to allow a drive-thru window for new Pad 1 and a Conditional Use Permit to allow the two new free standing signs that exceed the permitted height in the Special Sign Corridor (SSC), one sign is an existing non-conforming sign. Additionally, it is requested to increase the sign ratio of 1 square foot/1 lineal foot of building to 2 square feet/1 lineal of building.

The project area consists of a large multiple tenant building having duel building frontage on Sunrise Boulevard and Zinfandel Drive. The existing building is approximately 15,500 square feet in size, and will be remodeled along with the construction of two new buildings (Pad 1 and Pad 2) totaling approximately 12,000 square feet (see Figure 2 below). In order to accommodate the drive-thru window for the Pad 1 building, a Conditional Use Permit (CUP) is required, due to the close proximity to residential use land to the west of the site. The applicant is also applying for a three lot Parcel Map to divide the site in order to place each building on its own parcel, for potential sale at a later time.

At the Planning Commission meeting of September 11, 2008, the applicant requested the remodel of an existing over height sign and an additional 12 feet multi-tenant sign, along with an increase to the allowable sign area in the Special Sign Corridor. The Planning Commission discussed the request and provided a number of alternatives to the applicant to gain effective sign exposure, however, at the conclusion the Commission could support the additional sign area on the buildings, but could not support the second over height free standing sign. The applicant is planning on making the same request for the second freestanding sign to the City Council.

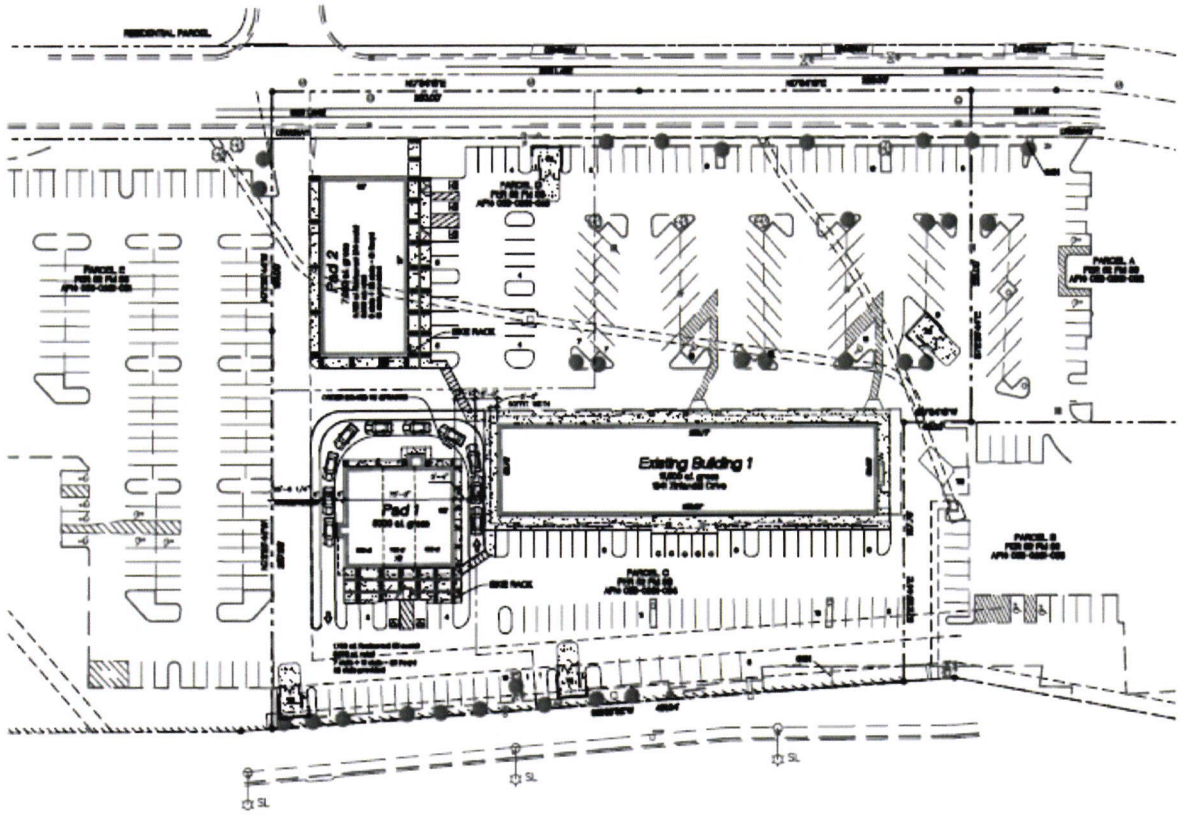


Figure 2. Proposed Site Plan

The project includes new landscaping in the form of trees, shrubs, and groundcover within and around the parking lot area. The original planting plan installed code required landscaping, and the new plan will replace dead or damaged trees and replace lost ground cover and shrubs in bare dirt areas. The phasing will be in two stages; the new pad buildings will be improved first **(see sheet L.1)** and the remaining lot will be improved at the conclusion of the existing building renovation **(see sheet L.1A)**. Staff can support the phased landscape installation, but cannot support the removal of the existing trees along the Sunrise frontage, because staff cannot support the new free standing sign proposed by the applicant.

CONCLUSION

The proposed elevation changes are well designed and will continue a much needed upgrade to this portion of Sunrise Boulevard North Planning Area. The design proposal includes a variety of architectural features, materials, colors, enhancement of the landscape and pedestrian

amenities in the parking field, variations in the roof line and articulations to the façade in order to meet the intent of the City's Design Guidelines for commercial development. The proposed drive-up service window is located such that it will not interfere with circulation on adjacent public streets or in the parking lot serving the facility. The new sign program will allow the businesses to have better sign exposure along Sunrise Boulevard and Zinfandel Drive, and remain proportional to other businesses in the same area that are not subject to the Special Sign Corridor (SSC) standards. Staff is therefore recommending City Council approve the project, as submitted, except for proposed sign "B" of the sign program.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15332, In-fill Development.

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development. The improvement of Mills Shopping Center will result in a newly attractive shopping area that will encourage people to stay and shop in Rancho Cordova and has the potential to increase sales tax revenues for the City.

ATTACHMENTS

1. Resolution No. 119-2008, including, **(Exhibit A)** Design Review Package including the Sign Program, **(Exhibit B)** Conditions of Approval
2. Planning Commission Minutes of 9/11/2008
3. 500 feet radius map and mailing list
4. Applicant Justification Letter for Signs

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 119-2008

A RESOLUTION OF THE CITY COUNCIL APPROVING DESIGN REVIEW AND A CONDITIONAL USE PERMIT, LOCATED BETWEEN ZINFANDEL DRIVE AND SUNRISE BOULEVARD, NORTH OF HIGHWAY 50 PROJECT # RC-08-352

WHEREAS, Byrne Properties, Inc. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for approval of a Design Review of an existing building and two new pad buildings, a Conditional Use Permit to allow a drive-thru window on pad 1, and greater sign area than permitted in the Special Sign Corridor (SSC) and a three lot Parcel Map, located between Zinfandel Drive and Sunrise Boulevard, north of Highway 50; 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 058-0261-034 and 035; and

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

WHEREAS, on September 11, 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 notice public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

Approves the Design Review **(Exhibit A)** and Conditional Use Permit **(Exhibit B)**, subject to the following findings and supporting evidence:

1. California Environmental Quality Act

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 California Environmental Quality Act (CEQA) Guidelines Section 15332.

2. General Plan and Folsom Blvd Specific Plan Consistency

The proposed project site is located in the Sunrise Boulevard North Planning Area (SBNPA). The Planning Area Plan implements general plan land use, urban design, and economic development goals in addition to the circulation, and transit concepts of the General Plan.

The following General Plan goals are most relevant to the proposed project:

Land Use Goal LU.5 – Redevelop and regenerate existing areas of the City.

Analysis – The proposed project implements Action LU.5.1.1 by upgrading, beautifying and revitalizing an existing building in the Sunrise Boulevard North Planning Area (SBNPA), and constructing two new pad buildings with an integrated design.

Urban Design Goal UD.4 – Ensure that projects are designed in keeping with the context of surrounding areas and overall community.

Analysis – The proposed project implements Action UD.4.4.2 by coordinating development activities over multiple sites to help create an integrated project with common design features. The attached architectural exhibits show the design for improvements of the existing building and the new pad buildings.

Economic Development Goal ED.6 – Revitalize existing businesses and strengthen the commercial viability of new businesses within the community.

Analysis – The proposed project implements Actions ED.6.1.1 and ED.6.1.2 and it will improve the viability, appearance, cleanliness, and accessibility of a commercial area along Sunrise Boulevard and Zinfandel Drive in this planning area.

Goals related to connections include:

- Pedestrian, Transit & Bicycle Environment
    - Improve the quality of the pedestrian and bicycle environment by providing wide sidewalks and planter strips within the center. New developments should provide ground floor uses that are appealing to pedestrians through well-designed visibility and access.
    - Provide streetscape or pedestrian amenities that contribute to the area's streetscape environment such as trees, bulb-outs, street furnishings, landscape elements, and public art.

Analysis – The proposed project includes internal walkways that define the pedestrian realm to other businesses within the shopping center, improving visibility and access. The proposed plaza with a pedestrian gateway, benches, and landscaping and the addition of many shade trees will contribute to the area's streetscape environment.

Goals related to streets and edges are:

- Building Orientation & Placement
    - Orient new development—including retail, office, and housing—toward streets, especially Sunrise Boulevard and major cross streets.
    - Guideline: Storefronts should have a presence on the street and not be walled-off or oriented inward.

Analysis – Due to the existing building orientation to the site, the building shares exposure to both Sunrise Blvd and Zinfandel Drive. The new pad 1 building will have Sunrise Blvd orientation and the new pad 2 building will have Zinfandel Drive orientation.

- Parking Placement, Access & Design
    - Locate parking away from street faces—i.e., towards the center of the block—behind, beside or under buildings, where possible.
    - If parking must be located between the street and the building, screen the lot with structure and/or landscaping that includes pedestrian-oriented elements to separate the parking from the street.

- Development standards and guidelines: consolidate parking lots and reduce curb cuts to parking lots, require parking lot perimeter landscaping and screening, and require interior parking lot landscaping.

Analysis – The parking lot will be replanted to add landscape materials in the existing islands and plant various shrubs, flowers, and trees to provide shade and screening. The lot will be resurfaced and stripped to complement the new remodeling effort.

3. Design Guidelines

The City's Design Review process specifies that Design Review approvals shall be granted only when the designated Approving Authority makes all of the following findings:

a) *The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principals" and "Design Concepts" in section 110-84.* **Evidence:** The proposed project is consistent with the objectives of the General Plan and the Zoning Code, as described in the previous sections of this report. The project will comply with all applicable Zoning regulations for commercial uses on these parcels. The proposed structure design complies with the development regulations in Zoning Code sections 240-06.3 and 240-07.3. In addition, the trash enclosure meets the requirements in Zoning Code section 315-50.

   The applicable "Guiding Principals" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings discussed below. The Design Package incorporates all the new building elevations and colors, along with the landscape improvements and the new sign program that support the Design Guidelines.

b) *The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.* **Evidence:** The proposed architecture, site design, and landscape plans (except for the removed trees along Sunrise) are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community. The site planning for the original shopping center was impacted by the configuration of lot, with front along two major roads in the area. If the building was located closer to Sunrise Boulevard, the Zinfandel Drive exposure would have been compromised, and vice versa. Thus the building was located approximately in the middle of the two main streets. The architect has enhanced the existing building and designed the new pad buildings to complement the existing building to upgrade the overall appearance of the center to the neighborhood.

c) *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 character, scale, and quality of design for the proposed retail building are similar to that of nearby commercial buildings. The architecture complements the buildings in the general area. The architect's use of materials and colors will establish a new appearance of this center, from the other more dated designs of the surrounding area. The only other new building design that has occurred in the vicinity is the California Family Fitness.

d) *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 is concentrated in the southern part of the site that is unimproved and further away from the shared access point on Sunrise Boulevard. Vehicles turning into the center will have sufficient isle widths to traverse the center and will have ample egress opportunities on to Zinfandel Drive to re-enter Sunrise Boulevard at a controlled intersection.

4. Conditional Use Permit – Drive-thru Window

A use permit for the drive-thru window shall not be approved, unless the appropriate authority makes affirmative findings. The following is offered to support the Use Permit:

a) Finding: *The design and location of the facility and lane will not contribute to increased congestion on public or private streets adjacent to the subject property.* **Evidence:** The proposed project will not contribute to increased congestion on public or private streets adjacent to the subject property. The drive-up window will be used for food or beverage service and usage-levels are expected not to be excessive. The subject property has three main ingress and egress points that will permit adequate circulation in and around the site.

b) Finding: *The design and location of the facility and lane will not impede access to or exit from the parking lot serving the facility, nor impair normal circulation within the parking lot.* **Evidence:** The entrance to and exit from the drive-up lane is at least twenty-five (25) feet from driveways entering a public street. The pedestrian path that crosses the exit from the drive-up facility is enhanced using scored concrete to improve access.

5. Conditional Use Permit – Special Sign Corridor

A use permit for the additional sign area shall not be approved, unless the appropriate authority can make affirmative findings, as required in Section 335-33 (b).

Section 335-33 (b) Where the building and facilities are of a size, shape, height, of multiple uses or of such geographical conditions or location the BP sign provisions are not appropriate, an individual sign or sign program for said parcel or facility may be considered by use permit when granting authority finds that the proposed sign or signs:

1) *Are proportional and in scale with the building*. According to the applicant, the existing building is for retail commercial use and has the size to accommodate multiple retail businesses. Planning Commission can support the increase in sign area for the building signs for better visibility, due to location of the building on site. The new free standing sign "C" that will replace the old sign that is to scale and complements the new design. Planning Commission cannot support the new sign "B" due to a lack of visibility and not proportionate to the buildings on site.

2) *Are compatible in design, color and material with the building and surrounding area*. The sign package being proposed is fabricated internally illuminated letters and logos that are consistent with the signage surrounding this site. No wall mounted cabinet signs, no exposed neon or flashing signs are proposed for this site. The new 20 feet tall multi-tenant sign provides ample spaces for those tenants of the center, and the sign rights to the multi-tenant signs shall be negotiated and controlled by the landlord.

3) *Do not constitute a special privilege over adjoining uses*. The applicant states that the other adjoining businesses have large free standing signs that are not consistent with the Special Sign Corridor (SSC). These signs were either approved by the County or pre-date the ordinance which established the Special Sign Corridor (SSC). Planning Commission can support the replacement of the existing 20 feet tall non-conforming sign, without increasing the overall height with the new design. Planning Commission cannot support the one additional free standing sign proposed by the applicant, which is not consistent with the design standards due to its location on the site. Both signs proposed are south the common driveway shared with Denny's and McDonalds. The southern sign will not be an effective sign due to the existing landscaping; the speed of the traffic transitioning on to the freeway and the proposed tenant sign space is approximately 1'x 3' dimension, with a maximum 9" to 10" letter. The northern most sign is more visible, further from the entry ramp to Highway 50, and closer to the common drive access on Sunrise Boulevard.

4) *Do not block from view existing buildings and existing signs*. The existing building is a stand-alone building. The signage and building will not block other buildings or other on /off site signs

5) *Are unobtrusive.* The proposed signs are unobtrusive and do not project above the building walls or project from the building face. The proposed building signs are individual illuminated channel letters with possible logos that are mounted flush to the wall surface.

6) *Are in keeping with the intent of the sign regulations.* This proposed sign package is in keeping with the intent of the sign regulations in the Special Sign Corridor that attempts to control over height free standing signs along the Highway 50 corridor. The existing site has one over height, non-conforming multi-tenant sign, which will be replaced with a new multi-tenant design, which is more in keeping with the new design of the buildings.

   The proposed sign program is requesting 903.34 square feet, which is 352 square feet less than what the Commercial and Industrial zone would allow in areas outside the SSC. Planning Commission did not find the sign package for the project is too large or out of character with other sign programs in the area. However, the addition of a new non conforming free standing sign along Sunrise Boulevard is not in keeping with the intent of the SSC.

7) *Do not exceed the height and size entitlement for signs located on parcels in the same zone, which are not within the Special Sign Corridor.* As stated in (6) above, the proposed sign program does not exceed the height and size entitlement for the signs located in the same zone as other commercial and Industrial zones, which are not impacted by the Special Sign Corridor. The applicant is requesting a 2 square feet/1 lineal foot ratio for building signs for a total of 903 square feet of sign area to divide amongst the tenants, which is more than the Special Sign Corridor (SSC) requirement, but less than what would be permitted in the Special Sign Corridor (SSC) Zone, outside of the Special Sign Corridor (SSC).

6. Tentative Parcel Map

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

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

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

Evidence: The above Findings a. through g. does not apply to the proposed Tentative Parcel Map.

a. The proposed map is consistent with the General Plan and Zoning Map designation.
b. Not applicable as there are no designs or improvements proposed. Future improvement will be consistent with the General Plan land use designation.
c. The site is physically suitable for the development of the commercial uses allowed by the City of Rancho Cordova Zoning Code.
d. The site meets the lot size requirement of the City of Rancho Cordova Zoning Code and is physically suitable for light industrial development.
e. Not applicable as there are no designs or improvements proposed. Additionally, as a minor land division, the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines.
f. The subdivision of this site is not likely to cause serious public health problems.
g. There are no conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision. Rather, this project allows the City to acquire right of way and easements for the public benefit.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

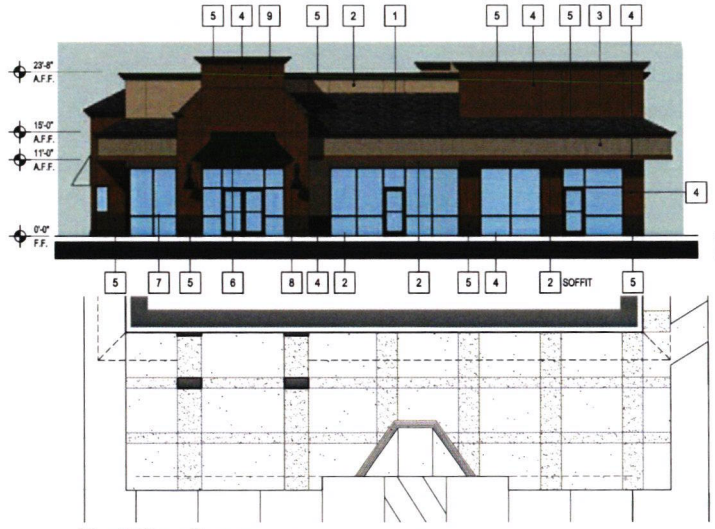
ABSENT:

ABSTAIN:

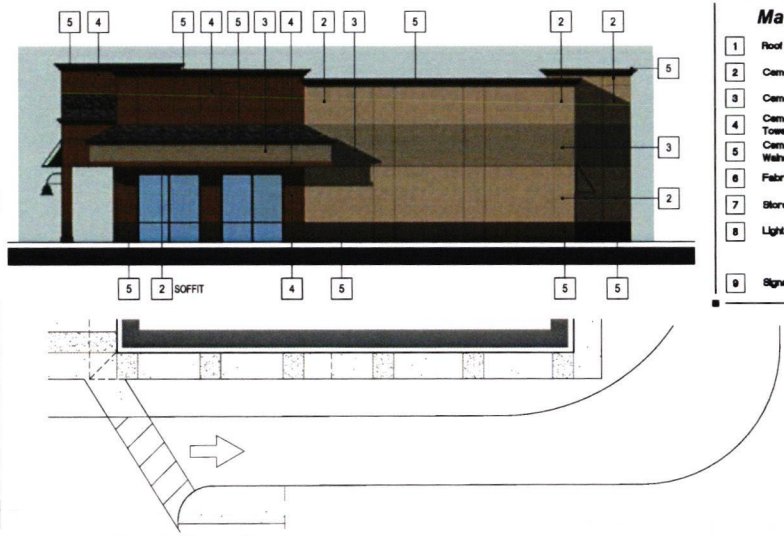
_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

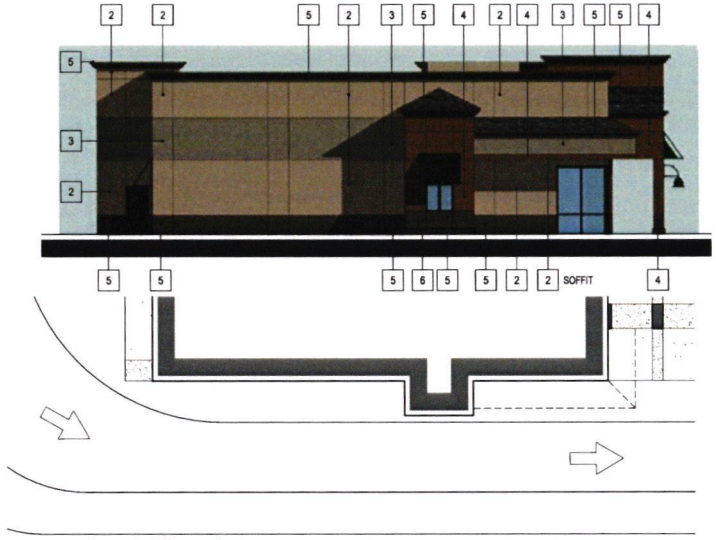


East Elevation *(Facing Sunrise Boulevard)*

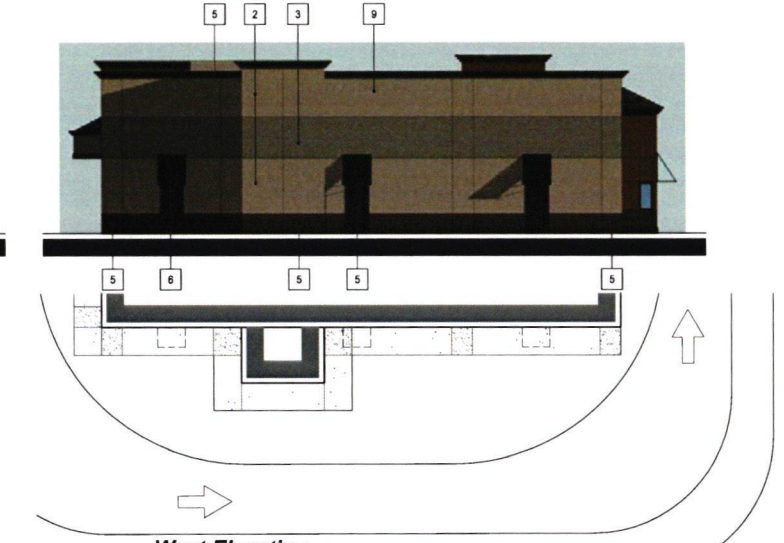


North Elevation

	Material	Manufacturer	Style/Color
1	Roof Tile	"Eagle Roofing Products"	Pattern: Bel Air Color: Concord Blend 4602
2	Cement Plaster	"Sherwin Williams"	SW6106 Kiln Beige
3	Cement Plaster	"Sherwin Williams"	SW7052 Gray Area
4	Cement Plaster Tower/Trim	"Sherwin Williams"	SW2848 Weathered Shingle
5	Cement Plaster Wainscot/Trim/Cornice	"Sherwin Williams"	SW7033 Brainstorm Bronze
6	Fabric Awnings	"Glen Raven Mills"	Firesist HUV 88097-0000 Forest Green
7	Storefront	TBD	Dark Bronze Anodized
8	Light Fixture	"Architectural Area Lighting"	Universe Collection, Medium Sized Wall Mount, Solid Rings, Straight Shade in Verdigris Finish
9	Signage	TBD	Under Separate Permit



South Elevation



West Elevation

Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

0 5 10 20 30

Scale: 1/8" = 1'-0"

Project:
Zinfandel & Sunrise
SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:
Byrne Properties Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

ELEVATIONS

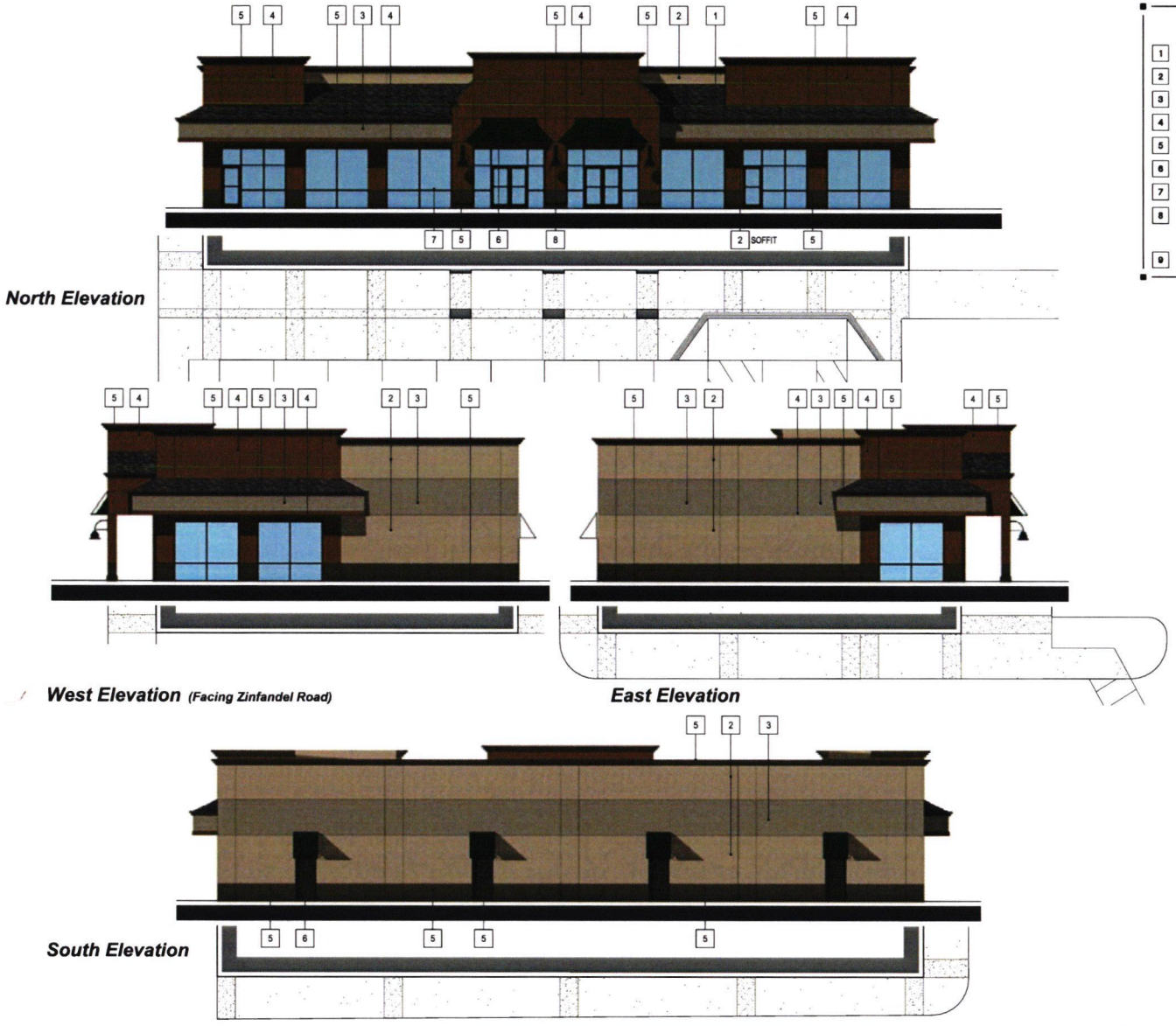
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Date:	03.17.08
Drawn By:	JLK
Revised:	

Sheet:
A.2C

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F 916.488.8506
www.rmbarchitects.com

EXHIBIT A



	Material	Manufacturer	Style/Color
1	Roof Tile	"Eagle Roofing Products"	Patterm Bel Air Color Concord Blend 4602
2	Cement Plaster	"Sherwin Williams"	SW6106 Kilm Beige
3	Cement Plaster	"Sherwin Williams"	SW7052 Gray Area
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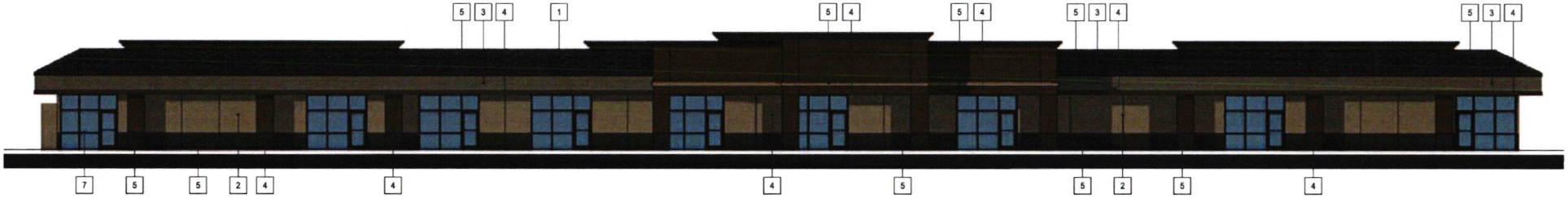
ELEVATIONS

Preliminary - Color Bldg. 2

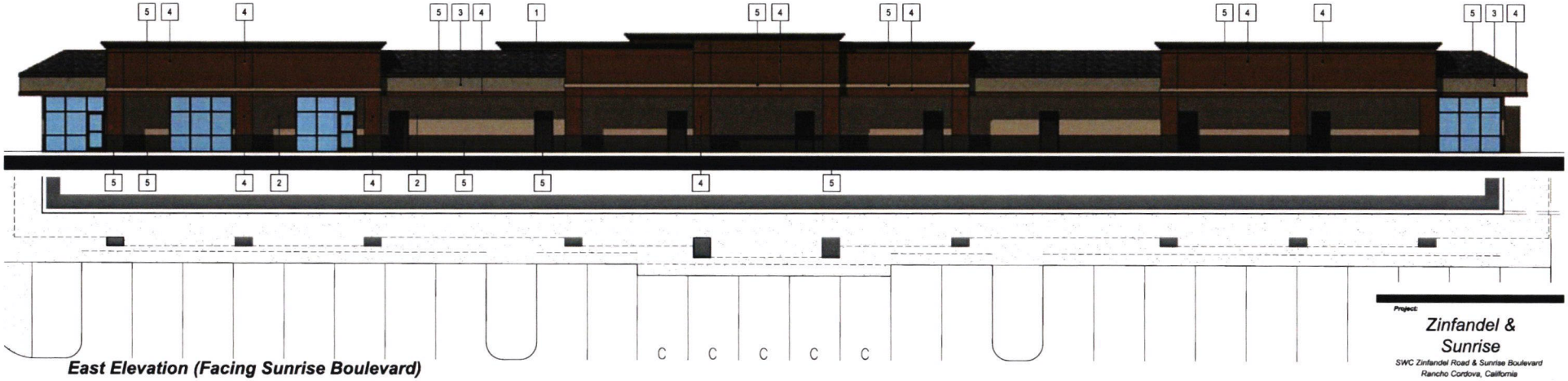
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Date:	04.02.08
Drawn By:	JLK
Revised:	

Sheet:
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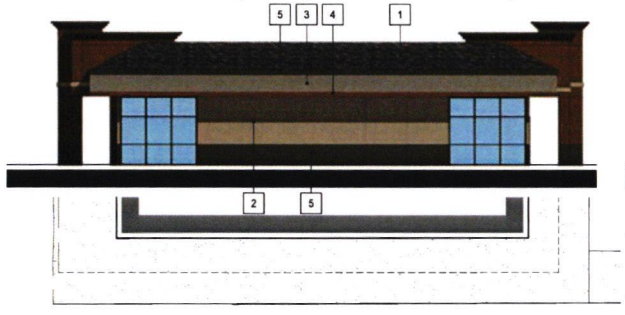
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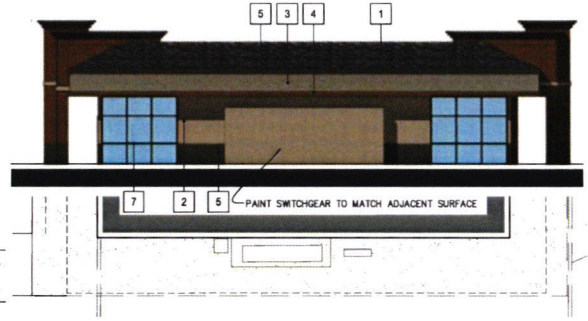
West Elevation (Facing Zinfandel Road)



East Elevation (Facing Sunrise Boulevard)



South Elevation (Facing new building)



North Elevation

	Material	Manufacturer	Style/Color
1	Roofing	--	Exist. to remain on this building
2	Cement Plaster	'Sherwin Williams'	SW6106 Kilm Beige
3	Cement Plaster	'Sherwin Williams'	SW7052 Gray Area
4	Cement Plaster Tower/Trim	'Sherwin Williams'	SW2841 Weathered Shingle
5	Cement Plaster Wainscot/Trim/Cornice	'Sherwin Williams'	SW7033 Brainstorm Bronze
6	N/A	--	--
7	Storefront	TBD	Exist. to remain
8	N/A	--	--
9	Signage	TBD	Under Separate Permit

Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

0 5 10 20 30

Scale: 1/8" = 1'-0"

Project:

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Developer:

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ELEVATIONS

Existing Building

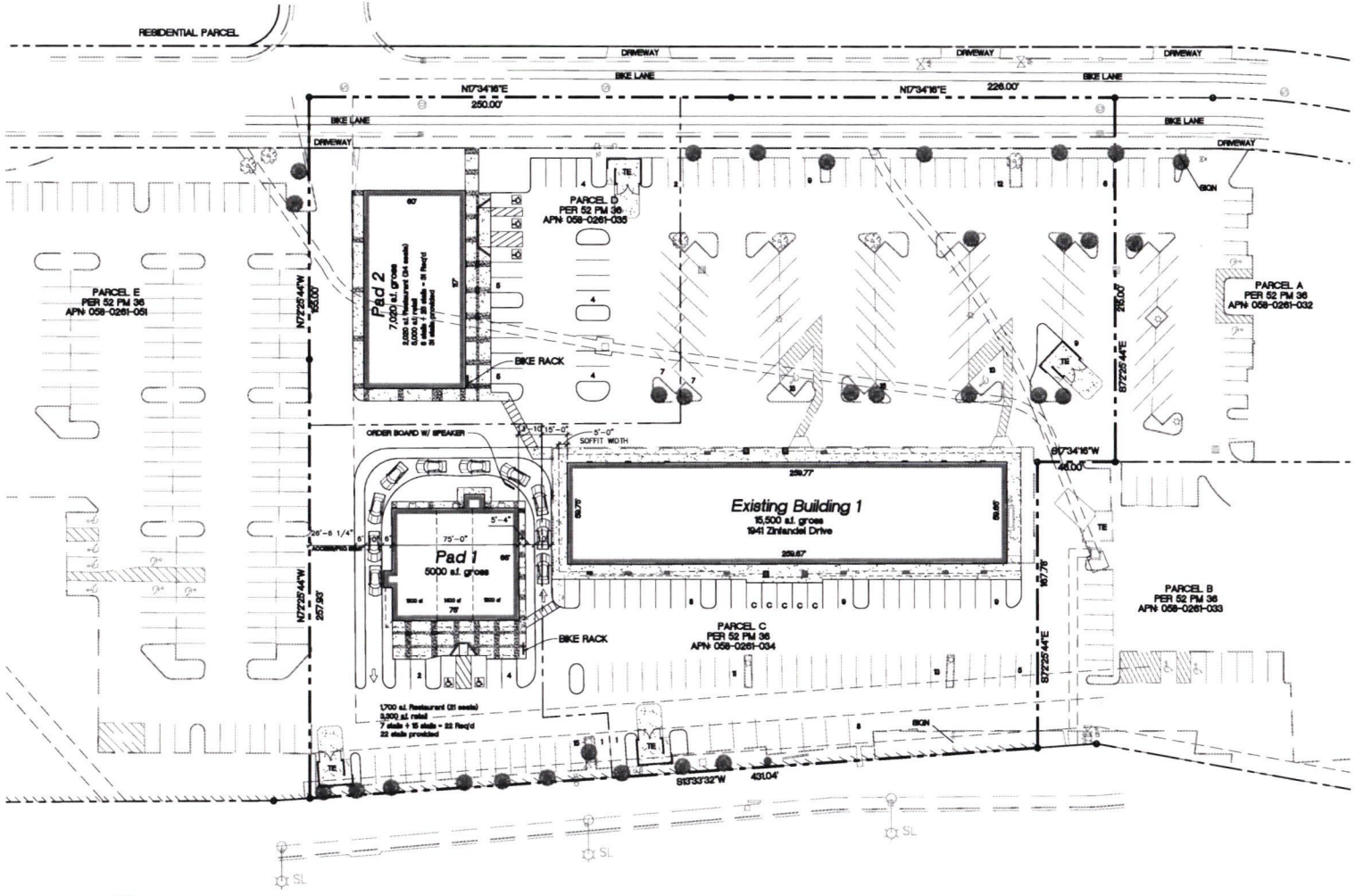
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Drawn By:	JLK
Revised:	04.28.08

Sheet:

A.4C

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Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

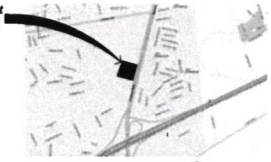
0 10 30 60 120

Scale: 1" = 30'-0"

NORTH

Project Statistics

PARCEL		
APN	058-0261-035	058-0261-034
GROSS PARCEL AREA	38,750 SF	142,214 SF
TOTAL GROSS AREA		180,963 SF
SQUARE FOOTAGES		
BUILDING 1		15,500 SF
PAD 1		5,000 SF
PAD 2		7,020 SF
TOTAL BUILDING AREA		27,520 SF
SQUARE FOOTAGE ASSIGNMENTS		
RETAIL		21,520 SF
RESTAURANTS		6,000 SF *
TOTAL BUILDING AREA		27,520 SF
* ASSUME 6,000 SF RESTAURANT AREA HAS 200 SEATS		
PARKING		
BUILDING AREA		27,520 SF
PARKING REQUIRED		
@ 4.5/1,000 SF FOR 21,520 RETAIL AREA		97 STALLS
@ 1 PER 3 SEATS FOR 200 SEATS (6,000 SF)		67 STALLS
TOTAL PARKING REQUIRED		164 STALLS
PARKING PROPOSED		
FULL SIZE 9'-0" X 19'-0"		198 STALLS
COMPACT 8'-0" x 16'-0"		3 STALLS
ACCESSIBLE		7 STALLS
TOTAL		202 STALLS



Vicinity Map N.T.S. NORTH

Project:
Zinfandel & Sunrise
SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:
Byrne Properties, Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

SITE PLAN

Preliminary

Job Number:	A07-130
Date:	01-21-08
Drawn By:	JLK
Revised:	01-23-08

Sheet:
A.1

Rauschenbach Marvelli Becker architects
2277 Watt Ave - 2nd Floor
Sacramento, CA 95825
P 916.488.8500
F 916.488.8966
www.rmbarchitects.com

LEGEND

AC	ASPHALT		PINE TREE
APN	ASSESSOR PARCEL NUMBER	PIV	POST INDICATOR VALVE
BFP	BACK FLOW PREVENTOR	PLTR	PLANTER
	BOLLARD	PM	PARKING METER
BLDG	BUILDING	PP	POWER POLE
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
	CENTERLINE	RBC	ROLLED BACK CURB
CONC	CONCRETE	SQ. FT.	SQUARE FEET
CP	CONCRETE PAD	SL	STREET LIGHT
DCV	DOUBLE CHECK VALVE	SLB	STREET LIGHT BOX
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EB	ELECTRICAL BOX	SSCO	SANITARY SEWER CLEANOUT
EC	ELECTRICAL CABINET	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRICAL VAULT	TEL	TELEPHONE
FC	FACE OF CURB	TRANS	TRANSFORMER
FBC	FIRE DEPARTMENT CONNECTION		TREE
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX
GL	GUTTER LIP	VT	VAULT
GM	GAS METER	WM	WATER METER
GV	GAS VALVE	WV	WATER VALVE
MH	MANHOLE	YL	YARD LIGHT
			DENOTES ENCROACHMENTS
			CORRESPONDS TO SCHEDULE B
SEWER LINE	SS		
WATER LINE	W		
ELECTRICAL	E		
GAS MAIN	GAS		

GENERAL NOTES

OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

STATEMENT OF ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NONE.

PARKING SUMMARY

462 STALLS
14 HANDICAP STALLS
476 TOTAL STALLS

BASIS OF BEARINGS

THE MONUMENTED LINE OF ZINFANDEL DRIVE N17°34'16"E AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 52 OF PARCEL MAPS, PAGE 36, RECORDS OF SACRAMENTO COUNTY WAS USED AS THE BASIS OF BEARINGS.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY WAS IN THE COUNTY OF SACRAMENTO DESIGNATION 28DA8 7/8" METAL DISC STAMPED HELD AT AN ELEVATION OF 113.602 BENCHMARK NO. 19-3.

NOTES CORRESPONDING TO SCHEDULE B

TITLE ITEMS PER SCHEDULE "B" OF THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY ORDER NO. 404-7386 DATED AUGUST 22, 2007 AT 8:48 A.M.

6 RIGHTS TO THE PUBLIC EASEMENT PER 52 PM 36 (PLOTTED, AFFECTS SUBJECT PARCEL)

7 RELINQUISHMENT OF ABBUTER'S RIGHTS PER 4228 OR 692 (PLOTTED, AFFECTS SUBJECT PARCEL)

8 PIPELINE EASEMENT PER 800403 OR 798 (PLOTTED, AFFECTS SUBJECT PARCEL)

9 5' ELECTRICAL EASEMENT PER 801031 OR 1156

10 COVENANTS, CONDITIONS, AND RESTRICTIONS PER 910605 OR 370 INCLUDING A VEHICULAR AND PEDESTRIAN EASEMENT IS OVER THE PARKING AREA AS DEFINED THEREIN (AFFECTS SUBJECT PARCEL)

11 PACIFIC BELL EASEMENT PER 20000922 OR 1156
○ (PLOTTED, AFFECTS SUBJECT PARCEL)

12 REDEVELOPMENT PLAN ADOPTION & STATEMENT OF INSTITUTION
○ PER 20060710 OR 2073 (NOT PLOTTED, DOCUMENT NOT PROVIDED)

MATTERS THE SURVEYOR IS AWARE OF THAT ARE NOT DISCLOSED ON THE TITLE REPORT

1 ACCESS AND PARKING EASEMENT PER 20001031 OR 1402
○ (PLOTTED, AFFECTS SUBJECT PARCEL)

ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF RANCHO CORDOVA
PLANNING DIVISION
2729 PROSPECT PARK DR.
RANCHO CORDOVA, CA
95670
TEL: (916) 851-8750
WWW.CITYOFRANCHOCORDOVA.ORG

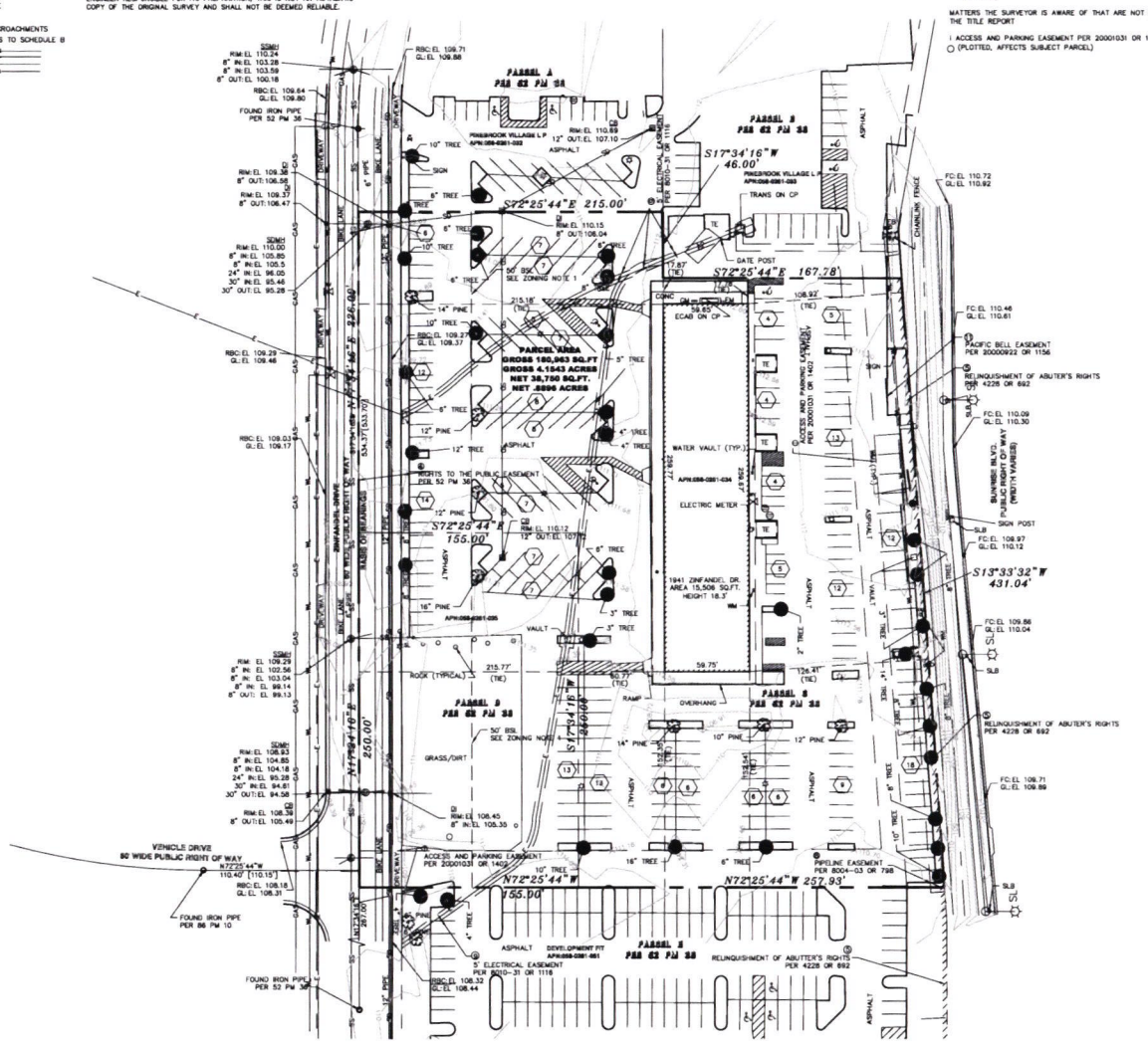
ZONE SC, SHOPPING COMMERCIAL
SETBACKS

FRONT	50' ****SEE NOTE 1, CAN BE REDUCED TO 25' WITH SUFFICIENT LANDSCAPING
SIDE	0', 25' IF ABUTTING A RESIDENTIAL ZONE
REAR	0', 25' IF ABUTTING A RESIDENTIAL ZONE
HEIGHT	24' IF WITHING 100' FROM A RESIDENTIAL ZONE
LOT COVERAGE	NOT SPECIFIED
PARKING	DEPENDING ON USE

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

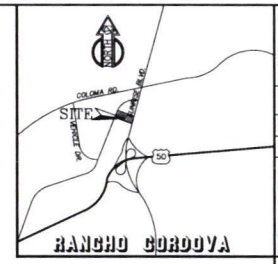
NOTE 1: ARTICLE 8--COMMERCIAL AND BUSINESS AND PROFESSIONAL USE DEVELOPMENT STANDARDS IN COMMERCIAL LAND USE ZONES SUBSECTION-315-42 FRONT AND SIDE STREET YARDS

(B) ALL OTHER COMMERCIAL LAND USE ZONES.
THERE SHALL BE A FRONT AND SIDE STREET YARD OF AT LEAST FIFTY (50) FEET BETWEEN ANY STRUCTURES WITHIN THESE ZONES AND THE PUBLIC STREET RIGHT-OF-WAY OR EDGE OF PAVEMENT OF A PRIVATE STREET. SUCH YARD DEPTH MAY BE REDUCED TO A MINIMUM OF TWENTY-FIVE (25) FEET, PROVIDED THAT FOR EACH SQUARE FOOT OF ADDITIONAL BUILDABLE AREA CREATED BY THE APPLICATION OF THIS PROVISION, AN EQUIVALENT SQUARE FOOT OF PLANTER OR LANDSCAPED AREA IS PROVIDED IN THE CORRESPONDING FRONT OR SIDE STREET YARD. SUCH PLANTER OR LANDSCAPED AREAS SHALL BE IN ADDITION TO THE PLANTER AND LANDSCAPED AREAS REQUIRED IN SECTION 315-45 OF THIS ARTICLE AND SHALL BE SUBJECT TO ALL THE PROVISIONS OF THIS SECTION (AMENDED 4/17/02)



VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF RANCHO CORDOVA, AND IS DESCRIBED AS FOLLOWS:

PARCELS C AND D, AS SAID PARCELS ARE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SUBDIVISION "THOMAS COX 615.43 A" & HENRY S. KELLER 178 A" RANCHO RIO DE LOS AMERICANOS BEING A PORTION OF PARCEL 4, AS SHOWN ON 22 RS 16", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 23, 1979 IN BOOK 52 OF PARCEL MAPS, AT PAGE 36.

APN: 058-0281-034 & 035

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. 404-7386, DATED AUGUST 22, 2007 AT 8:48 A.M.

UTILITY INFORMATION

WATER
GOLDEN STATE WATER COMPANY
3035 PROSPECT PARK DR., SUITE 60
RANCHO CORDOVA, CA 95670
(APPROX. LOC. SHOWN HEREON)

ELECTRICAL
SMUD
6201 S STREET
SACRAMENTO,CA 95816
(APPROX. LOC. SHOWN HEREON)

GAS
PG&E
5555 FLORIN-PERKINS RD.
SACRAMENTO, CA 95826
(APPROX. LOC. SHOWN HEREON)

PHONE
SBC
3675 T STREET
SACRAMENTO,CA 95816
(NO RESPONSE)

SEWER & STORM DRAIN
COUNTY SANITATION DISTRICT-1
LOCAL SEWER ENGINEERING
10545 ARMSTRONG AVE., SUITE 101
MATHER,CA 95655
(APPROX. LOC. SHOWN HEREON)

SURVEYOR'S CERTIFICATION

I, DIRK C. SLOOTEN, A REGISTERED LAND SURVEYOR, LICENSE NO.LS5342, IN AND FOR THE STATE OF CALIFORNIA DO HEREBY CERTIFY TO:

TANDEM COMPUTERS INC / HEWLETT PACKARD

THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED HEREON.

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA; THAT THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND ON FEBRUARY 14, 2007; AND THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF CALIFORNIA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(A) 7(C), 7(B1), 8, 10, 11(B), 13, 16, 17 AND 18 (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, AS HEREINAFTER DEFINED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN HIS/HER PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DIRK C. SLOOTEN
REGISTRATION NO. LS5342
DATE OF SURVEY: 01/08/2008
DATE OF LAST REVISION: 01/16/2008

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 060262021DE which bears an effective date of 07-06-1999 and is not in a Special Flood Hazard Area. By telephone call dated 01-08-2008 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

REVISION	DATE	BY	No.

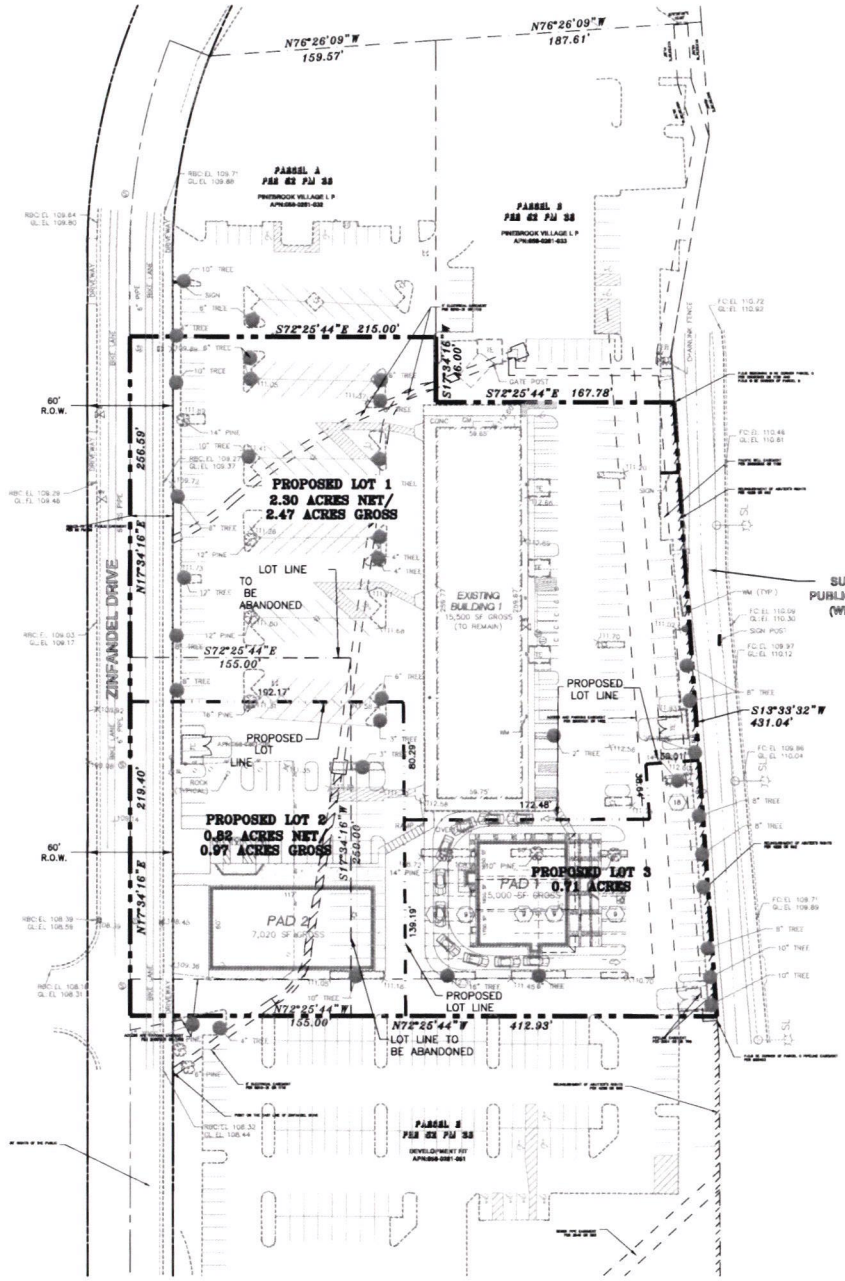
DATE: 01/08/2008
SCALE: 1"=40'
DESIGNED: TJA
DRAWN: AZ
CHECKED: AU
PROJ.ENGR.:
FILE: 8176-01

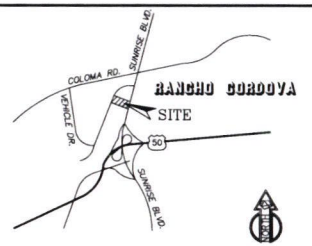
SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
4740 NORTHGATE BLVD., SUITE 115
SACRAMENTO, CA 95834
(916)641-7570
(FAX)641-7572

ALTA/ACSM LAND TITLE SURVEY

RSC ENGINEERING
1941 ZINFANDEL DRIVE
RANCHO CORDOVA/COUNTY OF SACRAMENTO CALIFORNIA

SHEET 1 OF 1 SHEETS
JOB No. 8176-01





VICINITY MAP
NOT TO SCALE

Owner:
Helen Hills, LP
Po Box 3549
Manhattan Beach CA, 90266
Attn: Andy Byrne
(310) 760-0511

Engineer/Applicant:
RSC Engineering, Inc.
2250 Douglas Blvd., Suite 150
Roseville, CA 95661
Attn: Tiffany Wilson/Todd Fawley
(916) 788-2884

Existing General Plan Designation and Zone:
Commercial Mixed Use (CMU)
Shopping Center (SC)

Proposed General Plan Designation and Zone:
Commercial Mixed Use (CMU)
Shopping Center (SC)

APN:
058-0261-034 & 035

Existing Net AC:
Lot 1: 3.11± AC.
Lot 2: 0.72± AC.
Total: 3.83± AC.

Proposed Net AC:
Lot 1: 2.30± AC.
Lot 2: 0.82± AC.
Lot 3: 0.71± AC.
Total: 3.83± AC.

Existing Gross AC:
Lot 1: 3.26± AC.
Lot 2: 0.89± AC.
Total: 4.15± AC.

Proposed Gross AC:
Lot 1: 2.47± AC.
Lot 2: 0.97± AC.
Lot 3: 0.71± AC.
Total: 4.15± AC.

Utilities:
Sewer – CSD-1
Water – Golden State Water Company
Drainage – County of Sacramento
Gas – PG&E
Electricity – SMUD
Telephone – SBC
Fire – City of Rancho Cordova

NOTES:
1.) Refer to final parcel map for accurate lot dimensions and configuration.
2.) Design Review For Pad 1 & Pad 2 per separate entitlement request.
3.) 5' electrical easement per 8010-31 OR 1116 to be quit claimed under separate instrument.
4.) The property is in Zone X of the FIRM, Community Panel No. 0602620210E dated 7-6-1998.

LEGEND:

PROJECT BOUNDARY

EXISTING LOT LINE (TO BE ABANDONED)

PROPOSED LOT LINE

EXISTING EASEMENT

PORTION OF EASEMENT TO BE RELOCATED (EXACT LOCATION TO BE DETERMINED)

1 inch = 40 ft.

BYRNE PROPERTIES, LLC

NO.	DESCRIPTION	BY	APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER RICHARD T. CRAMER No. 29033 EXP. 12-31-2008 CIVIL STATE OF CALIFORNIA

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	055-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

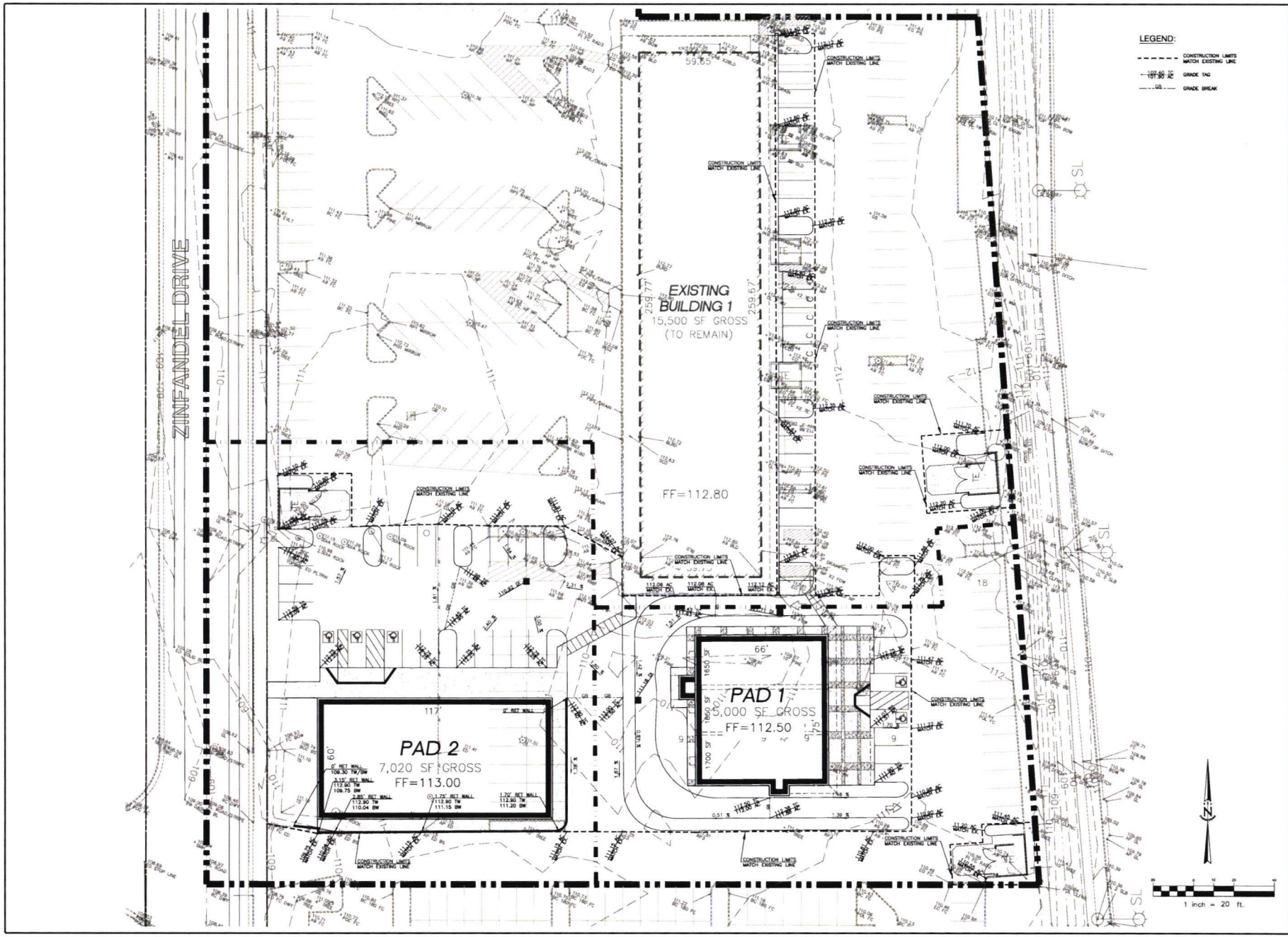
TENTATIVE PARCEL MAP
ZINFANDEL AND SUNRISE

1941 ZINFANDEL DRIVE
RANCHO CORDOVA, CA

SHEET TITLE
PM

SHEET NO.
1 OF 1

DATE: APRIL 17, 2008



BYRNE PROPERTIES, LLC

NO.	DESCRIPTION	BY	APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES K. VANDERPOST
No. 61302
Exp. 12, 2008
CIVIL
STATE OF CALIFORNIA

2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

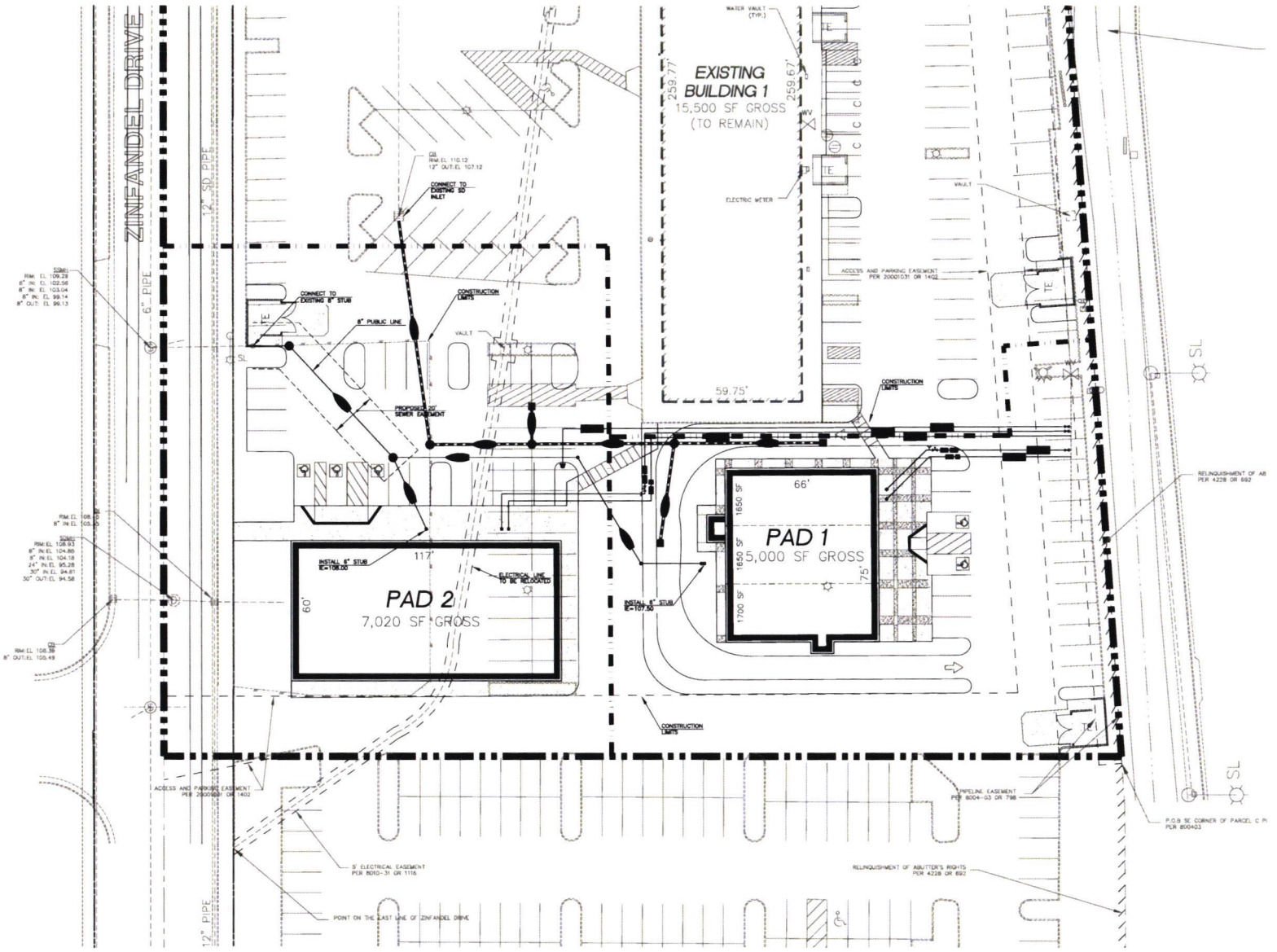
PROJECT NO: 055-001
DRAWN BY: RSC Eng
CHECKED BY: J. Vanderpost
DESIGNED BY: J. Reyes

ZINFANDEL AND SUNRISE
1941 ZINFANDEL DRIVE
RANCHO CORDOVA, CALIFORNIA

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
1
OF 2

DATE: APRIL 2 / 2008



BYRNE PROPERTIES, LLC

NO.	DESCRIPTION	BY	APPROVED

REGISTERED PROFESSIONAL ENGINEER JAMES R. VANDERPOST No. 69382 Exp. 06-30-2008 CIVIL STATE OF CALIFORNIA

2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

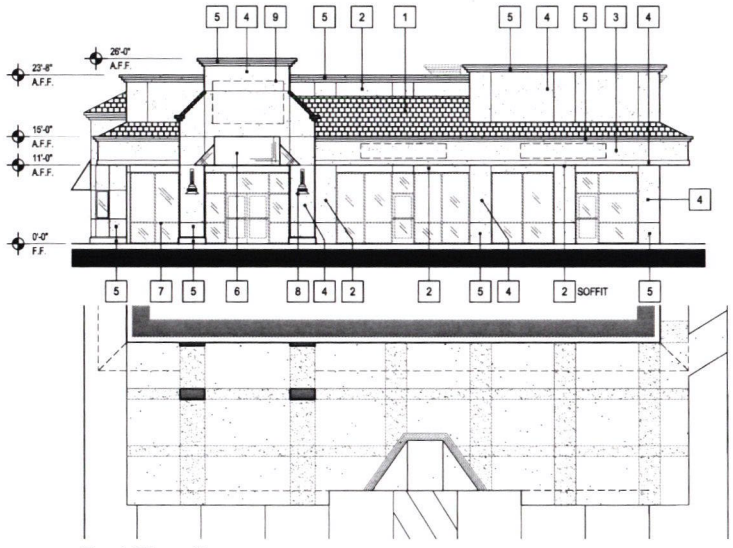
PROJECT NO:	055-001
DRAWN BY:	RSC Eng
CHECKED BY:	J. Vanderpost
DESIGNED BY:	J. Reyes

ZINFANDEL AND SUNRISE
1941 ZINFANDEL DRIVE
RANCHO CORDOVA, CALIFORNIA

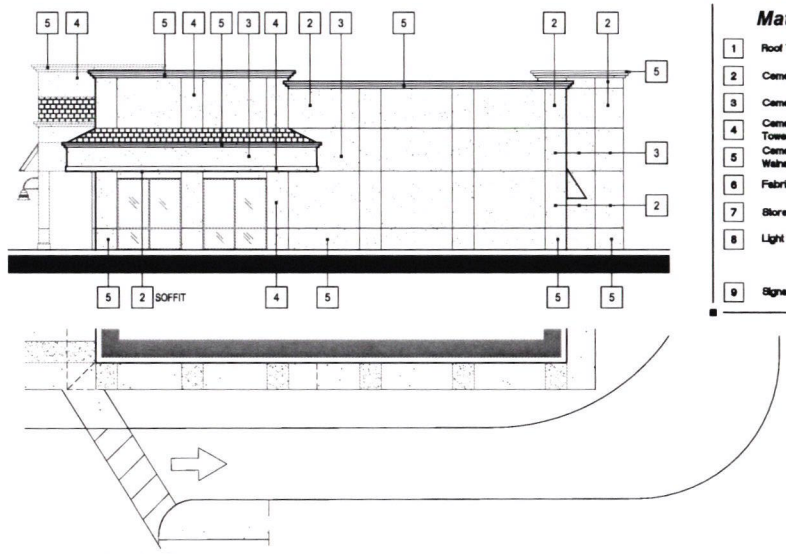
SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
2 OF 2

DATE: APRIL 2 / 2008

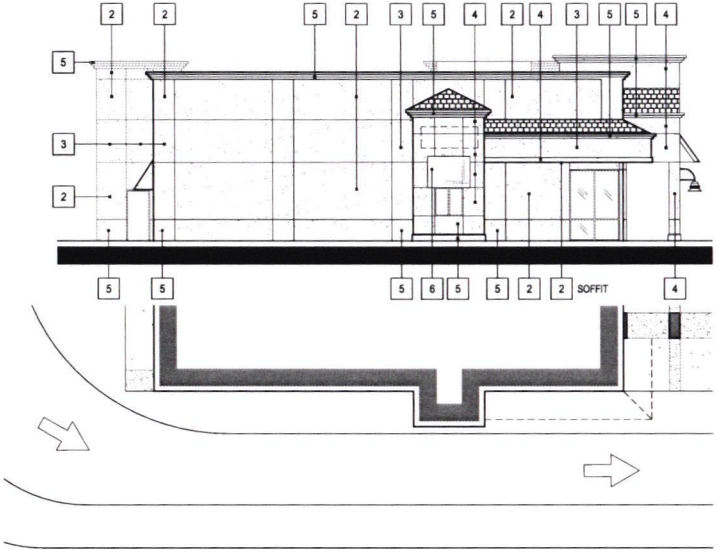


East Elevation *(Facing Sunrise Boulevard)*

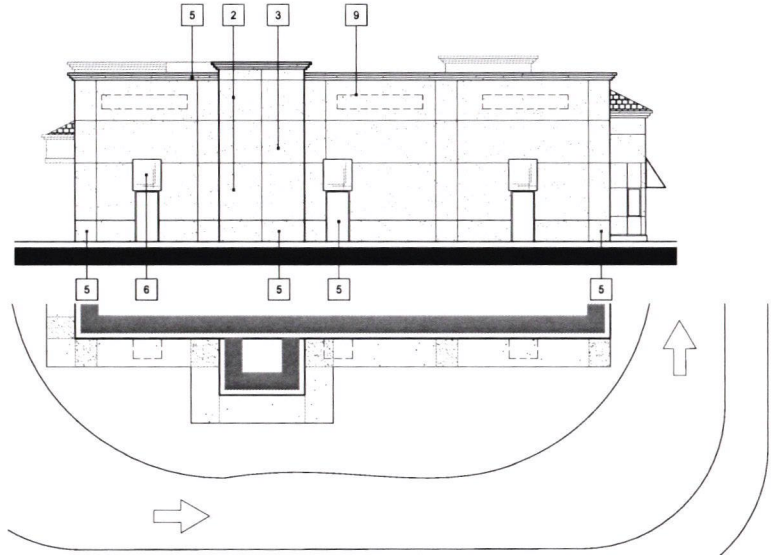


North Elevation

	Material	Manufacturer	Style/Color
1	Roof Tile	"Eagle Roofing Products"	Pattern Bel Air Color: Concord Blend 4602
2	Cement Plaster	"Sherwin Williams"	SW6106 Kilm Beige
3	Cement Plaster	"Sherwin Williams"	SW7052 Gray Area
4	Cement Plaster Tower/Trim	"Sherwin Williams"	SW2841 Weathered Shingle
5	Cement Plaster Wainscot/Trim/Cornice	"Sherwin Williams"	SW7033 Brainstorm Bronze
6	Fabric Awnings	"Glen Raven Mills"	Firesist HUV 88097-0000 Forest Green
7	Storefront	TBD	Dark Bronze Anodized
8	Light Fixture	"Architectural Area Lighting"	Universe Collection, Medium Sized Wall Mount, Solid Rings, Straight Shade in Verdigris Finish
9	Signage	TBD	Under Separate Permit



South Elevation



West Elevation

Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

0 5 10 20 30

Scale: 1/8" = 1'-0"

Project:

Zinfandel & Sunrise

SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:

Byrne Properties Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

ELEVATIONS

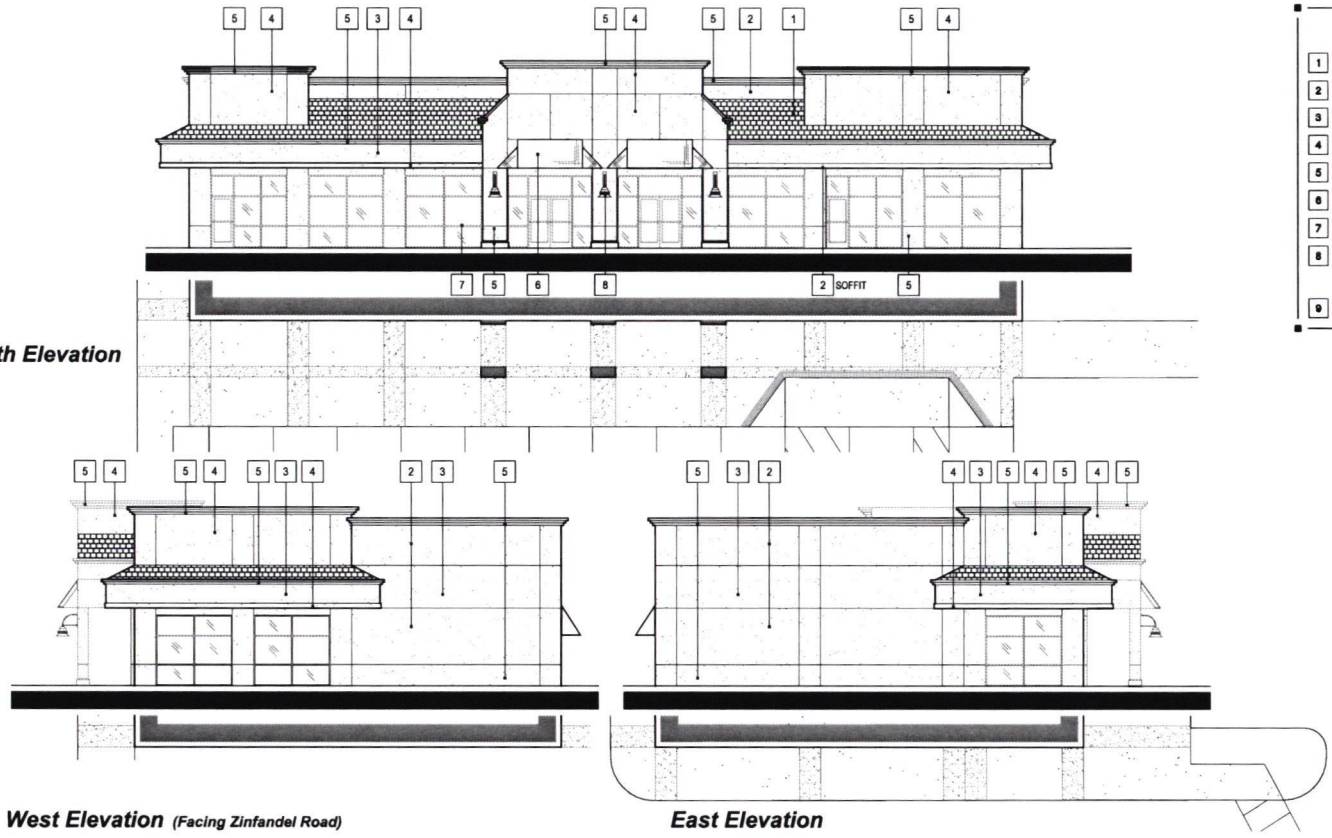
Preliminary Building 1

Job Number:	A07-130
Date:	03.17.08
Drawn By:	JLK
Revised:	

Sheet:

A.2

Rauschenbach Marvelli Becker
architects
2277 Watt Ave - 2nd Floor
Sacramento, CA 95825
P 916.488.8500
F 916.488.8566
www.rmbarchitects.com



	Material	Manufacturer	Style/Color
1	Roof Tile	"Eagle Roofing Products"	Pattern: Bel Air Color: Concord Blend 4602
2	Cement Plaster	"Sherwin Williams"	SW6106 Kiln Beige
3	Cement Plaster	"Sherwin Williams"	SW7052 Gray Area
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Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

0 5 10 20 30

Scale: 1/8" = 1'-0"

Project:
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SWC Zinfandel Road & Sunrise Boulevard
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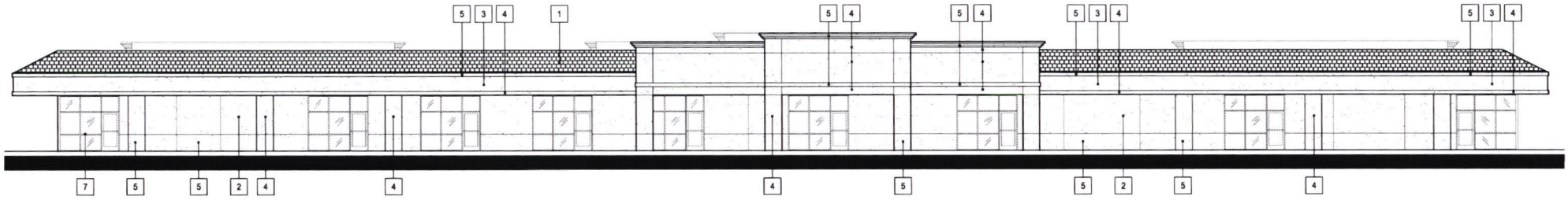
ELEVATIONS

Preliminary Building 2

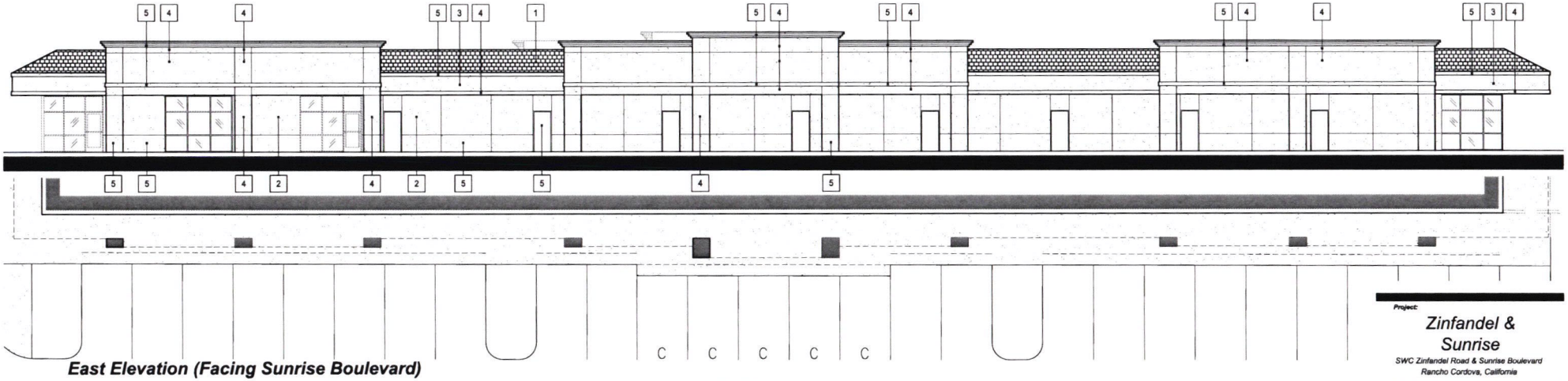
Job Number:	A07-130
Date:	04.02.08
Drawn By:	JLK
Revised:	

Sheet:
A.3

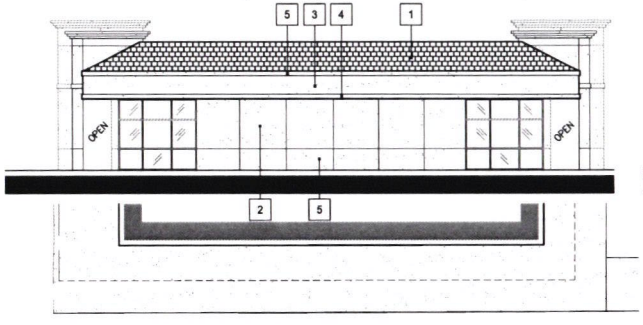
Rauschenbach Marvelli Becker
architects
2277 Watt Ave - 2nd Floor
Sacramento, CA 95825
P 916.488.8500
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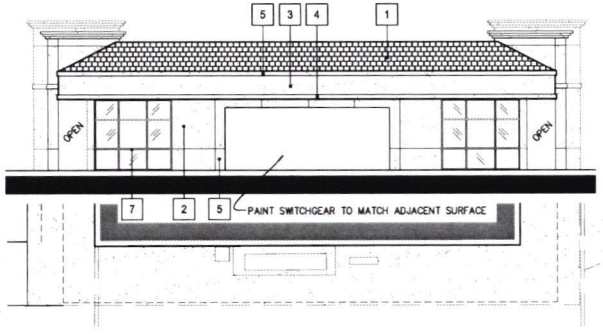
West Elevation (Facing Zinfandel Road)



East Elevation (Facing Sunrise Boulevard)



South Elevation (Facing new building)



North Elevation

	Material	Manufacturer	Style/Color
1	Roofing	--	Exist. to remain on this building
2	Cement Plaster	"Sherwin Williams"	SW6106 Kilm Beige
3	Cement Plaster	"Sherwin Williams"	SW7052 Gray Area
4	Cement Plaster Tower/Trim	"Sherwin Williams"	SW2841 Weathered Shingle
5	Cement Plaster Wainscot/Trim/Cornice	"Sherwin Williams"	SW7033 Brainstorm Bronze
6	N/A	--	--
7	Storefront	TBD	Exist. to remain
8	N/A	--	--
9	Signage	TBD	Under Seperate Permit

Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

0 5 10 20 30

Scale: 1/8" = 1'-0"

Project:
Zinfandel & Sunrise
SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:
Byrne Properties Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

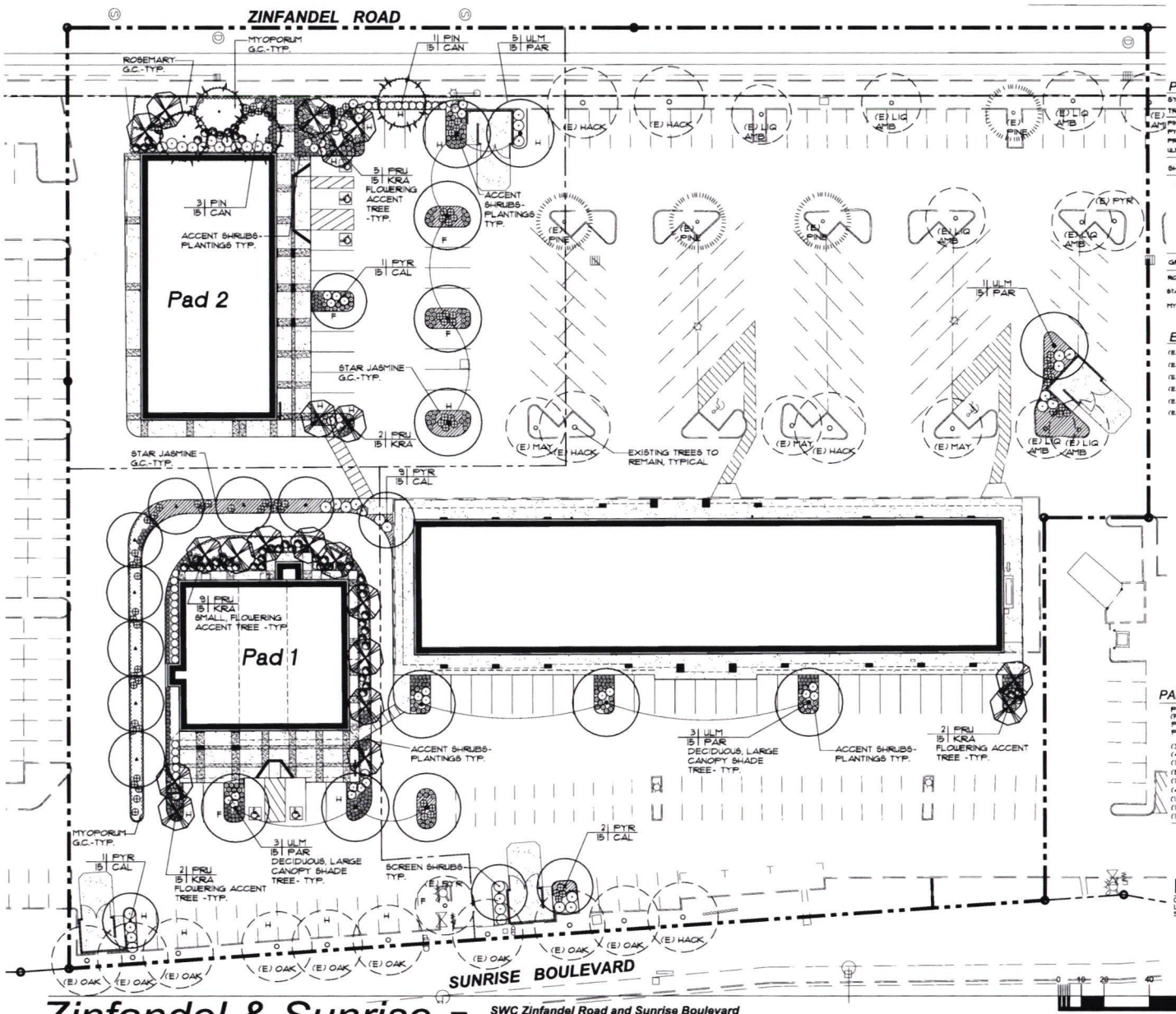
ELEVATIONS

Existing Building

Job Number:	A07-130
Date:	04.18.08
Drawn By:	JLK
Revised:	04.28.08

Sheet:
A.4

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Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

Scale: 1" = 20'-0"

NORTH

PLANT LEGEND

SYM	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
PIN CAN	15 GALLON	PINUS CANARIENSIS	CANARY ISLAND PINE	NATURAL
PYR CAL	15 GALLON	PYRUS CALLERYANA 'BRADFORD' PEAR	BRADFORD PEAR	STANDARD
PRU KRA	15 GALLON	PRUNUS 'KRAUTER VESUVIUS'	FLOWERING PLUM	STANDARD
ULM PAR	15 GALLON	ULMUS PARVIFOLIA	EVERGREEN ELM	STANDARD
SHRUBS				
	5 GALLON	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	
	1 GALLON	SPIREA X BULPADA 'ANTONY WATERER'	ANTHONY WATERER SPIREA	
	1 GALLON	HEMEROCALLIS 'LEMON YELLOW'	LEMON YELLOW DAYLILY	
	5 GALLON	NANDINA DOMESTICA	HEAVENLY BAMBOO	
	5 GALLON	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY FLAX	
	5 GALLON	LAVANDULA ANGUSTIFOLIA	LAVENDER	
	5 GALLON	VIBURNUM TINUS 'DWARF'	DWARF VIBURNUM	
	1 GALLON	TULBAGHIA VIOLACEA	SOCIETY GARLIC	
GROUND COVERS				
ROSEMARY	1 GALLON	ROSMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	TRIANGULAR SPACED @ 36" O.C.
STAR JASMINE	1 GALLON	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	TRIANGULAR SPACED AT 24" O.C.
MYOPORUM	1 GALLON	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	MYOPORUM	TRIANGULAR SPACED @ 36" O.C.

EXISTING TREE LEGEND

(E) HACK	CELTIS OCCIDENTALLIS
(E) PYR	PYRUS CALLERYANA 'BRADFORD' PEAR
(E) OAK	QUERCUS SPECIES
(E) LIQ AM	LIQUIDAMBAR STYRACIFLUA
(E) MAY	MAYTENUS BOARIA
(E) PINE	PINUS SPECIES

TREE CALLOUT LEGEND:

5 | PIS | QUANTITY
15 | CHI | PLANT SYMBOL
CONTAINER SIZE

Subject Parcel



Vicinity Map N.T.S.

NORTH

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. LANDSCAPE SHALL BE DESIGNED & INSTALLED PER CITY OF RANCHO CORDOVA REQUIREMENTS.

PARKING SHADE CALCULATIONS

PARKING AREA PAVING: 18,474 SF
(FOR PAD 1 & 2)
PARKING AREA SHADE REQUIRED: 9,237 SF (50%)
PARKING AREA SHADE PROVIDED: 9,995 SF (54%)

(3) FULL ELMS AT 962 SF EA. = 2,886 SF
(4) HALF ELMS AT 481 SF EA = 1924 SF
(1) FULL PEAR AT 707 SF EA = 707 SF
(5) HALF PLUMS AT 151 SF EA= 755 SF
(1) HALF PINE AT 354 SF EA = 354 SF
(4) HALF (E) OAKS AT 481 SF EA = 1924 SF
(1) FULL (E) PEAR AT 707 SF EA= 707 SF
(1) HALF (E) PEAR AT 354 SF EA= 354 SF
(1) HALF (E) PINE AT 354 SF EA= 354 SF
TOTAL TREE SHADE = 9,995 SF

PERRY • DESIGN
Carol Perry Brown, Landscape Architect
530 823-2621
2280 Strap Miner Trail
Cool, CA 95614
Fax 530 823 2868

Project:
Zinfandel & Sunrise
SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:
Byrne Properties, Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

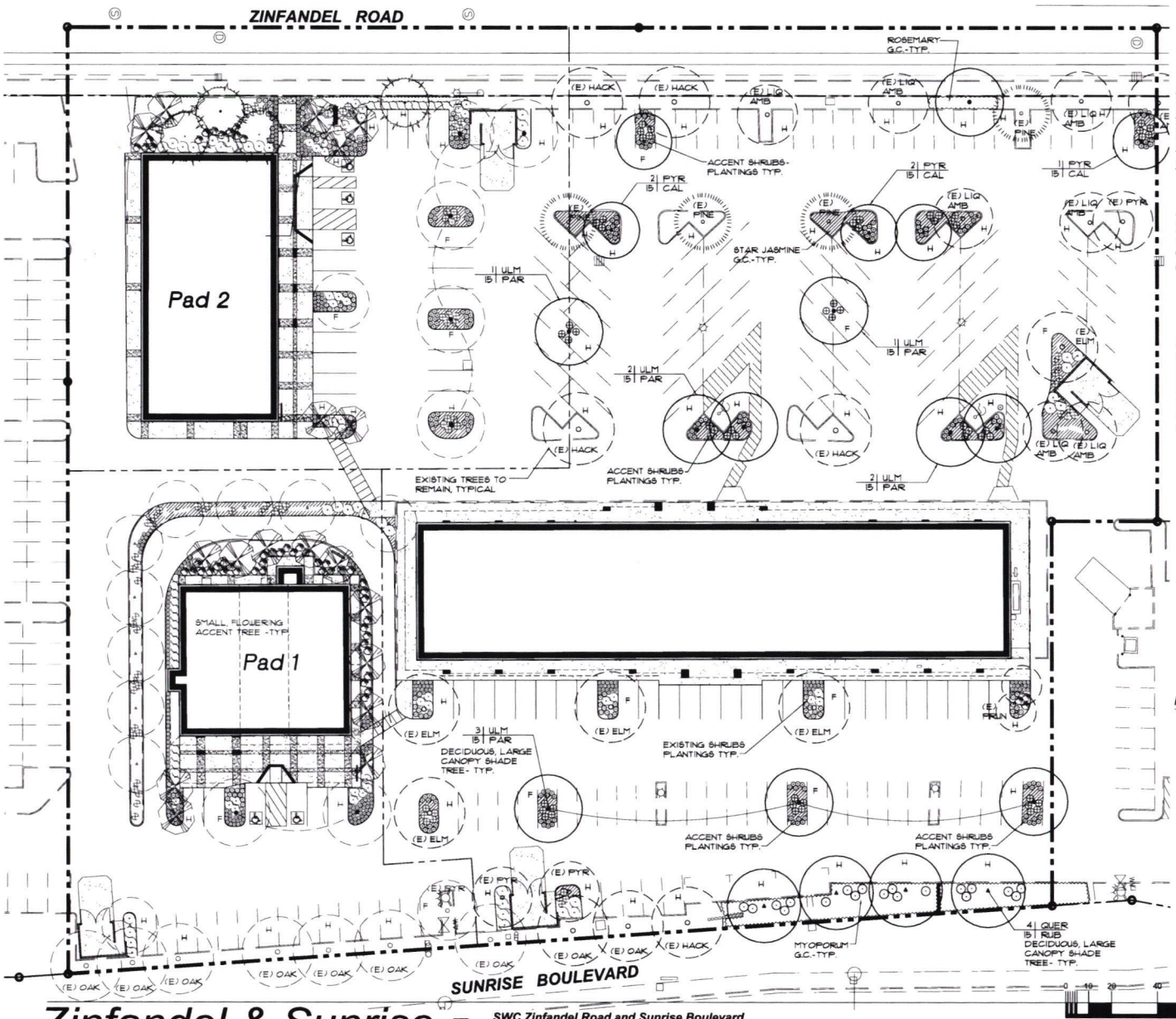
LANDSCAPE PLAN

Preliminary

Job Number:	A07-130
Date:	01-21-08
Drawn By:	CPB
Revised:	06-17-08

Sheet:
L.1

Rauschenbach Marvelli Becker architects
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PLANT LEGEND

SYM	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
PYR CAL	15 GALLON	PYRUS CALLERYANA 'BRADFORD PEAR'	BRADFORD PEAR	STANDARD
QUE RUB	15 GALLON	QUERCUS RUBRA	RED OAK	STANDARD
ULM PAR	15 GALLON	ULMUS PARVIFOLIA	EVERGREEN ELM	STANDARD
SHRUBS				
⊕	1 GALLON	HEMEROCALLIS 'LEMON YELLOW'	LEMON YELLOW DAYLILY	
○	5 GALLON	LAVANDULA ANGUSTIFOLIA	LAVENDER	
⊕	5 GALLON	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY FLAX	
⊕	1 GALLON	TULBAGHIA VIOLACEA	SOCIETY GARLIC	
GROUND COVERS				
ROSEMARY	1 GALLON	ROSMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	TRIANGULAR SPACED @ 36" O.C.
STAR JASMINE	1 GALLON	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	TRIANGULAR SPACED AT 24" O.C.
MYOPORUM	1 GALLON	MYOPORUM PARVIFOLIUM 'PUTIH CREEK'	MYOPORUM	TRIANGULAR SPACED @ 36" O.C.

EXISTING TREE LEGEND

(E) HACK	CELTIS OCCIDENTALIS
(E) PYR	PYRUS CALLERYANA 'BRADFORD PEAR'
(E) OAK	QUERCUS SPECIES
(E) LIQ AM	LIQUIDAMBAR STYRACIFLUA
(E) MAY	MAYTENUS BOARIA
(E) PINE	PINUS SPECIES
(E) ELM	ULMUS PARVIFOLIA

TREE CALLOUT LEGEND:

5| PIS
15| CHI

QUANTITY
PLANT SYMBOL
CONTAINER SIZE

Subject Parcel



Vicinity Map N.T.S.

NORTH

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. LANDSCAPE SHALL BE DESIGNED & INSTALLED PER CITY OF RANCHO CORDOVA REQUIREMENTS.

PARKING SHADE CALCULATIONS

PARKING AREA PAVING: 48,484 SF
(SITE PARKING)

PARKING AREA SHADE PROVIDED: 19,669 SF (41%)

(4) HALF OAKS AT 481 SF EA = 1,924 SF
(6) FULL ELMS AT 962 SF EA = 5,772 SF
(5) HALF ELMS AT 481 SF EA = 4,329 SF
(1) FULL PYR AT 707 SF EA = 707 SF
(7) HALF PYR AT 354 SF EA = 2,478 SF
(1) HALF PLUM AT 181 SF EA = 181 SF
(5) HALF (E) HACKS AT 481 SF EA=2,405 SF
(1) HALF (E) OAK AT 481 SF EA = 481 SF
(4) HALF (E) PINES AT 354 SF EA=1,416 SF

TOTAL TREE SHADE = 19,669 SF

PERRY • DESIGN
Carol Perry Brown, Landscape Architect
530 823-2621
2280 Strap Miner Trail, Cool, CA 95614
Fax 530 823 2868

Zinfandel & Sunrise

SWC Zinfandel Road and Sunrise Boulevard
Rancho Cordova, California

Scale: 1" = 20'-0"

NORTH

Project:
Zinfandel & Sunrise
SWC Zinfandel Road & Sunrise Boulevard
Rancho Cordova, California

Developer:
Byrne Properties, Inc.
P.O. Box 3549
Manhattan Beach, CA 90266

(P) 310.760.0511
(C) 310.505.7170

LANDSCAPE PLAN

Preliminary

Job Number:	A07-130
Date:	01-21-08
Drawn By:	CPB
Revised:	06-17-08

Sheet:
L.1A

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O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criterion is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Operator, and the project's graphic design consultant. Signing at this location in Rancho Cordova is an integral part of the City's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed.

OVERVIEW

"Tenant" shall mean the occupant of the building or retail space, which could be the Owner, Operator or Tenant. The overview of the criteria is to assist the Tenant, Landlord/ City relationship. The Landlord will be responsible to:

Provide base building design and construction information requested by Tenant's sign design consultant.
Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

This document is part of the project as approved the City of Rancho Cordova. Signs submitted for required permit will be required to be consistent with the provisions of this document.

Maintenance of the Sign.

The tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this Sunrise 50 Plaza Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. City permits shall be required prior to sign installation.

Note: Should the Tenant vacate the premises or change signage, it will be the responsibility of the Tenant to remove the unneeded sign, fastening devices and related sign hardware, and satisfactorily repair and patch holes of their storefront sign area. It is the responsibility of the Tenant to keep the sign in good repair and working condition. If the Tenant fails to fulfill this responsibility, the property owner shall be required to bring the sign and/or building into compliance or risk City enforcement action.

MULTI-TENANT FREESTANDING MONUMENT SIGNS

Landlord shall have the discretion to assign tenant sign space on the approved freestanding signs, according to the approved sign program. Lettering shall be proportional to the sign face.

- Multi-tenant Sign A shall not exceed 6 feet in height, measured from the existing grade of the property, and have no more than 24 square feet in sign area.
- Multi-tenant Sign C shall not exceed 20 feet in height, measured from the existing grade of the property, and have no more than 200 square feet in sign area.
- Multi-tenant signs shall be separated by no less than 50 feet.

TENANT WALL SIGNS

Each Tenant is allowed (1) storefront ID sign above their storefront on each side of its space(Sunrise and Zinfandel- total 2). However, specific with secondary entrances or secondary building elevations may incorporate one (1) additional identification sign per elevation, subject to Landlords approval

The size of each Tenant's sign is based on the following criteria:

- Two (2.0) square feet per linear foot of Tenant's store frontage.
- The maximum width of any tenant's storefront sign may not exceed seventy-live (75%) percent of the tenants leased storefront.
- Signs may identify the business name and a generic word description of the service.

Note: Tenant with building elevations facing multiple exposures such as the end caps, a parking lot or street, may incorporate one (1) additional sign per elevation. (Maximum sign height: 2' - 0") as long as the cumulative area does not exceed the maximum area allowed.

For all Tenants:

(1) Tenants may be allowed an extra 50% of sign height and 15% of sign area to allow enhancements to graphics and/or architectural balance. However, this option is at the discretion of the Landlord and requires approval of the City Planning Director prior to sign permit approval.

(2) All signs shall be measured for area by drawing a shape (rectangular or other)

around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.

(3) Double stacking of letters is permitted, if the total sign height limit is not exceeded. Adjacent text and graphics shall be considered one (1) sign for height measurement purposes.

SIGN STYLES

There are many acceptable sign treatments, however a Mixed Media * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Note: Mixed Media signs are subjected to the height and area limitations defined in the previous section.

Acceptable sign styles may include:

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters.
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Halo illuminated letters, 3" deep minimum.
6. Dimensional geometric shapes.
7. Exposed neon if used as an accent, subject to approval by the Landlord and Planning Director.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents.
Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area.

With the Landlord approval, complex shaped (i.e. Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenants signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Neon or fluorescent contained in letters and panel cabinets
2. Light Emitting Diodes (LED's)
3. Cove Lighting (Indirect Illumination)
4. Exposed neon accents

If it is determined by Landlord at any time that the primary lighting of Tenants wall sign or blade sign is too intense, the Landlord may require at Tenants expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenants signing. The project and the individual building facade will consist of a variety of colors and materials.

- Signs may incorporate **regionally** and **nationally** recognized logo colors.
- Sign colors should be selected to provide sufficient contrast against building background colors.
- Sign colors should be compatible with and complement building background colors.
- Sign colors should provide variety, sophistication and excitement.
- Color of letter returns shall be a contrasting color to the face of the letter.
- Neon accent colors should complement related signing elements.
- Bright colors such as "Hot Pink" will not be allowed, unless part of a trade mark logo.

APPROVAL PROCESS (Landlord / Property Manager)

The Landlord will review and approve Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA.

At least thirty (30) days prior to the Landlords' scheduled delivery of the premises; Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenants sign to the Landlord's Tenant coordinator.

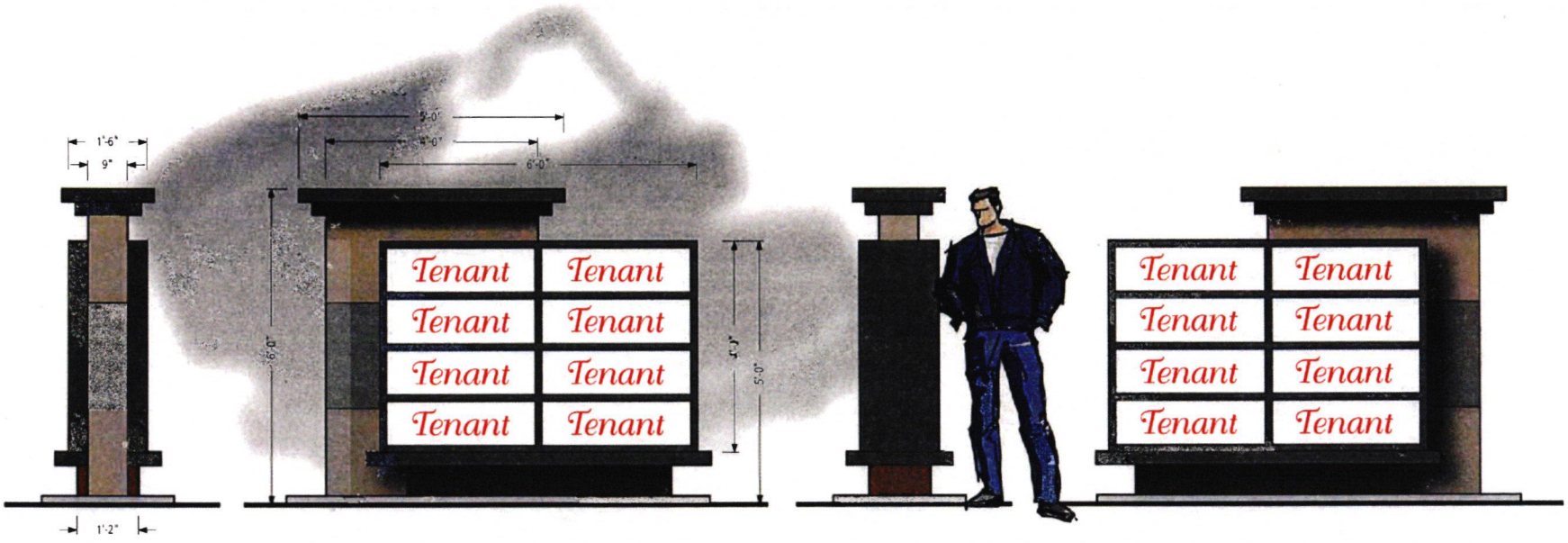
Shop drawings shall include at least the following: Tenants entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - l'-0"

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenants proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation. Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlords comments and re-submit within fourteen calendar days, and repeat this process until all sign design; fabrication and installation issues are resolved to the Landlord's satisfaction.

APPROVAL PROCESS (City)

The Tenant shall receive Landlord approval prior to applying for approval of a Sign Permit with the City of Rancho Cordova. Approved plans shall be stamped approved by the City prior to fabrication and installation of any sign(s).



A End View
Scale 1/2"=1'-0"

A D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/2"=1'-0"

A End View
Scale 1/2"=1'-0"

A D/F Illuminated Shared Tenant Monument Sign (Side 2)
Scale 1/2"=1'-0"

MATERIAL SCHEDULE

Sign Cabinet
Cabinet to be fabricated aluminum construction with texcote finish. Cabinet and retainer to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Tenant panels to be White acrylic with applied 3M vinyl film overlays as tenant specifications.

Cornices
Cornices to be fabricated aluminum construction with texcote finish and painted to match Sherwin Williams SW7033 Brainstorm Bronze.

Background/Base
Background and base to be fabricated aluminum construction with texcote finish. Background to be painted to match Sherwin Williams SW7052 Gray Area and Sherwin Williams _____ (color to be determined). Base to be painted to match Sherwin Williams SW2841 Weathered Shingle.

RECEIVED
MAY 08 2008
RANCHO CORDOVA
PLANNING

PACIFIC NEON
2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2792a-00
Account Executive: Ralph Cundiff
Approved:

Project Title:
Zinfandel & Sunrise Retail

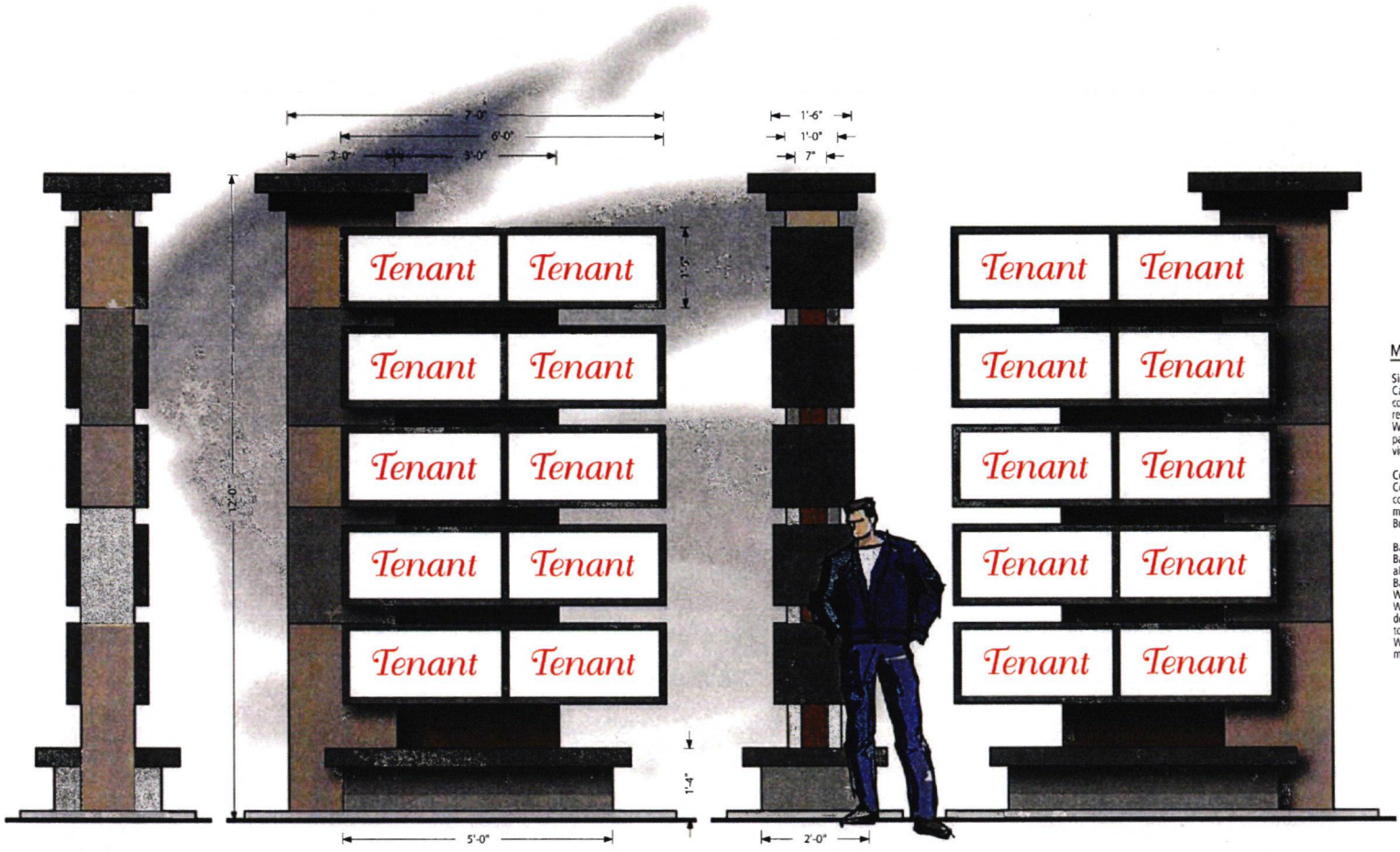
Address:
1941-1967 Zinfandel Drive
Rancho Cordova, CA

Status:
Preliminary: 4.10.08
Revised: 4.24.08
4.29.08

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No.
1
WD



B End View
Scale 1/2"=1'-0"

B D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/2"=1'-0"

B End View
Scale 1/2"=1'-0"

B D/F Illuminated Shared Tenant Monument Sign (Side 2)
Scale 1/2"=1'-0"

MATERIAL SCHEDULE

Sign Cabinet
Cabinet to be fabricated aluminum construction with texcote finish. Cabinet and retainer to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Tenant panels to be White acrylic with applied 3M vinyl film overlays as tenant specifications.

Cornices
Cornices to be fabricated aluminum construction with texcote finish and painted to match Sherwin Williams SW7033 Brainstorm Bronze.

Background/Base
Background and base to be fabricated aluminum construction with texcote finish. Background to be painted to match Sherwin Williams SW7052 Gray Area and Sherwin Williams _____ (color to be determined). Inset background to be painted to match Sherwin Williams SW2841 Weathered Shingle. Base to be painted to match Sherwin Williams SW7052 Gray Area.

PACIFIC NEON
2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2792a-00
Account Executive: Ralph Cundiff
Approved:

Project Title:
Zinfandel & Sunrise Retail

Address:
1941-1967 Zinfandel Drive
Rancho Cordova, CA

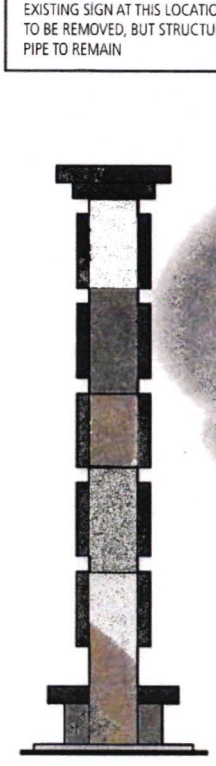
Status:
Preliminary: 4.10.08
Revised: 4.24.08
4.29.08

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

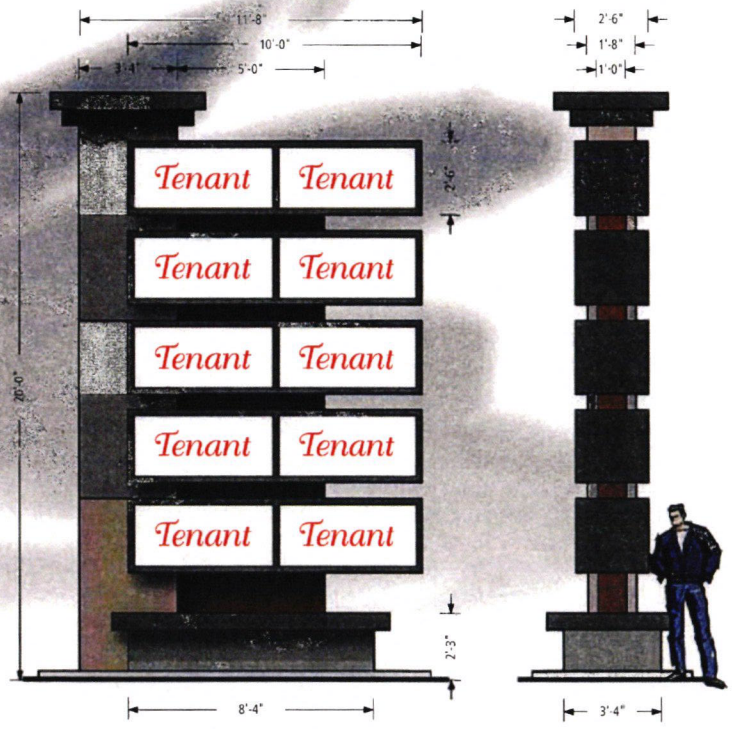
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Sheet No.
WD

NOTE:
EXISTING SIGN AT THIS LOCATION TO BE REMOVED, BUT STRUCTURAL PIPE TO REMAIN

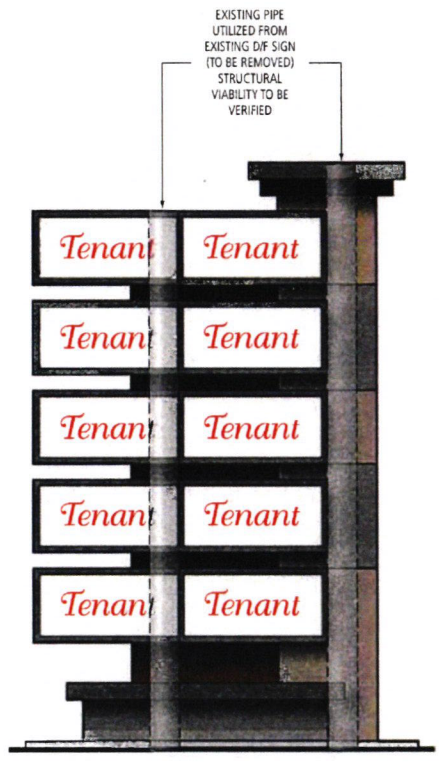


C End View
Scale 1/4"=1'-0"



C D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/4"=1'-0"

C End View
Scale 1/4"=1'-0"



C D/F Illuminated Shared Tenant Monument Sign (Side 2)
Scale 1/4"=1'-0"

MATERIAL SCHEDULE

Sign Cabinet
Cabinet to be fabricated aluminum construction with texcote finish. Cabinet and retainer to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Tenant panels to be White acrylic with applied 3M vinyl film overlays as tenant specifications.

Cornices
Cornices to be fabricated aluminum construction with texcote finish and painted to match Sherwin Williams SW7033 Brainstorm Bronze.

Background/Base
Background and base to be fabricated aluminum construction with texcote finish. Background to be painted to match Sherwin Williams SW7052 Gray Area and Sherwin Williams _____ (color to be determined). Inset background to be painted to match Sherwin Wi liams SW2841 Weathered Shingle. Base to be painted to match Sherwin Williams SW7052 Gray Area.

Existing Sign Structural Pipe
Sign pipes to be used from existing D/F tenant sign (to be removed). Additional pole may be required pending engineering calculations for sign.

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Project No. 08-2792a-00
Account Executive: Ralph Cundiff
Approved:

Project Title:
Zinfandel & Sunrise Retail

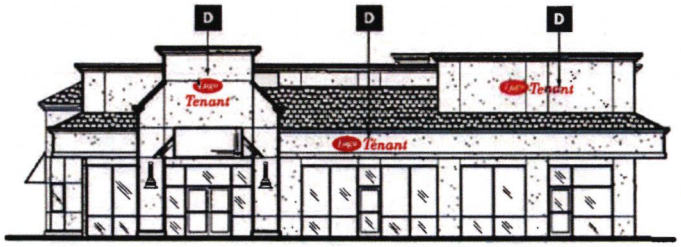
Address:
1941-1967 Zinfandel Drive
Rancho Cordova, CA

Status:
Preliminary: 4.10.08
Revised: 4.24.08
4.29.08

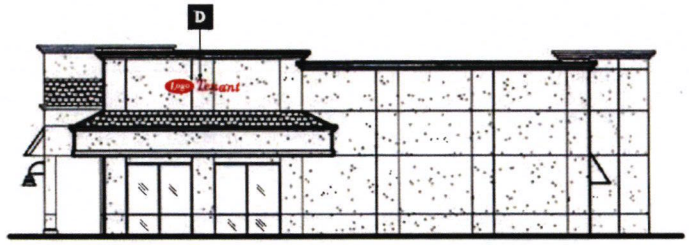
Electrical Circuits
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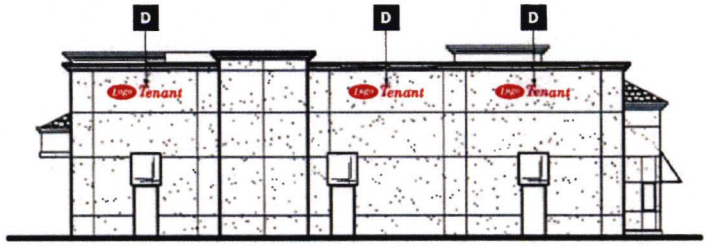
BUILDING 1 - East Elevation Scale 1/16"=1'-0"



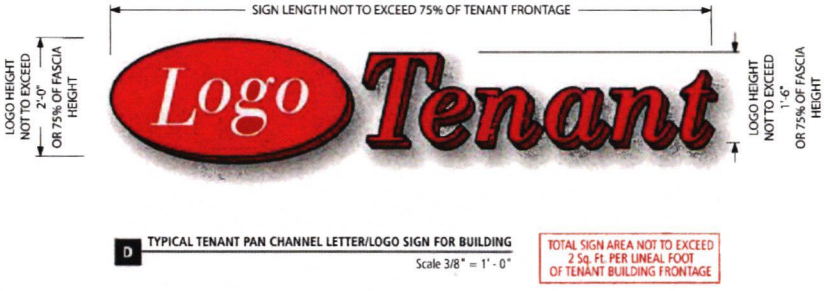
BUILDING 1 - North Elevation Scale 1/16"=1'-0"



BUILDING 1 - South Elevation Scale 1/16"=1'-0"



BUILDING 1 - West Elevation Scale 1/16"=1'-0"



D **TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING**
Scale 3/8" = 1' - 0"

TOTAL SIGN AREA NOT TO EXCEED 2 Sq. Ft. PER LINEAL FOOT OF TENANT BUILDING FRONTAGE

SPECIFICATIONS

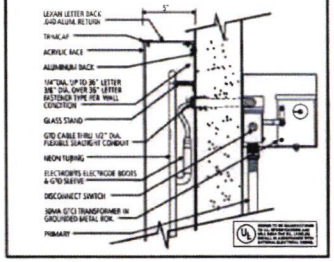
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No cabinet signs will be allowed except for logo cabinets, but must conform to illuminated pan channel construction.

Construction and materials to meet or exceed U.L. electrical standards.

All graphics, lettering and/or artwork must have landlord approval and city approval/permits prior to manufacturing and installation.

LETTER SECTION
INTERNALLY ILLUMINATED PAN CHANNEL LETTER W/ REMOTE TRANSFORMER



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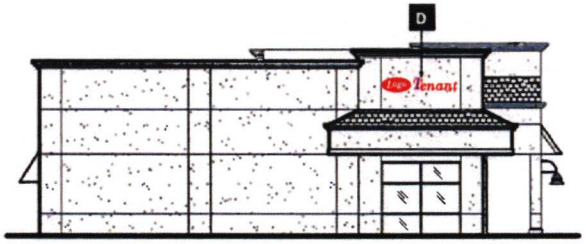
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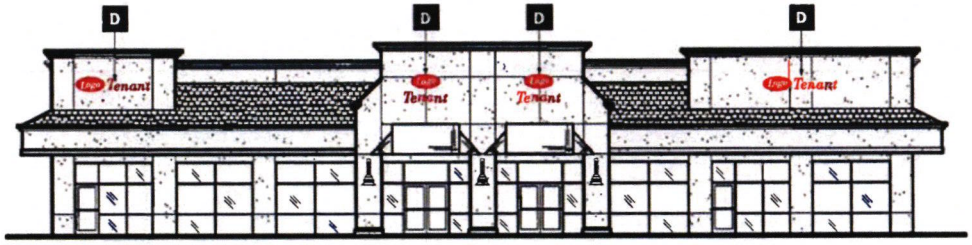
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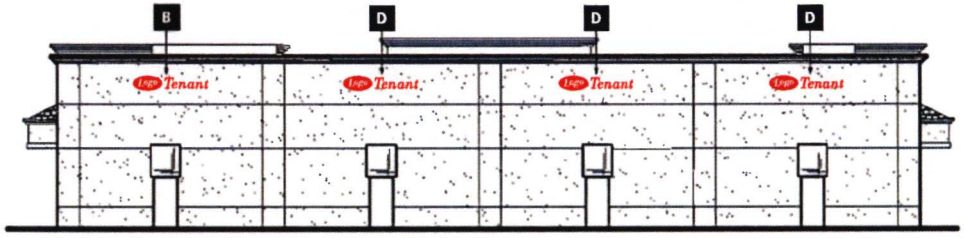
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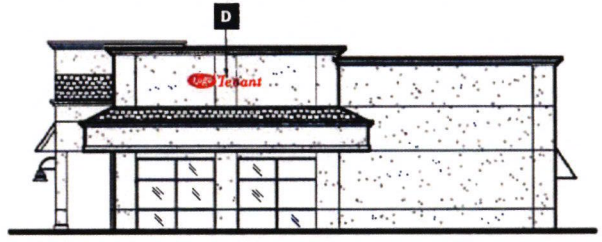
BUILDING 2 - East Elevation Scale 1/16"=1'-0"



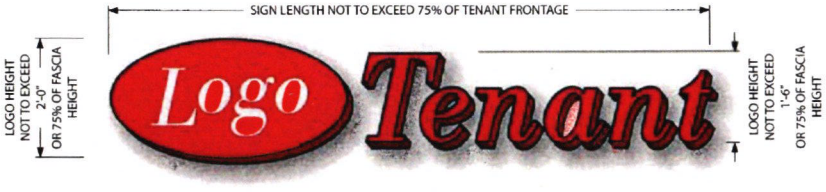
BUILDING 2 - North Elevation Scale 1/16"=1'-0"



BUILDING 2 - South Elevation Scale 1/16"=1'-0"



BUILDING 2 - West Elevation Scale 1/16"=1'-0"



D **TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING**
Scale 3/8" = 1' - 0"

TOTAL SIGN AREA NOT TO EXCEED 2 Sq. Ft. PER LINEAL FOOT OF TENANT BUILDING FRONTAGE

SPECIFICATIONS

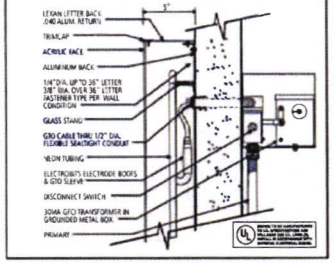
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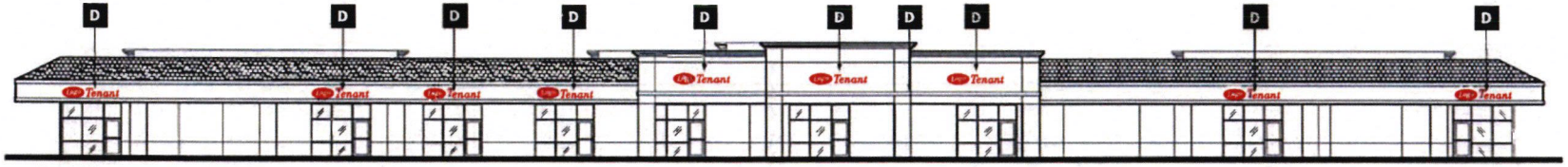
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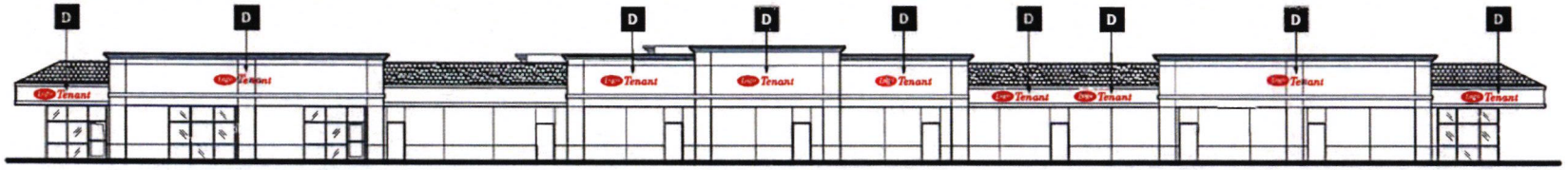
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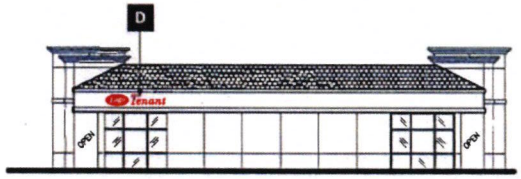
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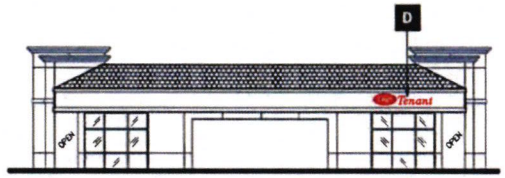
EXISTING BUILDING - West Elevation (Facing Zinfandel Road) Scale 1"=20'-0"



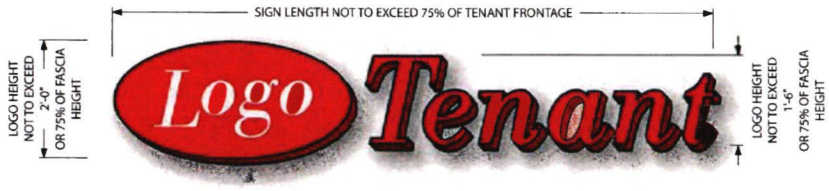
EXISTING BUILDING - East Elevation (Facing Sunrise Boulevard) Scale 1"=20'-0"



EXISTING BUILDING - South Elevation (Facing New Building) Scale 1"=20'-0"



EXISTING BUILDING - North Elevation Scale 1"=20'-0"



D **TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING**
Scale 3/8" = 1' - 0"

TOTAL SIGN AREA NOT TO EXCEED 2 Sq. Ft. PER LINEAL FOOT OF TENANT BUILDING FRONTAGE

SPECIFICATIONS

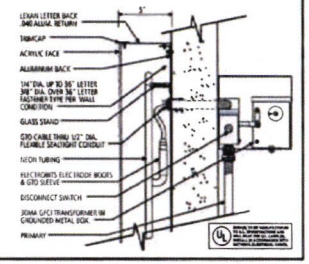
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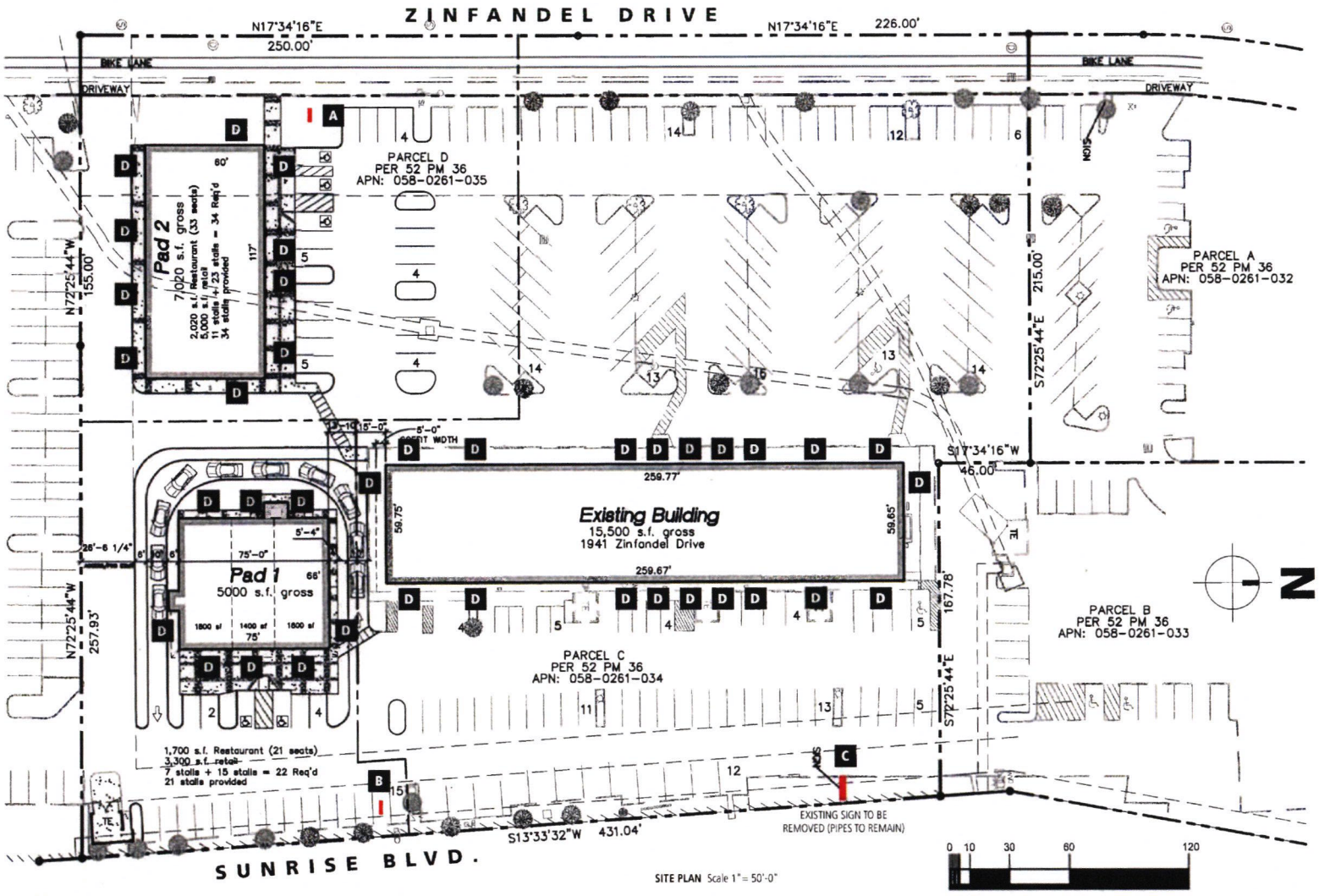
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Status:
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Revised: 4.24.08
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SITE PLAN Scale 1" = 50'-0"

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Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) for the remodel of the existing building #1 and new buildings Pads 1 and 2 (APN: 058-0261-034 and 035). A Use Permit is approved to operate a drive through window on Pad 1 only and a Use Permit is approved for the installation and maintenance of one 20 feet free standing multi-tenant sign along Sunrise Blvd. and the additional sign area for buildings, according to the adopted Sign Criteria and Plans, attached.	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	
	Prior to Issuance of Grading/Improvement Permits or Construction			
5.	Plans shall be submitted showing hydrant locations for review and approval prior to construction. Fire hydrant and fire department notes shall be shown on the site plans or improvement drawings.	Prior to improvement plan approval	Metro Fire District	
6.	Applicant shall photo-document the condition of adjacent streets and sidewalks to the satisfaction of the Public Works Department. Applicant shall be responsible for all damage to City streets associated with construction of the project.	Prior to improvement plan approval	Public Works	

EXHIBIT B

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
7.	All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.	Prior to improvement plan approval	Public Works	
8.	Enter into a frontage agreement and bond for construction of public improvements to the satisfaction of the Public Works Department.	Prior to civil improvement plan approval	Public Works	
9.	Number, size, and location of driveways are subject to approval by the Public Works Department	Prior to improvement plan approval	Public Works	
	Prior to Final Map			
10.	Applicant shall pay City-wide traffic impact fees. In addition, Applicant shall pay their fair share contribution for installation of a traffic signal at the intersection of Vehicle Drive and Zinfandel Drive. The additional fair share contribution shall be in the amount of $30,000 (thirty thousand dollars).	Prior to issuance of the first building permit on new pads 1 & 2.	Public Works	
11.	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 Sunrise Boulevard.	Prior to final map	Public Works	
12.	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 final map or issuance of building permit, whichever occurs first.	Public Works	
13.	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	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	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.			
14.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
15.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown here on shall be granted/ reserved, prior to the sale and/or re-conveyance of said parcels. Applicant shall record covenants stipulating maintenance obligations for common parking, landscaping and sign rights for the monument signs, to be reviewed and approved by the Planning Director and Public Works Director	Prior to final map	Public Works/ Planning	
	Prior to Issuance of Building Permits			
16.	A Traffic Impact Study should be completed and include an analysis of the impacts of the new project on the state Highway System. The TIS should include the US Highway 50/Sunrise Blvd interchange and mainline US Highway, at a minimum.	Prior to issuance of Building Permits for Pad 1 and 2	Public Works/Cal Trans	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
17.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to issuance of Building Permit	Planning	
18.	The Applicant shall submit a final landscape plan for review and approval by the Planning Director. The landscape plan shall include: • 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). • The Landscape Plan shall demonstrate that no trees are planted within 5 feet from the SCWA's water lines. • The landscape phasing shall be shown on the master plan, along with identifying the installation areas and dates of all subsequent plantings.	Prior to issuance of Building Permit	Planning	
19.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials being stored on site.	Prior to issuance of Building Permit for New Pads 1 & 2	Metro Fire District	
20.	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. • Driveways • 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. • A note shall be placed on the parcel map summarizing the required public improvements.	Prior to issuance of the first building permit on new pads 1 & 2.	Public Works	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	Prior to Occupancy Permit			
21.	An inspection of the finished building, colors, site amenities and any parking lot improvements associated with the existing building shall be conducted by the Planning Director. All site improvements shall be reviewed at the completion of the new buildings (pads A and B).	Prior to the Final Inspection of the existing building	Planning	
22.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director. The trash enclosure shall be painted to match the palette of colors used for the building and all building and site improvements shall be in substantial conformance with the approved plans. Install ingress and egress directional signs to the satisfaction of the Planning Director.	Prior to Occupancy of new pads 1 & 2	Planning	
23.	All landscaping shall be planted according to the approved landscape and phasing plans. A certificate of compliance shall be submitted by a landscape architect or designer, certifying that installation of water conservation features conforms to City water conserving landscape requirements. The phasing will be in two stages, the new pad buildings will be improved first (see sheet L1) and the remaining lot will be improved at the conclusion of the existing building renovation (see sheet L1A).	Prior to Occupancy of new pads 1 & 2	Planning/ Public Works	
24.	Bicycle racks shall be installed to the satisfaction of the Planning Director. The following guidelines shall be used: • Racks must be securely anchored. • A footprint 6 feet long by 2.5 feet wide must be provided. • There should be a minimum of 5.5 feet clear for pedestrian right-of-way outside the footprint. • Install bicycle racks at least 2.5 feet from walls and other obstructions and 4 feet from curb ramps and disabled parking.	Prior to Occupancy of new pads 1 & 2	Planning	
25.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire	Prior to Occupancy of new pads 1 & 2	Metro Fire District	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.			
26.	Approved address numbers shall be placed on the buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Occupancy of new pads 1 & 2	Metro Fire District	
27.	Install all improvements to the satisfaction of the Public Works Department.	Prior to Occupancy of new pads 1 & 2	Public Works	
28.	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 of new pads 1 & 2	Public Works	

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.

Conditions of Approval

Advisory Comments – Rancho Cordova Planning Department

1. The conditional use permit for the drive-up facility may be revoked if it is determined that impacts of health, safety and public welfare are attributed to the facility regularly occurs on public streets, and the management cannot alleviate the situation.

2. It is noted that this application involves both a parcel map and design review approvals for improvements to an existing building and the two (2) proposed new buildings. The timing of the improvements may vary substantially. The owner intends to do the onsite or offsite improvements contemplated in the application or to pay fees associated with the two (2) new buildings, shall be adequate to clear such conditions/requirements for recordation of the parcel map. Completion of said onsite or offsite improvements or the payment of such fees shall be a condition of obtaining occupancy, as the case may be, for the two (2) proposed new buildings.

3. Advisory Comments - Metro Fire District

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans.

2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction.

3. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.

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

Advisory Comments – Rancho Cordova Police Department

1. Overall Site Comments and Conditions:

   a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and in any other locations where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.

   b. A pay phone shall not be installed on the premises of this building pad. This does not preclude a pay phone on other pads or buildings within this shopping center.

   c. All private walking paths and sidewalks shall incorporate exposed aggregate or other rough-surface materials to discourage skateboarding on the property.

Conditions of Approval

2. Physical Security:

   a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.

   b. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.

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

   d. All hatchway openings on the roof of any building shall be secured as follows:

      i. 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.

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

      iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

3. Lighting:

   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provide area lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level is required.

   b. All exterior doors shall be provided with their own 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.

Conditions of Approval

e. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.

Advisory Comments – County Sanitation District 1 (CSD-1)

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

2. Sewer service shall continue to be provided by the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
September 11, 2008

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, September 11, 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; Principal Planner, Bill Campbell; Associate Planner, Shannan Loveless; Planning Commission Clerk, Jennifer Bennett

Roll Call:

Commissioners Present: Burke, Cummings, Konarski, Moe, Savorn, Vance
Commissioners Absent: Johnson

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the September 11, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the agenda of the September 11, 2008 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the minutes of the August 28, 2008 Meeting of the Planning Commission.

Action: Commissioner Burke moved, seconded by Commissioner Vance, to approve the minutes of the August 28, 2008 meeting. Motion was approved unanimously.

2. PUBLIC COMMENT

There were no public comments heard at this meeting on non-agenda items.

3. CONTINUED ITEMS

A. Consideration of the Design Review for Kavala Ranch-Portions of Villages 22 & 23, RC-08-366

Request: The applicant is seeking approval of a Design Review Amendment for portions of Villages 22 and 23 of Anatolia III, consisting of 97 production residential lots. (Tim Lewis Communities)
Project Applicant: Danielle Capicotto, Jeffrey DeMure & Associates, 1264 Hawks Flight Ct., #200, El Dorado Hills, CA 95762.
Project Location: Sunrise Boulevard & Kiefer Boulevard;
APNS: 067-0710-024 through 030
067-0710-084 through 094

067-0710-105 through 106
067-0720-001 through 008
067-0720-016 through 030
067-0720-032 through 059
067-0720-063 through 088

Recommendation: Staff recommends the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Savorn-Did you meet with any of the proponents concerned? Campbell-No, I did not meet with any of the residents.

PUBLIC COMMENT

Danielle Capicotto, Applicant

- Available to answer any questions.
  - Savorn-Did you meet with any of the existing homeowners? Capicotto-No. Our understanding was to prepare proposed street scenes.
  - Cummings-Why were the existing designs not used? Capicotto-The new line is smaller and more economical to accommodate the change in market. Deferred to Tim Lewis Marketing Representative Linda Schwartz-Tim Lewis wants to give buyers the best value for the best price. Builders do not typically take over another builder's plans.

The following residents spoke during the public hearing:

Melissa & Aaron Zielke, Geoff Harmon, Parneet Sing & Tajinder Nagra, Ken Lanning, Terry Sexton & Carie McDaniel. The residents raised the following concerns:

- Concerned with down scaled homes – would have a negative long-term effect on the community.
- Feel Tim Lewis Communities should have asked for feedback from existing residents.
- Would like to see community be all solar – not just having solar as an option.
- Landscaping for proposed homes does not blend well with landscaping of existing homes.
- Do not feel community was adequately noticed about meeting.
- Concern that model home location will create extra traffic in neighborhood.
- Would like to see plans for any proposed parks in neighborhood.

The Planning Commission asked residents if they would rather see the area stay undeveloped for many years and whether or not they were concerned about the shopping availability in the area. Most residents would not mind waiting for more homes to be developed. They were also aware when they purchased their homes that shopping may not be available for some time.

Linda Shwartz, Marketing Director for Tim Lewis

- To address the landscaping issue, the proposed landscaping is very comparable to existing landscaping.
    - Vance-Is it possible for one of the model homes to be solar? Shwartz-Could be an option.
    - Burke-Could you address the parking concern for the models? Shwartz-Parking for models will be on lot 5.
    - Cummings-Has Tim Lewis explored the idea of executive style homes? Shwartz-Unfortunately the market in the area would not support executive style homes.

Chair Moe Closed the public hearing

Motion: Commissioner Burke moved, seconded by Commissioner Vance, the Planning Commission determined the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and adopted Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Vote on the Motion:

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

There being 5 Ayes, 1 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

4. PUBLIC HEARING

A. Consideration of the Design Review for Embassy Suites & Candlewood Suites, RC-07-321

Request: The applicant is requesting Design Review for two hotels – Embassy Suites, which is proposed at 8 stories tall with 217 suite-style guest rooms, and Candlewood Suites, which is proposed at 4 stories tall with 113 extended-stay suites.
Project Applicant: Hamid Kazemi, 11269 Point East Drive, Rancho Cordova, CA 95742.
Project Location: APN: 058-0280-009; Vacant property across Folsom Boulevard at Kilgore Drive, adjacent to Hwy 50.
Recommendation: Staff recommends the Planning Commission open the public hearing for this item, but due in part to the complexity of this application, staff recommends the Planning Commission continue the item to a date certain when all commissioners will be present.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission open the public hearing for this item and accept public comment, but due in part to the complexity of this application, staff recommended the Planning Commission continue the item to a date certain when all commissioners will be present. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-How much distance is there between the building and Highway 50? Loveless-Approximately 40' to the property line. Cummings-Will the trees provide adequate screening from freeway? Loveless-Hotel guests will still be aware the freeway is there, but it will be well screened.
- Konarski-Could you give us more information on how the stormwater system works? Moe-Tanks fill up when needed then slowly meter out stormwater. Campbell-The system also monitors downstream and won't release water if system is full.
- Cummings-Proposed plan seems different from typical Embassy Suites designs. Kazemi-Embassy Suites started a new prototype in 2007.
- Cummings-Is there a proposed Sign Program for the Project. Loveless-One has not been prepared yet, but Staff will work with applicant to create one.

PUBLIC COMMENT

Hamid Kazemi, Applicant & Jake Kroeker, Architect

- Available for questions.
  - Burke-Have you been approached by any companies wishing to place cell towers on the roof? Kazemi-Not yet, but they would be willing as long as they wouldn't be seen.
  - Cummings-Will you see the roof from Highway 50? Loveless-Possibly with Candlewood, but not with Embassy.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the September 25, 2008 Planning Commission Meeting, in order for applicant to present additional materials.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

B. Consideration of the Design Review for Zinfandel and Sunrise, RC-08-352

Request: The applicant is seeking approval of a façade redesign of an existing building and Design Review for two new pad buildings, a Conditional Use Permit to allow a drive through window and a three lot Parcel Map.
Project Applicant: Mark Marvelli & Ann Greene, RMB Architects, 2277 Watt Avenue, Second Floor, Sacramento, CA 95825.
Project Location: APN: 058-0261-034 & 058-0261-035; 1941-1967 Zinfandel Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B". Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Will the parking lot be refurbished—there seems to be dips in the blacktop. Campbell-The parking lot will be repaved. Existing valleys may be for drainage purposes
- Cummings-Why does Staff not support "B" sign? Campbell-Sign "B" would not be seen as it would be blocked by trees—sign is not in keeping with the intent of the special sign corridor.
- Vance-Concerned about increased foot traffic; how will pedestrians be kept safe? Campbell-A signal will be installed at the intersection of Vehicle Drive and Zinfandel Road.

PUBLIC COMMENT

Andy Byrne, Owner

- The property is in desperate need for a re-model. Would like to attract higher quality tenants; therefore signage is important. Hopes some signage compromise can be reached.
  - Savorn-Feels another monument sign won't do much good. Recommends good signage on buildings instead.
  - Cummings-Could sign "C" be moved closer to the property line? Campbell-Yes. Could sign "C" be made bigger? Campbell-Sign "C" is already over height, allowing the sign to be reconstructed is a fair compromise to the applicant's request.

Chair Moe Closed the public hearing.

AMENDMENT TO RECOMMENDED MOTION:

Motion: Commissioner Cummings moved, seconded by Commissioner Burke, the Planning Commission amended the recommended motion to permit the applicant to:

1. Keep sign "A" in its proposed location.
2. Rebuild sign "C" at its current location, or relocate it farther North closer to the property line.
3. Add additional "A" type signs in locations that are consistent with regulations and deemed acceptable by Staff.

Vote on the Motion:

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

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

Motion: Commissioner Savorn moved, seconded by Commissioner Burke, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package, Conditions of Approval and recommended amendment to the motion approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Vote on the Motion:

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

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

C. Consideration of the Design Review for Capital Center Lot 64, RC-08-346

Request: The applicant is seeking approval of Design Review of a new two-story office building. The site is currently occupied by an overflow parking lot for an adjoining office complex.
Project Applicant: Jim Christian, DL Capital Center, L.P., c/o DRA Advisors, LLC., 90 New Montgomery St #401, San Francisco, CA 94105.
Project Location: APN: 072-0680-043; Kilgore Road (south of White Rock Road)
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Are you satisfied with the landscape plan? Loveless-Yes, great care was taken to minimize tree removal.

PUBLIC COMMENT

Andy Kwong, CHD Architects & Jim Christian, Owner/Applicant

- Available for questions.
  - Cummings-What are your plans for the plaza area? Kwong-This will most likely become an outdoor break and lunch area for employees.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn, the Planning Commission forwarded a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

D. Consideration of the Conditional Use Permit for SC 55615 Moraine Gardens, RC-08-359

Request: The applicant is seeking a Conditional Use Permit to locate a 55' mono-pole with a six antenna enclosed in a fiberglass cylinder, called a "Radome" The applicant has ground leased a 25'x 30' site behind the Moraine Garden Apartments, located at 2348 Moraine Circle. The subject property is adjacent to Clifton Drain that flows into the American River Parkway, which is to the west of subject site.
Project Applicant: Sarah Wilson, Applied Wireless Consulting for T-Mobile, 6278 Fair Oaks Blvd., #400, Carmichael, CA 95608.
Project Location: APN: 076-0083-022; 2348 Moraine Circle
Recommendation: Staff recommends the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and 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:

- Cummings-Concerned about noise from generators. Campbell-There will be no generators.
- Burke-Have you received any feedback from residents? Campbell-None as of yet.
- Konarski-Were tree like models discussed? Campbell-Options were discussed, but they did not meet requirements, or would not blend well with area.

PUBLIC COMMENT

Sarah Wilson, T-Mobile Representative

- Sixty percent of cell phone calls are made from home, therefore increasing the need for strong cell phone service. T-Mobile's goal is to accomplish the most coverage with the least amount of facilities.
    - Burke-Did T-Mobile look for other locations? Feels this will add to the existing blight in the area. Wilson-Other locations were researched, but this was the best location.

Jonas Ekeroth, Resident

- There are a number of residents in the area opposed. We live in a nice neighborhood and do not want this eyesore. Concerned about potential health hazards such as radiation. Feels increased coverage will add to crime problem in area.
    - Burke-Is there a petition going around? Ekeroth-Yes, there are seven signatures from people of four different households.
    - Burke-Agrees this increases blight and another location would be more fitting.
    - Konarski-Proposes staff return to site and take pictures from several different angles to get a better perspective.

Chair Moe Closed the public hearing

Motion: Commissioner Vance moved, seconded by Commissioner Savorn, the Planning Commission determined the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Vote on the Motion:

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

There being 3 Ayes, 3 Noes, 0 Abstains, 0 Absentees, the motion failed.

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the October 23, 2008 Planning Commission Meeting based on oral testimony during the public hearing.

Vote on the Motion:

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

There being 4 Ayes, 2 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

E. Consideration of the Non-Conforming Use Permit for Sam's Airpack Temporary Rear Yard Use, RC-07-321

Request: The applicant is seeking approval of a Non-conforming Use Permit for Sam's Airpack for a temporary outside storage yard within the Convention District of the Folsom Blvd Specific Plan.
Project Applicant: Bassam Dahduli, 5175 Ridgevine Way, Fair Oaks, Cal 95628.
Project Location: APN: 072-0222-033; 11167 Trade Center Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- NONE

PUBLIC COMMENT

- NONE

Chair Moe Closed the public hearing

Motion: Commissioner Savorn moved, seconded by Commissioner Vance, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Vote on the Motion:

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

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

4. **REGULAR CALENDER**

- NONE

6. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- NONE

7. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- The Planning Commission dedicated the meeting to Chuck Meyers who passed away Saturday, September 6, 2008.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:30 p.m., September 11, 2008, to the next scheduled meeting.

_____

Tom Moe, Planning Commission Chair

_____

William Campbell, Principal Planner

ATTEST:

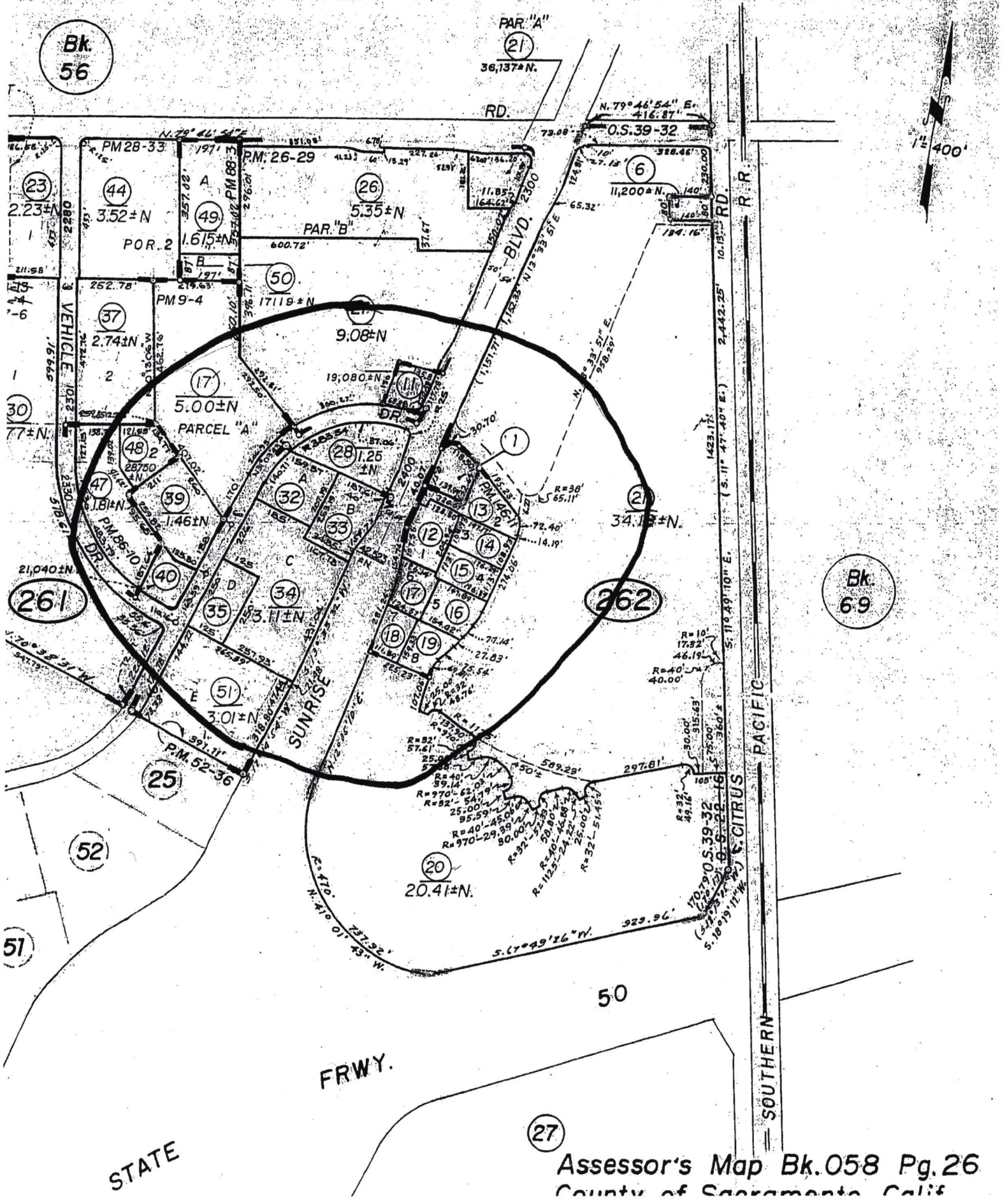
_____

Jennifer Bennett, Commission Clerk

4 & 25, T.9N., R.6E., M.D.B.&M.

O RIO DE LOS AMERICANOS)

ATTACHMENT 3



Assessor's Map Bk.058 Pg.26

County of Sacramento, Calif.

058 0252 006 0000
Gold River Professonal Plaza LLC
1995 Zinfandel Dr
Rancho Cordova, CA 95670-2862

058 0252 007 0000
Gold River Medical Plaza
1851 Heritage Ln #128
Sacramento, CA 95815-4996

058 0261 017 0000
Freedom Family
PO Box 2332
Granite Bay, CA 95746-2332

058 0261 027 0000
E J Plesko & Associates INC K-Mart Corp
3333 Beverly Rd
Hoffman Estates, IL 60179

058 0261 028 0000
Pinebrook Village LP
8022 Folsom Auburn Rd
Folsom, CA 95630-1664

058 0261 030 0000
Blairmore 252 LLC
4800 M St
Sacramento, CA 95819-4109

058 0261 032 0000
Pinebrook Village LP
8022 Folsom Auburn Rd
Folsom, CA 95630-1664

058 0261 033 0000
Pinebrook Village LP
8022 Folsom Auburn Rd
Folsom, CA 95630-1664

058 0261 034 0000
Helen Hills
PO Box 3549
Manhattan Beach, CA 90266-1549

058 0261 035 0000
Helen Hills
PO Box 3549
Manhattan Beach, CA 90266-1549

058 0261 037 0000
Banks Family
9220 Placer Canyon Pkwy
Loomis, CA 95650-7109

058 0261 039 0000
New Hope Baptist Church
10432 Investment Cir
Rancho Cordova, CA 95670-4605

058 0261 040 0000
Hembuzz INC
2731 Citrus Rd #A
Rancho Cordova, CA 95742-6228

058 0261 047 0000
Gold River Ventures LLC
3462 Stagecoach Trl
Loomis, CA 95650-8854

058 0261 048 0000
KC Propco LLC
650 NE Holladay St #1400
Portland, OR 97232-2096

058 0261 051 0000
FIT Development
8680 Greenback Ln #220
Orangevale, CA 95662-3970

058 0262 001 0000
Jasvir Singh Rana
2207 Hedrick Ct
Rocklin, CA 95765-6109

058 0262 012 0000
In Out Burgers
13502 Hamburger Ln
Baldwin Park, CA 91706-5823

058 0262 013 0000
Bevier Family LLC
2479 Sunrise Blvd
Gold River, CA 95670-4344

058 0262 014 0000
TPC LLC
2481 Sunrise Blvd
Gold River, CA 95670-4344

058 0262 015 0000
Lonnie Nielson
2483 Sunrise Blvd
Gold River, CA 95670-4344

058 0262 016 0000
Ptshp Beale
3000 Dorlaine Ct
Sacramento, CA 95821-3903

058 0262 017 0000
In-N-Out Burgers
13502 Hamburger Ln
Baldwin Park, CA 91706-5823

058 0262 018 0000
IB Property Holdings LLC
2489 Sunrise Blvd
Gold River, CA 95670-4344

058 0262 019 0000
Rental Rams
5085 Elrose Ave
San Jose, CA 95124-5606

058 0262 020 0000
Country Club Investors
9152 Greenback Ln #3
Orangevale, CA 95662-4740

058 0262 021 0000
Country Club Investors
9152 Greenback Ln #3
Orangevale, CA 95662-4740

058 0390 055 0001
Raymond & Udt Stumpf
4571 Underwood Way
Sacramento, CA 95823-1249

058 0390 055 0002
Tilton Family
11026 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0003
Linda Jeannette
11028 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0004
Judith Blunck
11030 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0005
Nancy Chorman
11032 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0006
Edward & Shelby Roza
11034 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0007
Susan Harrell
11036 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0008
David & Nancy Schrutz
11038 Cobblestone Dr
Rancho Cordova, CA 95670-4243

058 0390 055 0009
William Gardner
11040 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0010
Peggy Ivanova
11042 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0011
Anthony Jett
11044 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0012
Susan Glass
11046 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0013
Veronica & Jennifer Arrington
11048 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0014
Mike Charlson
543 E I St
Benicia, CA 94510-3429

058 0390 055 0015
Viola & Hattie Dillard Bomar
11052 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0016
Arthur Hoffman
11054 Cobblestone Dr
Rancho Cordova, CA 95670-4725

058 0390 055 0017
Marilyn Thompson
11056 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0018
Traci Reynolds
11058 Wilhaggin Park Ln
Sacramento, CA 95864

058 0390 055 0019
Robertson Family
11060 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 055 0020
Matthew Grosz
11062 Cobblestone Dr
Rancho Cordova, CA 95670-4275

058 0390 056 0001
Rebecca Moen
1992 Zinfandel Dr
Rancho Cordova, CA 95670-2855

058 0390 056 0002
Corey Jennings
1994 Zinfandel Dr
Rancho Cordova, CA 95670-2855

058 0390 056 0003
Gloria Benefiel
1996 Zinfandel Dr
Rancho Cordova, CA 95670-2855

058 0390 056 0004
Angela Alfaro
1998 Zinfandel Dr
Rancho Cordova, CA 95670-2855

ATTACHMENT 4

HELEN HILLS LP

P. O. BOX 3549
MANHATTAN BEACH, CA 90266
Tel (310) 760-0511
Cell (310) 505-7170
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August 26, 2008

Bill Campbell
Principal Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: 1941-1967 Zinfandel Drive, Rancho Cordova (Subject Property)

Dear Mr. Campbell,

Pursuant to Section 335-33, please see the justifications set forth below in support for our request for a Conditional Use Permit for oversized monument signs on Sunrise Boulevard and an enhanced building sign allowance (2:1). With respect to the two proposed monument signs on Sunrise, 1 of them will be replacing an existing sign that currently higher than the one proposed, and in desperate need of updating.

Justification for Request for C.U.P. for Oversize Monument Signs and Enhancement of Building Sign Allowance

(a) Architecturally Compatible with Structure: We have requested approvals to update the existing building and add two additional buildings on the Subject Property that will architecturally match one another. Those architectural drawings are included in the application. The monument signs were professionally designed by Pacific Neon to visually match the proposed improvements. The material used on the sign is similar in appearance to stucco, the material used for the proposed improvements. In fact, if we make the improvements to the existing building, and leave the existing monument sign, they will not be architecturally compatible at all.

(b) Conditions/Location of the Building Justify Proposed CUP: Generally, the location of the property is such that the existing sign provisions pursuant to the Special Sign Corridor would not be effective. Cars traveling South on Sunrise Boulevard are traveling extremely fast as they approach the freeway on ramp or travel over the freeway. Additionally, the entrance to the property is in front of Denny's, which is before one reaches the Subject Property. In short, when cars are traveling South, because of the speeds, and because the Special Sign Corridor requires the monument signs and building signage to be smaller, the passengers in the cars are unlikely to see the smaller tenant signs prior to passing the curb cut. With respect to vehicles traveling North on Sunrise Boulevard, there is a similar problem with the speed of the vehicles. Additionally, the extreme width of Sunrise Boulevard contributes to the difficulty in reading the tenant signs while passing the Subject Property. It should be noted additionally, that there is an existing 20 foot high monument sign for the Subject Property that is in desperate need of being updated and modernized.

1) Proportional in Scale with Building: The existing building has nine tenants. In addition, the Luau Garden building has rights to use part of our Monument. The monument sign we are requesting is smaller in size and square footage than would be allowed if the Special Sign Corridor were not in place. Additionally, the enhancement of the building sign allowance would be aesthetically pleasing as shown in the renderings from Pacific Neon.

2) Compatible in Design: The design, color and material of the monument signs were designed to match the proposed new architecture. The material used on the sign is similar in appearance to stucco, the material used for the proposed improvements.

3) No Special Privilege: The adjoining uses, the California Family Fitness, Denny's, and McDonalds, have similar, if not bigger signage than that requested herein. California Family Fitness has building signage that is far greater than the 2:1 requested herein. Also, the monument signs for Denny's and McDonalds are larger than allowed under the Special Sign Corridor and appear to be larger than the ones proposed herein.

4) Will not Block Existing Buildings and Signs: The location of the signs will be on the Subject Property and will not block the visibility of the new or existing buildings. The property is very wide and blocking visibility to the building on the Subject Property or any adjoining properties will not be a problem.

5) Are Unobtrusive: The proposed signs have been designed in good taste to match the proposed improvements and will be a vast improvement over the existing sign on the Subject Property.

6) In Keeping with Intent of Sign Regulations: The signs have been designed in a way to be in good taste and in keeping with the overall enhancement of the Subject Property.

7) Do not Exceed Height and Size for Signs not within Special Sign Corridor: The proposed signs do not exceed the height and size entitlement for signs located on parcels in the same zone which are not within the Special Sign Corridor.

Please include this letter in our application for the proposed entitlements. It is my understanding that the application will go before the planning commission on September 11, 2008. If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,

Andy Byrne

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Shannan Loveless, Associate Planner

SUBJECT: **CAPITAL CENTER LOT 64 – DESIGN REVIEW**

OWNER / APPLICANT:	**ARCHITECTS:**
DL Capital Center, L.P. c/o DRA Advisors, LLC. Jim Christian 90 New Montgomery St #401 San Francisco, CA 94105	Calpo Hom & Dong Architects, Inc. Andy C. Kwong / Karin Rylander 2120 20th St #1 Sacramento, CA 95818

PROJECT:	Capital Center Lot 64 – Design Review
FILE:	RC-08-346
LOCATION:	Kilgore Road (south of White Rock Road)
APN:	072-0680-043
PLANNER:	Shannan Loveless, Associate Planner

REQUEST

Applicant is requesting Design Review approval for a new two-story office building, with a total gross floor area of approximately 75,000 square feet. The site is currently occupied by an overflow parking lot for an adjoining office complex.

RECOMMENDATION

Staff recommends the City Council: 1.) Determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act; and 2.) Adopt Resolution No. 118-2008 to approve the Design Review as submitted, subject to the findings within the resolution and the attached Design Review package **(Exhibit A)** and Conditions of Approval **(Exhibit B)**.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will approve a new office building on Kilgore Road. The quality design will be an asset to surrounding businesses and will transform an underutilized overflow parking lot into a functional place of its own.

ANALYSIS

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	OMU	MP	Parking Lot
North	P/QP	MP	Fire Station
East	OMU	M-2	Vacant Lot
South	OMU	MP	Office/Parking
West	OMU	MP	Office/Parking

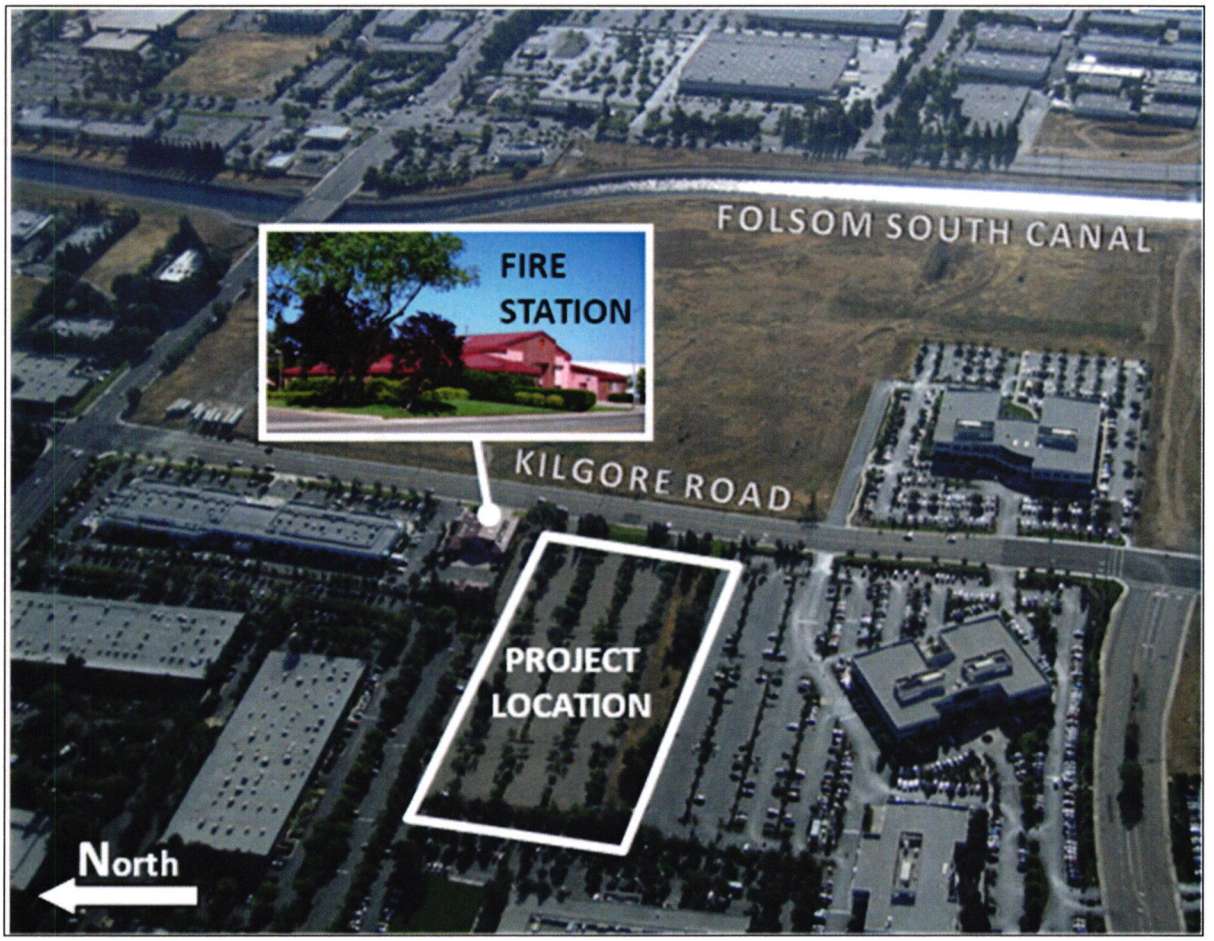


Figure 1 – Aerial (June 2008) – *Southwest Corner of Kilgore Road and White Rock Road*

General Plan Consistency

The proposed project is consistent with the General Plan. The following General Plan goals are most relevant to the proposed project.

Office Mixed-Use (OMU) Designation – The Office Mixed-Use category encourages the integration of commercial and/or residential use in conjunction with office use of a site. In any case, office uses are the predominant use, but others may be included in a vertical or horizontal configuration.

Analysis – The proposed project is a two story office building. While no other commercial or residential uses are proposed in conjunction with the proposed project, such uses are within a short distance of the site. The site plan includes designated pathways to promote safe pedestrian passage to and from other uses in the area.

Land Use Policy LU.1.3 – Maintain a strong jobs-housing ratio, with a diverse job base and corresponding housing stock, within the Planning Area. Improve the relationship and proximity of jobs to housing and commercial services.

Analysis – The proposed project is for a new office building, which will bring additional jobs to the City. Homes in the Villages of Zinfandel and Capital Village are within walking and/or biking distance of the proposed project. A new office building at this site will strengthen the jobs-housing balance in the City.

ZONING CONSISTENCY

The proposed project is located on a site zoned Industrial Office Park (MP). The purpose of this zone is to provide for well-designed and controlled grouping of research, service, and light industrial uses within an area containing visual and operational amenities. Further, it is intended to provide a park-like, nuisance-free environment.

DESIGN GUIDELINES – DESIGN REVIEW FINDINGS

The applicable "Guiding Principals" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings in the resolution attached to this report.

CONCLUSION

The proposed project's scale, site layout, and unique architectural elements will complement and enhance the surrounding business area. Pedestrian connections through the site will be an amenity to employees in the proposed building as well as to neighbors. Finally, the proposed building will transform an underutilized overflow parking lot into a functional place of its own.

ENVIRONMENTAL ANALYSIS

A Mitigated Negative Declaration (MND) was prepared for the project in compliance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration (MND) analyzed the project for potential environmental impacts and included mitigation measures to ensure that the proposed project would result in less than significant environmental impacts. The document was released for public review on August 8, 2008 and was circulated for the required 30-day review period.

As part of the analysis of air quality impacts, City staff performed emissions modeling using the Urbemis software as recommended by the Sacramento Metropolitan Air Quality Management District (SMAQMD). During the review period, the Sacramento Metropolitan Air Quality Management District (SMAQMD) requested that City staff re-run the Urbemis model while overriding the default assumptions regarding maximum daily acreage disturbance. This involved changing the default assumption of 25% project site disturbance per day to 100% project site disturbance per day. Despite assuming greater daily disturbance, the updated Urbemis results are still below the Sacramento Metropolitan Air Quality Management District's (SMAQMD) thresholds of significance and no additional mitigation measures are required.

During the public review period, staff received comments from California Regional Water Quality Control Board (CRWQCB), California Department of Transportation (Caltrans), Sacramento Area Sewer District, Sacramento County Department of Transportation, and Sacramento Regional County Sewer District. The comment letters are included as Attachment 4.

The comments received from Sacramento Area Sewer District and Sacramento Regional County Sewer District contained advisory comments reinforcing standard conditions and regulations which would be applicable to the proposed project. The letter from Sacramento County Department of Transportation stated that they have no comment at this time.

The California Regional Water Quality Control Board (CRWQCB) commented that the City should require the developer to incorporate low impact development practices into the project design with the primary goal to maintain pre-development runoff rates. Staff determined that this requirement would not be feasible for this project as the project site has been previously developed. Project plans indicate that many on-site trees would be preserved, which is consistent with low impact development practices.

The California Department of Transportation (Caltrans) commented that a traffic impact study should be prepared for the proposed project. During the initial project review, the City Public Works Department made the determination that the project did not warrant such a study. This was as a result of the project being consistent with the City of Rancho Cordova General Plan, which addressed traffic impacts for the entire City and its General Plan Planning Area in the City of Rancho Cordova General Plan Final Environmental Impact Report (EIR) (State Clearinghouse No. 2005022137). State California Environmental Quality Act (CEQA) Guidelines Section 15168(c) and 15183 provide for the focusing of environmental effects of a subsequent project that has been considered in a program Environmental Impact Report (EIR) and/or projects that are consistent with an adopted general plan.

City of Rancho Cordova General Plan Final Environmental Impact Report (EIR) addressed impacts of development under the General Plan on roadways, including US 50. General Plan policies require development projects to pay impact fees for impacts to transportation systems within the City. A portion of the transportation impact fees assessed by the Public Works Department are contributed to the City's Capital Improvement Plan (CIP). The Capital Improvement Plan (CIP) includes improvements to existing US 50 interchanges within the City (GP DEIR, p. 4.5-45). The proposed project would not result in any new significant traffic impacts to the operation of Sunrise Boulevard and Zinfandel Drive or US 50 beyond what was evaluated in the General Plan Final Environmental Impact Report (EIR). Given the distance of the project from these interchanges, no peculiar traffic impacts are expected. Therefore, City staff has determined that a traffic impact study is not required.

FINANCIAL IMPLICATIONS TO CITY

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

ATTACHMENTS

1. Resolution No. 118-2008, including the Design Review Package **(Exhibit A)** and the Conditions of Approval **(Exhibit B)**
2. Mitigated Negative Declaration
3. Revised Urbemis Results
4. Memorandum Re: Capital Center Lot 64 Mitigated Negative Declaration (MND) Comments
5. Meeting Minutes from September 11, 2008 Planning Commission

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 118-2008

A RESOLUTION OF THE CITY COUNCIL APPROVING DESIGN REVIEW FOR CAPITAL CENTER LOT 64 PROJECT # RC-08-346

WHEREAS, DL Capital Center, L.P., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for the construction of a two story office building at Capital Center Lot 64, located on Kilgore Road south of White Rock Road (Assessor's Parcel Number: 072-0680-043); and

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

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

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

1. Determine the Mitigated Negative Declaration is adequate and complete according to the Guidelines of the California Environmental Quality Act.

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

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

2. Approve the Design Review, subject to the Design Package **(Exhibit A)** and the Conditions of Approval **(Exhibit B)**; supported by the following Findings and Evidence:

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

      Evidence: The proposed project is consistent with the objectives of the General Plan and the Zoning Code, as described in the previous sections of this report. The project will comply with all applicable Zoning regulations for commercial uses on these parcels. The proposed structure design complies with the development regulations in Zoning Code sections 240-06.3 and 240-07.3. In addition, the trash enclosure meets the requirements in Zoning Code section 315-50.

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

b) Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: Strong entry elements on the building, bold colors, and modern materials make this office building unique among other buildings in the area, thus contributing to the character of the surrounding office park area. The site currently serves as an underutilized overflow parking lot for nearby offices, so the addition of a building on the site will give the site utility as well as character.

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 character, scale, and quality of design for the proposed two story office building are similar to that of nearby office buildings. The architecture complements the buildings in the general area.

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 applicant is adding painted pedestrian pathways connecting to the adjacent commercial buildings, and adding a direct pedestrian connection between the public sidewalk and the building entry that passes through a plaza element. The required bike racks and lockers are provided at the front of the building.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

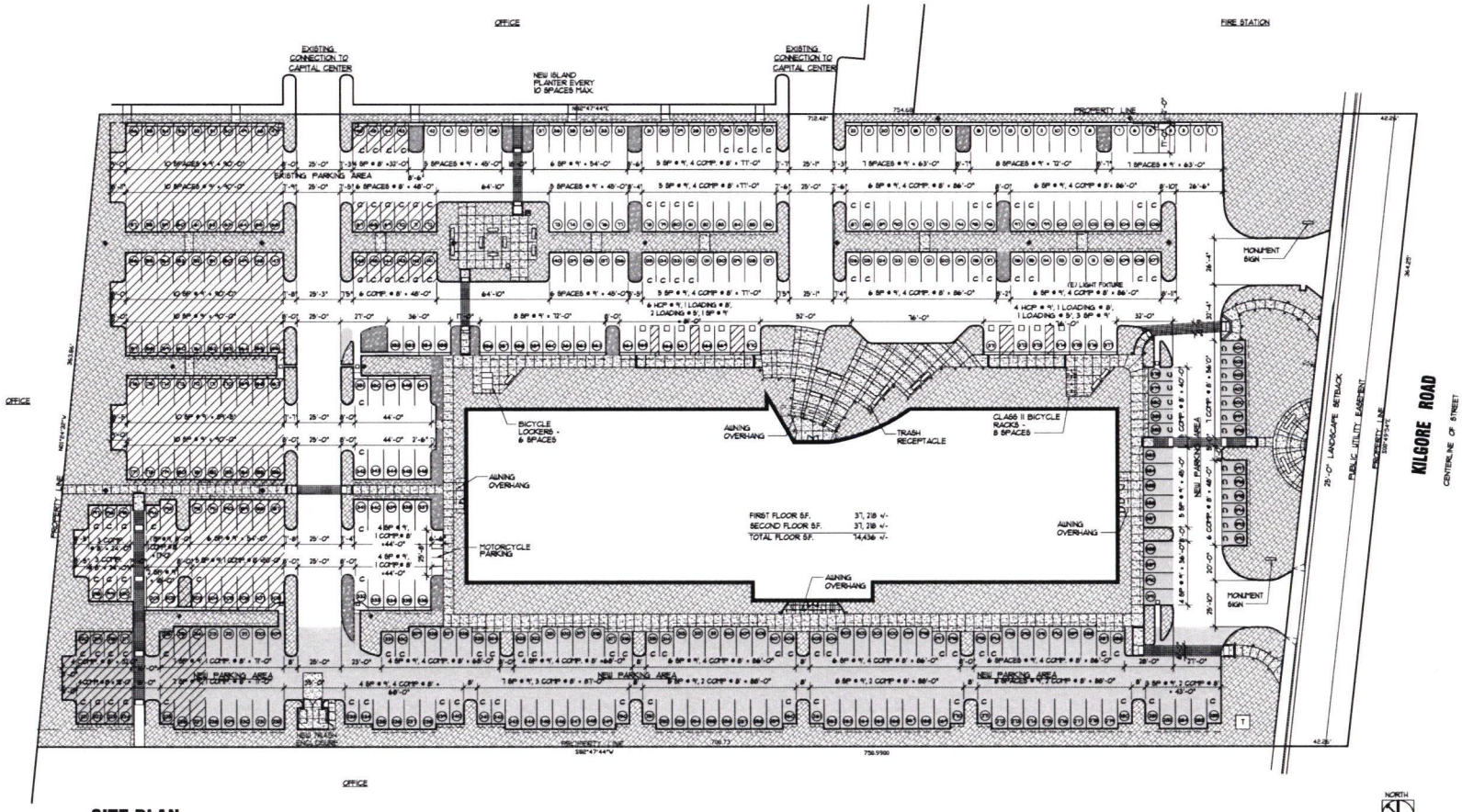
ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk



SITE PLAN

SCALE : 1"=30'-0"

LEGEND

- EXISTING PARKING/PAVING
- OVERFLOW PARKING FOR THE ADJACENT CAPITAL CENTER
- NEW PAVING/PARKING
- LANDSCAPE AREA
- NEW PLANTER
- NEW CONCRETE WALK W/ SALT FINISH
- BICMANITE - 12"x12" TILE IMPRINT "LIGHT COPPER"
- LIGHT BOLLARD - GARDCO "GULLWING" GIB BRONZE

SITE TABULATION

CITY OF RANCHO CORDOVA

ZONING:	MP
USE:	COMMERCIAL BUSINESS OFFICE
SITE AREA:	6.26 ACRES (272,526 SF)
BUILDING AREA:	74,436 SF (+/-) FIRST FLOOR: 37,218 SF (+/-) SECOND FLOOR: 37,218 SF (+/-)
SITE COVERAGE:	24%

PARKING FOR BUILDING:

STANDARD	197
COMPACT	88
HDCP. STD.	8
HDCP. VAN	2
TOTAL:	295

OVERFLOW PARKING REQUIRED PER WRITTEN LEASES FOR CAPITAL CENTER:

OVERFLOW	112
STANDARD (78)	
COMPACT (34)	
TOTAL	404

MOTORCYCLE	5
BICYCLE RACK	8
BICYCLE LOCKERS	6

VICINITY MAP



PROJECT CONTACTS

OWNER
DRA ADVISORS LLC
90 NEW MONTGOMERY ST, #401
SAN FRANCISCO, CA 94105
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FAX: 415.243.8222

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Consultant

Project

LOT 64 CAPITAL CENTER

Rancho Cordova California

Sheet Title

SITE PLAN

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

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Drawn By	JP
Check By	DG

NO.	DATE	DESCRIPTION	BY
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	9/18/07	EXPANDED BLDG.	
	10/23/07	2ND CLIENT REVIEW	

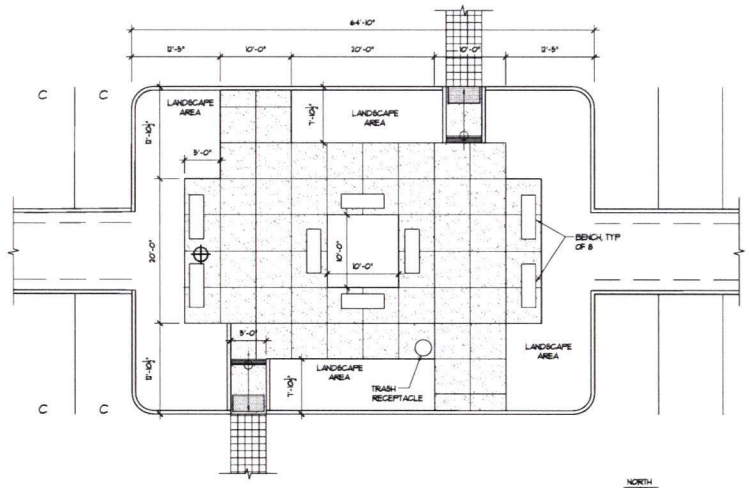
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Date	09/25/07

EXHIBIT A

Drawing No.

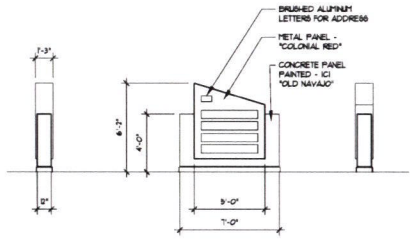
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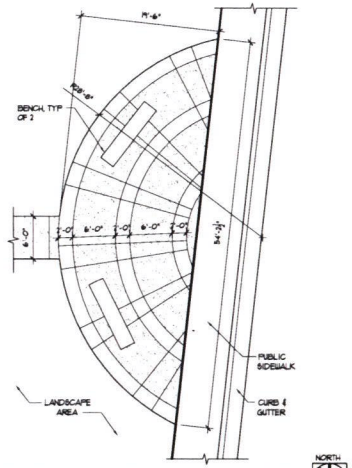
ENLARGED PLAZA PLAN

SCALE : 1/8" = 1'-0"



MONUMENT SIGN

SCALE : 1/4" = 1'-0"



ENLARGED PLAZA PLAN @ KILGORE

SCALE : 1/8" = 1'-0"

C | H
calpo hom & dong
& | D

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Consultant

Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

SITE PLAN

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DRAWN:	JP
DESIGNED:	DG
REVISIONS:	

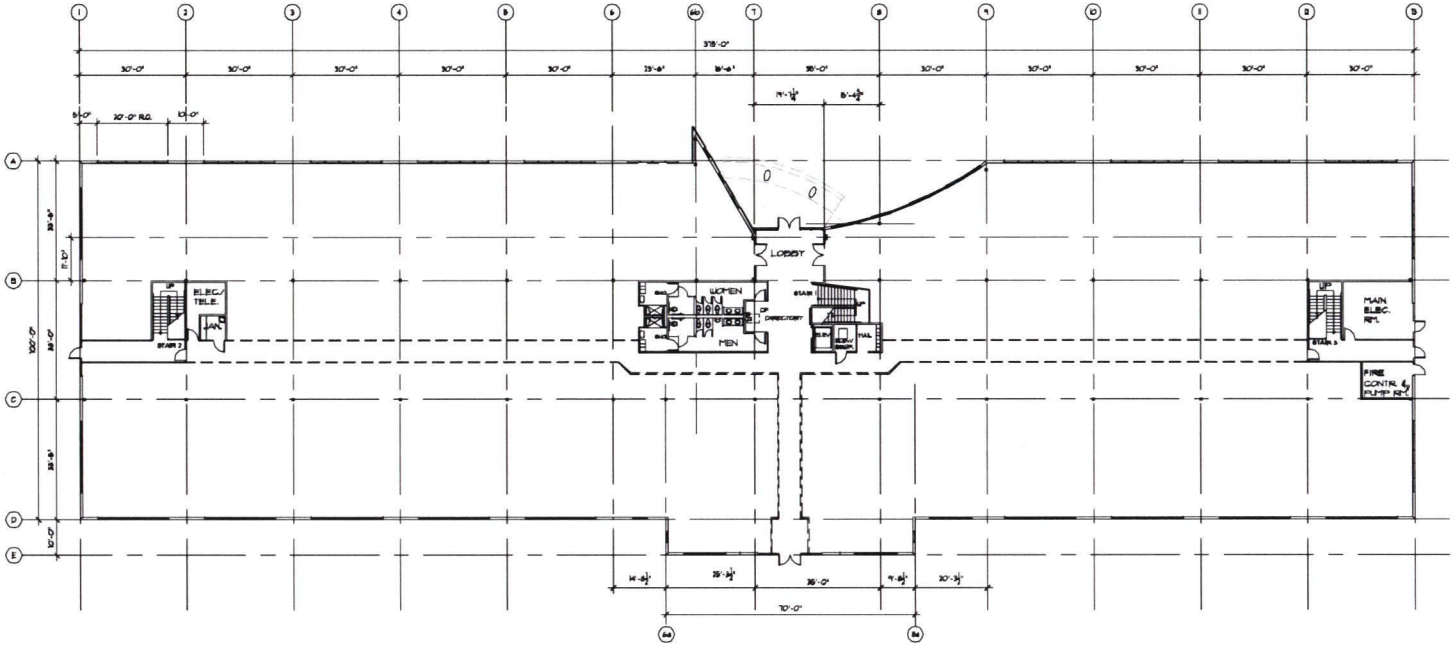
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	5/18/07	EXPANDED BLDG.	
	10/13/07	2ND CLIENT REVIEW	

JOB NO. 06296.00
DATE 04/25/07

Drawing No.

A1.1

OF SHEETS



FIRST FLOOR PLAN

SCALE : 1/16" = 1'-0"

NORTH

C H
zeipo nom & dong
& D

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Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

FIRST FLOOR PLAN

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Checked	DG

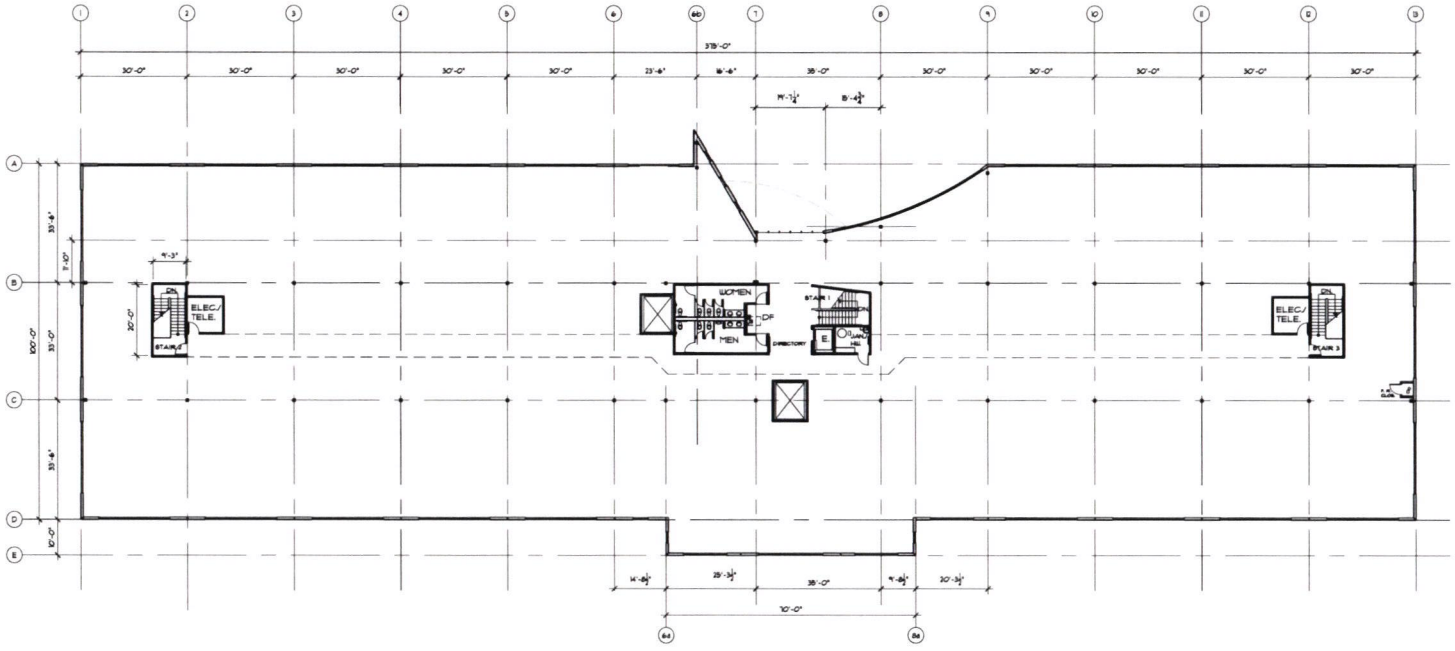
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	11/16/01	EXPANDED BLDG.	

Job No.	0679-00
Date	09/25/01

Drawing No.

A2

OF SHEETS



SECOND FLOOR PLAN

SCALE : 1/16" = 1'-0"

NORTH

C H
celpo hom & dong
& D

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Consultant

Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

SECOND FLOOR PLAN

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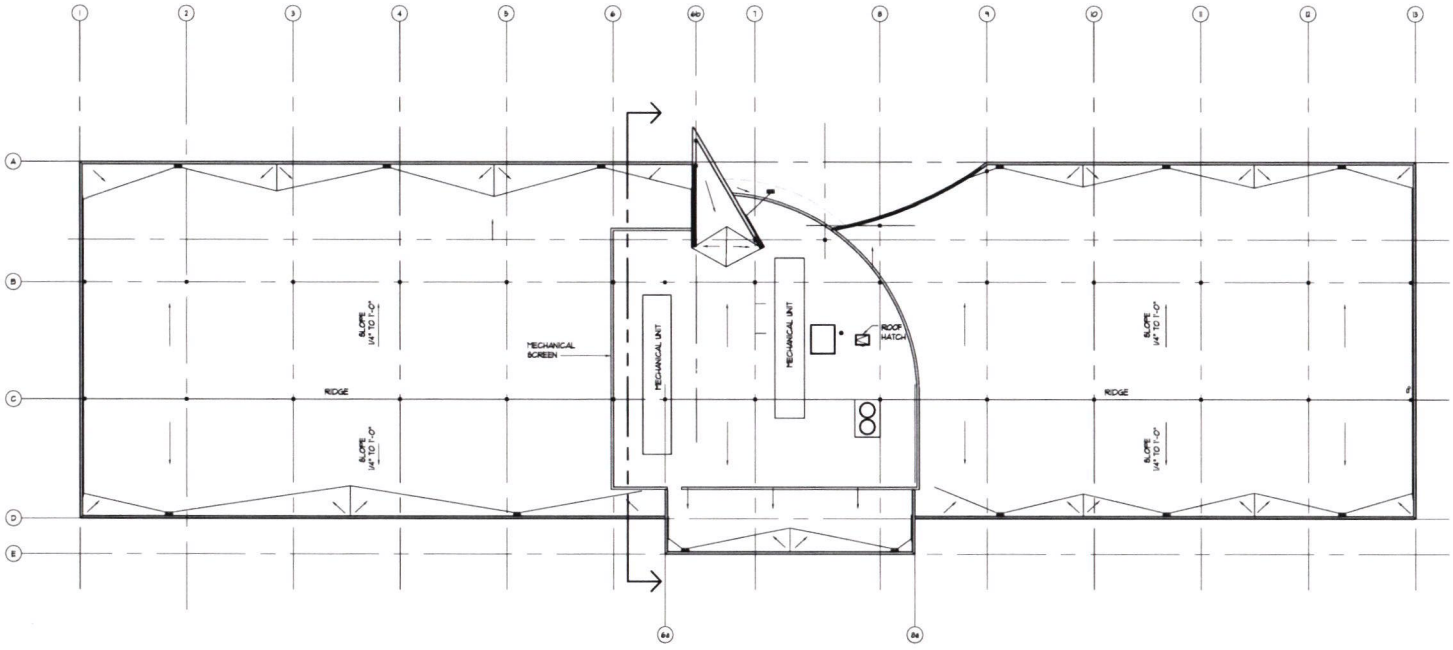
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	11/8/01	EXPANDED BLDG.	

Job No.	0629.00
Date	09/25/01

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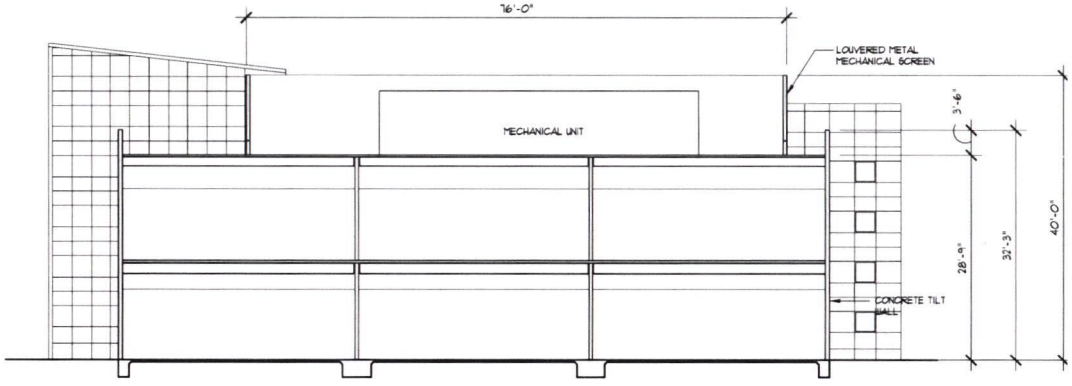
OF SHEETS



ROOF PLAN

SCALE : 1/16" = 1'-0"

NORTH



SECTION

SCALE : 1/8" = 1'-0"

C H
celpo hom & dong
& D

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Consultant

Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

ROOF PLAN

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DRAWN:	JP
CHECKED:	DG

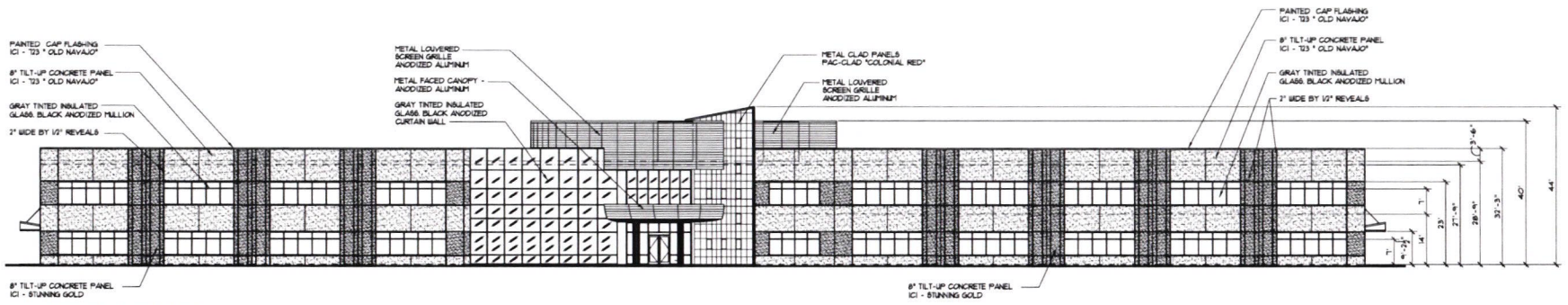
NO.	DATE	DESCRIPTION	BY
	10/31/01	2 ND CLIENT REVIEW	
	11/8/01	EXPANDED BLDG.	

JOB NO.	0629&.00
DATE:	09/25/01

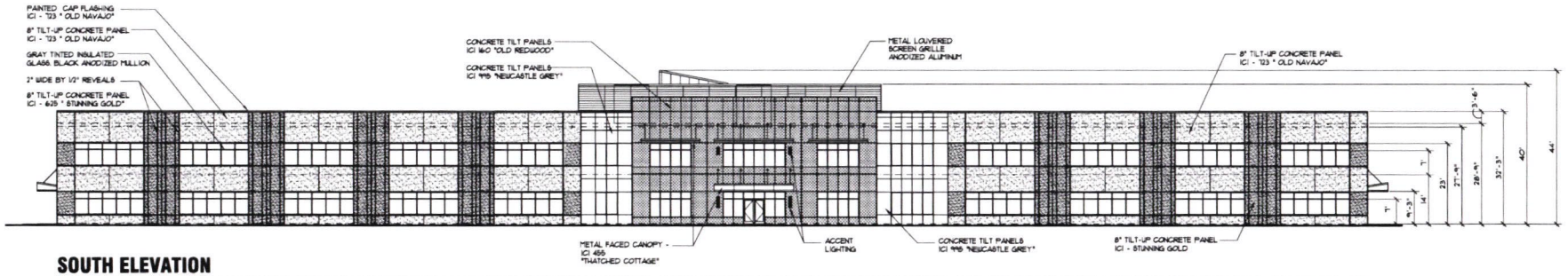
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A4

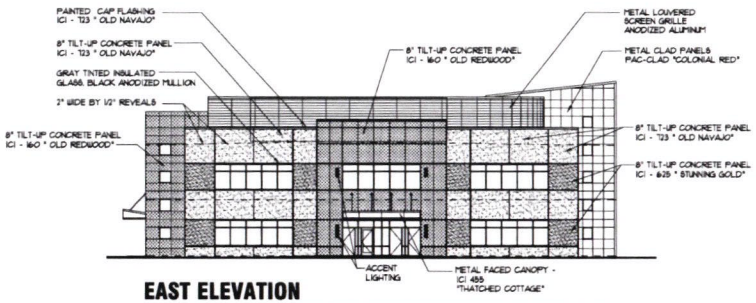
OF SHEETS



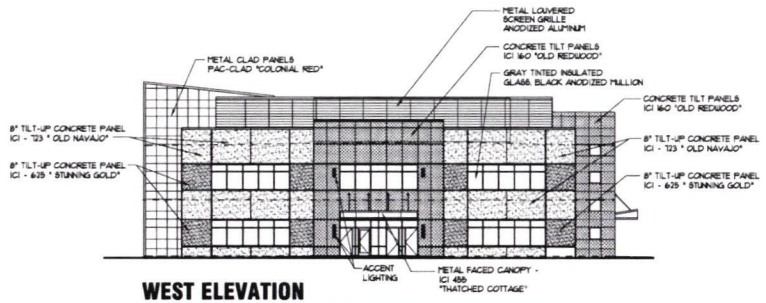
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

SCALE : 1/16" = 1'-0"

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Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

EXTERIOR ELEVATIONS

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Drawn: JP
Check: DG

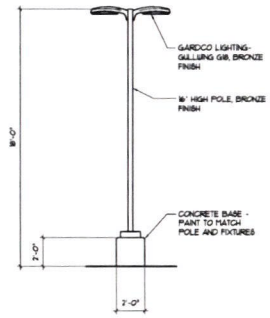
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	3/6/06	PLANNING SUBMITTAL	
	5/18/07	EXPANDED BLDG.	
	10/15/07	2ND CLIENT REVIEW	

Job No. 06296.00
Date 09/25/07

Drawing No.

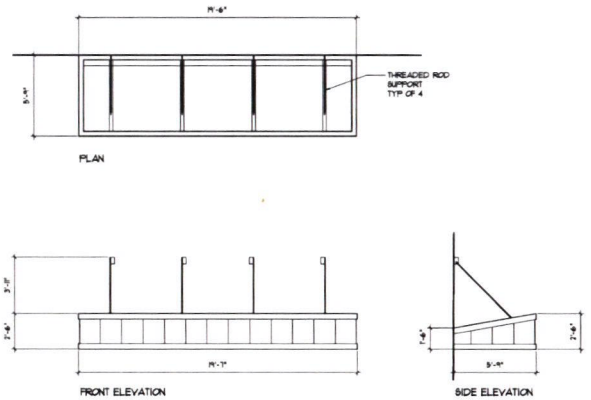
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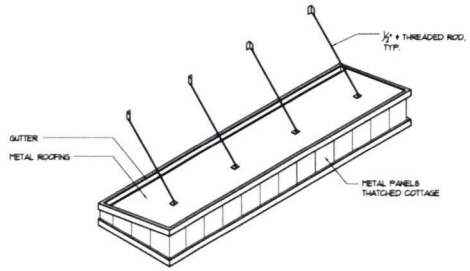
OF SHEETS



PARKING LIGHTING

SCALE : 1/4" = 1'-0"





AWNINGS AT DOORS AND WINDOWS

SCALE : 1/4" = 1'-0"

CH
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Project

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CAPITAL CENTER

Rancho Cordova California

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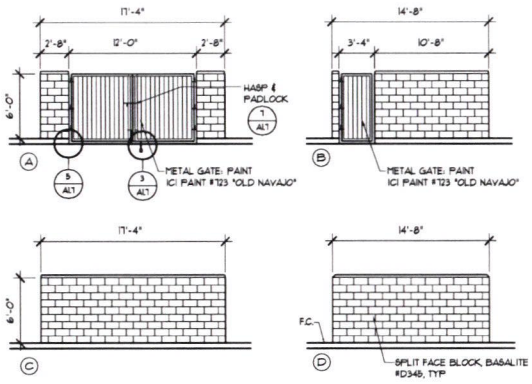
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	11/8/07	EXPANDED BLDG.	
	10/31/07	2ND CLIENT REVIEW	

Job No.	0629-00
Date	09/25/07

Drawing No.

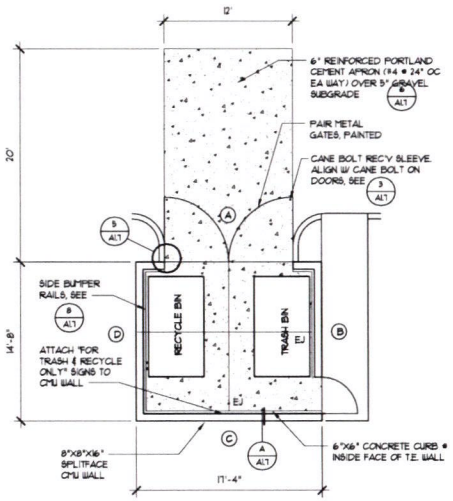
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OF SHEETS



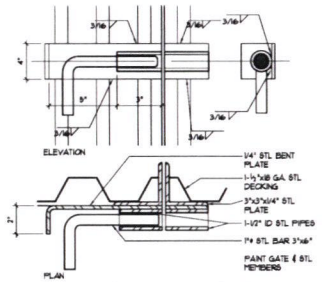
2 TRASH ENCLOSURE ELEVATIONS

SCALE: 3/16" = 1'-0"



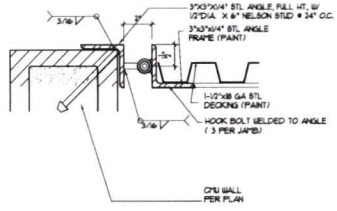
1 TRASH ENCLOSURE PLAN

SCALE: 3/16" = 1'-0"



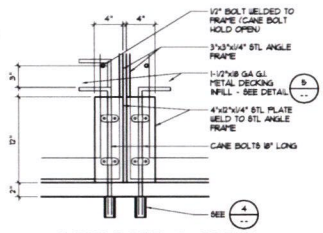
7 THROW BOLT @ GATE

SCALE: 3" = 1'-0"



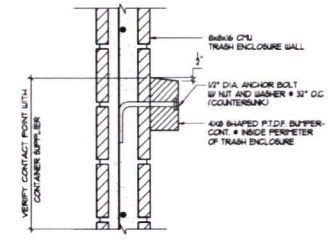
5 GATE FENCE

SCALE: 3" = 1'-0"



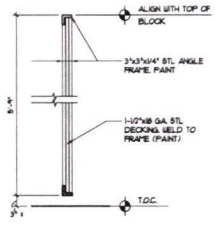
3 CANE BOLT @ GATES

SCALE: 1-1/2" = 1'-0"



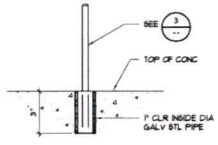
8 TRASH BUMPER

SCALE: 1-1/2" = 1'-0"



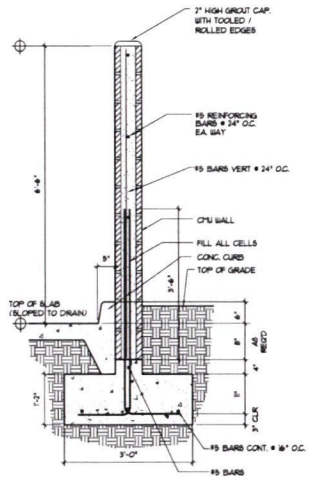
6 SECTION @ T.E. GATE

SCALE: 1" = 1'-0"



4 CANE BOLT REC'VR SLEEVE

SCALE: 3" = 1'-0"



A SECTION

SCALE: 3/4" = 1'-0"

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Consultant

Project

LOT 64
CAPITAL CENTER

Rancho Cordova California

Sheet Title

TRASH ENCLOSURE

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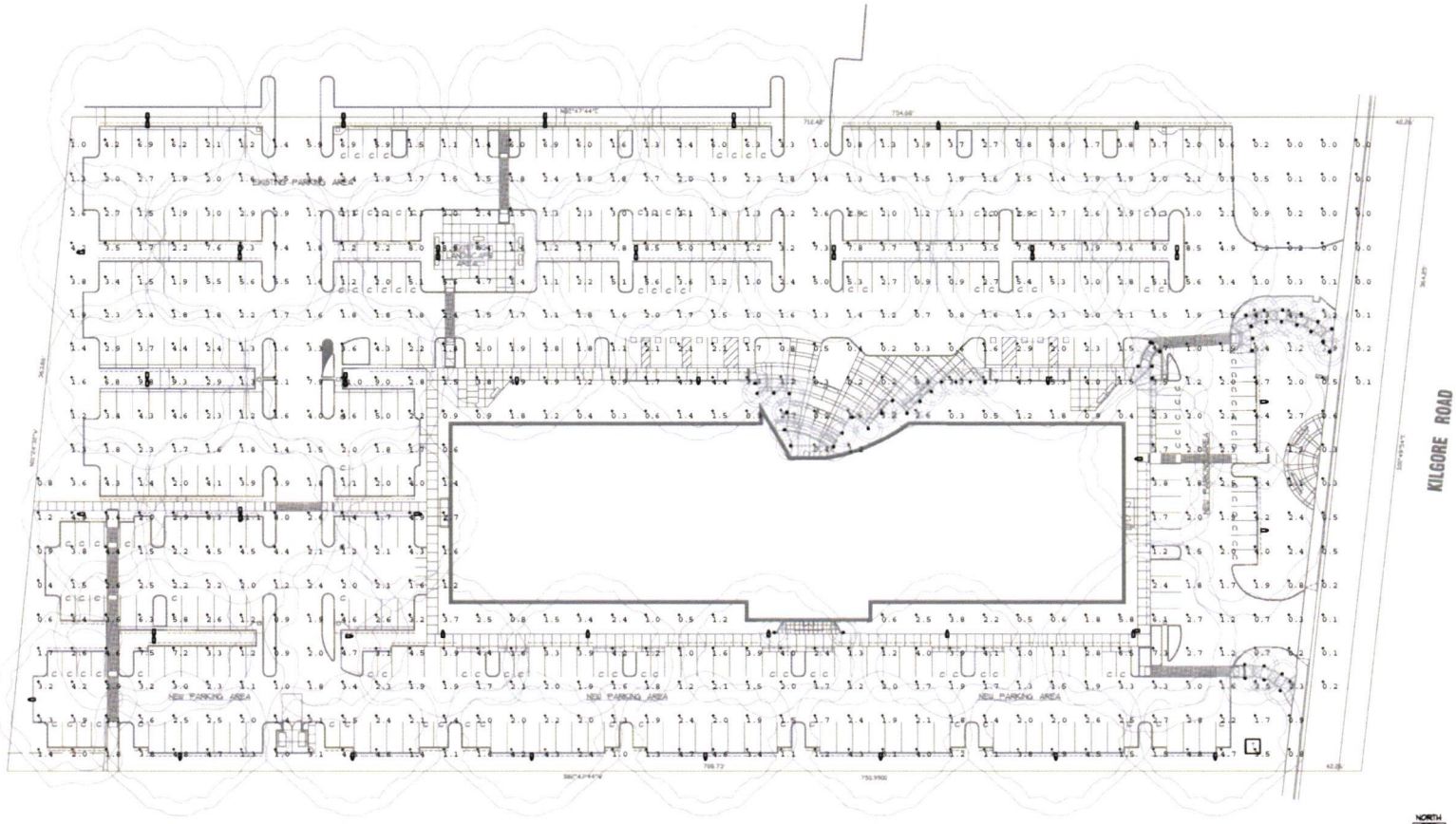
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NO.	DATE	DESCRIPTION	BY
	3/6/08	PLANNING SUBMITTAL	
	5/8/07	EXPANDED BLDG.	
	10/31/07	2ND CLIENT REVIEW	
JOB NO.	06246.00		
DATE	09/25/07		

Drawing No.

A7

OF SHEETS



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"

calpo hom & dong ARCHITECTS &D

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SITE PLAN PHOTOMETRIC

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Aug 15 2008

NO.	DATE	DESCRIPTION	BY

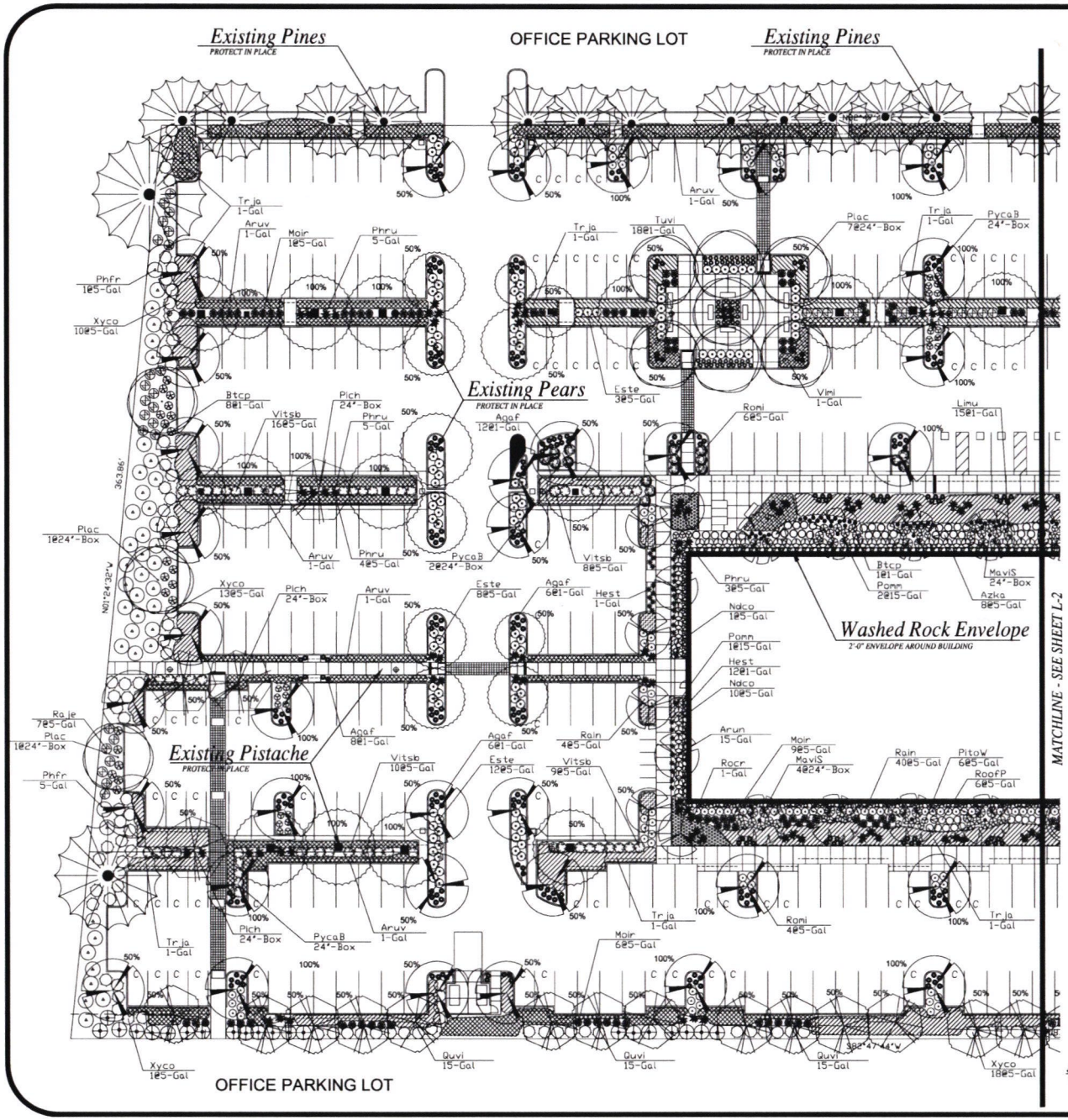
Designed TB
AT

Drawing No.

E2.1

OF SHEETS

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PLANTING LEGEND

Existing Trees

Quantity	Symbol	Type	
24		Chinese Pistache	Protect in place where symbols are shown
16		Pear Tree	
12		Pine Tree or Redwood Tree	

Deciduous Trees

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
29		Lagerstroemia indica 'Cherokee'	Red Crape Myrtle	Laincm	24"-Box
10		Platanus acerfolia	London plane tree	Plac	15-Gal
50		Pyrus calleryana 'Bradford'	Bradford callery pear	PycaB	15-Gal
15		Pistacia chinensis	Chinese Pistache	Pich	15-Gal

Evergreen Trees

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
15		Arbutus unedo rubra	Strawberry tree	Arun	24"-Box
15		Magnolia grandiflora 'Saint Mary'	Saint Mary Southern Magnolia	MaviS	24"-Box
5		Pinus eldarica	Mondell pine	Pield	24"-Box
21		Quercus virginiana	Southern live oak	Quvi	15-Gal
11		Sequoia sempervirens	Coast redwood	Sese	24"-Box

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
466		Agapanthus africanus	Blue lily of Nile	Agaf	1-Gal
84		Azalea Karume	Karume	Azka	5-Gal
84		Berberis thumbergia crymsom pygmea	Dwarf barberry	Btcp	5-Gal
134		Escallonia terri	Compact escallonia	Este	5-Gal
46		Feijoa sellowiana	Pineapple guava	Feea	5-Gal
23		Gardenia jasminoides 'Radicans'	Dwarf gardenia	Gajar	5-Gal
136		Hemerocallis Stella-De- Oro	Daylily	Hest	1-Gal
100		Lavendula agustifolia "Hidcote"	Dwarf Lavender	Lahi	1-Gal
96		Liriope muscari	Big blue lily turf	Limu	1-Gal
225		Morasa indioides	Fortnight lily	Moir	1-Gal
94		Nandina domestica compacta	Compact nandina	Ndco	5-Gal
180		Phormium tenax rubrum	Dwarf Red Flax	Phru	5-Gal
42		Photinia fraseri	Fraser photinia	Phfr	5-Gal
112		Pittosporum tobira 'Wheelers dwarf'	Wheelers dwarf tobira	PitoW	5-Gal
36		Podocarpus Maki Maki	Shrubby Yew Pine Column	Pomm	15-Gal
96		Raphiolephis Jack Evans	Indian hawthorn	Raje	5-Gal
172		Raphiolepis indica 'Ballerina'	Indian Hawthorn	Rain	5-Gal
74		Rosa Miedland "Red"	Miedland Red	Romi	5-Gal
30		Rosmarinus officinalis 'Prostratus'	Dwarf rosemary	RoofP	5-Gal
283		Tulbaghia violacea	Society Garlic	Tuvi	1-Gal
70		Viburnum tinus 'Spring Bouquet'	Laurustinus	Vitsb	5-Gal
146		Xylosma congestum	Xyloma	Xyco	5-Gal

Ground Cover

Spacing	Symbol	Scientific Name	Common Name	Code Name	Size
3'-0" o.c.		Arcostaphylos uva-ursi	Bearberry	Aruv	1-Gal
3'-0" o.c.		Gazania rigens 'Copper King'	Copper King gazania	GariC	1-Gal
3'-0" o.c.		Rosa Carpet rose	Carpet rose	Rocr	1-Gal
3'-0" o.c.		Trachelospermum asiaticum	Asian Jasmine	Trja	1-Gal
2'-0" o.c.		Vinca minor	Dwarf periwinkle	Vimi	1-Gal

PLANTING NOTES - SEE SHEET L-2

PARKING LOT - SHADE CALCULATIONS

TREE		100%	75%	50%
Existing Pistache		18 @ 962 SF = 17,316 SF	0	2 @ 481 SF = 962 SF
Existing Pears		0	0	17 @ 481 SF = 8,177 SF
Pyrus calleryana 'Bradford'		22 @ 962 SF = 21,164 SF	0	27 @ 481 SF = 12,987 SF
Quercus virginiana		0	0	21 @ 364 SF = 7434 SF
Pistacia chinensis		0	0	14 @ 481 SF = 6,734 SF
Accent Trees		0	0	5 @ 364 SF = 1,770 SF
Conifer Trees		0	0	2 @ 364 SF = 708 SF
SUB-TOTAL SHADED AREA:		38,480 SF	0	38,772 SF

TOTAL SHADED AREA:	77,252 SF
TOATL PARKING AREA TO BE SHADED:	93,856 SF
SHADING REQUIRED:	50.0%
PERCENT SHADED:	82.0%

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

PLANTING PLAN

LOT 64 CAPITAL CENTER

LANDSCAPE CONSTRUCTION DOCUMENTS

RANCHO CORDOVA, CALIFORNIA

CROUCH LANDSCAPE GROUP

LIC.# 2557

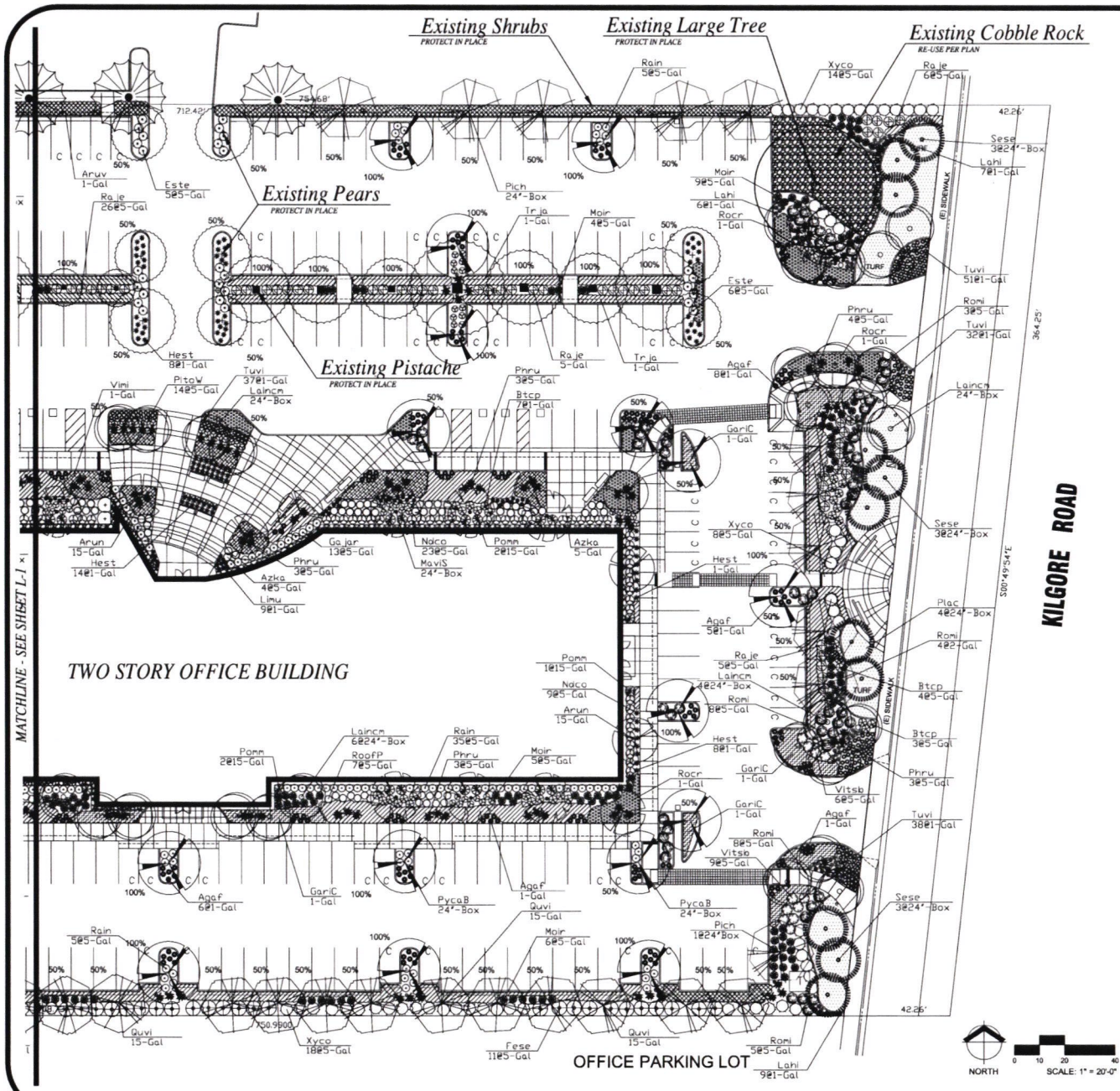
127 LINDA DRIVE
ROSEVILLE, CA 95678
PH. 916.772.2667

LICENSED LANDSCAPE ARCHITECT
STEVEN L. CROUCH
No. 2557
Signature
06-30-06
Renewal Date
STATE OF CALIFORNIA

DRAWING NO. D-28-01

DATE: 04-02-06
DATE: 06-25-06

L-1
OF
5



PLANTING NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN THE EVENT OF PLANT UNAVAILABILITY WITHIN TEN WORKING DAYS AFTER BID AWARDS. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF PLANT QUANTIES ON LEGEND. NOTIFY L.A. IN EVENT OF DESCREPENCIES

2. VERIFY SITE CONDITIONS AS SHOWN ON THESE PLANS PRIOR TO SUBMITTING A PRICE QUOTATION BID OR COMMENCING CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

3. FINISHED GRADING PRIOR TO COMMENCING WORK THE LANDSCAPE CONTRACTOR SHALL INSPECT THE WORK OF OTHERS AND VERIFY THAT PRELIMINARY GRADING HAS BEEN ESTABLISHED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING AND SHALL INSPECT THE WORK OF OTHERS. VERIFY THAT PRELIMINARY GRADING HAS BEEN ESTABLISHED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE DRAINAGE OF ALL PLANTING AREAS. FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. FINISH GRADES IN SHRUB AND GROUNDCOVER AREAS SHALL BE 1 1/2" BELOW ADJACENT PAVING, CURBS AND HEADERS.

4. ADJUSTMENTS IN THE FIELD MAY BE REQUIRED TO ACCOMMODATE UTILITIES SUCH AS LIGHT FIXTURES, VAULT BOXES ABOVE GRADE, SIGNALS, ETC.

5. SOIL PREPARATION PER SOILS TEST RECOMMENDATIONS: PRIOR TO PLANTING PREPARE ALL PLANTING AREAS WITH THE FOLLOWING AMENDMENTS. AND TILL INTO THE TOP 6" OF SOIL.

FERTILIZER 6-20-20	20 LBS./ 1000 SQ. FT.
NITROGEN STABILIZED COMPOST	2 YDS./1000 SQ. FT.

6. APPLY PRE-EMERGENT HERBICIDE CHIPCO RONSTAR 'G' PER MANUFACTURES SPECIFICATIONS..

7. CONTRACTOR SHALL TEST ALL PLANTING PITS FOR DRAINAGE BY FILLING WITH WATER. ANY PLANTING PIT WHICH DOES NOT DRAIN COMPLETELY IN TWO HOURS OR LESS SHALL HAVE CORRECTIVE MEASURES IMPLEMENTED BY THE CONTRACTOR. CORRECTIVE MEASURES SHALL INCLUDE:
   A. DRILLING/AUGERING THROUGH IMPERMEABLE LAYERS TO A FAST DRAINING SOIL LAYER AND BACKFILLING WITH SAND, GRAVEL, OR OTHER APPROVED MATERIAL.
   B. INSTALLING DRAINAGE TUBING TO CARRY EXCESS WATER TO NEARBY OUTLET.
   C. METHODS AS DETERMINED IN THE FIELD BY THE OWNER.

8. PLANT TREES A MINIMUM OF 5 FEET FROM LIGHT STANDARDS, 8 FEET FROM ALL BELOW GRADE UTILITY BOXES. TREES WITHIN 5' OF SIDEWALKS TO RECEIVE ROOT BARRIER UB-24_2 BARK MULCH LAYER.

9. ALL SLOPES AT 2 TO 1 SHALL RECEIVE A LAYER OF JUTE MESH FABRIC STAPLED TO SLOPE.

10. ALL PLANTER AND GROUNDCOVER AREAS NOT RECEIVING JUTE NETTING SHALL RECEIVE A 3" BARK MULCH LAYER. *NO SHREDDED BARK ALLOWED.

11. HEADERBOARD IN COMMON AREAS IS TO BE 6" FLAT STYLE CONCRETE MOWCURBING.

12. GUARANTEE: ALL TREES AND SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF THREE MONTHS. ALL GROUND COVER AND TURF SHALL BE GUARANTEED FOR A PERIOD OF NINETY(90) DAYS. MATERIAL THAT IS NOT HEALTHY SHALL BE REPLACED WITHIN THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALLBE MADE TO THE SAME SPECIFICATION AS ORIGINAL MATERIALS.

*PROVIDE THREE (3) DAYS ADVANCED NOTICE OF ANY CHANGE OF PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION. (916) 355-7281

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

WATER USE CALCULATIONS

WATER USE	PLANTING AREA	SQ. FT.	WATER USE FACTOR	
LOW	PARKING ISLANDS PLANTERS & PERIMETER	38,710 sq. ft	38,710 X .4 =	15,484
MED.	NEAR BUILDINGS & ENTRY	15,810 sq. ft	15,810 X 1 =	15,810
HIGH	LAWN	3,680 sq. ft	3,680 X 1.6 =	5,888
	TOTAL SQ. FOOTAGE =	58,200		> 31,882

PLANTING PLAN

LOT 64 CAPITAL CENTER

LANDSCAPE CONSTRUCTION DOCUMENTS

RANCHO CORDOVA, CALIFORNIA

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127 LINDA DRIVE
ROSEVILLE, CA 95678
PH: 916.772.0801

LICENSED LANDSCAPE ARCHITECT
STEVEN L. CROUCH
C.A. # 2557
Expiration 08-31-08
Date
STATE OF CALIFORNIA

DRAWING NO. D-28-01

DATE: 04-02-08
DATE: 06-25-08

L-2
OF
5

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Attachment 1) for a 2-story tilt up building (74,436 sq. ft.) on a 6.26 acre site on the west side of Kilgore Road, approximately 700 feet north of the intersection of Kilgore Road and International Drive, APN: 072-0680-043.	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 Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action.	On-Going	Planning	
4.	The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	On-Going	Planning	
5.	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	

EXHIBIT B

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
6.	Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.	On-Going	Metro Fire District	
7.	Applicant shall not carry a balance with the City for the processing of the project. If a balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	On-Going	Finance Department	
	Prior to Approval of Improvement Plans			
8.	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	
9.	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	
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 Kilgore Road right-of-way. Dedicate a 12.5 foot Pedestrian Easement contiguous to Kilgore right-of-way.	Prior to improvement plan approval	Public Works	
11.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement	Prior to improvement plan approval	Metro Fire District	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	drawings. Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch of pressure.			
12.	Incorporate stormwater quality measures in conformance with applicable City and County ordinances and standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with the Stormwater Quality Design Manual. Such implementation may be able to reduce the stormwater quality treatment requirement. Contact Dalia Fadl at (916) 874-1321 for stormwater treatment options.	Prior to improvement plan approval	County Department of Water Resources	
	Prior to Issuance of Building Permits			
13.	The construction plans shall be reviewed for substantial consistency with the approved Design Review plans. The plans shall include trash receptacles in the plaza areas.	Prior to issuance of Building Permits	Planning	
14.	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). • The applicant shall work with the Planning Department to adjust tree varieties and locations to increase shade for outdoor seating areas.	Prior to issuance of Building Permits	Public Works / Planning	
15.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the	Prior to issuance of Building Permits	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
16.	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 Assessment 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 issuance of Building Permits	Public Works	
17.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Prior to issuance of Building Permits	Public Works	
18.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to:	Prior to issuance of Building	Public Works	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	• All onsite civil improvements. • Necessary driveways and 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. • Replacement of damaged pavement along property frontage to the satisfaction of the Public Works Department. • 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. • Number, size, and location of driveways are subject to approval by the Public Works Department	Permits		
19.	Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial buildings with areas greater than or equal to 3,600 square feet.	Prior to issuance of Building Permits	Metro Fire District	
20.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards with allowable residential exceptions.	Prior to issuance of Building Permits	Metro Fire District	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
21.	Provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to issuance of Building Permits	County Department of Water Resources	
22.	Demonstrate to the satisfaction of the Regional Transit, Director of Planning that the following has been considered and implemented: • Transit information shall be displayed in prominent locations within the office building for both employees and visitors. Please contact Devra Selenis, Marketing Department, at (916)556-0112 for more information. • The applicant shall join the 50 Corridor Transportation Management Association.	Prior to Building Permit	Regional Transit	
23.	Connectivity of pedestrian ways encourage walking to transit. An additional clearly-defined pedestrian way from the building to Kilgore Road via the southern-most driveway access shall be added.	Prior to Building Permit	Planning / Regional Transit	
24.	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 Department	
	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	
26.	All landscaping shall be planted according to the approved landscape plans. A certificate of compliance shall be submitted by a landscape architect or designer, certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy	Public Works / Planning	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
27.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Occupancy	Public Works	
28.	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	
29.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Occupancy	Metro Fire District	
30.	Each parcel with a sewage source shall have a separate connection to the CSD-1 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.	Prior to Occupancy	CSD-1	
31.	Provide bicycle parking facilities per City of Rancho Cordova requirements at building entrances.	Prior to Occupancy	Planning / Regional Transit	
32.	Applicant shall pay balance, if any, in full prior to issuance of Certificate of Occupancy. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	Prior to Occupancy	Finance Department	

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. Monument signs shall be located at least 10' back from the right of way.

2. Paving in pedestrian areas should be slightly sloped into landscaped areas that are large enough to absorb the run-off from the paved areas and any building runoff that flows onto them. Run-off from buildings (i.e. gutters/downspouts) should flow directly into landscaping (i.e. rain gardens). [Rancho Cordova Design Guidelines, page 2:61]

Advisory Comments – CSD-1

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

2. Private sewer service laterals will not be permitted to connect directly to the 72-inch diameter interceptor sewer line.

3. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

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 – Sacramento Metropolitan Fire District

1. Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for

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

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

3. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.

Advisory Comments – Regional Transit

1. Parking competes with transit usage. Therefore, parking shall not exceed the required standards for the City of Rancho Cordova.

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

Advisory Comments – Rancho Cordova Police Department

1. Parking/Circulation:
   a. All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
   b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.
   c. Reciprocal access between all parcels proposed on this map shall be maintained. There shall be no curbs or other treatments that would otherwise obstruct the movement of emergency vehicles through this development.
   d. All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

2. Building Security:
   a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.

b. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.

c. Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.

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

e. Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.

f. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.

g. All hatchway openings on the roof of any building shall be secured as follows:

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

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

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

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

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

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

   (3) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

Conditions of Approval

3. Landscaping:
   a. All landscaping plans shall include maintenance of all landscape materials that may come in contact with lighting or address elements. Tree canopies shall be above light poles (at maturity) and any shrubbery shall not obstruct pedestrian-scale accent lighting.
   b. All trees shall, at full growth, have a tree canopy of not less than 6 feet.
   c. All landscape shrubbery within 5 feet of pedestrian walkways and access areas shall be not more than 2 feet in height at full growth.

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

5. Building Numbering:
   a. Each different building within this development shall have its particular address prominently displayed on the side facing the street, and its front and rear doors. Front door addresses shall be not less than 6 inches in height. (Rear door numbers only need to be three inches in height.) If front door numbers are placed on glass, the numerals shall be white in color.

ATTACHMENT 2

CAPITAL CENTER LOT 64

Mitigated Negative Declaration



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

August 2008

MITIGATED NEGATIVE DECLARATION

FOR

CAPITAL CENTER LOT 64

CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
Fax 916.851.8762

AUGUST 2008

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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Capital Center Lot 64 project (hereafter referred to as "the proposed project"). This MND has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

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

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

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

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

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

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Initial Study. Hereafter this document is referred to as an MND.

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

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

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

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

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

In addition to the rules governing the preparation and use of Program EIRs, other provisions of CEQA govern site-specific review of the proposed project. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an approved general plan, community plan, or zoning action for which an EIR was prepared to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The proposed project is a qualified project pursuant to Section 21083.3(a-b), which states:

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

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

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

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

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

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

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

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

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

This Initial Study/Mitigated Negative Declaration addresses project-specific impacts that were not fully addressed in the GP-EIR, pursuant to State CEQA Guidelines Section 15183(b). Additionally, this IS/MND summarizes the findings of the City relating to the GP- EIR and how the criteria set forth in Guidelines Section 15183 have been met.

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

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

In adopting the General Plan and certifying the GP-EIR as complete and adequate, the City Council adopted Findings of Fact and a Statement of Overriding Considerations for those impacts that could not be mitigated to less than significant levels.

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

- Conflicts with applicable land use plans.
- Various impacts on agricultural land.

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

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

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

Detailed information regarding both the project impacts and cumulative impacts identified above is included in the GP-EIR. The GP-EIR is available online at www.cityofranchocordova.org and by request at the City at the following address:

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

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

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

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. State CEQA Guidelines 15051(b) states:

> *(b) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.*
>
> > *(1) The lead agency will normally be the agency with the general governmental powers, such as a city of county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public serve or public utility to the project.*

As the proposed project is to be carried out by a private company and as the City of Rancho Cordova has general governmental powers over the proposed project, the lead agency for the proposed project is the City of Rancho Cordova.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this Mitigated Negative Declaration is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document.
- **2.0 Project Description** - Provides a detailed description of the proposed project.
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas (as described in Appendix G of the State CEQA Guidelines), evaluates a range of impacts classified as "no impact," "less than significant," or "less than significant with mitigation incorporation" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level.
- **4.0 Cumulative Impacts** - Provides a discussion of cumulative impacts of this project.
- **5.0 Determination** - Provides the environmental determination for the project.

- **6.0 Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document.

- **7.0 References** – Provides a list of references used to prepare the MND.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. The City adopted its General Plan on June 26, 2006 and certified the Environmental Impact Report for the General Plan as adequate and complete at that time. The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). Earlier draft versions of the General Plan are no longer valid and were not considered when determining the proposed project's consistency with City Policies.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed Capital Center Lot 64 project (hereafter referred to as the "proposed project") is located on the west side of Kilgore Road within the City of Rancho Cordova, approximately 0.18 miles south of White Rock Road and approximately 0.15 miles north of International Drive. Existing office buildings border the project site to the north, south, and west. Sacramento Metropolitan Fire District Station 66 borders the projects site to the north. The project location is shown in **Figures 1** and **2**.

2.2 EXISTING CONDITIONS

The project area is located within an area of Rancho Cordova characterized by existing urban development. The parcel is zoned Industrial Office Park (MP). Nearby significant features include Sunrise Boulevard (approximately 0.30 miles to the east) and Mather Airport (approximately 1.6 miles to the southwest).

The 6.26 acre project site is mostly developed as an overflow parking lot for adjacent office buildings and includes landscaping islands and numerous trees. The balance of the parcel is a vacant, unpaved field situated between the developed portion of the parcel and the existing office building parcel directly to the south.

2.3 GENERAL PLAN BACKGROUND

The General Plan was analyzed pursuant to CEQA and the State CEQA Guidelines in an Environmental Impact Report (EIR) that was certified by the City Council on June 26, 2006 (State Clearinghouse Number 2005022137). The proposed project was assumed in the General Plan EIR and the environmental impacts of the development of the proposed project area were generally analyzed in the EIR. However, some details of the proposed project were not known and not all project-specific impacts were adequately addressed. Therefore, additional analysis is necessary. This MND constitutes that additional environmental analysis. See Section 1.0 of this MND for more information on this document's relationship with the General Plan EIR.

2.4 PROJECT CHARACTERISTICS

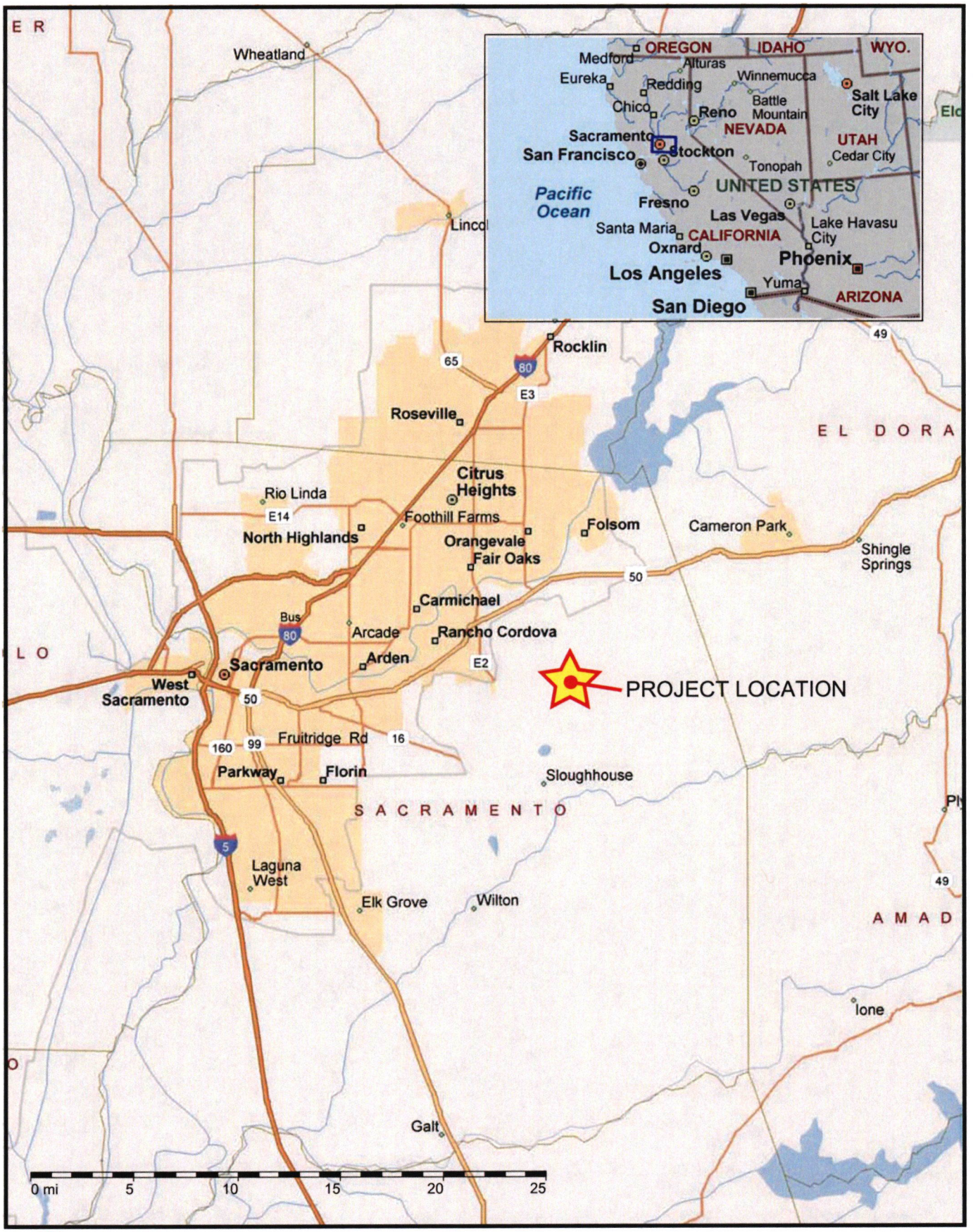
The project applicant has requested design review for a 74,436 square foot, two-story concrete tilt-up office building on a 6.26 acre site. The project site would include approximately 404 parking spaces. The proposed project site plan is shown in **Figure 3**. The proposed landscape plan is shown in **Figure 4**.

2.5 REQUIRED PROJECT APPROVALS

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

1. Central Valley Regional Water Quality Control Board (CVRWQCB)
2. County Sanitation District (CSD-1)
3. Golden State Water Company
4. Sacramento Metropolitan Air Quality Management District (SMAQMD)
5. Sacramento Metropolitan Fire District (SMFD)

6. Sacramento Municipal Utility District (SMUD)
7. Pacific Gas and Electric (PG&E)



City of Rancho Cordova
Planning Development

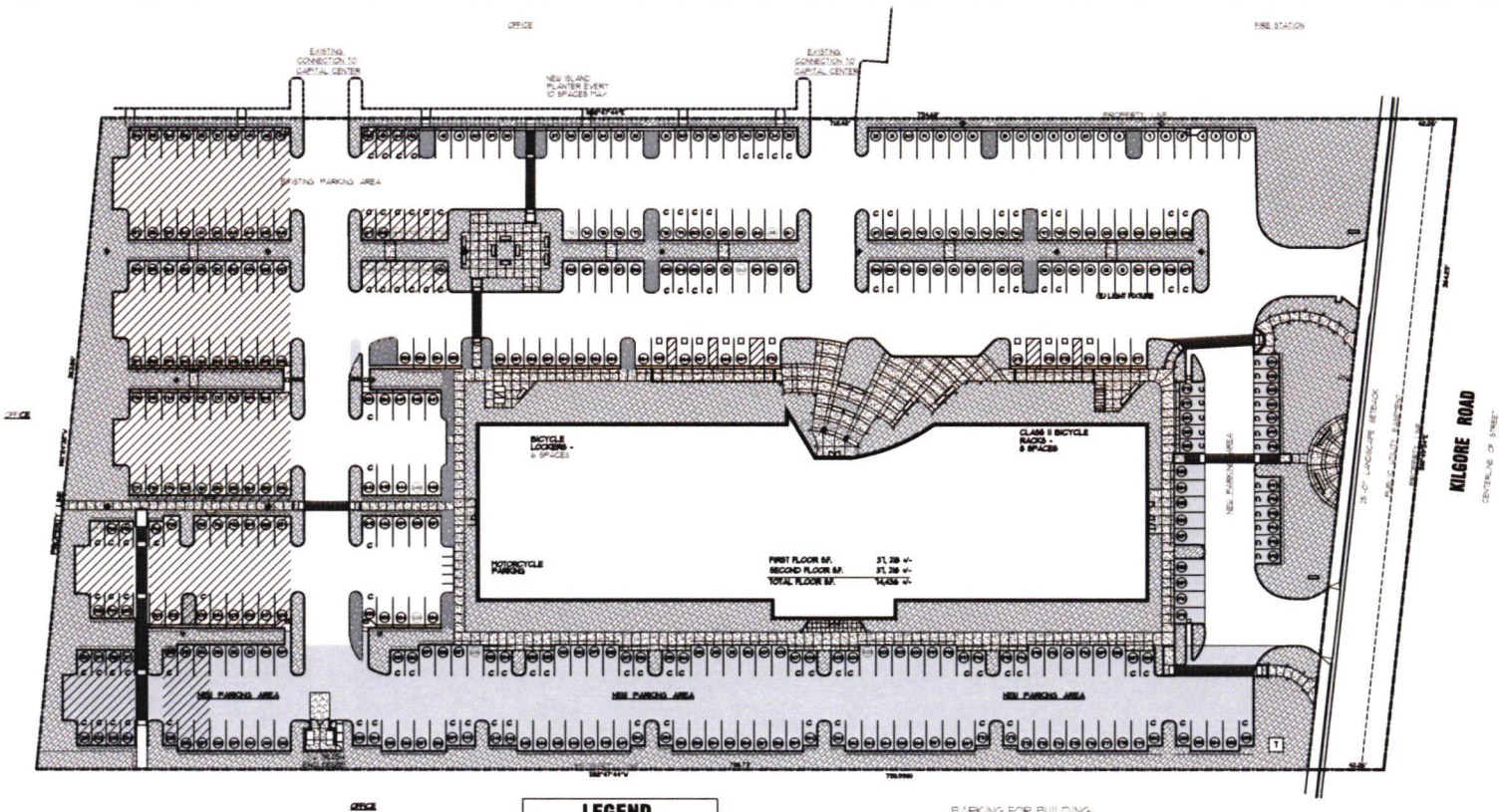
Figure 1
Regional Location Map



City of Rancho Cordova
Planning Department

Figure 2
Project Location

T:_CS\Work\Rancho Cordova, City of\Capital Center Lot 64 to 23-0040-345-1001-20



Not to Scale

LEGEND

- EXISTING PARKING/PAVING
- OVERFLOW PARKING FOR THE ADJACENT CAPITAL CENTER
- NEW PAVING/PARKING
- LANDSCAPE AREA
- NEW PLANTER
- NEW CONCRETE WALK W/ SALT FINISH
- BOMANITE - 12"X12" TILE IMPRINT "LIGHT COPPER"

PARKING FOR BUILDING:

STANDARD	197
COMPACT	85
HDCP STD.	8
HDCP VAN	2
TOTAL:	292

OVERFLOW PARKING REQUIRED PER WRITTEN LEASES FOR CAPITAL CENTER

OVERFLOW	112
STANDARD (78)	
COMPACT (34)	
TOTAL	404

MOTORCYCLE	5
BICYCLE RACK	8
BICYCLE LOCKERS	6

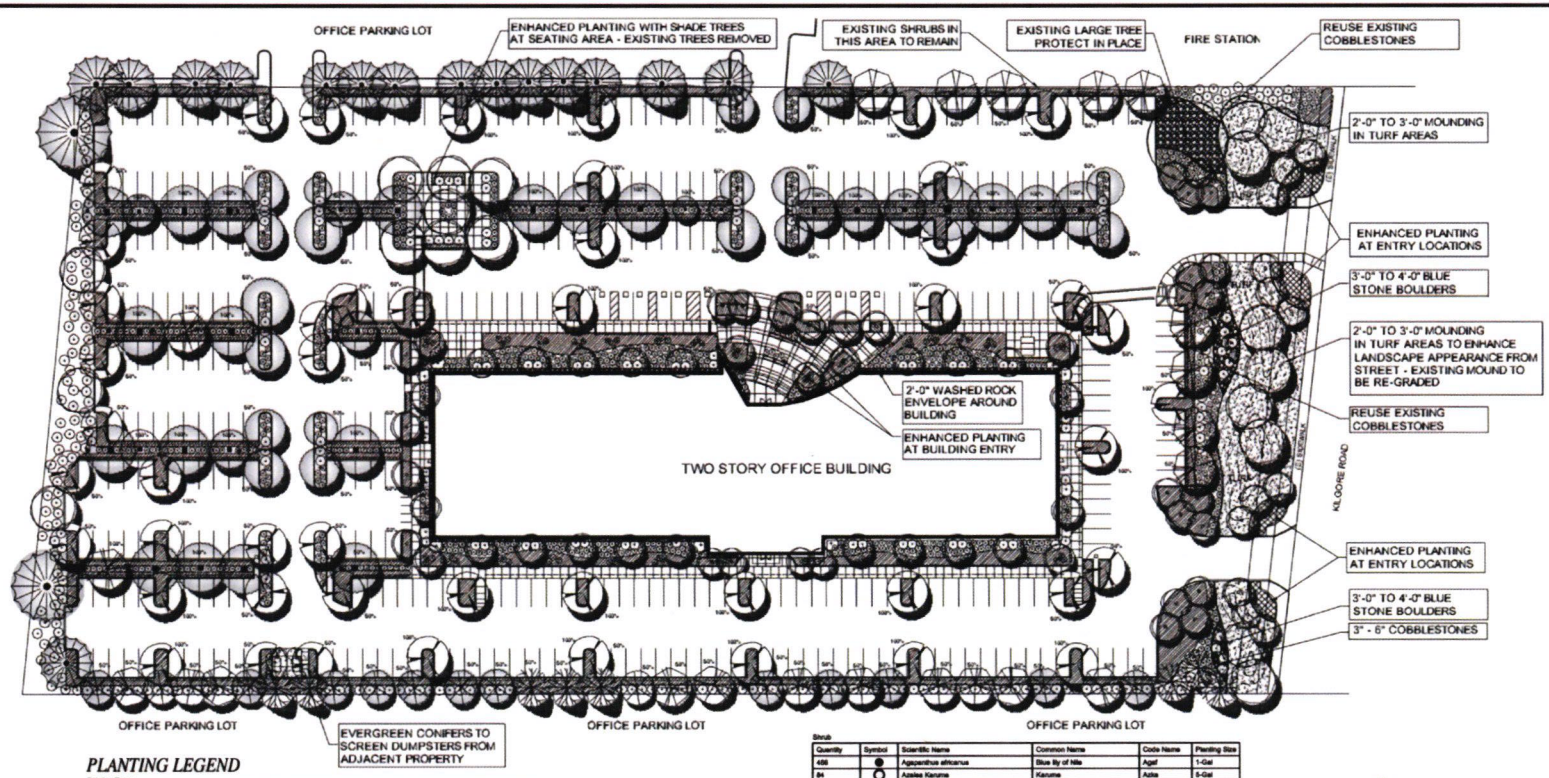
NORTH

Source: CH&D Architects, 2008

City of Rancho Cordova
Planning Department

Figure 3
Site Plan

T:_CS\Work\Rancho Cordova, City of\Capital Center Lot 64 to 23-0040-346-1001-20



PLANTING LEGEND

Existing Trees

Quantity	Symbol	Type	
24		Chinese Pistache	Protect in place where symbols are shown
16		Pear Tree	
12		Pine Tree or Redwood Tree	

Deciduous Trees

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
29		Lagerstroemia indica 'Cherokee'	Red Crape Myrtle	Lainch	24"-Box
10		Platanus acerifolia	London plane tree	Plac	15-Gal
80		Pyrus calleryana 'Bradford'	Bradford callery pear	Pycab	15-Gal
10		Pistacia chinensis	Chinese Pistache	Pich	15-Gal

Evergreen Trees

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
16		Arbutus unedo rubra	Strawberry tree	Arun	24"-Box
15		Magnolia grandiflora 'Saint Mary'	Saint Mary Southern Magnolia	MaviS	24"-Box
5		Pinus eldarica	Mondell pine	Pield	24"-Box
21		Quercus virginiana	Southern live oak	Quvi	15-Gal
11		Sequoia sempervirens	Coast redwood	Sese	24"-Box

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
486		Agapanthus africanus	Blue lily of Nile	Agaf	1-Gal
84		Azalea Kerume	Kerume	Azke	5-Gal
84		Berberis thumbergia crymsum pygmea	Dwarf berberry	Bicp	5-Gal
134		Escallonia terri	Compact escallonia	Este	5-Gal
46		Feijoa sellowiana	Pineapple guava	Fase	5-Gal
23		Gardenia jasminoides 'Radicans'	Dwarf gardenia	Gaja	5-Gal
138		Hemerocallis Stella-De- Oro	Daylily	Hest	1-Gal
106		Lavendula agustifolia "Hidcote"	Dwarf Lavender	LaFl	1-Gal
86		Liriope muscari	Big blue lily turf	Limu	1-Gal
226		Morsea iridioides	Fortnight lily	Moir	1-Gal
94		Nandina domestica compacta	Compact nandina	Ndco	5-Gal
186		Phormium tenax rubrum	Dwarf Red Flax	Phru	5-Gal
42		Photinia fraseri	Fraser photinia	Phfr	5-Gal
113		Pittosporum tobira 'Wheelers dwarf'	Wheelers dwarf tobira	PtoW	5-Gal
36		Podocarpus Maki Maki	Shrubby Yew Pine Column	Pomm	15-Gal
96		Raphiolepis Jack Evans	Indian hawthorn	Raja	5-Gal
173		Raphiolepis indica 'Ballerina'	Indian Hawthorn	Rain	5-Gal
74		Rosa Meidland "Red"	Meidland Red	Rome	5-Gal
30		Rosmarinus officinalis 'Prostratus'	Dwarf rosemary	RosP	5-Gal
283		Tulbaghia violacea	Society Garlic	Tuvi	1-Gal
70		Viburnum tinus 'Spring Bouquet'	Laurustinus	Vitsb	5-Gal
148		Xylosma congestum	Xylosma	Xyco	5-Gal

Ground Cover

Spacing	Symbol	Scientific Name	Common Name	Code Name	Size
3'-0" o.c.		Arcostaphylos uva-ursi	Bearberry	Aruv	1-Gal
3'-0" o.c.		Gazania rigens 'Copper King'	Copper King gazania	GarlC	1-Gal
3'-0" o.c.		Rosa Carpet rose	Carpet rose	Razr	1-Gal
3'-0" o.c.		Trachelospermum asiaticum	Asian Jasmine	Trja	1-Gal
2'-0" o.c.		Vinca minor	Dwarf periwinkle	Vimi	1-Gal

Source: Crouch Landscape Group, 2008

City of Rancho Cordova
Planning Department

Figure 4
Landscape Plan

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

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

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

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

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

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

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

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

- **Reviewed Under Previous Document:** The impact has been addressed in previous environmental documents. The discussion will include reference to the previous documents and a summary of the findings of that previous document.

3.2 INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Capital Center Lot 64

2. **Lead Agency Name and Address:** City of Rancho Cordova
   2729 Prospect Park Drive
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Cori Resha
   Environmental Planner
   (916) 851-8750

4. **Project Location:** See Section 2.1 of this MND.

5. **Project Sponsor's Name and Address:** Calpo Hom & Dong Architects, Inc.
   Karin Rylander
   2120 20th Street, Suite One
   Sacramento, CA 95818

6. **Current Zoning:** MP (Industrial Office Park)

7. **General Plan and Planning Area:** City of Rancho Cordova General Plan

8. **APN Number(s):** 072-0680-043

9. **Description of the Project:** See Section 2.4 of this MND.

10. **Surrounding Land Uses and Setting:** See Section 2.2 of this MND.

11. **Other public agencies whose approval may be required:** (e.g., permits, financing approval, or participation agreement)

    1) Central Valley Regional Water Quality Control Board (CVRWQCB)
    2) County Sanitation District (CSD-1)
    3) Golden State Water Company
    4) Sacramento Metropolitan Air Quality Management District (SMAQMD)
    5) Sacramento Metropolitan Fire District (SMFD)
    6) Sacramento Municipal Utility District (SMUD)
    7) Pacific Gas and Electric (PG&E)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporation" as indicated by the checklist on the following pages.

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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Capital Center Lot 64 project (hereafter referred to as the "proposed project"), as proposed, may have a significant effect upon the environment. This document incorporates both an Initial Study (IS) and a Mitigated Negative Declaration (MND). The discussion below demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level or impacts that have not been fully addressed under a previous environmental document. Therefore, an environmental impact report (EIR) is not warranted.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "*No Impact*" answers that are adequately supported by the information sources cited. A "*No Impact*" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "*No Impact*" answer should be explained where it is based on project-specific factors as well as general standards.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3) A "*Less than Significant Impact*" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

4) "*Potentially Significant Impact*" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "*Potentially Significant Impact*" entries when the determination is made, an EIR is required.

5) "*Less than Significant Impact with Mitigation Incorporation*" applies where the incorporation of mitigation measures has reduced an effect from "*Potentially Significant Impact*" to a "*Less than Significant Impact*". The initial study must describe the

mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6) "*Reviewed Under Previous Document*" applies where the impact has been evaluated and discussed in a previous document[1]. Discussion will include reference to the previous documents. If the project site has been zoned to accommodate a particular density of development and an EIR was certified for that zoning or planning action (in this case the General Plan and GP-EIR), consideration of a project consistent with that zoning shall be limited to effects upon the environment which are peculiar to the parcel or project and those that were not addressed as significant effects in the prior EIR or those impacts that were previously identified and would be more severe with implementation of the proposed project. As such, the following analysis can include a "potentially significant impact" without requiring the preparation of an EIR – providing the significant impact was described in the previous EIR and that impact would not be more severe with implementation of the proposed project, pursuant to Public Resources Code Section 21083.3. Such impacts will be identified as "Potentially Significant" and "Reviewed Under Previous Document".

7) Earlier analyses may be used where, pursuant to tiering, a program environmental impact report, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

[1] For this IS/MND, the "previous document" referred to throughout this section is the General Plan Environmental Impact Report, Certified and Adopted by the City Council of Rancho Cordova on June 26, 2006 (State Clearinghouse Number 2005022137).

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

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

The proposed project is not located within line-of-sight of any scenic vista. While the American River and the associated American River Parkway are located within three miles of the project site, ground features and existing development prevent those aesthetic features from being visible from the project area. Therefore, the proposed project would result in *no impact* to any scenic vista.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR found that there were no highways within or proximate to the Planning Area that were designated by State or local agencies as "scenic highways" (GP DEIR, p. 4.13-6). The GP-EIR included an inventory of known cultural resources within the Planning Area (GP DEIR, pp. 4.11-4 through 4.11-5). According to this inventory, there are no identified historic buildings within the project site. The project site is flat and has been previously developed. As such, there are no distinctive rock outcroppings within the project site.

According to an arborist report prepared for the proposed project, there are 195 trees on the project site (Tree Care Incorporated, 2008). The on-site trees are mainly located within parking lot landscape planters, with the balance of the trees located in the narrow strip of vacant area along the southern border of the project site. The proposed project would remove approximately 130 of the 195 trees in order to accommodate the proposed building footprint and parking lot modification. New trees would be planted as part of the landscape plan for the proposed project (see **Figure 4**).

While the proposed tree removal activities would reduce the amount of trees on the project site, new trees would be planted as part of the proposed project. Considering the lack of any state scenic highway within the Planning Area, the lack of any historic building or rock outcropping on the project site, and the landscape plan included in the proposed project, visual impacts from a state scenic highway are, therefore, considered to be *less than significant*.

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

The majority of the project site is currently developed as an overflow parking lot for adjacent office buildings. The undeveloped portion of the parcel lies directly between the developed portion and an adjacent developed parcel. One-story and two-story office buildings and a fire station border the project site to the north, south, and west. The proposed project would include development of office use on a site surrounded by similar uses. The ultimate visual style of the proposed project would be required via the City's Design Review to conform to the requirements of the City's Design Guidelines, adopted July 8, 2005, which would ensure that the design of the proposed project would be consistent with the existing visual character of the surrounding area. Therefore, the proposed project is expected to result in *less than significant* impacts on the visual character of the area.

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

The proposed project would construct a two-story office building in an area of existing office development. As the majority of the project site currently includes parking lot lighting, the proposed project would not introduce a new source of light to the surrounding area. The proposed project would be required to be consistent with the City's Design Guidelines, which contains specific requirements for lighting. During the Design Review process, the proposed project would be evaluated for substantial compliance with Design Guidelines requirements. The surrounding area is substantially developed and the proposed project would be consistent with existing development. Thus, the proposed project would not be likely to introduce a source of significant glare into the vicinity of the proposed project. Adherence to City guidelines and requirements for lighting and glare, enforced during the Design Review process, would ensure that the proposed project would result in *less than significant* impacts associated with light and glare.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☒
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

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

The project site is not located within any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the California Department of Conservation Important Farmland Map. Implementation of the proposed project would not result in a change in use. Therefore, the proposed project would result in *no impact* to these types of farmland.

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

The project site is zoned for urban development and is substantially surrounded by existing urban development. The project site is not under a Williamson Act contract. The nearest land still under a Williamson Act contract is located over five miles to the south of the project location. No uses, features, or characteristics of the project site are used by or facilitate agricultural operations. As such, implementation of the proposed project would not impact any area under a Williamson Act contract. Therefore, the project would not conflict with agricultural zoning or existing Williamson Act contracts, and *no impact* would result.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR stated that impacts could occur to agricultural land uses as a result of urbanization of adjacent areas to operating

agricultural operations (GP DEIR, p. 4.2-20). Placing urban development immediately adjacent to agricultural uses can potentially result in interface conflicts between the uses, which could ultimately result in cessation of agricultural uses in those locations (GP DEIR, pp. 4.2-20 through 4.2-21). Impacts to agriculture as a result of these interface conflicts of the General Plan would be significant and unavoidable.

No uses, features, or characteristics of the project site are used by or facilitate agricultural operations. The project site is surrounded by commercial development and public roadways, and no agricultural operations exist in the project vicinity. No change in use would result from implementation of the proposed project. Therefore, the proposed project would have *no impact* on agriculture and agricultural resources in the vicinity.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

EXISTING SETTING

The proposed project is located within the boundaries of the Sacramento Metropolitan Air Quality Management District (SMAQMD). This agency is responsible for bringing air quality in Sacramento County into compliance with federal and State air quality standards. Specifically, the SMAQMD has the responsibility to monitor ambient air pollution levels throughout the County and to develop and implement attainment strategies to ensure that future emissions will be within federal and State standards.

Pollutant emissions modeling for the proposed project was conducted by City of Rancho Cordova Planning Department staff in April 2008 using the URBEMIS 2007 version 9.2.4 software provided by the SMAQMD (see **Appendix A**). The URBEMIS model utilizes standard emission rates per area of land use and other factors to estimate the likely emissions expected of the proposed project during both construction and operation. The results of the model found that the proposed project would result in the emissions shown in **Table 1** below:

TABLE 1
ESTIMATED AIR EMISSIONS (POUNDS PER DAY)

	ROG	NOx	CO	SO_2	PM10
Construction Phase (2008)	6.91	47.32	27.26	0.01	31.22
Construction Phase (2009)	110.43	18.26	19.15	0.01	0.03
Operational Phase	9.40	9.33	110.54	0.08	12.05

Source: URBEMIS2007 v.9.2.4
Notes: ROG = Reactive Organic Gasses, NOx = Nitrogen Oxides, CO = Carbon Monoxide, SO2 = Sulfur Dioxide, PM10 = Particulate Matter, 10 Micron. Operational Phase emissions include both area source emissions and operational (vehicle) emission estimates.

DISCUSSION OF IMPACTS

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

In order to assist local agencies and municipalities with analyzing project-specific impacts to air quality and compliance with local air district attainment plans, SMAQMD has provided a Guide to Air Quality Assessment in Sacramento (2004). The Air Quality Guide includes information on significance and mitigation for common air emissions issues with the goal of reducing emissions from development projects and providing information and standards useful in CEQA analyses of such projects. The Air Quality Guide includes thresholds of significance for ozone precursors, shown in **Table 2** below.

TABLE 2
CURRENT SMAQMD EMISSIONS THRESHOLDS (POUNDS PER DAY)

Pollutant	Threshold of Significance
NO_x During Construction	85
ROG During Operation	65
NO_X During Operation	65

Source: SMAQMD Guide to Air Quality Assessment in Sacramento County, 2004.

Construction of the proposed project would be expected to result in a maximum of 47.32 pounds per day of NOx, as shown in **Table 1**. The current SMAQMD threshold of significance for construction NOx emissions is 85 pounds of NOx per day, as shown in **Table 2**. Operation of the proposed project would be expected to result in 9.40 pounds per day of ROG and 9.33 pounds per day of NOx, as shown in **Table 1**. The current SMAQMD threshold of significance for operational ROG and NOx are each 65 pounds per day, as shown in **Table 2**. Anticipated emissions from construction and operation of the proposed project are all below the SMAQMD's thresholds of significance. Therefore, the project would be expected to result in *less than significant* impacts to current air quality standards.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential air quality impacts from both construction and operation of new development in the City (GP DEIR, pp. 4.6-17 through 4.6-26). While Policies, Actions, and mitigation were included in the EIR, development in the Planning Area would still be intensified from current conditions. Therefore, significant and unavoidable impacts were expected as a result of the General Plan (GP DEIR, pp. 4.6-20 and 4.6-26).

As shown in **Table 1** above, the proposed project is expected to generate 31.12 pounds per day of 10-micron particulate matter (PM10) during construction. While SMAQMD does not currently have a threshold of significance for particulate matter emission, the following mitigation measures are proposed to reduce potential particulate matter emissions from construction of the proposed project:

MM 3.1a The project proponent shall require that all exposed surfaces, graded areas, and storage piles are watered at least twice daily during demolition and construction activities.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department*

MM 3.1b The project proponent shall require that the amount of material actively worked, the amount of disturbed ground, and the amount of material stockpiled is minimized throughout demolition and construction of the project. All stockpiles of material shall be covered whenever practical to prevent blowing dust and debris. Storage of soil or other loose fill material shall be limited to no longer than two weeks.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

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

MM 3.1c The project proponent shall require that paved streets adjacent to the project site are washed or swept at least once daily to remove accumulated dust.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

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

MM 3.1d The project proponent shall require that, when transporting materials by truck during construction activities, two feet of freeboard shall be maintained by the contractor, or that the materials are covered at all times.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this*

requirement shall continue until completion of all construction activities.

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

Implementation of mitigation measures MM 3.1a through MM 3.1d would reduce the amount of particulate matter emissions during construction activities, ensuring that the proposed project would result in *less than significant* impacts to air quality.

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

As described in discussion a) above, the proposed project would result in less than significant increases in ozone precursors. The potential operational emissions of the proposed project are below SMAQMD's thresholds of significance (see **Table 1** and **Table 2**) and do not require additional study, pursuant to current SMAQMD guidelines provided in the Guide to Air Quality Assessment in Sacramento (2004). Furthermore, construction emissions from the proposed project are temporary in nature and would cease once construction of the proposed project is complete. Therefore, the proposed project's contribution to cumulative air quality issues in the region is expected to be *less than significant*.

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

The nearest sensitive receptors to air pollution are Kinney Continuation High School, located approximately 1.0 miles north of the project site, and Navigator Elementary School, located approximately 1.05 miles to the southwest of the project site. The primary source of TAC emissions would be from diesel equipment used during construction of the proposed project, which would cease upon completion of construction. Some minor TAC emissions would be expected during the operation of the proposed project, primarily due to diesel trash collection vehicles and diesel delivery vehicles. These emissions would be slight in quantity and intermittent in timing. The project site is located in close proximity to major roadways, White Rock Road and Sunrise Boulevard, where TACs are already at a relatively high level, thus the addition of TACs from the proposed project would be minimal compared to background levels.

The majority of delivery trucks that would service the proposed project would be subject to State of California - Title 13, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. The purpose of this airborne toxic control measure is to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. This regulation applies to

diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. The regulation applies to vehicles based inside and outside of the State of California. Effective February 1, 2005, all applicable diesel powered vehicles shall not idle the vehicle's primary diesel engine for greater than five minutes at any location. The regulations do include certain exceptions. However, typical diesel powered trucks used for delivery of goods to the project site would not be exempted from the regulations.

TAC emissions during construction would be temporary in nature, ceasing upon completion of construction activities. Adherence to regulations limiting vehicle idling during operation of the proposed project would minimize TAC emissions. Considering existing background TAC levels, the temporary nature of construction TAC emissions, and anti-idling regulations, the proposed project would result in *less than significant* impacts on sensitive receptors from exposure to pollution concentrations

e) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion d) above. The proposed project would include general office use, which is not a use likely to generate significant or objectionable odors. Odors associated with diesel exhaust from construction equipment and delivery vehicles would be limited and temporary in nature. The Sacramento Rendering Plant is located approximately three miles south of the proposed project. However, in response to the Master EIR for the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR, certified by the County Board of Supervisors on July 17, 2002 (State Clearinghouse Number 97022055), the Sacramento Rendering Plan instituted odor control measures that have reduced their emissions to a less than significant level. Given the distance to the proposed project and the measures implemented at the plant, the Sacramento Rendering Plant is not expected to generate significant odors at the project site. Therefore, the project would result in *less than significant* impacts associated with noxious odors.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IV. BIOLOGICAL RESOURCES Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒	☒

EXISTING SETTING

A site-specific biological resources study has not been performed for the project site. However, as part of the GP-EIR, the City commissioned a Biological Resources Report, prepared by Ecosystem Sciences in 2005. This report provided basic information on special-status species and habitat located within the City as well as an extensive literature review of previous studies and reports. Information provided in the GP-EIR and the Biological Resources Report were used for analysis of the proposed project.

An arborist report was provided to the City, identifying the species, size, and health of on-site native trees (Tree Care Incorporated, 2008). The report assessed the species, diameter at breast height (dbh), dripline radius, dripline environment, and overall condition of each tree located on the project site. The report identified 195 on-site trees. The proposed project would remove 130 of those trees in order to accommodate the building footprint and parking lot modifications. None of the on-site trees were found to be of native species.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential direct and indirect impacts to special-status species (those species identified in the checklist above) as a result of the implementation of the General Plan (GP DEIR, pp. 4.10-34 through 4.10-48). While City Policies and Action Items would mitigate much of the impact of the General Plan, widespread development of undeveloped portions of the General Plan Planning Area as well as construction of the Circulation Plan would result in a net loss of biological resources. Therefore, the General Plan was found to result in significant and unavoidable impacts to special status species (GP DEIR, pp. 4.10-43 and 4.10-48).

The project site is not located within an area where special-status species have been recorded. However, existing on-site trees could potentially provide nesting habitat for raptors and other birds. The federal Migratory Bird Treaty Act (MBTA) (42 U.S.C. Sections 703-712) protects several avian species by prohibiting the take of any listed birds or their nests, including any nesting raptors. New trees would be planted on-site that would potentially provide new nesting opportunities.

City Policy NR.1.7 requires surveys be conducted in order to determine if active raptor nesting is taking place, and includes steps to be taken in the event that nesting raptors are discovered. As the proposed project includes the removal of on-site trees, nesting raptors and birds could be impacted. Therefore, the following mitigation measure, pursuant to City Policy NR.1.7 is included in order to mitigate potential impacts to nesting raptors and special-status species:

Mitigation Measures

MM 4.1 Prior to each phase of grading and construction or any other site disturbance between the dates of March 1 and August 31, a determinate survey shall be conducted to determine if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) or other special-status bird species is taking place. Surveys shall be conducted according to the following requirements:

- The survey(s) shall be conducted by a qualified biologist or other equivalent professional.
- The survey(s) shall be conducted no more than 30 days and no less than 14 days prior to site disturbance to occur between March 1 and August 31.
- The survey(s) shall include all areas within 100 feet of the project site.
- A copy of the survey(s) shall be provided to the City of Rancho Cordova no less than 7 business days prior to site disturbance.

If any special-status bird species are found to be nesting within the survey area, the project proponent shall immediately contact the City of Rancho Cordova Planning Department in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity of

any kind may occur within 100 feet of any nesting activity or as otherwise required following consultation with the City Planning Department and the California Department of Fish and Game (DFG) until such time as the young have fledged or the City and/or DFG have determined that construction activities may proceed.

If all construction activities are to be completed outside the nesting season (identified above), determinate surveys shall not be required.

Timing/Implementation: *All necessary surveys shall be provided to the City of Rancho Cordova Planning Department no less than 7 days prior to site disturbance between March 1 and August 31.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department in consultation with the California Department of Fish and Game.*

Implementation of mitigation measure MM 4.1 would ensure that impacts to special status species from the proposed project would be *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above for information on identified impacts of the General Plan on special-status species. The GP-EIR combined discussion of special-status species impacts to include impacts to habitat as well as individuals of special-status species. Impacts to habitat from the implementation of the General Plan occurred for the same reasons and in the same intensity as impacts to individuals of any special-status species (GP DEIR, pp. 4.10-34 through 4.10-48).

The project site consists of an existing parking lot with landscaping planters and a small strip of vacant land. The surrounding area consists of existing office buildings and commercial development. Considering the existing development of the project site and surrounding development, the project site is unlikely to support any sensitive communities. Therefore, the proposed project would have *less than significant* impacts on sensitive communities.

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

See discussions a) and b) above. Considering the existing development of the project site and surrounding development, the project site is unlikely to contain wetland features. Therefore, the proposed project would have *no impact* on federally protected waters.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* Impacts to habitat for raptors and other nesting birds were addressed in the GP-EIR (GP-DEIR, pp. 48 through 4.10-52). Raptors are protected by the California Department of Fish and Game and are considered a special-status species under CEQA. Just as with impacts to habitat for other special-status species, wide-spread development of the City and the General Plan Planning Area would result in a net loss of raptor and nesting habitat and a significant and unavoidable impact was expected (GP DEIR, pp. 52). Discussion of impacts to movement corridors was also included in the GP-EIR (GP DEIR, pp. 4.10-56 through 4.10-61). Development of greenfield areas of the General Plan Planning Area would change the biological condition and characteristics of the area, resulting in changes in animal movement throughout the area (GP DEIR, p. 4.10-56). While City Policies and Action Items would reduce this impact, loss and/or modification of movement corridors would still occur and the impact of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-61).

As shown in discussion a) above, impacts to nursery sites for raptors and other special-status species may occur with the implementation of the proposed project. However, the project site is currently developed and surrounded by existing urban development, and it is unlikely that wildlife movement corridors and nursery sites would be impacted by the proposed project. Implementation of mitigation measure MM 4.1 requiring nesting raptor surveys prior to construction activities during the nesting season would ensure that the proposed project would result in *less than significant* impacts to nursery sites and movement corridors.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to trees from implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Development of greenfield areas of the City and the General Plan Planning Area could potentially result in the removal of special-status, landmark, and other trees (GP DEIR, p. 4.10-61). Landmark and oak trees would be adequately protected by City Policies and Action Items, as well as large wooded areas and urban trees. However, some loss of native trees would occur and the overall impact to trees from implementation of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-62).

See discussion a) above. An arborist report was prepared by Tree Care Incorporated for the proposed project (2008). The report identified and assessed 195 on-site trees. The on-site trees are mainly located within parking lot landscape planters, with the balance of the trees located in the narrow strip of vacant area along the southern border of the project site. The proposed project would remove approximately 130 of the 195 trees in order to accommodate the proposed building footprint and parking lot modification. New trees would be planted as part of the landscape plan for the proposed project (see **Figure 4**).

All tree removal would be conducted pursuant to City policies regarding tree removal. General Plan Policy NR.4.4 requires mitigation for the removal of native tree species greater than six inches diameter at breast height (dbh) and non-native species greater than 18 inches dbh. None of the trees scheduled for removal are of a native species, nor are any greater than 18 inches dbh. Thus, proposed project would not remove any trees which would require mitigation pursuant to Policy NR.4.4. Therefore, the proposed project would result in *less than significant* impacts to biological resources such as trees.

f) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential impacts related to conflicts between the Genera Plan and any adopted habitat conservation plan or

natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) is currently being prepared by Sacramento County, no such plans have been adopted (GP DEIR, p. 4.10-63). Therefore, no impact was expected as a result of the General Plan.

Sacramento County and the City of Rancho Cordova do not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by the County and will likely be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. No natural community conservation plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

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

As the project site has been previously developed and the surrounding areas consist of existing urban development, it is unlikely that the activities of the proposed project would uncover any unknown resources. The proposed project is a subsequent project within the scope of activities and land use studied in the GP-EIR. Construction of the proposed project would not create any new or additional significant cultural resources impacts that were not already identified in the GP-EIR, nor would the project cause any project-specific impacts peculiar to the project or parcel. The General Plan includes requirements that would protect any unknown historic resources from impacts occurring as a result of development in the Planning Area. General Plan Action CHR.1.3.2 requires two conditions be placed on discretionary projects in order to protect previously unknown cultural resources. To ensure compliance with General Plan Action CHR.1.3.2, the following mitigation measures are included in this MND:

Mitigation Measure

MM 5.1a The City Planning Department shall be notified immediately if any cultural resources (e.g. prehistoric or historic artifacts, structural features, unusual amounts of bone or shell, fossils, or architectural remains) are uncovered during construction. All construction must stop immediately in the vicinity of the find and an archaeologist that meets the Secretary of the Interiors Professional Qualifications Standards in prehistoric or historical archaeology

or a paleontologist shall be retained by the project proponent to evaluate the finds and recommend appropriate action. The recommendations of the archaeologist and/or the paleontologist shall be implemented prior to continuing construction.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

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

MM 5.1b The City Planning Department shall be notified immediately if any human remains are uncovered during construction. All construction must stop immediately in the vicinity of the remains. The Planning Department shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines 15064.5(d-e) calling for notification and coordination with the local Native American Heritage Commission shall be followed.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

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

Implementation of mitigation measures MM 5.1a and MM 5.1b will reduce any project-specific impacts to historical resources to *less than significant*.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. See discussion a) above.

c) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR identified possible impacts to paleontological resources as a result of implementation of the General Plan (GP DEIR, p. 4.11-14). However, no such paleontological resources were identified in the Rancho Cordova Planning Area and City policy would protect unknown resources. For these reasons, the impact of the General Plan was found to be less than significant (GP DEIR, p. 4.11-15).

See discussion a) above. Just as with historic resources, archaeological resources would be adequately protected by City Policies, restated in this document as mitigation measures MM 5.1a and MM 5.1b. Implementation of these mitigation measures would ensure that the proposed project would result in *less than significant* impacts to archaeological resources.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The discussion in the GP-EIR concerning historic resources impacts included discussion of potential impacts to human remains [see discussion a) above]. Impacts were the same in that known resources were adequately protected but unknown human remains

outside established cemeteries could potentially be affected. Therefore, significant and unavoidable impacts as a result of the General Plan were expected (GP DEIR, p. 4.11-14).

No human remains are expected on the project site. However, due to the large Native American population known to reside in the general area in the past, the primary concern is the disturbance of hidden or unmarked grave sites. The proposed project area is not expected to contain any such sites. Regardless, implementation of mitigation measure MM 5.1b above would ensure that any impacts related to discovery of human remains during construction of the proposed project would be *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a)

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

The proposed project is located within the incorporated boundaries of the City and, as discussed in the GP-EIR, is not expected to be subjected to strong seismic shaking. Minor shaking is a concern as, according to the California Geological

Survey, the project is located within Seismic Zone 3. However, as identified in the GP-EIR, compliance with the UBC and CBC will ensure that impacts are *less than significant*.

ii) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion under i) above. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area. Additionally, as stated in discussion i) above, the project would be required to comply with any seismic standards enforced by the UBC and the CBC. Therefore, the project would have a *less than significant* impact from seismic ground shaking.

iii) *Less than Significant Impact/Reviewed Under Previous Document*. The potential for seismic-related ground failure, including liquefaction, is considered minimal due to the infrequency of seismic activity in the area [See discussions i) and ii) above], building and site design, and adherence to the UBC and CBC. According to the GP-EIR, the depth of groundwater in the City is generally greater than 50 feet, rendering the potential for liquefaction low (GP DEIR, p 4.8-9). The potential for other secondary hazards (i.e., ground lurching, differential settlement, or lateral spreading) occurring during or after seismic events in the vicinity of the project site is also considered to be low due to the distance of more than 25 miles to the nearest active faults, the Dunnigan Hills fault and the Rescue Lineament – Bear Mountains fault zone (USGS). Therefore, the project would have *less than significant* impacts from seismic-related ground failure.

iv) *No Impact*. The project site is generally flat and does not include any features that would create the possibility of landslide. Adjacent properties are also generally flat. Therefore, *no impacts* related to landslides would be expected.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to soil erosion from implementation of the General Plan (GP DEIR, pp. 4.8-21 through 4.8-23). These erosion impacts were generally associated with construction of new roadways and other capital infrastructure and development of undeveloped portions of the City and the Planning Area. Additional impacts were due to increases in runoff due to a net increase in impervious surfaces in the City. However, compliance with the City's Erosion Control Ordinance and the current National Pollutant Discharge Elimination System (NPDES) permit conditions for the City would ensure that impacts resulting from implementation of the General Plan would be less than significant (GP DEIR, p. 4.8-23).

Site preparation and construction activities could increase the potential for surface water runoff through the disturbance of the ground surface and modification of the drainage characteristics of the project site. The proposed project would be subject to the City's Erosion Control Ordinance. Also, the project proponent would be required to submit and adhere to a Stormwater Pollution Prevention Program (SWPPP). Common best management practices included in the SWPPP would further reduce potential erosion-related impacts. Therefore, the proposed project would result in *less than significant impacts* from soil erosion or the loss of topsoil.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR stated that impacts relating to soil stability as a result of implementation of the General Plan would be minor (GP DEIR, p. 4.8-23). Primary concerns with soil stability in the City are associated

with shrink/swell potential – the potential for soils to expand during wet seasons and shrink during dry seasons. Impacts due to soil stability would be mitigated by consistency with the UBC and the CBC (GP DEIR, p. 4.8-24). Therefore, the impact of the General Plan was found to be less than significant.

As discussed in iii) above, landslides, lateral spreading, and subsidence are not significant threats within the project area. Additionally, adherence to the UBC and CBC requirements as well as the City's Erosion Control Ordinance would ensure that the project's potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be *less than significant*.

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

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

General Plan Action ISF.2.6.3 requires all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system (GP DEIR, p. 4.8-26). The proposed project would be served by sewer services provided by Sacramento Area Sewer District (SASD), formerly CSD-1. Therefore, the use of septic tanks or alternative wastewater disposal systems would not be required and the proposed project would result in *no impact* from such systems.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. HAZARDS AND HAZARDOUS MATERIALS	Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

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

The construction phase of the proposed project would require the use of limited amounts of hazardous materials associated with construction activities (including, but not limited to fuels and lubricants). Operation of the proposed project would require the limited use of hazardous materials commonly associated with machinery and cleaning activities (including, but not limited to lubricants, industrial cleaning supplies, refrigerants, landscaping fertilizers and chemicals, and pesticides). The transportation, use, and disposal of these materials would be subject to local, State, and federal laws as well as City Safety Policies. Consistency with these laws and policies would limit hazards to the public from the use of these materials. Because the use of hazardous materials is incidental to the operation of the proposed project, the amount of hazardous materials that would be used is small. While the proposed project would involve the use and storage of hazardous materials, compliance with local, State, and federal regulations and City Safety Policies would ensure that the proposed project would result in *less than significant* impacts from hazardous materials.

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

See discussion a) above for a discussion of the project-specific impacts. According to investigations conducted by City staff of the Department of Toxic Substance Control's (DTSC) EnviroStor database, there is one site that has exhibited leaking underground storage tanks within one-half mile of the project site. This case has been closed. Located within one-quarter mile of the project site is the Purity Oil Sales – Delta Gunite site, which is currently undergoing State response clean-up and remediation efforts. The project site does not contain any previously installed underground storage tanks. No portion of the proposed project would interfere with on-going clean-up efforts of near-by State response cases. Therefore, the proposed project would result in *less than significant* impacts from the accidental release of hazardous materials.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR discussed the siting of public schools as being subject to the siting requirements of the California Department of Education (GP-DEIR, p. 4.4-25). In addition to CEQA review, potential school sites will be reviewed by various agencies to ensure the new school site is safe from toxic hazards (GP-DEIR, p. 4.4-25). General Plan policies and actions will reduce the potential impacts of the General Plan from hazardous materials transport, use, and storage from surrounding uses, including school sites, to a less than significant level (GP DEIR, p. 4.4-28).

See discussions a) and b) above for project-specific impacts. Navigator Elementary School and Kinney Continuation High School are located more than one mile from the project site. As previously discussed, the use of hazardous materials would be incidental to the use of the proposed project and the amounts of hazardous materials stored, used, and disposed of on-site would be limited. As such, the proposed project would not result in significant effects from hazardous substances and the impact to existing or proposed schools would be *less than significant*.

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

According to the GP-EIR, the project site is not located on any site identified on a list of hazardous materials sites compiled under Government Code Section 65962.5. The Purity Oil Sales – Delta Gunite site, one of the smaller sites mentioned above, is located within one-quarter mile of the project site. This site is currently undergoing State response. Construction and operation of the proposed project would be contained within the project site and would not interfere with ongoing clean-up efforts of the nearby active case site. Therefore, the proposed project would not create a significant hazard to the public or the environment and *less than significant* impacts associated with known hazardous materials sites would result from implementation of the proposed project.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP EIR identified potential impacts of development within an airport land use plan (GP DEIR, p. 4.4-28). The Mather Airport CLUP Safety Restriction Area overlies several portions of the City, restricting development in those areas to uses allowed within the CLUP. Adherence to General Plan policies, federal regulations, the Comprehensive Land Use Plan, and Mather Airport Planning Area provisions would reduce the potential for safety hazards. Therefore, the General Plan was found to have a less than significant impact (GP FEIR, p. 4.0-29).

The proposed project is located within the 150 foot horizontal surface height restriction area for Mather Airport, which limits building height in overflight areas to reduce safety-related hazards. The proposed office building would be approximately 44 feet in height. Therefore, the proposed project would be below the height restriction, ensuring that aircraft related hazards to individuals on the ground are no greater than for any other structure in the City, as described in the GP-EIR. Considering the above factors, hazards to people on the ground from operations at or near Mather Airport would be *less than significant*.

f) *No Impact.* The proposed project is not located within two miles of any private airstrip. The nearest private airstrip to the project area is the Rancho Murieta Airport, located more than eleven miles to the southeast of the project area. Therefore, the proposed project would have *no impact* associated with hazards near private airstrips.

g) *Less than Significant Impact/Reviewed Under Previous Document.* The GP EIR analyzed potential impacts that could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (GP DEIR, p. 4.4-29). The EIR found that implementation of the proposed roadway system within the General Plan would improve city roadway connectivity, allowing for better emergency access to residences as well as evacuation routes and resulting in a net positive effect on implementation success of the Sacramento County Multi-Hazard Disaster Plan. Therefore, the General Plan was found to have a less than significant impact (GP DEIR, p. 4.4-29).

Implementation of the proposed project would be contained on the project site. The City requires that a Traffic Control Plan be submitted by the project proponent prior to approval

of improvement plans, as administered by the Public Works Department, should any work be proposed within the public right-of-way. The Traffic Control Plan would minimize traffic impacts from construction and thereby reduce any effects on the ability of emergency responders to travel through the City. Formulation and adherence to a Traffic Control Plan, should work be proposed within the public right-of-way, for the proposed project would ensure that the proposed project would result in a *less than significant* impact to emergency plans.

h) *No Impact/Reviewed Under Previous Document*. The GP EIR identified potential impacts of safety hazards associated with wildland fires due to the construction of residential areas adjacent to open space and natural areas (GP DEIR, pp.4.12-9). Adoption of General Plan policies and action items, as well as required project review by the Sacramento Metropolitan Fire District (SMFD), would ensure minimal impacts to residential areas from wildland fires, resulting in a less than significant impact from implementation of the General Plan (GP DEIR, p. 4.12-10).

The proposed project is located in an area consisting of extensive urban development. The nearest wildland area is the American River Parkway, located more than two miles northwest of the project site. Given the existing development of the area and distance to wildlands, the proposed project would result in *no impact* in respect to wildland fire risks.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☐	☒	☐	☒
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	☐	☒	☐	☒
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	☐	☒	☐	☒
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
i) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

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

Activities associated with construction of the proposed project have the potential to result in limited short-term impacts to surface water quality from dust, debris, and substances associated with heavy machinery, such as gasoline and oil. The proposed project would be subject to a Stormwater Pollution Prevention Program (SWPPP), California Stormwater Quality Association's Construction Stormwater Best Management Practices (BMPs), and applicable local ordinances and State requirements. Compliance with these regulations would ensure that the proposed project would have a *less than significant* impact resulting from water quality or waste discharge.

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

The project site is comprised of parking lot surface and landscape islands. The proposed project would replace some of the parking area and landscape area with an office building, thus resulting in a small increase in impervious surfaces on the project site. This increase in impervious surfaces would decrease absorption rates and increase run-off in the project area. However, the project site has been previously developed with mostly impervious surfaces and is substantially surrounded by existing developments, which have already impeded the greater recharge rate of the area.

The proposed project would be served by the Golden State Water Company. According to the General Plan EIR, Golden State Water Company's supply capacity through 2030 is not expected to exceed demand (GP DEIR, p.4.9-21). Furthermore, Golden State Water Company draw wells are located west of the City, a great enough distance from the proposed project that any effect of the project on absorption and recharge is unlikely to affect the ability of the Golden State Water Company to adequately serve it's existing and projected customers. Therefore, the proposed project would not result in the need for additional groundwater supplies, nor would it interfere with existing groundwater recharge in the area. Considering the above factors, the proposed project would result in *less than significant* impacts to groundwater supply and recharge.

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

The project site and surrounding area are characterized by existing urban development with generally flat terrain. As the project site is substantially developed, the proposed project would not result in any substantial increase in run-off. No alterations would be made to any rivers or streams by the proposed project, by either direct or indirect methods. Therefore, the proposed project would not result in erosion or siltation impacts. Therefore, the proposed project would result in *less than significant* impacts from erosion or siltation.

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

See discussion c) above. The project site is not adjacent to any rivers or streams, nor is it within the 100-year floodplain. The proposed project would not alter any rivers or streams. Therefore, the proposed project would result in *less than significant* impacts from on- or off-site flooding.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above for information on the proposed project and its operational impacts to water quality. While general stormwater impacts as a result of physical characteristics of the proposed project are not expected to be significant due to adherence to the requirements of the City's NPDES permit, construction impacts to water quality could occur as a result of discharge of stormwater from material storage areas, vehicle or equipment fueling or maintenance (including washing), waste handling, and hazardous materials handling or storage areas on-site. The formation of and adherence to a SWPPP as required by the Public Works Department, and standard best management practices (BMPs) would ensure that the proposed project would result in *less than significant* impacts from stormwater discharge.

f) *Less than Significant Impact/Reviewed Under Previous Document.* See discussions a), b), and d) above.

g) *Less than Significant Impact/Reviewed Under Previous Document.* See discussions a), b), and d) above.

h) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion c) above. The proposed project would be required to connect to the existing stormwater drainage system. Considering that the project site has been previously developed and the proposed project would not be likely to result in a substantial change in the amount of runoff from the project site, the proposed project would not be expected to exceed the capacity of existing or planned systems or provide substantial additional sources of polluted runoff. Therefore, the proposed project would have *less than significant* impacts to existing or planned stormwater drainage systems.

i) *Less than Significant Impact/Reviewed Under Previous Document.* Water quality impacts during the construction phases of the proposed project have been discussed above and found to be less than significant. As demonstrated in discussions b) and h) above, the proposed project would not adversely or significantly impact water quality. There are no special considerations that would cause the proposed project to result in any other

significant water quality impacts. Therefore, the proposed project would have a *less than significant* impact to water quality.

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

The proposed project does not include any residential development. Additionally, no part of the project site is located within the 100-year floodplain. Therefore, the proposed project would have *no impact* related to placing residential structures within the 100-year floodplain.

k) *No Impact/Reviewed Under Previous Document.* See discussion j) above. As the proposed project is located entirely outside the 100-year floodplain, *no impact* would occur.

l) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified the northern portion of the Planning Area, defined as north of US Highway 50, as within the potential inundation zone in the event of a complete failure of the Folsom Dam, Sunriver Levee, or Cordova Meadows Levee (GP-DEIR, p. 4.9-41). However, the GP-EIR concluded that the probability of such an event is extremely low and not considered to be a reasonably foreseeable event (ibid). The project site is not located within the northern portion of the City. Therefore, the proposed project would result in a *less than significant* impact associated with flooding.

m) *No Impact.* The proposed project is not located near a large body of water or ocean, precluding the possibility of a tsunami or seiche occurring that could impact the project site. As the topography of the project area is generally flat and the surrounding area is heavily developed, mudflows are not a possibility. Therefore, implementation of the proposed project would result in *no impact* from these types of events.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR described possible impacts related to the division of existing communities (GP DEIR, pp. 4.1-38 through 4.1-40). The GP-EIR states that development and redevelopment described in the General Plan was specifically designed so that barriers between communities would be prevented. Additionally, City policies and action items were included in the General Plan to further prevent divisions of communities. The GP-EIR found that impacts of the General Plan to existing communities would be less than significant (GP DEIR, pp. 4.1-39 and 4.1-40).

The proposed project would be located on a previously developed parcel within a previously urbanized portion of the City. The project site is currently utilized for overflow parking for surrounding office buildings. The proposed project does not include the removal or impedance of any roadways or paths of circulation, including sidewalks and existing connections to adjacent parcels. Therefore, the proposed project would result in a *less than significant* impact in regards to dividing an existing community.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR included discussion of potential impacts to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area (GP DEIR, 4.1-46 through 4.1-56). Conflicts were identified between the General Plan and the Sacramento County General Plan and the Mather Airport Comprehensive Land Use Plan (Mather CLUP). While City policies were included in the General Plan to reduce these conflicts, significant and unavoidable conflicts were expected as a result of implementation of the General Plan (GP DEIR, p. 4.1-56; GP FEIR, p. 4.0-4).

The project site is zoned for Industrial Office Park (MP) development. General office uses are allowed by right within the MP zone. The project site is also within the Overflight Zone as identified in the Mather Airport Comprehensive Land Use Plan (CLUP). Office use is allowed by right within the Overflight Zone. The proposed project would be required to adhere to all City Policies adopted for the purpose of mitigating the environmental effects of the proposed project, as implemented through mitigation measures included in this

document. Therefore, the project would have *less than significant* impacts to existing land use plans or policies.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential impacts related to conflicts between the General Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) is currently being prepared by Sacramento County, no such plans have been adopted (GP DEIR, p. 4.10-63). Because of this, the General Plan would have no impact on adopted plans (Ibid.).

Sacramento County and the City of Rancho Cordova do not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by Sacramento County and will likely be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. No natural community conservation plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. MINERAL RESOURCES Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts resulting from the loss of availability of mineral resources in the General Plan Planning Area (GP DEIR, pp. 4.8-26 through 4.8-27). Only those areas already identified as either MRZ-2 or as containing existing mining operations were expected to be impacted by development of the General Plan Planning Area (GP DEIR, p. 4.8-26). Even with adoption of City Policies and Action Items regarding mineral resources and mining, the General Plan would still have a significant and unavoidable impact (GP DEIR, p. 4.8-27).

The project site is located within an MRZ-2 zone, an area known to contain mineral deposits, as identified in the GP-EIR (GP DEIR, pp. 4.8-26 and 4.8-27). The project site has been disturbed and surrounding areas have been urbanized during the latter half of the 20th century. As mining operations generally take place on sites prior to development due to the substantial effect they can have on adjacent uses, it is unlikely that the project site would be mined in the future. Furthermore, no part of the project is located within an area identified in the GP-EIR as containing existing or planned mining operations. The City has not received any information or formal application regarding proposed mining operations in the vicinity of the proposed project. Therefore, the proposed project would not result in the loss or impede the mining of regionally or locally important mineral resources and *less than significant* impacts would result.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XI. NOISE. Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☒	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR addressed increases in noise levels as a result of buildout of the General Plan (GP DEIR, pp. 4.7-20 through 4.7-30). Significant and unavoidable impacts were expected due to construction noise, increased traffic noise, and the potential construction of noise generating land uses (GP DEIR, pp. 4.7-22, 4.7-27, 4.7-30). Policies and Actions included in the General Plan would reduce these impacts; however, various factors exist throughout the Planning Area that would make total mitigation impossible. The City's noise standard sets a daytime limit of 55 dB for typical noises. Therefore, the impact of the General Plan remained significant and unavoidable.

The operation of the proposed project would result in increased traffic noise from cars entering and exiting the site. The project site is currently used for vehicle parking, and the additional traffic noise that would be generated by the proposed project would not be substantial in relation to the existing site conditions. The project site is not adjacent to any residential uses that would be most affected by noise increases generated by the proposed project. The proposed project does include site preparation and construction activities, which would include the use of heavy equipment and trucks and would result in temporary noise increases in the project vicinity. In order to ensure that construction noise does not exceed City noise standards, the following mitigation measure is included:

Mitigation Measure

MM 11.1 The project applicant shall adhere to the following standard mechanisms for mitigation of construction-related nuisances:

- Construction activities shall be limited to between 7:00 AM and 7:00 PM on weekdays and 8:00 AM and 6:00 PM on weekends; and,
- The project proponent shall post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities, as well as the phone number for the City Planning Department.

Timing/Implementation: *Requirement shall be included on all plans prior to approval of the grading/improvement plans. Measure shall be complied with throughout construction activities.*

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

Implementation of mitigation measure MM 11.1 would ensure that impacts related to noise exposure would be *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR discussed groundborne noise and vibration concurrently with construction related noise impacts [see discussion a) above; also GP-DEIR, pp. 4.7-20 through 4.7-22]. As large-scale construction of various land uses is ongoing in the City and will continue for some time, guided by the General Plan, significant noise and vibration generation is expected. While City Policies and Action Items would reduce the impact of such vibration and noise, significant and unavoidable impacts as a result of implementation of the General Plan are expected in some cases (GP DEIR, p. 4.7-22).

See discussion a) above. Construction of the proposed project includes demolition of existing pavement, grading, and construction activities that could potentially generate limited groundborne vibration. However, these groundborne vibrations would be minor and temporary in nature, ceasing upon completion of construction activities. Demolition activities associated with the proposed project would not utilize pneumatic hammers, explosives, or deep drilling. These types of activities are known to create significant groundborne vibration and noise. Considering the proposed project's limited potential for creating significant groundborne vibration, the proposed project would have a *less than significant* impact from groundborne vibration or noise.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified uses that may result in significant stationary (permanent) noise generation (GP DEIR, pp. 4.7-28 through 4.7-30). Uses and equipment that would generate significant permanent noise included loading docks, industrial uses, HVAC equipment, car washes, daycare facilities, auto repair, as well as some recreational uses (GP DEIR, p. 4.7-28). While the impact of these and other significant sources of permanent noise would be lessened by Policies and Action Items included in the General Plan, some impacts would remain and the GP-EIR found impacts of the General Plan to be significant and unavoidable (GP DEIR, p. 4.7-30).

See discussion a) above. As the noise generated by the operation of the proposed project would be substantially similar to those currently existing on the project site and those of the surrounding urban development, it is expected that the proposed project would not significantly increase ambient noise levels in the vicinity. Therefore, permanent increases in noise resulting from the proposed project would be *less than significant*.

d) *Less Than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion b) above. Construction noise impacts are expected to be minor and short in duration, and are therefore not expected to exceed City standards for stationary noise [see discussion a) above]. Implementation of mitigation measure MM 11.1 would ensure that construction-related noise impacts would be *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed noise impacts related to airports, specifically the Mather Airport located immediately south and west of the City (GP DEIR, pp. 4.7-30 through 4.7-32). Five planning areas within the City were identified as having potential airport-related noise impacts: Mather Planning Area, Jackson Planning Area, Sunrise Boulevard South Planning Area, Rio del Oro Planning Area, and the Aerojet Planning Area (GP DEIR, p. 4.7-30). Single-event noise impacts were also identified for those portions of the City that lie under the primary flight paths for Mather Airport (GP DEIR, p. 4.7-30). For the five planning areas identified above and areas of the City directly under the approach path for Mather Airport the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.7-32).

The project site is not located within one of the planning areas identified above as having potential airport-related noise impacts. Furthermore, the proposed project is located outside all identified noise contours for Mather Airport, as shown in the Mather Airport Comprehensive Land Use Plan. Therefore, *less than significant* noise impacts to people working at the project site are expected.

f) *No Impact.* The nearest private airport to the project area is the Rancho Murieta Airport, located more than eleven miles to the southeast. Therefore, the proposed project is not located within the vicinity of a private airport and *no impact* would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* In the GP-EIR, the General Plan was found to result in substantial increases in the number of dwellings, residents, and employees in the General Plan Planning Area (GP DEIR, pp. 4.3-10 through 4.3-14). These increases were higher than those previously anticipated by the Sacramento Area Council of Governments (SACOG). Substantial population growth is expected and significant and unavoidable impacts of the General Plan were identified (GP-DEIR, p. 4.3-14).

The project site is located within an urbanized area and is currently utilized for overflow parking for the adjacent office buildings. The proposed project would construct a 74,436 square foot, two-story, concrete tilt-up office building. No residential development is included with the proposed project; therefore, there would be no impact resulting from the potential for inducing population growth through the construction of new homes. Operation of the proposed project would include hiring of employees, which could bring new residents to the area. However, as the number of jobs created would not be substantial, the proposed project is not likely to contribute to substantial population growth in the area. Therefore, the proposed project is expected to result in *less than significant* impacts to population growth, either directly or indirectly.

b) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts due to the displacement of people and housing as a result of implementation of the General Plan (GP DEIR, p. 4.3-14). These impacts were primarily due to the installation of infrastructure such as streets (Ibid). Consistency with State and federal laws relating to displacement of existing residents and housing would ensure that impacts of the General Plan would be less than significant (Ibid.).

The proposed project would involve the construction and operation of a new office building. As the project site is currently developed as a parking lot for commercial office use, the proposed project would not demolish any residential development. As such, the construction of replacement housing either on-site or elsewhere will not be required, resulting in *no impact*.

c) *No Impact/Reviewed Under Previous Document*. See discussion b) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	☐	☐	☒	☐	☒
b) Police protection?	☐	☐	☒	☐	☒
c) Schools?	☐	☐	☐	☒	☒
d) Parks?	☐	☐	☐	☒	☒
e) Other public facilities?	☐	☐	☐	☒	☐

EXISTING SETTING

The proposed project is located within the following public service districts:

- Fire Protection: Sacramento Metropolitan Fire District (SMFD)
- Police Protection – Rancho Cordova Police Department (RCPD)
- School District – Folsom Cordova Unified School District (FCUSD)
- Park District – Cordova Recreation and Park District (CRPD)
- Electrical Service – Sacramento Municipal Utility District (SMUD)
- Natural Gas Service – Pacific Gas and Electric (PG&E)

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed the impact of the General Plan on fire protection services and the resulting environmental impact of any additional infrastructure required (GP DEIR, pp. 4.12-5 through 4.12-9). As the General Plan would result in substantial growth, additional fire stations and other infrastructure would be required to serve the increased number of dwellings and urban land uses (GP DEIR, pp. 4.12-5 and 4.12-6). Consistency with City Policies and Action Items would result in a less than significant impact of the General Plan to the environment from construction and provision of additional infrastructure and facilities.

The proposed project would construct 74,436 square feet of office use. Fire protection for the project site would most likely be provided by SMFD Station 66 located at 3180 Kilgore Road, directly adjacent to the north of the project site. General Plan Action ISF.2.3.2 requires that new development fund its fair share portion of impacts related to public infrastructure and facilities, including fire service and facilities. This is enforced by Sacramento Metropolitan Fire District during the plan checking process. As the proposed project would be subject to SMFD fees and requirements, *less than significant* impacts are expected.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the need for additional police protection infrastructure and

facilities (GP DEIR, pp. 4.12-16 through 4.12-20). Just as with fire protection, the substantial growth predicted in the GP-EIR would require additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 and 4.12-17). Consistency with City Policies and Action Items would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-17).

Police equipment and personnel increases are tied to population growth in the City. As the proposed project would not increase the population [see discussion a) in Checklist XII, Population and Housing, above], it is not expected that additional personnel, equipment, or law enforcement facilities will be required. Therefore, the proposed project is expected to result in a *less than significant* impact.

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to all four school districts servicing the General Plan Planning Area as a result of substantial growth expected during the life of the General Plan (GP DEIR, pp. 4.12-77 through 4.12-80). While additional schools would be required as growth in the General Plan Planning Area continues, consistency with City Policies and Action Items, as well as required CEQA and State Board of Education review of future school sites would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-80).

The proposed project would not construct any new residences and would not generate any population growth in the vicinity. As the proposed project would not increase the number of students in the area, *no impact* to schools is expected.

d) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential environmental impacts related to the provision of additional parks to serve the growth anticipated in the General Plan (GP DEIR, pp. 4.12-89 through 4.12-96). Adherence to City Policy and Action Items as well as the requirements of the Cordova Recreation and Park District (CRPD) would ensure less than significant impacts from implementation of the General Plan (GP DEIR, pp. 4.12-95 and 4.12-96).

No additional residents would be generated by the proposed project, resulting in no increase in park usage or demand. Therefore, no additional need for parks is expected and the proposed project would have *no impact.*

e) *No Impact.* As no new residents and only a small number of new employees would be generated by the proposed project, and no public facilities would be impacted by construction and operation of the proposed project (see discussions above), *no impact* is expected.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. See discussion d) of checklist XIII, Public Services above for information on the GP-EIR's conclusions as to impacts related to parks and recreation. The project site is currently used as an overflow parking lot and would provide office space upon implementation of the proposed project. No existing parkland would be converted to non-recreational use by the proposed project. Therefore, no additional need for parks or other recreational facilities would be created and *no impact* is expected.

b) *No Impact/Reviewed Under Previous Document*. See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☐
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed traffic impacts to the existing roadway network in the General Plan Planning Area as a result of the population, dwelling unit, and employee increases expected to occur with implementation of the General Plan (GP DEIR, pp. 4.5-27 through 4.5-45). Several new roadways and improvement of existing roadways were described in the General Plan in order to address the additional expected traffic load. However, even with these improvements and adherence to City Policies and Action Items the impact of the General Plan would remain significant and unavoidable (GP DEIR, p. 4.5-42).

The proposed project is expected to generate a limited number of trips during construction as employees of the construction contractor drive to and from the work site. This limited increase in traffic would be temporary in nature. According to City Public Works staff, operation of the proposed project would not generate an amount of daily or peak hour trips to warrant in-depth traffic analysis. Therefore, the proposed project is expected to have *less than significant* impacts to traffic in the area.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above. Impacts to level of service for roadways and intersections affected by the construction of the proposed project would be reduced by a Traffic Control Plan, required by the City Public Works Department for any project that would involve impacts to City roadways. Traffic control and other requirements of the Traffic Control Plan, should any roadway work be proposed, would ensure *less than significant* impacts.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed safety and hazards impacts related to the provision of land uses within the Mather Airport Comprehensive Land Use Plan (Mather CLUP) and their impact on safety related to air traffic in and out of the airport (GP DEIR, p. 4.4-28 and 4.4-29). The General Plan established the Mather Planning Area that corresponds to the Master Plan boundaries of the Mather Airport. Policies included in the General Plan were more stringent than the safety restrictions of the Mather CLUP (GP DEIR, p. 4.4-28). Consistency with City Policies and Action Items as well as the requirements of the Mather CLUP would ensure less than significant impacts from implementation of the General Plan (GP DEIR, p. 4.4-29).

The project site is located within the 150 foot horizontal surface height restriction area for Mather Airport, above which it is understood that impacts to air navigation could occur. The proposed project would construct an office building of approximately 44 feet in height, which would not exceed the 150 foot height restriction. Therefore, the proposed project would not necessitate any change in current air traffic patterns and *less than significant* impacts are expected.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts related to roadway safety as a result of implementation of the General Plan (GP DEIR, p. 4.5-48). The City's design standards for roadways, as well as the land use planning and other City Policies, would ensure that impacts of the General Plan related to roadway safety are less than significant (Ibid.).

The project site is currently served by two driveways directly connecting the public right-of-way to the existing parking lot. The proposed project would not include any improvements within the existing roadway, and all existing access points would be maintained. Therefore, no hazards would be created as a result of site access and a *less than significant* impact is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified impacts related to emergency access within the General Plan Planning Area (GP DEIR, p. 4.5-48). As the roadway network in the City was to be improved and additional routes were to be added by the General Plan, impacts were found to be less than significant (Ibid.).

The project site is accessible from two driveways along Kilgore Road and two drive aisles connecting the project site to an adjacent office site to the north. All site access points would be subject to SMFD requirements which ensure that emergency vehicle access to the site would not be impeded. Therefore, the proposed project would have *less than significant* impacts resulting from emergency access.

f) *Less than Significant Impact.* According to the Rancho Cordova Zoning Code, the proposed project would be required to provide 292 parking spaces. This requirement would be enforced during the City's Design Review process. As proposed, the project site would include 404 parking spaces. As the proposed project would include more parking spaces than would be required, the proposed project would have a *less than significant* impact regarding parking capacity.

g) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts to transit, pedestrian, and bicycle provisions within the City (GP DEIR, pp. 4.5-49 through 4.5-53). Development of the City's Transit Master Plan and the City's

Pedestrian and Bicycle Master Plan would ensure that impacts of the General Plan to these provisions would be less than significant (GP DEIR, pp. 4.5-49 and 4.5-50).

The two ingress and egress points along Kilgore Road do not currently interfere with any transit stops. Additional employees required by the proposed project could possibly increase the amount of riders on local transit systems. However, the proposed project would not be expected to generate a substantial increase in ridership to warrant the development of additional transit facilities. In addition, the proposed project would not interfere with any existing bike lanes or facilities. The proposed project would provide bike racks within the project site. Therefore, the proposed project would have *less than significant* impacts on alternative transportation.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts relating to the capacity of the Sacramento Regional County Sanitation District (SRCSD) treatment facilities to treat wastewater flows from the General Plan Planning Area (GP DEIR, pp. 4.12-45 through 4.12-51). Current capacity at the SRWTP is adequate to meet projected growth by 2020; however, growth beyond that point will require expansion of existing capacity which could result in environmental impacts (GP DEIR, p. 4.12-47). Because of this, the GP-EIR identified the impact of the General Plan as significant and unavoidable (GP DEIR, p. 4.12-51).

Based on calculations in accordance with assumptions contained in the GP-EIR, the proposed project would generate approximately 3,178 gallons per day of wastewater[2]. This amount is well within the capacity of the Sacramento Area Sewer District (SASD), formerly CSD-1, as identified in the CSD-1 Sewerage Facilities Master Plan. Comments on the

[2] Wastewater generation rates for the building size are calculated as follows: total building square footage in acres (1.7088) times 6 = 10.2528 equivalent single-family dwellings (ESD) time 310 gallons per day of wastewater (GPD) = 3,178 gallons per day. (GP DEIR, p. 4.12-46)

proposed plan received from SASD staff require the proposed project to connect to the existing sewer system. As the proposed project is consistent with the General Plan and would be required to connecting to existing infrastructure systems, *less than significant* impacts would be expected.

b) *Less than Significant Impact/Reviewed Under Previous Document*. In addition to required expansion in treatment capacity, the GP-EIR identified potential impacts associated with the construction of additional wastewater conveyance infrastructure (GP DEIR, pp. 4.12-45 through 4.12-51). CSD-1 has planned expansion of sewerage infrastructure into the General Plan Planning Area and the environmental effects of this expansion were addressed in an EIR (GP DEIR, pp. 4.12-46 and 4.12-47). However, increased growth expected with implementation of the General Plan will require more infrastructure than that currently planned by CSD-1. Therefore, the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.12-51).

   See discussion a) above. Considering that the proposed project would be required to connect to existing sewer lines, it is expected that the existing sewer system would have adequate capacity to serve the proposed project. Therefore, impacts from the proposed project are considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion c) in Checklist VII, Hydrology and Water Quality for information on stormwater drainage facilities and their associated environmental effects. The GP-EIR identifies the increase in impervious surfaces as the primary contributor to increased stormwater runoff (GP DEIR, p.4.9-41). The project site is currently developed primarily with impervious surfaces. The proposed removal of some landscaping islands and pavement to be replaced with an office building would result in a small increase in impervious surfaces on the project site. This small increase in impervious surfaces would not result in a sufficient increase in runoff that would require additional drainage facilities. Therefore, a *less than significant* impact is expected.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential environmental impacts related to available water supplies and the increased demand in the City and the General Plan Planning Area (GP DEIR, pp. 4.9-43 through 4.9-57). According to the analysis in the GP-EIR, adequate supplies of water exist through buildout of the current incorporated boundaries of the City (GP DEIR, p. 45). However, new sources of water will be required to serve buildout conditions for those portions of the General Plan Planning Area that lie outside current City boundaries. Significant environmental effects may occur from the acquisition of these additional sources. Therefore, significant and unavoidable impacts of the General Plan are expected (GP DEIR, p. 4.9-57).

   The proposed project would add 74,436 square feet of office use to the area, which would result in increased water demand. The proposed project would be served by the Golden State Water Company. According to the General Plan EIR, Golden State Water Company's supply capacity through 2030 is expected to exceed demand, as discussed in the GP-EIR (GP DEIR, p.4.9-21). As the proposed project is consistent with the General Plan and is located within the incorporated boundaries of the City, a *less than significant* impact to water supply is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document*. See discussions a) and b) above.

f) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the capacity of local landfills and those landfills to which solid waste from the City and the General Plan Planning Area are shipped (GP DEIR, pp. 4.12-60 through 4.12-63). Current capacity exists at all landfills that serve the General Plan Planning Area and expansion in capacity is not expected to be required (GP DEIR, p. 4.12-61). Consistency with City Policies and Action Items as well as federal, State, and local laws and ordinances would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.12-63).

As identified in the General Plan EIR, all three landfills that receive solid waste from the City have adequate capacity to serve the City (GP DEIR, pp. 4.12-60 through 4.12-63). All solid waste generated during construction or operation of the proposed project would be trucked to local landfills for disposal. Therefore, both construction and operation of the proposed project would result in *less than significant* impacts to local landfills.

g) *Less than Significant Impact.* The City of Rancho Cordova utilizes an open franchise system for the collection of solid waste from commercial businesses and multi-family developments, wherein there exists seven potential service providers. All service providers are required to operate consistent with applicable federal, State, and local statutes and regulations. Therefore, the proposed project would result in *less than significant* impacts to federal, State, and local statutes and regulations related to solid waste.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* As demonstrated in checklists I through XVI above, the proposed project is not expected to result in any significant impacts related to biological or cultural resources. Further, adherence to City policies and the mitigation measures presented above would ensure that the project's impacts are *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document*. See Section 4.0 of this IS/MND for an analysis of the proposed project's cumulative impact.

c) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above.

4.0 CUMULATIVE IMPACTS

4.1 INTRODUCTION

This section addresses the proposed project's potential to contribute to cumulative impacts in the region. California Environmental Quality Act (CEQA) Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." A project's incremental effects are considered significant if they are "cumulatively considerable" (CEQA Guidelines Sections 15065[a][3] and 15130[a]). "Cumulatively considerable" means the incremental effects of the project are considerable when viewed in connection with the effects of past, current, and future projects (see also CEQA Guidelines Appendix G, Section XVII).

4.2 CUMULATIVE SETTING

The Cumulative Setting establishes the area of effect in which the cumulative impact has been identified and inside which it will occur. Different cumulative settings can be established for each individual impact or impact area (checklist area). As the proposed project is a subsequent project identified in the General Plan, and as this MND is tiered from the GP-EIR, the cumulative setting for the proposed project is identical to the cumulative settings identified in the GP-EIR, which consists of the General Plan Planning Area.

4.3 PREVIOUS CUMULATIVE ANALYSIS WITHIN THE CUMULATIVE SETTING

The GP-EIR identified several cumulative impacts where expected development and establishment of the roadway network in the city, when combined with other planned, proposed, and approved development and roadway infrastructure projects in the area, would have a significant impact on the environment. The following impact areas were found in the GP-EIR to have cumulative impacts that would be cumulatively considerable:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality (water supply)
- Land Use and Planning
- Mineral Resources
- Noise (both traffic related and stationary)
- Population and Housing
- Utilities and Service Systems (water treatment and wastewater infrastructure)
- Transportation/Traffic (traffic congestion)

Areas in which cumulative impacts were found in the GP-EIR to be less than cumulatively considerable were:

- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Recreation

4.4 CUMULATIVE IMPACT ANALYSIS

Cumulative impacts identified in the GP-EIR as being cumulatively considerable are largely due to increases in dwelling units, residents, and employees. The proposed project would not include the addition of any dwelling units or residents, but could result in an increase in employees.

Consistency with City Policies, Action Items, ordinances, and other requirements would reduce the proposed project's incremental contribution to the above cumulative impacts. However, some contribution would remain. Since the mitigation measures included in this MND would reduce project impacts to a less than significant level, the project's incremental contribution to cumulative impacts within the General Plan Planning Area are considered *less than cumulatively considerable*.

The proposed project is a subsequent project within the scope of activities and land uses studied in the GP-EIR. Development of the proposed project site would not result in any project-specific contribution to cumulative impacts that were not identified in the Program EIR. As the GP-EIR found that cumulative impacts in the above areas were cumulatively considerable and because the proposed project is consistent with and described in the Program EIR, no further environmental analysis is required pursuant to Pub. Res. Code Section 21083.3 and State CEQA Guidelines Section 15183.

5.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

■ I find that, although the proposed project could have a significant effect on the environment, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Program EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Program EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Rancho Cordova General Plan, or (iii) that, due to substantial new information not known at the time the Program EIR was certified, are more severe than discussed in the prior Program EIR. [See State CEQA Guidelines, § 15183, subd. (c)]

☐ I find that the proposed project MAY have a significant effect on the environment that cannot be reduced in effect by changed to the proposed project, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed Project **MAY** have a significant effect(s) on the environment, but one or more of such significant effects: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: _____ Date: 7.30.08

Printed Name: Cori Resha, Environmental Planner For: City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project proponent for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature: _____ Date: 7/30/08

Printed Name: KARIN RYLANDER For: CALPO HOM & DONG ARCHITECTS.

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA - LEAD AGENCY

Paul Junker	Planning Director
Katja Irvin	Assistant Planner
Pat Angell	Environmental Division Manager
Cori Resha	Environmental Planner
Albert Stricker	Senior Engineer

6.2 PERSONS AND AGENCIES CONSULTED

Salam Khan	Sacramento Area Sewer District (formerly CSD-1)
Mark Rains	Sacramento County Department of Water Resources

7.0 REFERENCES

7.0 REFERENCES

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APPENDIX A
URBEMIS RESULTS

4/25/2008 1:44:17 PM

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: Kilgore Road Office Building - Capital Center Lot 64

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

4/25/2008 1:44:17 PM

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2008 TOTALS (tons/year unmitigated)	0.23	1.29	1.00	0.00	0.55	0.08	0.63	0.11	0.08	0.19	132.72
2009 TOTALS (tons/year unmitigated)	0.99	0.84	0.82	0.00	0.00	0.06	0.06	0.00	0.06	0.06	105.71

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.10	0.09	0.22	0.00	0.00	0.00	107.85

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	1.57	1.88	18.87	0.01	2.20	0.43	1,284.47

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	1.67	1.97	19.09	0.01	2.20	0.43	1,392.32

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2

2008	0.23	1.29	1.00	0.00	0.55	0.08	0.63	0.11	0.08	0.19	132.72
Fine Grading 08/04/2008-09/19/2008	0.06	0.49	0.26	0.00	0.55	0.02	0.57	0.11	0.02	0.14	41.28
Fine Grading Dust	0.00	0.00	0.00	0.00	0.55	0.00	0.55	0.11	0.00	0.11	0.00
Fine Grading Off Road Diesel	0.06	0.49	0.24	0.00	0.00	0.02	0.02	0.00	0.02	0.02	39.33
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.95
Asphalt 09/08/2008-09/19/2008	0.02	0.10	0.06	0.00	0.00	0.01	0.01	0.00	0.01	0.01	8.40
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.01	0.09	0.05	0.00	0.00	0.01	0.01	0.00	0.01	0.01	6.36
Paving On Road Diesel	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.92
Paving Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.11
Building 09/22/2008-05/08/2009	0.16	0.70	0.68	0.00	0.00	0.05	0.05	0.00	0.05	0.05	83.04
Building Off Road Diesel	0.15	0.67	0.43	0.00	0.00	0.05	0.05	0.00	0.04	0.04	59.17
Building Vendor Trips	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.48
Building Worker Trips	0.01	0.01	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.39
2009	0.99	0.84	0.82	0.00	0.00	0.06	0.06	0.00	0.06	0.06	105.71
Building 09/22/2008-05/08/2009	0.19	0.84	0.81	0.00	0.00	0.06	0.06	0.00	0.06	0.06	104.67
Building Off Road Diesel	0.18	0.80	0.53	0.00	0.00	0.06	0.06	0.00	0.05	0.05	74.58
Building Vendor Trips	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.65
Building Worker Trips	0.01	0.01	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.45
Coating 04/27/2009-05/15/2009	0.80	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04
Architectural Coating	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04

Phase Assumptions

Phase: Fine Grading 8/4/2008 - 9/19/2008 - Default Fine Site Grading Description

Total Acres Disturbed: 6.26

Maximum Daily Acreage Disturbed: 1.56

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Paving 9/8/2008 - 9/19/2008 - Default Paving Description

Acres to be Paved: 1.56

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 9/22/2008 - 5/8/2009 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

4/25/2008 1:44:17 PM

Phase: Architectural Coating 4/27/2009 - 5/15/2009 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.01	0.09	0.08	0.00	0.00	0.00	107.60
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape	0.01	0.00	0.14	0.00	0.00	0.00	0.25
Consumer Products	0.00						
Architectural Coatings	0.08						
TOTALS (tons/year, unmitigated)	0.10	0.09	0.22	0.00	0.00	0.00	107.85

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	1.57	1.88	18.87	0.01	2.20	0.43	1,284.47
TOTALS (tons/year, unmitigated)	1.57	1.88	18.87	0.01	2.20	0.43	1,284.47

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Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
General office building		11.01	1000 sq ft	74.44	819.58	6,986.96
					819.58	6,986.96

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.7	1.7	97.9	0.4
Light Truck < 3750 lbs	10.0	4.0	88.0	8.0
Light Truck 3751-5750 lbs	22.5	0.9	98.7	0.4
Med Truck 5751-8500 lbs	10.1	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	6.2	18.8	75.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	20.0	80.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	71.4	28.6	0.0

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	11.1	77.8	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

9/4/2008 7:43:30 AM

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\cresha\Application Data\Urbemis\Version9a\Projects\Cap Center Lot 64 - revised max daily acreage 08.26.08.urb924

Project Name: Kilgore Road Office Building - Capital Center Lot 64

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

ATTACHMENT 3

9/4/2008 7:43:30 AM

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2008 TOTALS (lbs/day unmitigated)	8.23	57.07	32.95	0.01	125.22	3.63	128.85	26.15	3.34	29.50	4,826.78
2009 TOTALS (lbs/day unmitigated)	110.43	18.26	19.15	0.01	0.03	1.31	1.35	0.01	1.21	1.22	2,413.90

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.61	0.51	2.01	0.00	0.00	0.00	592.31

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	8.79	8.82	108.53	0.08	12.05	2.33	7,518.27

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	9.40	9.33	110.54	0.08	12.05	2.33	8,110.58

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2

9/4/2008 7:43:31 AM

Time Slice 8/4/2008-9/5/2008 Active Days: 25	4.67	37.80	20.52	0.00	125.21	2.03	127.24	26.15	1.87	28.02	3,146.84
Fine Grading 08/04/2008-09/19/2008	4.67	37.80	20.52	0.00	125.21	2.03	127.24	26.15	1.87	28.02	3,146.84
Fine Grading Dust	0.00	0.00	0.00	0.00	125.20	0.00	125.20	26.15	0.00	26.15	0.00
Fine Grading Off Road Diesel	4.62	37.73	18.93	0.00	0.00	2.03	2.03	0.00	1.87	1.87	3,007.48
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.05	0.07	1.59	0.00	0.01	0.00	0.01	0.00	0.00	0.00	139.36
Time Slice 9/8/2008-9/19/2008 Active Days: 10	8.23	**57.07**	**32.95**	0.01	**125.22**	**3.63**	**128.85**	**26.15**	**3.34**	**29.50**	**4,826.78**
Asphalt 09/08/2008-09/19/2008	3.56	19.27	12.43	0.00	0.02	1.60	1.62	0.01	1.47	1.48	1,679.94
Paving Off-Gas	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.99	17.76	9.40	0.00	0.00	1.54	1.54	0.00	1.41	1.41	1,272.04
Paving On Road Diesel	0.09	1.39	0.48	0.00	0.01	0.06	0.06	0.00	0.05	0.06	184.92
Paving Worker Trips	0.07	0.12	2.55	0.00	0.01	0.00	0.01	0.00	0.00	0.01	222.98
Fine Grading 08/04/2008-09/19/2008	4.67	37.80	20.52	0.00	125.21	2.03	127.24	26.15	1.87	28.02	3,146.84
Fine Grading Dust	0.00	0.00	0.00	0.00	125.20	0.00	125.20	26.15	0.00	26.15	0.00
Fine Grading Off Road Diesel	4.62	37.73	18.93	0.00	0.00	2.03	2.03	0.00	1.87	1.87	3,007.48
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.05	0.07	1.59	0.00	0.01	0.00	0.01	0.00	0.00	0.00	139.36
Time Slice 9/22/2008-12/31/2008 Active Days: 73	4.31	19.14	18.50	0.01	0.03	1.37	1.40	0.01	1.26	1.27	2,275.14
Building 09/22/2008-05/08/2009	4.31	19.14	18.50	0.01	0.03	1.37	1.40	0.01	1.26	1.27	2,275.14
Building Off Road Diesel	4.07	18.22	11.80	0.00	0.00	1.33	1.33	0.00	1.22	1.22	1,621.20
Building Vendor Trips	0.05	0.65	0.63	0.00	0.00	0.03	0.03	0.00	0.02	0.03	122.79
Building Worker Trips	0.18	0.27	6.07	0.01	0.02	0.01	0.04	0.01	0.01	0.02	531.16

Time Slice 1/1/2009-4/24/2009 Active Days: 82	4.08	18.20	17.69	0.01	0.03	1.31	1.34	0.01	1.21	1.22	2,275.49
Building 09/22/2008-05/08/2009	4.08	18.20	17.69	0.01	0.03	1.31	1.34	0.01	1.21	1.22	2,275.49
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.05	0.60	0.60	0.00	0.00	0.02	0.03	0.00	0.02	0.02	122.81
Building Worker Trips	0.16	0.25	5.60	0.01	0.02	0.01	0.04	0.01	0.01	0.02	531.48
Time Slice 4/27/2009-5/8/2009 Active Days: 10	**110.43**	18.26	19.15	**0.01**	0.03	1.31	1.35	0.01	1.21	1.22	2,413.90
Building 09/22/2008-05/08/2009	4.08	18.20	17.69	0.01	0.03	1.31	1.34	0.01	1.21	1.22	2,275.49
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.05	0.60	0.60	0.00	0.00	0.02	0.03	0.00	0.02	0.02	122.81
Building Worker Trips	0.16	0.25	5.60	0.01	0.02	0.01	0.04	0.01	0.01	0.02	531.48
Coating 04/27/2009-05/15/2009	106.35	0.06	1.46	0.00	0.01	0.00	0.01	0.00	0.00	0.00	138.41
Architectural Coating	106.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.04	0.06	1.46	0.00	0.01	0.00	0.01	0.00	0.00	0.00	138.41
Time Slice 5/11/2009-5/15/2009 Active Days: 5	106.35	0.06	1.46	0.00	0.01	0.00	0.01	0.00	0.00	0.00	138.41
Coating 04/27/2009-05/15/2009	106.35	0.06	1.46	0.00	0.01	0.00	0.01	0.00	0.00	0.00	138.41
Architectural Coating	106.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.04	0.06	1.46	0.00	0.01	0.00	0.01	0.00	0.00	0.00	138.41

Phase Assumptions

Phase: Fine Grading 8/4/2008 - 9/19/2008 - Default Fine Site Grading Description

Total Acres Disturbed: 6.26

Maximum Daily Acreage Disturbed: 6.26

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 8 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Paving 9/8/2008 - 9/19/2008 - Default Paving Description

Acres to be Paved: 1.56

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 9/22/2008 - 5/8/2009 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 4/27/2009 - 5/15/2009 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.04	0.49	0.41	0.00	0.00	0.00	589.56
Hearth - No Summer Emissions							
Landscape	0.13	0.02	1.60	0.00	0.00	0.00	2.75
Consumer Products	0.00						
Architectural Coatings	0.44						
TOTALS (lbs/day, unmitigated)	0.61	0.51	2.01	0.00	0.00	0.00	592.31

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	8.79	8.82	108.53	0.08	12.05	2.33	7,518.27
TOTALS (lbs/day, unmitigated)	8.79	8.82	108.53	0.08	12.05	2.33	7,518.27

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 95 Season: Summer

9/4/2008 7:43:31 AM

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
General office building		11.01	1000 sq ft	74.44	819.58	6,986.96
					819.58	6,986.96

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.7	1.7	97.9	0.4
Light Truck < 3750 lbs	10.0	4.0	88.0	8.0
Light Truck 3751-5750 lbs	22.5	0.9	98.7	0.4
Med Truck 5751-8500 lbs	10.1	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	6.2	18.8	75.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	20.0	80.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	71.4	28.6	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	11.1	77.8	11.1

9/4/2008 7:43:31 AM

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

MEMORANDUM

DATE: September 29, 2008

TO: Shannan Loveless, Associate Planner

FROM: Cori Resha, Environmental Planner

SUBJECT: **Capital Center Lot 64 MND Comments**

Please see the attached comment letter received from California Regional Water Quality Control Board (CRWQCB), California Department of Transportation (Caltrans), Sacramento Area Sewer District, Sacramento County Department of Transportation, and Sacramento Regional County Sewer District.

Linda S. Adams
Secretary for Environmental Protection

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair

Sacramento Office
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

29 August 2008

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

CAPITAL CENTER LOT 64 MITIGATED NEGATIVE DECLARATION, SCH#2008082038, SACRAMENTO COUNTY

As a Responsible Agency under CEQA, we have reviewed and commented on the Capital Center Lot 64 mitigated negative declaration, Sacramento County. The City is regulated by the Regional Water Board under *Waste Discharge Requirements Order No. R5-2002-0206, NPDES NO. CAS082597 for County of Sacramento and Cities of Citrus Heights, Elk Grove, Folsom, Galt, and Sacramento Storm Water Discharges from Municipal Separate Storm Sewer Systems (MS4),* dated December 2002 (hereafter Sacramento MS4).

The proposed project is located on Kilgore Road in the City of Rancho Cordova. The 6.26 acre project site is mostly developed as an overflow parking lot for adjacent office buildings and includes landscaping islands and numerous trees. The balance of the parcel is a vacant, unpaved field situated between the developed portion of the parcel and the existing office building parcel directly to the south. The proposed project includes a 74,436 square foot, two-story concrete tilt-up office building with approximately 404 parking spaces.

The updated Sacramento MS4 will be considered for adoption by the Regional Water Board on 11-12 September 2008. Based on this pending decision, we have based our comments on the proposed Tentative Order, which states:

> **"Provision D. 15. Water Quality Planning and Design Principles** - In order to reduce pollutants and runoff flows from new development and redevelopment to the MEP (maximum extent practicable), each Permittee shall address the following concepts:
>
> a. Each Permittee shall incorporate water quality and watershed protection principles into planning procedures and policies or requirements to direct land-use decisions and require implementation of consistent water quality protection measures for priority development projects. These principles and policies shall be designed to protect natural water bodies and shall consider, at a minimum, the following:
>
> i. Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment to

maximize on-site infiltration of runoff (low impact design practices).

ii. Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use strategies that control the sources of pollutants or constituents (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants offsite and into MS4s.

iii. Preserve, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones (e.g., levees).

iv. Limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.

v. Require incorporation of structural and non-structural BMPs to mitigate the projected increases in pollutant loads from future development.

vi. Identify and avoid development in areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that protects areas from erosion and sediment loss.

vii. Coordinate with local traffic management programs to reduce pollutants associated with vehicles and increased traffic resulting from development.

viii. Implement source and/or treatment controls to protect downstream receiving water quality from increased pollutant loads in runoff flows from new development and significant redevelopment.

ix. Control the post-development peak storm water run-off discharge rates and velocities to prevent or reduce downstream erosion and to protect stream habitat (hydromodification concepts).

b. **Low Impact Development Strategies:** Priority new development and redevelopment projects shall integrate Low Impact Development (LID) principles as feasible early in the project planning and design process. LID is a storm water management and land development strategy that emphasizes conservation and the use of existing natural site features integrated with engineered, small-scale hydrologic controls to more closely reflect predevelopment hydrologic functions in residential, commercial, and industrial settings. When developing the LID Program the Permittees shall consider and incorporate all appropriate and applicable LID components and measures that have been successfully and effectively implemented in other municipal areas. Other programs include, but are not limited to, USEPA's "Managing Wet Weather with Green Infrastructure, Action Strategy, 2008" and LID program elements specified in the permits or Storm Water Management Plans of other MS4s throughout the state.

> *The Stormwater Quality Design Manual for Sacramento and South Placer Regions* (May 2007) (http://www.sactostormwater.org/SSQP/development.asp) currently promotes LID principles such as conservation and use of natural site features; site specific, lot scale source and treatment control measures that keep pollutants from contacting run-off and leaving the site; and run-off reduction control measures integrated into site design."

On January 20, 2005, the State Water Resources Control Board adopted sustainability as a core value for all California Water Boards' activities and programs, and directed California Water Boards' staff to consider sustainability in all future policies, guidelines, and regulatory actions. http://www.waterboards.ca.gov/water_issues/programs/low_impact_development/

Low Impact Development (LID) is a sustainable practice that benefits water supply and contributes to water quality protection. Unlike traditional storm water management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, LID takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. LID has been a proven approach in other parts of the country and is seen in California as an alternative to conventional storm water management. The Water Boards are advancing LID in California in various ways.

LID provides economical as well as environmental benefits. LID practices result in less disturbance of the development area, conservation of natural features, and less expensive than traditional storm water controls. The cost savings applies not only to construction costs, but also to long-term maintenance and life cycle cost. LID provides multiple opportunities to retrofit existing highly urbanized areas and can be applied to a range of lot sizes.

LID includes specific techniques, tools, and materials to control the amount of impervious surface, increase infiltration, improve water quality by reducing runoff from developed sites, and reduce costly infrastructure. LID practices include; bioretention facilities or rain gardens, grass swales and channels, vegetated rooftops, rain barrels, cisterns, vegetated filter strips, and permeable pavements.

TEN LID PRACTICES

1. Bioretention & Rain Gardens
2. Rooftop Gardens
3. Sidewalk Storage
4. Vegetated Swales, Buffers & Strips; Tree Preservation
5. Roof Leader Disconnection
6. Rain Barrels and Cisterns
7. Permeable Pavers
8. Soil Amendments
9. Impervious Surface Reduction & Disconnection
10. Pollution Prevention & Good Housekeeping

We highly recommend that the developer be required to incorporate low impact development strategies into the design of the building and parking lot to minimize the amount of storm water runoff discharging to the existing storm drain system.

We see this as a great opportunity to utilize LID strategies in this redevelopment project. We encourage the City to follow this iterative process early in the planning stages (i.e., pre-application review meeting) of new development and redevelopment projects in their jurisdiction.

If you have any questions, please contact me at 916.464.4606 or email address kschwab@waterboards.ca.gov.

Kim A. Schwab

KIM A. SCHWAB, P.G.
Engineering Geologist
Storm Water Section

cc: State Clearing House
Britton Snipes, City of Rancho Cordova

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – Sacramento Area Office
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0635
FAX (916) 274-0648
TTY (530) 741-4501

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Flex your power!
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September 11, 2008

08SAC0147
03-SAC-50 PM 12.297
Capital Center Lot 64
Mitigated Negative Declaration and Design Review
SCH# 2008082038

Ms. Cori Resha
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Resha:

Thank you for the opportunity to review and comment on the Mitigated Negative Declaration and Design Review for a 74,436 square foot, 2-story concrete tilt-up office building on a 6.26-acre site, with approximately 404 parking spaces. This proposed project is located on the west side of Kilgore Road, approximately 0.18 miles south of White Rock Road, and approximately 0.15 miles north of International Drive. The project is south of U.S. Highway 50 (US 50) between the Zinfandel Drive and Sunrise Boulevard interchanges. Our comments are as follows:

- This office building will generate approximately 115 trips in the AM peak hour and 110 trips in the PM peak hour. It appears most of the trips generated by this office building will be using the US 50/Sunrise Boulevard or the US 50/Zinfandel Drive interchanges. Currently both interchanges are operating at Level of Service (LOS) F during peak hours. This project adds to the congestion at the interchanges during the peak periods.

- A Traffic Impact Study (TIS) should be completed, and include an analysis of impacts to the State Highway System (SHS). The TIS should include the US 50/Sunrise Boulevard and US 50/Zinfandel Drive interchanges, and mainline US Highway 50. The "Guide for the Preparation of Traffic Impact Studies" (TIS Guidelines) can be found on our website at: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf.

The TIS should use a Select Zone Analysis to identify trip distribution of the proposed project on the SHS. We would appreciate the opportunity to review and comment on the scope of the TIS before the Study begins.

- If the TIS identifies significant traffic impacts, feasible mitigation is available. Potential mitigation measures could include fair share funding for ramp widening, ramp intersection improvements, signalization modifications, auxiliary lanes, bus/carpool lanes, and off-highway projects that reduce the impact to less-than-significant.

- The City of Rancho Cordova and other local jurisdictions are developing a sub-regional fee program to help fund transportation improvements within the US 50 corridor. If appropriate, the City should condition this project to participate in this sub-regional development fee program with fees being collected at the time that building permits are approved.

If you have any questions, please contact La Nae Van Valen at (916) 274-0637.

Sincerely,

Alyssa Begley

ALYSSA BEGLEY, Chief
Office of Transportation Planning – South

cc: State Clearinghouse

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August 25, 2008
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Cori Resha
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration/ Initial Study for Capital Center Lot 64, Project**
APN: 072-0680-043
Control No.: RC-08-346

Dear Ms. Resha:

Sacramento Area Sewer District (District) has reviewed the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration/Initial Study for the subject project. The Sacramento Regional County Sanitation District (SRCSD) will send their comments in a separate letter.

It is noted that the project applicant has requested design review for a 74,436 square foot, two-story concrete tilt-up office building on a 6.26 acre site. The proposed project is located on the west side of Kilgore Road within the City of Rancho Cordova, south of White Rock Road and north of International Drive.

There is existing sewer line on Kilgore Road, where this project is expected to connect. The District does not have any specific concerns. We expect that if the project is subject to currently established policies, ordinances, fees, and to conditions of approval that we will propose after review of entitlement application documents, then mitigation measures will adequately address the sewage aspects of the project and we anticipate a less than significant impact to the sewage facilities.

If you have any questions regarding these comments, please call Amandeep Singh at 876-6296 or myself at 876-6094.

Sincerely,

Salam Khan, P.E.
Department of Water Quality
Development Services

SK/CJ:clm
cc: File
SRCSD Development Services

Resha082508.ltr

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District Manager

Marcia Maurer
Chief Financial Officer

10545 Armstrong Avenue
Mather, California 95655
Tel 916.876.6000
Fax 916.876.6160
www.sacsewer.com

Municipal Services Agency

Department of Transportation
Michael J. Penrose, Director



Terry Schutten, County Executive
Paul J. Hahn, Agency Administrator

County of Sacramento

August 21, 2008

Ms. Cori Resha
City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

SUBJECT: COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE CAPITOL CENTER LOT 64.

Dear Ms. Resha:

The Sacramento County Department of Transportation has reviewed the mitigated negative declaration for the above referenced project, dated August 2008. We appreciate the opportunity to review this document and have no comments to offer at this time.

Should you have any questions, please feel free to contact me at (916) 875-2844.

Sincerely,

Kamal Atwal

Kamal Atwal, P.E., T.E.
Associate Transportation Engineer
Department of Transportation

KA:ka

c: Matt Darrow, DOT
Steve Hong, County Engineering-IFS

10545 Armstrong Avenue
Mather, CA 95655
Tele: [916] 876-6000
Fax: [916] 876-6160
Website: www.srcsd.com

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Plant Manager
Wendell H. Kido
District Manager
Marcia Maurer
Chief Financial Officer

September 3, 2008

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

Dear Ms. Resha:

Subject: **Notice of Intent to adopt a Mitigated Negative Declaration/Initial Study for Capital Center Lot 64, Project**
APN: 072-0680-043
Control No.: RC-08-246

Sacramento Regional County Sanitation District has reviewed the subject document and has the following comments:

The project applicant is requesting a design review for a 74,436 square foot, two-story concrete tilt-up office building on a 6.26 acre site. The project site would also include approximately 404 parking spaces. The subject project is located on the west side of Kilgore Road, south of White Rock Road, and north of International Drive in the City of Rancho Cordova.

SRCSD Advisories:

1. SRCSD has the 72" Bradshaw Interceptor Section 8 located within the Kilgore Road right-of-way adjacent to the project area.

2. Developing this property will require payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant should contact the Sewer Fee Quote Desk at 876-6100 for sewer impact fee information.

3. SRCSD will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "*first come, first served.*" There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

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Sacramento Area Sewer District (SASD) shall respond in a separate correspondence.

If you have any questions regarding this letter, please feel free to contact me at (916) 876-5608, or by e-mail at obonel@sacsewer.com. Attached for your reference is the Bradshaw Interceptor Section 8 Plan & Profile.

Sincerely,

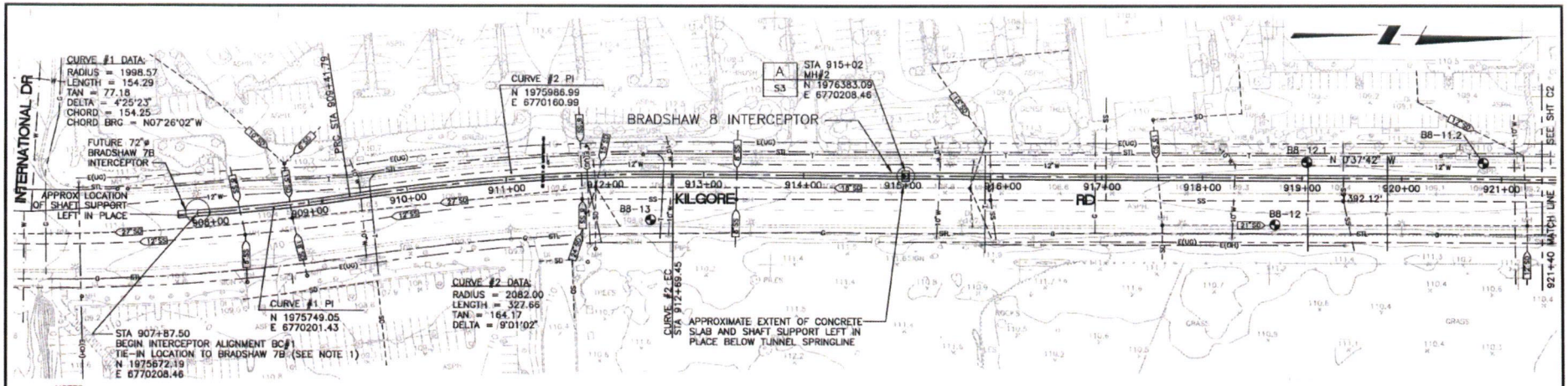
elizabeth o

Elizabeth Obon
Sacramento Regional County Sanitation District

EO: eo(eo)

Attachment: Bradshaw Interceptor Section 8 Plan & Profile Sheet C1

cc: SRCSD Development Services
SASD Development Services



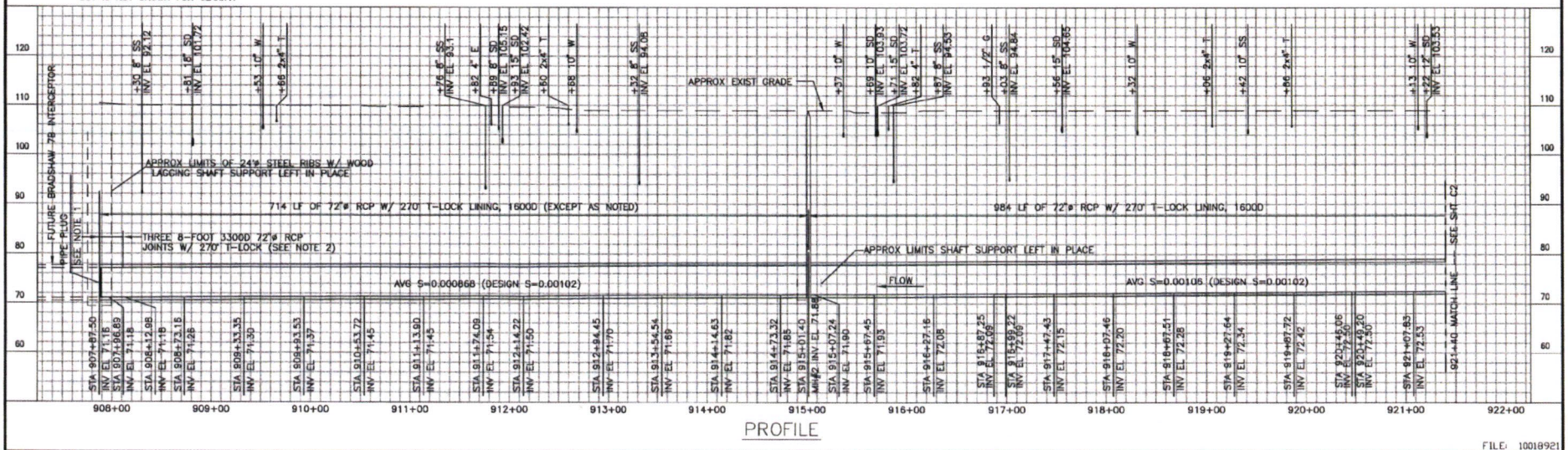
PLAN

NOTES:

1) BRADSHAW 7B AND ITS CONNECTION TO BRADSHAW 8 TO BE CONSTRUCTED BY OTHERS. SHAFT BACKFILLED WITH CDF TO APPROX ELEV 79. PIPE PLUG INSTALLED AT TERMINUS OF PIPELINE, SEE DTL B/C7.

2) PIPE BELL ODs ARE 10 INCHES GREATER THAN PIPE OD BUT NOT SHOWN IN PLAN OR PROFILE. TUNNEL INITIAL SUPPORT AND BACKFILL GROUT AS SHOWN IN SECTION 1/C7 EXTENDS APPROX 2 FEET BEYOND THE PIPE ID BUT IS NOT SHOWN FOR CLARITY.

3) EXCAVATED TUNNEL MUCK AND MANHOLE SHAFT SOIL FROM STATION 917+00 TO 926+00 WAS SEPARATELY STOCKPILED AND SAMPLED FOR POTENTIAL HYDROCARBON CONTAMINATION. LIMITED LOW-LEVEL CONTAMINATION WAS DETECTED. SEE PROJECT FINAL REPORT FOR RESULTS OF SAMPLING.



PROFILE

FILE: 10018921

REVISIONS			
REV.	DESCRIPTION	BY	DATE
R	RECORD	WW	09/06

RECORD DRAWING

This drawing has been prepared, entirely or in part on the basis of unverified information compiled and furnished by others to the preparer who is not responsible for any inaccuracies, errors, or omissions which may have been incorporated into the document as a result.

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN ADJUST SCALE ACCORDINGLY

SRCSD
MWH
Sacramento California

DEPARTMENT OF WATER QUALITY
SEWER SYSTEM ENGINEERING AND DESIGN

SUBMITTED: _____ DATE: 7/21/04
SUBMITTAL APPROVED: _____ DATE: 7/21/04

BRADSHAW INTERCEPTOR SECTION 8

PLAN & PROFILE 1
STA 907+87 TO STA 921+40

CONTRACT NO. 3749
FILE NAME 3749-SSPP-01.dwg
DRAWN DC
DESIGNED WW
CHECKED MW
SHEET DATE SEPTEMBER 2006

SCALE
HOR: 1"=50'
VER: 1"=10'

SHEET 7
C1
OF 21 SHEETS

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
September 11, 2008

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, September 11, 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; Principal Planner, Bill Campbell; Associate Planner, Shannan Loveless; Planning Commission Clerk, Jennifer Bennett

Roll Call:

Commissioners Present: Burke, Cummings, Konarski, Moe, Savorn, Vance
Commissioners Absent: Johnson

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the September 11, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the agenda of the September 11, 2008 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the minutes of the August 28, 2008 Meeting of the Planning Commission.

Action: Commissioner Burke moved, seconded by Commissioner Vance, to approve the minutes of the August 28, 2008 meeting. Motion was approved unanimously.

2. PUBLIC COMMENT

There were no public comments heard at this meeting on non-agenda items.

3. CONTINUED ITEMS

A. Consideration of the Design Review for Kavala Ranch-Portions of Villages 22 & 23, RC-08-366

Request: The applicant is seeking approval of a Design Review Amendment for portions of Villages 22 and 23 of Anatolia III, consisting of 97 production residential lots. (Tim Lewis Communities)
Project Applicant: Danielle Capicotto, Jeffrey DeMure & Associates, 1264 Hawks Flight Ct., #200, El Dorado Hills, CA 95762.
Project Location: Sunrise Boulevard & Kiefer Boulevard;
APNS: 067-0710-024 through 030
067-0710-084 through 094

067-0710-105 through 106
067-0720-001 through 008
067-0720-016 through 030
067-0720-032 through 059
067-0720-063 through 088

Recommendation: Staff recommends the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Savorn-Did you meet with any of the proponents concerned? Campbell-No, I did not meet with any of the residents.

PUBLIC COMMENT

Danielle Capicotto, Applicant

- Available to answer any questions.
  - Savorn-Did you meet with any of the existing homeowners? Capicotto-No. Our understanding was to prepare proposed street scenes.
  - Cummings-Why were the existing designs not used? Capicotto-The new line is smaller and more economical to accommodate the change in market. Deferred to Tim Lewis Marketing Representative Linda Schwartz-Tim Lewis wants to give buyers the best value for the best price. Builders do not typically take over another builder's plans.

The following residents spoke during the public hearing:

Melissa & Aaron Zielke, Geoff Harmon, Parneet Sing & Tajinder Nagra, Ken Lanning, Terry Sexton & Carie McDaniel. The residents raised the following concerns:

- Concerned with down scaled homes – would have a negative long-term effect on the community.
- Feel Tim Lewis Communities should have asked for feedback from existing residents.
- Would like to see community be all solar – not just having solar as an option.
- Landscaping for proposed homes does not blend well with landscaping of existing homes.
- Do not feel community was adequately noticed about meeting.
- Concern that model home location will create extra traffic in neighborhood.
- Would like to see plans for any proposed parks in neighborhood.

The Planning Commission asked residents if they would rather see the area stay undeveloped for many years and whether or not they were concerned about the shopping availability in the area. Most residents would not mind waiting for more homes to be developed. They were also aware when they purchased their homes that shopping may not be available for some time.

Linda Shwartz, Marketing Director for Tim Lewis

- To address the landscaping issue, the proposed landscaping is very comparable to existing landscaping.
    - Vance-Is it possible for one of the model homes to be solar? Shwartz-Could be an option.
    - Burke-Could you address the parking concern for the models? Shwartz-Parking for models will be on lot 5.
    - Cummings-Has Tim Lewis explored the idea of executive style homes? Shwartz-Unfortunately the market in the area would not support executive style homes.

Chair Moe Closed the public hearing

Motion: Commissioner Burke moved, seconded by Commissioner Vance, the Planning Commission determined the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and adopted Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Vote on the Motion:

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

There being 5 Ayes, 1 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

4. PUBLIC HEARING

A. Consideration of the Design Review for Embassy Suites & Candlewood Suites, RC-07-321

Request: The applicant is requesting Design Review for two hotels – Embassy Suites, which is proposed at 8 stories tall with 217 suite-style guest rooms, and Candlewood Suites, which is proposed at 4 stories tall with 113 extended-stay suites.
Project Applicant: Hamid Kazemi, 11269 Point East Drive, Rancho Cordova, CA 95742.
Project Location: APN: 058-0280-009; Vacant property across Folsom Boulevard at Kilgore Drive, adjacent to Hwy 50.
Recommendation: Staff recommends the Planning Commission open the public hearing for this item, but due in part to the complexity of this application, staff recommends the Planning Commission continue the item to a date certain when all commissioners will be present.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission open the public hearing for this item and accept public comment, but due in part to the complexity of this application, staff recommended the Planning Commission continue the item to a date certain when all commissioners will be present. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-How much distance is there between the building and Highway 50? Loveless-Approximately 40' to the property line. Cummings-Will the trees provide adequate screening from freeway? Loveless-Hotel guests will still be aware the freeway is there, but it will be well screened.
- Konarski-Could you give us more information on how the stormwater system works? Moe-Tanks fill up when needed then slowly meter out stormwater. Campbell-The system also monitors downstream and won't release water if system is full.
- Cummings-Proposed plan seems different from typical Embassy Suites designs. Kazemi-Embassy Suites started a new prototype in 2007.
- Cummings-Is there a proposed Sign Program for the Project. Loveless-One has not been prepared yet, but Staff will work with applicant to create one.

PUBLIC COMMENT

Hamid Kazemi, Applicant & Jake Kroeker, Architect

- Available for questions.
  - Burke-Have you been approached by any companies wishing to place cell towers on the roof? Kazemi-Not yet, but they would be willing as long as they wouldn't be seen.
  - Cummings-Will you see the roof from Highway 50? Loveless-Possibly with Candlewood, but not with Embassy.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the September 25, 2008 Planning Commission Meeting, in order for applicant to present additional materials.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

B. Consideration of the Design Review for Zinfandel and Sunrise, RC-08-352

Request: The applicant is seeking approval of a façade redesign of an existing building and Design Review for two new pad buildings, a Conditional Use Permit to allow a drive through window and a three lot Parcel Map.
Project Applicant: Mark Marvelli & Ann Greene, RMB Architects, 2277 Watt Avenue, Second Floor, Sacramento, CA 95825.
Project Location: APN: 058-0261-034 & 058-0261-035; 1941-1967 Zinfandel Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B". Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Will the parking lot be refurbished—there seems to be dips in the blacktop. Campbell-The parking lot will be repaved. Existing valleys may be for drainage purposes
- Cummings-Why does Staff not support "B" sign? Campbell-Sign "B" would not be seen as it would be blocked by trees—sign is not in keeping with the intent of the special sign corridor.
- Vance-Concerned about increased foot traffic; how will pedestrians be kept safe? Campbell-A signal will be installed at the intersection of Vehicle Drive and Zinfandel Road.

PUBLIC COMMENT

Andy Byrne, Owner

- The property is in desperate need for a re-model. Would like to attract higher quality tenants; therefore signage is important. Hopes some signage compromise can be reached.
  - Savorn-Feels another monument sign won't do much good. Recommends good signage on buildings instead.
  - Cummings-Could sign "C" be moved closer to the property line? Campbell-Yes. Could sign "C" be made bigger? Campbell-Sign "C" is already over height, allowing the sign to be reconstructed is a fair compromise to the applicant's request.

Chair Moe Closed the public hearing.

AMENDMENT TO RECOMMENDED MOTION:

Motion: Commissioner Cummings moved, seconded by Commissioner Burke, the Planning Commission amended the recommended motion to permit the applicant to:

1. Keep sign "A" in its proposed location.
2. Rebuild sign "C" at its current location, or relocate it farther North closer to the property line.
3. Add additional "A" type signs in locations that are consistent with regulations and deemed acceptable by Staff.

Vote on the Motion:

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

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

Motion: Commissioner Savorn moved, seconded by Commissioner Burke, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package, Conditions of Approval and recommended amendment to the motion approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Vote on the Motion:

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

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

C. Consideration of the Design Review for Capital Center Lot 64, RC-08-346

Request: The applicant is seeking approval of Design Review of a new two-story office building. The site is currently occupied by an overflow parking lot for an adjoining office complex.
Project Applicant: Jim Christian, DL Capital Center, L.P., c/o DRA Advisors, LLC., 90 New Montgomery St #401, San Francisco, CA 94105.
Project Location: APN: 072-0680-043; Kilgore Road (south of White Rock Road)
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Are you satisfied with the landscape plan? Loveless-Yes, great care was taken to minimize tree removal.

PUBLIC COMMENT

Andy Kwong, CHD Architects & Jim Christian, Owner/Applicant
- Available for questions.
  - Cummings-What are your plans for the plaza area? Kwong-This will most likely become an outdoor break and lunch area for employees.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn, the Planning Commission forwarded a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

D. Consideration of the Conditional Use Permit for SC 55615 Moraine Gardens, RC-08-359

Request: The applicant is seeking a Conditional Use Permit to locate a 55' mono-pole with a six antenna enclosed in a fiberglass cylinder, called a "Radome" The applicant has ground leased a 25'x 30' site behind the Moraine Garden Apartments, located at 2348 Moraine Circle. The subject property is adjacent to Clifton Drain that flows into the American River Parkway, which is to the west of subject site.
Project Applicant: Sarah Wilson, Applied Wireless Consulting for T-Mobile, 6278 Fair Oaks Blvd., #400, Carmichael, CA 95608.
Project Location: APN: 076-0083-022; 2348 Moraine Circle
Recommendation: Staff recommends the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and 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:

- Cummings-Concerned about noise from generators. Campbell-There will be no generators.
- Burke-Have you received any feedback from residents? Campbell-None as of yet.
- Konarski-Were tree like models discussed? Campbell-Options were discussed, but they did not meet requirements, or would not blend well with area.

PUBLIC COMMENT

Sarah Wilson, T-Mobile Representative

- Sixty percent of cell phone calls are made from home, therefore increasing the need for strong cell phone service. T-Mobile's goal is to accomplish the most coverage with the least amount of facilities.
    - Burke-Did T-Mobile look for other locations? Feels this will add to the existing blight in the area. Wilson-Other locations were researched, but this was the best location.

Jonas Ekeroth, Resident

- There are a number of residents in the area opposed. We live in a nice neighborhood and do not want this eyesore. Concerned about potential health hazards such as radiation. Feels increased coverage will add to crime problem in area.
    - Burke-Is there a petition going around? Ekeroth-Yes, there are seven signatures from people of four different households.
    - Burke-Agrees this increases blight and another location would be more fitting.
    - Konarski-Proposes staff return to site and take pictures from several different angles to get a better perspective.

Chair Moe Closed the public hearing

Motion: Commissioner Vance moved, seconded by Commissioner Savorn, the Planning Commission determined the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Vote on the Motion:

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

There being 3 Ayes, 3 Noes, 0 Abstains, 0 Absentees, the motion failed.

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the October 23, 2008 Planning Commission Meeting based on oral testimony during the public hearing.

Vote on the Motion:

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

There being 4 Ayes, 2 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

E. Consideration of the Non-Conforming Use Permit for Sam's Airpack Temporary Rear Yard Use, RC-07-321

Request: The applicant is seeking approval of a Non-conforming Use Permit for Sam's Airpack for a temporary outside storage yard within the Convention District of the Folsom Blvd Specific Plan.
Project Applicant: Bassam Dahduli, 5175 Ridgevine Way, Fair Oaks, Cal 95628.
Project Location: APN: 072-0222-033; 11167 Trade Center Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- NONE

PUBLIC COMMENT

- NONE

Chair Moe Closed the public hearing

Motion: Commissioner Savorn moved, seconded by Commissioner Vance, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Vote on the Motion:

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

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

4. **REGULAR CALENDER**

- NONE

6. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- NONE

7. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- The Planning Commission dedicated the meeting to Chuck Meyers who passed away Saturday, September 6, 2008.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:30 p.m., September 11, 2008, to the next scheduled meeting.

_____

Tom Moe, Planning Commission Chair

_____

William Campbell, Principal Planner

ATTEST:

_____

Jennifer Bennett, Commission Clerk

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **11167 TRADE CENTER DRIVE – NON-CONFORMING USE PERMIT IN THE CONVENTION DISTRICT OF THE FOLSOM BOULEVARD SPECIFIC PLAN**

PROPERTY OWNER/APPLICANT: Bassam Dahduli 5175 Ridgevine Way Fair Oaks, Cal 95628	

PROJECT:	Non-conforming Use Permit for Sam's Airpack for a temporary outside storage yard within the Convention District of the Folsom Boulevard Specific Plan.
FILE:	RC-08-363
LOCATION:	11167 Trade Center Drive
APN:	072-0222-033
PLANNER:	William Campbell

RECOMMENDATION

The Planning Commission recommends that the City Council find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and Adopt Resolution No. 120-2008 approving the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

RESULT OF RECOMMENDED ACTION

The applicant has presented a logical request to allow for the reorganization of an existing business that has been re-designated from Light Industrial to the new Convention Overlay District. The outside storage is temporary, but for a term longer than what is permitted in the Zoning Code. The screening will be removed at the conclusion of the reorganization.

ANALYSIS

The applicant is seeking approval of a Non-Conforming Use Permit (NUP) to temporarily expand the existing Light Industrial use in the Convention Overlay District of the Folsom Boulevard Specific Plan (FBSP). The fence enclosure is proposed to allow the existing use to reorganize their operation and storage systems in a secure manner. The applicant has indicated that one year would be sufficient time for the temporary enclosure to remain.

The applicant is requesting to install a fence to create a secure enclosure, due to the temporary need for additional space. Sam's Airpack plus purchases and re-sells Manufactured Government Aircraft Parts, which are regulated by the Federal Aviation Administration (FAA) guidelines. Due to fire safety reasons, and strict Federal Aviation Administration (FAA)

requirements to inventory all parts, the reorganization of the current warehousing operation is a must. A 36' x 110' enclosure would provide a sufficient space to move inventory until the reorganization is complete. The business operator's goal is to complete the task in a three to five month period, but can guarantee not to exceed one year.

SITE LOCATION

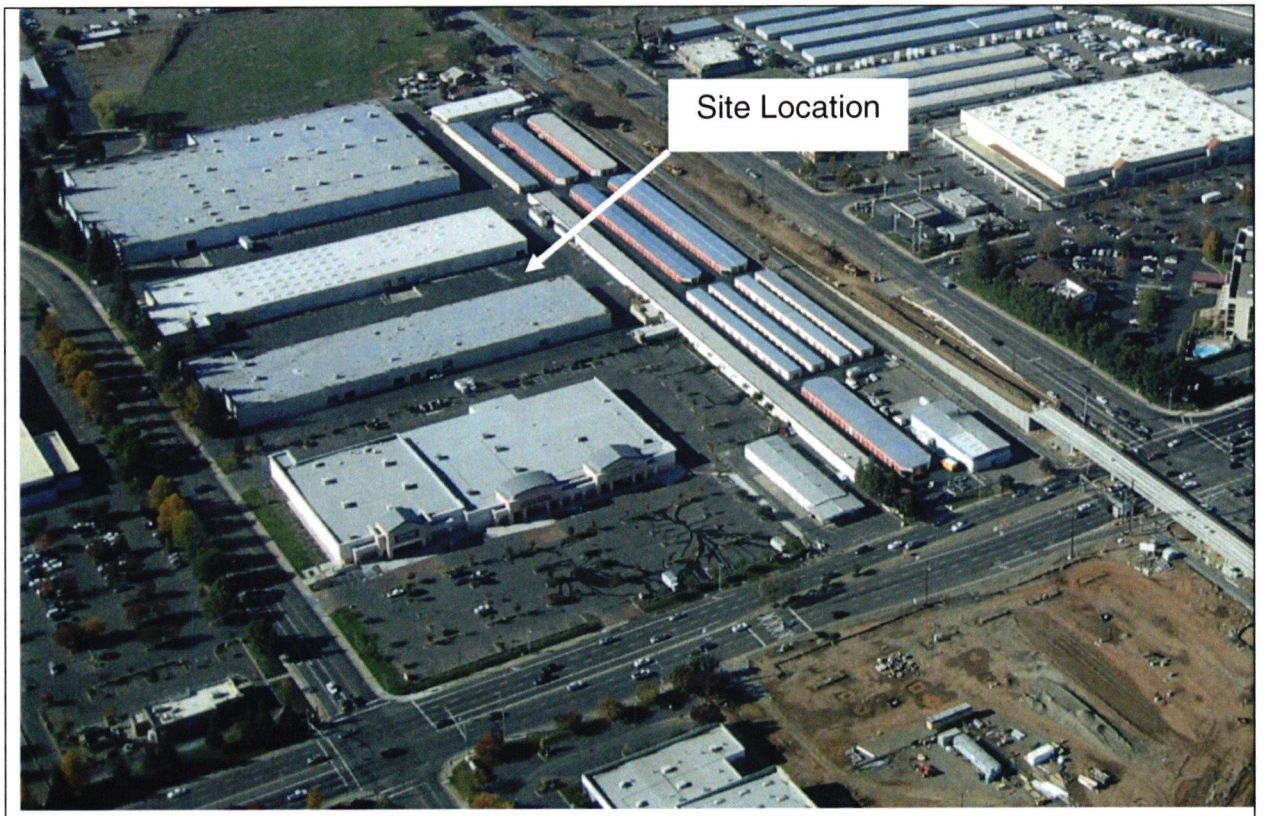


Figure 1. Site Location

SPECIFIC PLAN CONSISTENCY - NON-CONFORMING USE

The ultimate goal of the Folsom Boulevard Specific Plan (FBSP) for this parcel and the others in the Convention Overlay District is to transition the existing mixed commercial/industrial character to that of a convention center with related and supporting uses. The transition may take a number of years; however, the Folsom Boulevard Specific Plan (FBSP) allows for certain modification and improvements to non-conforming buildings and uses in the short term. This project will need City approval of a Non-Conforming Use Permit (NUP) for the outside storage to occur. If not approved, the reorganization and storage systems of Sam's Aipack can not occur in an orderly manner.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

ATTACHMENTS

1. Resolution No. 120-2008, including, **(Exhibit A)** site plan and fence detail, **(Exhibit B)** Conditions of Approval
2. Planning Commission Minutes of September 11, 2008
3. 500 foot radius map and mailing list

ATTACHMENT 1

RESOLUTION NO. 120-2008

A RESOLUTION OF THE CITY COUNCIL APPROVING A NON-CONFORMING USE PERMIT FOR A TEMPORARY FENCE IN THE CONVENTION OVERLAY DISTRICT OF THE FOLSOM BOULEVARD SPECIFIC PLAN, PROJECT # RC-08-363

WHEREAS, Mr. Bassam Dahduli, dba Sam's Airpack (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for approval of a Non-Conforming Use Permit to allow a temporary fence enclosure for a non-conforming use in the Folsom Boulevard Specific Plan (FBSP), located at 11167 Trade Center Drive; 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 072-0222-033; and

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

WHEREAS, on September 11, 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, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council:

Approves the Non-conforming Use Permit for a temporary outside storage area, enclosed by a screened fence **(Exhibit A)** and Conditions of Approval **(Exhibit B)**, subject to the following findings and supporting evidence:

1. California Environmental Quality Act

The project has been reviewed and is in accordance with the Guidelines of the California Environmental Quality Act. **Evidence:** This project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

2. Non-conforming Use Permit/ Folsom Boulevard Specific Plan

The City Council will need to consider and determine, if sufficient evidence is provided to support a Non-conforming Use Permit within the Folsom Blvd Specific Plan (FBSP). The following information is provided to support the Non-conforming Use Permit (NUP):

a) *The establishment, maintenance or operation of the use expansion applied for will not, under the circumstances of the particular case be detrimental to the health, safety, peace, moral, comfort or general welfare of persons residing or working in the neighborhood.* **Evidence:** The proposed project is located within the Commercial Mixed Use (CMU) zones in the Convention District Overlay. The new enclosure will promote the orderly reorganization of the existing operation, and after the reorganization the

fence enclosure will be removed from the site. The interim use will not be detrimental to the area, since it will be allowed for a short period of time.

b) *The benefit to the public health, safety or welfare exceeds the detrimental inherent in the expansion of nonconformity.* **Evidence:** As stated above, the need to protect the existing inventory of the business is in the public interest; wherein the secured site would reduce the crime potential from vandalism and theft.

c) *The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.* **Evidence:** The enclosure will be removed after the remodel. There are other similar fences enclosures within the area; however several have been constructed without permits and can be mitigated through the code enforcement process.

d) *The modified or expanded nonconforming structure or use would be consistent with the General Plan.* **Evidence:** The General Plan and Folsom Boulevard Specific Plan (FBSP) are internally consistent; therefore the phased transition from light industrial to commercial use is allowed. The Non-conforming Use Permit (NUP) is the mechanism available for existing businesses to remain operational, until such time the market conditions are right to convert to mixed residential and commercial uses. A temporary fence enclosure is not inconsistent with the General Plan, and is the only mechanism in the FBSP that would permit a temporary use to exist for more than 30 days continuously.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of October, 2008 by the following vote:

AYES:

NOES:

ABSENT:

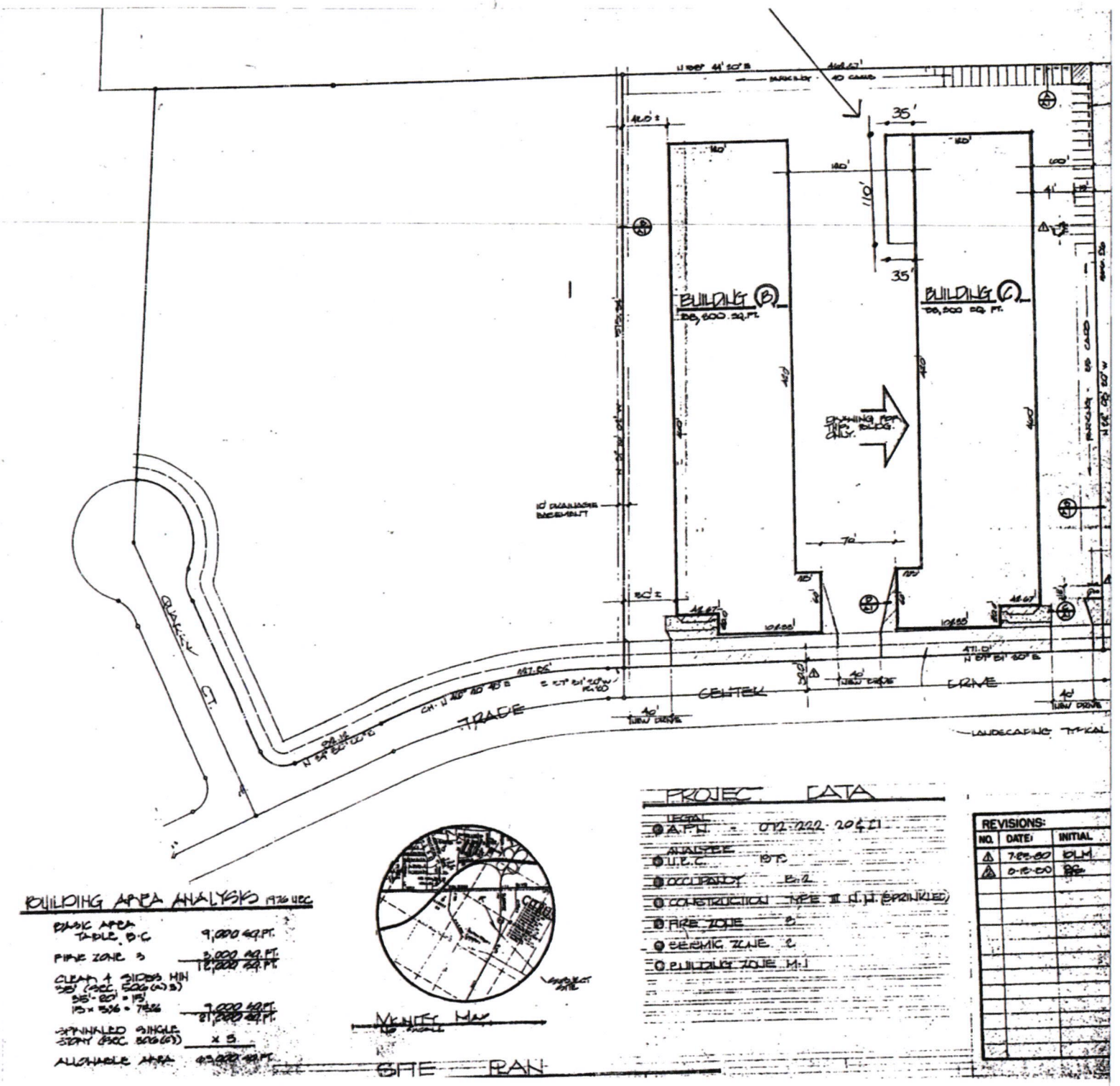
ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A


BUILDING (B)
BUILDING (C)
35'
110'
QUALITY CT.
TRADE
GELTEK
DRIVE
LANDSCAPING TYPICAL
PROJECT DATA
REVISIONS:
NO. DATE INITIAL
BUILDING AREA ANALYSIS 1976 UBC
VICINITY MAP
SITE PLAN

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the improvement plans and shall be maintained in accordance with the plans. Any damage or vandalism to the enclosure fence shall be repaired immediately.	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	
	Prior to Issuance of Building Permits			
3.	The temporary fence enclosure shall be reviewed for consistency with the approved plans by the Planning Director. The Planning Director may approve minor alterations to the fence design, but reserves the right to submit those changes to the appropriate authority.	Prior to Building Permit	Planning	
4.	The applicant shall enter into an agreement with the City that will require the fence shall be removed one year after the approval date, or upon the completion of the warehouse remodeling, which ever comes first .	Prior to Building Permit	Planning	

EXHIBIT B

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
September 11, 2008

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, September 11, 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; Principal Planner, Bill Campbell; Associate Planner, Shannan Loveless; Planning Commission Clerk, Jennifer Bennett

Roll Call:

Commissioners Present: Burke, Cummings, Konarski, Moe, Savorn, Vance
Commissioners Absent: Johnson

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the September 11, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the agenda of the September 11, 2008 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the minutes of the August 28, 2008 Meeting of the Planning Commission.

Action: Commissioner Burke moved, seconded by Commissioner Vance, to approve the minutes of the August 28, 2008 meeting. Motion was approved unanimously.

2. PUBLIC COMMENT

There were no public comments heard at this meeting on non-agenda items.

3. CONTINUED ITEMS

A. Consideration of the Design Review for Kavala Ranch-Portions of Villages 22 & 23, RC-08-366

Request: The applicant is seeking approval of a Design Review Amendment for portions of Villages 22 and 23 of Anatolia III, consisting of 97 production residential lots. (Tim Lewis Communities)
Project Applicant: Danielle Capicotto, Jeffrey DeMure & Associates, 1264 Hawks Flight Ct., #200, El Dorado Hills, CA 95762.
Project Location: Sunrise Boulevard & Kiefer Boulevard;
APNS: 067-0710-024 through 030
067-0710-084 through 094

067-0710-105 through 106
067-0720-001 through 008
067-0720-016 through 030
067-0720-032 through 059
067-0720-063 through 088

Recommendation: Staff recommends the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and move the Planning Commission adopt Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Savorn-Did you meet with any of the proponents concerned? Campbell-No, I did not meet with any of the residents.

PUBLIC COMMENT

Danielle Capicotto, Applicant

- Available to answer any questions.
  - Savorn-Did you meet with any of the existing homeowners? Capicotto-No. Our understanding was to prepare proposed street scenes.
  - Cummings-Why were the existing designs not used? Capicotto-The new line is smaller and more economical to accommodate the change in market. Deferred to Tim Lewis Marketing Representative Linda Schwartz-Tim Lewis wants to give buyers the best value for the best price. Builders do not typically take over another builder's plans.

The following residents spoke during the public hearing:

Melissa & Aaron Zielke, Geoff Harmon, Parneet Sing & Tajinder Nagra, Ken Lanning, Terry Sexton & Carie McDaniel. The residents raised the following concerns:

- Concerned with down scaled homes – would have a negative long-term effect on the community.
- Feel Tim Lewis Communities should have asked for feedback from existing residents.
- Would like to see community be all solar – not just having solar as an option.
- Landscaping for proposed homes does not blend well with landscaping of existing homes.
- Do not feel community was adequately noticed about meeting.
- Concern that model home location will create extra traffic in neighborhood.
- Would like to see plans for any proposed parks in neighborhood.

The Planning Commission asked residents if they would rather see the area stay undeveloped for many years and whether or not they were concerned about the shopping availability in the area. Most residents would not mind waiting for more homes to be developed. They were also aware when they purchased their homes that shopping may not be available for some time.

Linda Shwartz, Marketing Director for Tim Lewis

- To address the landscaping issue, the proposed landscaping is very comparable to existing landscaping.
    - Vance-Is it possible for one of the model homes to be solar? Shwartz-Could be an option.
    - Burke-Could you address the parking concern for the models? Shwartz-Parking for models will be on lot 5.
    - Cummings-Has Tim Lewis explored the idea of executive style homes? Shwartz-Unfortunately the market in the area would not support executive style homes.

Chair Moe Closed the public hearing

Motion: Commissioner Burke moved, seconded by Commissioner Vance, the Planning Commission determined the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and adopted Resolution No. 122-2008 approving the Design Review Amendment subject to the Design Review Package and Conditions of Approval.

Vote on the Motion:

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

There being 5 Ayes, 1 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

4. PUBLIC HEARING

A. Consideration of the Design Review for Embassy Suites & Candlewood Suites, RC-07-321

Request: The applicant is requesting Design Review for two hotels – Embassy Suites, which is proposed at 8 stories tall with 217 suite-style guest rooms, and Candlewood Suites, which is proposed at 4 stories tall with 113 extended-stay suites.
Project Applicant: Hamid Kazemi, 11269 Point East Drive, Rancho Cordova, CA 95742.
Project Location: APN: 058-0280-009; Vacant property across Folsom Boulevard at Kilgore Drive, adjacent to Hwy 50.
Recommendation: Staff recommends the Planning Commission open the public hearing for this item, but due in part to the complexity of this application, staff recommends the Planning Commission continue the item to a date certain when all commissioners will be present.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission open the public hearing for this item and accept public comment, but due in part to the complexity of this application, staff recommended the Planning Commission continue the item to a date certain when all commissioners will be present. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-How much distance is there between the building and Highway 50? Loveless-Approximately 40' to the property line. Cummings-Will the trees provide adequate screening from freeway? Loveless-Hotel guests will still be aware the freeway is there, but it will be well screened.
- Konarski-Could you give us more information on how the stormwater system works? Moe-Tanks fill up when needed then slowly meter out stormwater. Campbell-The system also monitors downstream and won't release water if system is full.
- Cummings-Proposed plan seems different from typical Embassy Suites designs. Kazemi-Embassy Suites started a new prototype in 2007.
- Cummings-Is there a proposed Sign Program for the Project. Loveless-One has not been prepared yet, but Staff will work with applicant to create one.

PUBLIC COMMENT

Hamid Kazemi, Applicant & Jake Kroeker, Architect

- Available for questions.
  - Burke-Have you been approached by any companies wishing to place cell towers on the roof? Kazemi-Not yet, but they would be willing as long as they wouldn't be seen.
  - Cummings-Will you see the roof from Highway 50? Loveless-Possibly with Candlewood, but not with Embassy.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the September 25, 2008 Planning Commission Meeting, in order for applicant to present additional materials.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

B. Consideration of the Design Review for Zinfandel and Sunrise, RC-08-352

Request: The applicant is seeking approval of a façade redesign of an existing building and Design Review for two new pad buildings, a Conditional Use Permit to allow a drive through window and a three lot Parcel Map.
Project Applicant: Mark Marvelli & Ann Greene, RMB Architects, 2277 Watt Avenue, Second Floor, Sacramento, CA 95825.
Project Location: APN: 058-0261-034 & 058-0261-035; 1941-1967 Zinfandel Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package and the Conditions of Approval and approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B". Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Will the parking lot be refurbished—there seems to be dips in the blacktop. Campbell-The parking lot will be repaved. Existing valleys may be for drainage purposes
- Cummings-Why does Staff not support "B" sign? Campbell-Sign "B" would not be seen as it would be blocked by trees—sign is not in keeping with the intent of the special sign corridor.
- Vance-Concerned about increased foot traffic; how will pedestrians be kept safe? Campbell-A signal will be installed at the intersection of Vehicle Drive and Zinfandel Road.

PUBLIC COMMENT

Andy Byrne, Owner

- The property is in desperate need for a re-model. Would like to attract higher quality tenants; therefore signage is important. Hopes some signage compromise can be reached.
  - Savorn-Feels another monument sign won't do much good. Recommends good signage on buildings instead.
  - Cummings-Could sign "C" be moved closer to the property line? Campbell-Yes. Could sign "C" be made bigger? Campbell-Sign "C" is already over height, allowing the sign to be reconstructed is a fair compromise to the applicant's request.

Chair Moe Closed the public hearing.

AMENDMENT TO RECOMMENDED MOTION:

Motion: Commissioner Cummings moved, seconded by Commissioner Burke, the Planning Commission amended the recommended motion to permit the applicant to:

1. Keep sign "A" in its proposed location.
2. Rebuild sign "C" at its current location, or relocate it farther North closer to the property line.
3. Add additional "A" type signs in locations that are consistent with regulations and deemed acceptable by Staff.

Vote on the Motion:

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

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

Motion: Commissioner Savorn moved, seconded by Commissioner Burke, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review, the Conditional Use Permit for the drive thru window for Pad 1 and the Sign Program for the center, along with the Parcel Map for Project No. RC-08-352, subject to the findings, evidence, Design Package, Conditions of Approval and recommended amendment to the motion approve the Use Permit for the new sign program in the Special Sign Corridor, except for sign "B".

Vote on the Motion:

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

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

C. Consideration of the Design Review for Capital Center Lot 64, RC-08-346

Request: The applicant is seeking approval of Design Review of a new two-story office building. The site is currently occupied by an overflow parking lot for an adjoining office complex.
Project Applicant: Jim Christian, DL Capital Center, L.P., c/o DRA Advisors, LLC., 90 New Montgomery St #401, San Francisco, CA 94105.
Project Location: APN: 072-0680-043; Kilgore Road (south of White Rock Road)
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Associate Planner Shannan Loveless presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Cummings-Are you satisfied with the landscape plan? Loveless-Yes, great care was taken to minimize tree removal.

PUBLIC COMMENT

Andy Kwong, CHD Architects & Jim Christian, Owner/Applicant

- Available for questions.
  - Cummings-What are your plans for the plaza area? Kwong-This will most likely become an outdoor break and lunch area for employees.

Chair Moe Closed the public hearing

Motion: Commissioner Cummings moved, seconded by Commissioner Savorn, the Planning Commission forwarded a recommendation to the City Council to determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act and approve the Design Review as submitted, subject to the findings within the staff report and the Design Review package and Conditions of Approval.

Vote on the Motion:

AYES: Burke, Cummings, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
There being 6 Ayes, 0 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

D. Consideration of the Conditional Use Permit for SC 55615 Moraine Gardens, RC-08-359

Request: The applicant is seeking a Conditional Use Permit to locate a 55' mono-pole with a six antenna enclosed in a fiberglass cylinder, called a "Radome" The applicant has ground leased a 25'x 30' site behind the Moraine Garden Apartments, located at 2348 Moraine Circle. The subject property is adjacent to Clifton Drain that flows into the American River Parkway, which is to the west of subject site.
Project Applicant: Sarah Wilson, Applied Wireless Consulting for T-Mobile, 6278 Fair Oaks Blvd., #400, Carmichael, CA 95608.
Project Location: APN: 076-0083-022; 2348 Moraine Circle
Recommendation: Staff recommends the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and 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:

- Cummings-Concerned about noise from generators. Campbell-There will be no generators.
- Burke-Have you received any feedback from residents? Campbell-None as of yet.
- Konarski-Were tree like models discussed? Campbell-Options were discussed, but they did not meet requirements, or would not blend well with area.

PUBLIC COMMENT

Sarah Wilson, T-Mobile Representative

- Sixty percent of cell phone calls are made from home, therefore increasing the need for strong cell phone service. T-Mobile's goal is to accomplish the most coverage with the least amount of facilities.
    - Burke-Did T-Mobile look for other locations? Feels this will add to the existing blight in the area. Wilson-Other locations were researched, but this was the best location.

Jonas Ekeroth, Resident

- There are a number of residents in the area opposed. We live in a nice neighborhood and do not want this eyesore. Concerned about potential health hazards such as radiation. Feels increased coverage will add to crime problem in area.
    - Burke-Is there a petition going around? Ekeroth-Yes, there are seven signatures from people of four different households.
    - Burke-Agrees this increases blight and another location would be more fitting.
    - Konarski-Proposes staff return to site and take pictures from several different angles to get a better perspective.

Chair Moe Closed the public hearing

Motion: Commissioner Vance moved, seconded by Commissioner Savorn, the Planning Commission determined the project is Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and adopt Resolution 118-2008 approving the Conditional Use Permit for T-Mobile, Project No. RC-08-359, for a wireless telecommunication facility, to be constructed according to the improvement plans and subject to the Conditions of Approval.

Vote on the Motion:

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

There being 3 Ayes, 3 Noes, 0 Abstains, 0 Absentees, the motion failed.

Motion: Commissioner Cummings moved, seconded by Commissioner Konarski, the Planning Commission continued this item to the October 23, 2008 Planning Commission Meeting based on oral testimony during the public hearing.

Vote on the Motion:

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

There being 4 Ayes, 2 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

E. Consideration of the Non-Conforming Use Permit for Sam's Airpack Temporary Rear Yard Use, RC-07-321

Request: The applicant is seeking approval of a Non-conforming Use Permit for Sam's Airpack for a temporary outside storage yard within the Convention District of the Folsom Blvd Specific Plan.
Project Applicant: Bassam Dahduli, 5175 Ridgevine Way, Fair Oaks, Cal 95628.
Project Location: APN: 072-0222-033; 11167 Trade Center Drive.
Recommendation: Staff recommends the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- NONE

PUBLIC COMMENT

- NONE

Chair Moe Closed the public hearing

Motion: Commissioner Savorn moved, seconded by Commissioner Vance, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and approve the Non-Conforming Use Permit as submitted for one year, to be removed at the end of the one year term.

Vote on the Motion:

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

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

4. **REGULAR CALENDER**

- NONE

6. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- NONE

7. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- The Planning Commission dedicated the meeting to Chuck Meyers who passed away Saturday, September 6, 2008.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:30 p.m., September 11, 2008, to the next scheduled meeting.

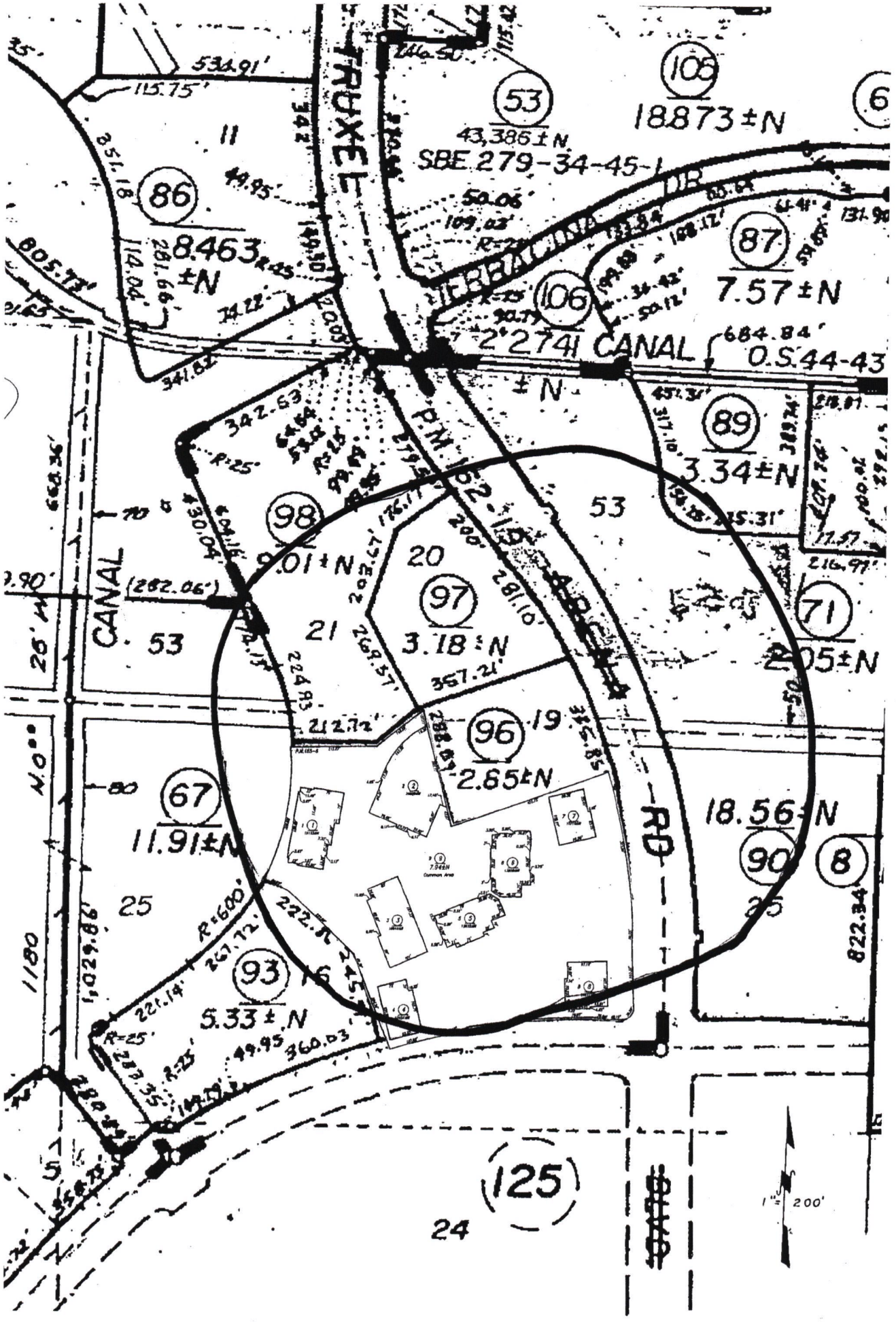
_____
Tom Moe, Planning Commission Chair

_____
William Campbell, Principal Planner

ATTEST:

_____
Jennifer Bennett, Commission Clerk

ATTACHMENT 3



500 ' Radius Map (225-0070-096-0000)

PARCEL	OWNER	MAILADDRESS	CITY	STATE	ZIP	LANDUSE
225 0070 096 0000	Fourway Incorporated	5175 Ridgevine Way	Fair Oaks	CA	95628-3618	Com,Small Multi-Tenant
225 0070 067 0000	Kings Arco Arena Ltp City Of Sacramento	1 Sports Pkwy	Sacramento	CA	95834-2300	Rec,Private Club
225 0070 071 0000	City Of Sacramento	915 I St #5	Sacramento	CA	95814-2613	Pub,City Use,Exempt
225 0070 076 0000	City Of Sacramento	915 I St #5	Sacramento	CA	95814-2613	Pub,City Use,Exempt
225 0070 089 0000	City Of Sacramento	915 I St #5	Sacramento	CA	95814-2613	Pub,City Use,Exempt
225 0070 090 0000	Tuscaro Lp Bouwfonds	5510 Morehouse Dr #200	San Diego	CA	92121-3722	Res,Low Rise Apartments
225 0070 093 0000	Realty Advisors Inc	501 S St #1	Sacramento	CA	95811-6952	Off,General Two Story
225 0070 097 0000	Arena2 Llc	50 Sevilla Dr	Los Altos	CA	94022-1756	Com,Small Multi-Tenant
225 0070 098 0000	Arena Professional Center Llc	2998 Douglas Blvd #300	Roseville	CA	95661-4225	Vacant,Retail <10ac
225 2130 001 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Off,General Two Story
225 2130 002 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Ins,Day Care Nurseries
225 2130 003 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Off,Large One Tenant One Story
225 2130 004 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Small Multi-Tenant
225 2130 005 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Small Multi-Tenant
225 2130 006 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Small Multi-Tenant
225 2130 007 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Small Multi-Tenant
225 2130 008 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Small Multi-Tenant
225 2130 009 0000	Css Properties Llc	1107 Investment Blvd #150	El Dorado Hills	CA	95762-5742	Com,Common Area-Pud

225 0070 096 0000
Fourway Incorporated
5175 Ridgevine Way
Fair Oaks, CA 95628-3618

225 0070 067 0000
Kings Arco Arena Ltp City Of Sacramento
1 Sports Pkwy
Sacramento, CA 95834-2300

225 0070 071 0000
City Of Sacramento
915 I St #5
Sacramento, CA 95814-2613

225 0070 076 0000
City Of Sacramento
915 I St #5
Sacramento, CA 95814-2613

225 0070 089 0000
City Of Sacramento
915 I St #5
Sacramento, CA 95814-2613

225 0070 090 0000
Tuscaro Lp Bouwfonds
5510 Morehouse Dr #200
San Diego, CA 92121-3722

225 0070 093 0000
Realty Advisors Inc
501 S St #1
Sacramento, CA 95811-6952

225 0070 097 0000
Arena2 Llc
50 Sevilla Dr
Los Altos, CA 94022-1756

225 0070 098 0000
Arena Professional Center Llc
2998 Douglas Blvd #300
Roseville, CA 95661-4225

225 2130 001 0000
Css Properties Llc
1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 002 0000
Css Properties Llc
1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 003 0000
Css Properties Llc
1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 004 0000
Css Properties Llc
1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 005 0000
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1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 006 0000
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1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

225 2130 009 0000
Css Properties Llc
1107 Investment Blvd #150
El Dorado Hills, CA 95762-5742

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Steve Harriman, Integrated Waste Manager

SUBJECT: **CONTINUATION OF ORDINANCE NO. 20-2008 ESTABLISHING THE BUSINESS AND MULTI-FAMILY RECYCLING RULE TO OCTOBER 20, 2008**

RECOMMENDATION

Staff recommends Council continue item until October 20, 2008.

RESULT OF RECOMMENDED ACTION

Public Works staff will continue working with the various community stakeholders to take comments and feedback on the proposed Ordinance. Specifically, staff will work with the Rancho Cordova Chamber of Commerce and the Sacramento Rental Housing Association. An additional two weeks will allow sufficient time to coordinate on several issues relating to the proposed Ordinance.

AGENDA ITEM 10.1

MEMORANDUM

DATE: October 6, 2008

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator

SUBJECT: **HOUSING ELEMENT UPDATE – SUBMITTAL TO STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

RECOMMENDATION

Council is to consider the updated draft of the Housing Element of the City's General Plan. Council should give particular attention to the amended language of the Mixed Income Housing Policy (MIHP). Council is asked to authorize the submittal of the draft Housing Element to the State Department of Housing and Community Development (HCD).

RESULT OF RECOMMENDED ACTION

The State Department of Housing and Community Development (HCD) will review and comment on the draft Housing Element update. Staff will respond to HCD's comments, continue to prepare the environmental document, schedule Planning Commission review and return to the Council for the final adoption of the Housing Element approximately in June of 2009. Action as recommended is intended to be consistent with the requirements of Government Code Section 65585.

BACKGROUND

The City's first Housing Element was adopted with the General Plan in June 2006 and certified by HCD in August of the same year. Current state law requires that all jurisdictions update their Housing Elements for the planning period 2006-2013. Although, as a newly incorporated city we have recently adopted our Housing document, we are still required to proceed with the update process.

A major effort associated with this update has been to further refine the definition of the Mixed Income Housing Policy. Over the last 28 months, there have been more than a dozen workshops, study sessions and Council meetings involving the public, Planning Commissioners, stakeholders and Council Members. This effort has been primarily focused on assisting the City in its efforts to define its Mixed Income Housing Policy. Input was also received during meetings on the update to the City's Zoning Code and the Folsom Boulevard Specific Plan.

Housing Element Status

Despite the issues that have delayed the submittal of our element, there are compelling reasons for the City to make a significant effort to move forward immediately with the submittal to the State of its updated Housing Element. Reasons include:

- Continued non-compliance with State Housing Element law weakens the City's ability to defend itself in potential lawsuits concerning the Housing Element,
- Issues associated with the potential loss of sites adequate to respond to Regional Housing Needs Allocation (RHNA) requirements, and
- Loss of competitiveness in at least nine State funding programs providing assistance to our effort to improve and preserve our existing neighborhoods and to provide expanded housing opportunities for our City workforce.

The entire draft Housing Element Update **(Attachment 1)**, is currently available for review and comment on the City's website. Public comments received to date are summarized and responses are offered in the Draft Element. The Draft Housing Element Update also reflects the MIHP language recommended in this staff report. Significant amendment to the recommended (MIHP) language may require extensive amendment to the proposed text of the draft Housing Element including the modification of actions required, identification of new resources/incentives and the amendment of quantified objectives and performance schedules. Staff may also need to review the other elements of the General Plan to ensure that the Housing Element remains consistent with the other elements of the General Plan. Significant amendment to the (MIHP) may also require an additional public hearing to adequately consider public comment.

Apart from the amended Mixed Income Housing Policy (which follows), the major updates to the Housing Element have included the addition of several action items which respond to statutory requirements related to emergency and transitional housing issues. The update also includes language changes which clarify the five percent requirement for High Density Residential lands in new large scale developments. Workshop/meeting/public comment narratives have been updated, performance tables have been completed, and the Needs Assessment component of the Housing Element has been amended to identify "adequate sites" in satisfaction of Regional Housing Needs Allocation (RHNA) objectives. Additionally, City General Plan and zone change activities have been summarized and narratives associated with potential governmental constraints have also been updated.

Current Mixed Income Housing Policy Definition

The new recommended Policies and Action items are to replace the single existing Action item which currently reads:

Action 1.1.3 - Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households.

Proposed Mixed Income Housing Policy (MIHP) Definition

(Please note that additional Goals, Policies and Actions supporting the Mixed Income Housing Policy (MIHP) are to be found throughout the Goals, Policies and Actions sections of the Housing Element. Attention is directed especially to Goal H.4: Encourage Housing Opportunities and Goal H.7: Housing Resources for considerations related to the MIHP)

Policy H.1.6 - Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the Highway 50 freeway) shall prepare an Affordable Housing Plan (the Plan) for the project that the City determines will cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project.

- **Action H.1.6.1 -** Residential units produced in satisfaction of the ten percent requirement as specified in the Plan approved by the City shall be affordable to households with incomes at or between 50% and 120% of area median income (AMI) as defined in California Health and Safety Code 50079.5 and as annually published by the State of California.

- **Action H.1.6.2 -** The split between affordable ownership and rental unit production shall be determined by the City based on needs, market conditions and other relevant factors and shall be addressed within the Plan of each individual project.

- **Action H.1.6.3 -** Project Affordable Housing Plans shall be approved with the earliest stage of project entitlement, typically with the approval of the Specific Plan, Development Agreement or other primary land use entitlement. (MIHP implementation detail (i.e. underwriting criteria, regulatory agreement requirements, loan security, etc.) will be described in guidelines, separate from the General Plan. Staff will return to the City Council with recommendations as to the codification (ordinance, resolution, policy) of the MIHP.)

- **Action H.1.6.4 -** For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, such unit construction or renovation shall be generally concurrent with the overall development schedule of the market rate residential units. For projects providing alternative contributions (land dedication, funds etc), timing of such contributions shall be identified in the Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.

Policy H.1.7 - To ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration.

- **Action H.1.7.1 -** Program options may include but are not limited to the following:
  - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes,

cottages, creative alternative housing products, etc.), (Please refer to Goal H.4 for additional discussion of City promotion of housing diversity)
  - Land dedication (on-site and off-site)
  - Rehabilitation of existing residential structures
  - Payment of in-lieu fees, and
  - Rehabilitation of existing residential structures

- **Action H.1.7.2 -** At the City's discretion, land or other contributions provided by developers as specified within project Affordable Housing Plans (see Policy H.1.6) may be utilized to augment City and the efforts of its non-profit partners to provide housing affordable to all income levels throughout the community. In such cases, the City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.

- **Action H.1.7.3 -** Together with the developer and non-profit partners, the City will use maximum efforts to seek available resources in order to reduce the financial impact of affordable housing production on developers, including but not limited to State and Federal Housing programs, and the City/Agency programs such as its non-residential linkage fee and the Redevelopment Agency's Low and Moderate Income Housing fund.

- **Action H.1.7.4 -** The City will grant incentives including density bonuses and fee waivers or deferrals (as reasonably available) as further described in Goal H.7. to developers of affordable housing.

ATTACHMENT

Draft Housing Element



Housing Element for the General Plan

2008-2013

Redline Draft

~~May 27~~September 29, 2008

This document, along with the Appendix attached, is presented in a 'redline' format. This format indicates added or changed language underlined in the body of the text, with the deleted material shown in strike-out.

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VISION STATEMENT

Rancho Cordova will provide a diverse range of high quality housing choices for all households in the community, ranging from the workforce and executives to seniors and other special needs groups. Existing homes and apartments in the City will be improved through rehabilitation and reuse programs and ownership will be increased through homeownership assistance programs. Implementation of this Housing Element will result in increased housing choice, a rise in homeownership, revitalization of existing housing and neighborhoods, more energy efficient housing, and an improvement in housing quality for a well-balanced Rancho Cordova.

INTRODUCTION

Housing is a high priority for the City of Rancho Cordova as a means to balance the community as the City evolves. The City incorporated in 2003 as a jobs rich community with aging homes and apartments that could not serve the workforce. Rancho Cordova has a high proportion of rental housing and housing and rental prices that are more affordable than most areas of the region. The City strives to ensure that the mix of housing in the future will match the community's housing needs.
Rancho Cordova is committed to a balanced housing strategy that considers the wide-ranging issues associated with housing. In pursuing this strategy, we recognize that housing is many things to many people:

- To the individual or family, housing is a safe shelter, a place for family, an investment, a sense of identity, and a place to play/recreate;
- To the community, housing is neighborhoods, community identity, sense of place, history, culture, and diversity, and a reflection of how people live and circulate;
- To the City, housing is civic pride, quality of life, diversity and unity, and an opportunity to ensure a livable, walkable, and sustainable community.
- To Economic Development, housing establishes market conditions, supports a diverse workforce, and attracts business leaders.
- To the developer, housing is a financial commitment, livelihood, commitment to creating built environment, and identity/reputation.
- To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.

The City is committed to making a meaningful effort to address housing needs. The Housing Element reflects the City's desire to build a balanced and diverse community, both economically and socially. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family". More importantly, this Element reflects the City's desire to address our unique housing needs in a manner that creates a more balanced community.

PURPOSE OF THE HOUSING ELEMENT

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- Land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Rancho Cordova.

~~ISSUES AND CONSIDERATIONS~~

This current Housing Element update follows upon a relatively short time since the newly incorporated City of Rancho Cordova's first Housing Element was certified in August of 2006. Since there has been a short time to describe and complete studies which might more completely guide response to City Housing needs, much of the needs information found in the update is simply a restatement of the information found in the 2006 Element. Even so, when updated information was found, it has been included in this update.

ISSUES AND CONSIDERATIONS

The Housing Element establishes policies and programs to address the housing concerns listed below, which were identified during the preparation of this General Plan:

- Ensuring that children who grew up in Rancho Cordova can buy a home in Rancho Cordova.

- Improving the condition of existing apartments.
- Establishing programs to enhance the livability of existing, older neighborhoods.
- Facilitate reinvestment in existing neighborhoods as a catalyst for change.
- Increasing home ownership (both single family and multifamily).
- Creating stability in households to increase the success of our local schools and our community organizations.
- Creating executive housing.
- Ensuring that housing is available for and in proximity to the City's workforce.
- Promoting economic vitality through balance of residential and employment land uses.
- Providing a range of housing choices that meet the needs of our residents.
- Establishing special needs housing – seniors, veterans, and persons with disabilities.
- Integrating mixed-income housing throughout the community, but with special attention to our newly developing Specific Plan areas.
- Incorporating energy efficient design.

HOUSING NEEDS

Planning for housing needs is very important at the statewide, regional, and local levels. For the last 30 years in the United States, the gap between incomes and housing costs has dramatically widened. During that same period, production of housing in California has fallen short of demand by about 50,000 housing units annually, particularly in the development of affordable units. As a result, the vacancy rate has decreased and prices have risen to levels that are not affordable to households earning the median income. As housing has become less affordable to households, more households live in overcrowded conditions. These statewide housing issues translate into high housing costs, a shortfall of affordable housing, and increases in overcrowding at the regional level for the Sacramento area, as well as the local level for Rancho Cordova.

This section of the Housing Element is broken down into three sections: 1) statewide housing needs, 2) regional housing needs, and 3) local housing needs. The statewide and regional housing needs discussions provide a framework for the local housing issues. The local housing needs discussion ~~services~~serves as an executive summary of the City's Housing Needs Assessment in Appendix A.

STATEWIDE HOUSING NEEDS

In ~~October 2005~~January 2008, the California Department of Housing and Community Development (HCD) published *California's Deepening Housing Crisis*. The report identified that demand for housing in California is increasing rapidly, while supply has lagged behind. The California Budget Project (CBP) published *Locked Out 2004: California's Affordable Housing Crisis*~~,~~ which identified the following trends and

concerns with the state housing market, similar to those identified in HCD's report~~.~~; and, *Locked Out 2008: The Housing Boom and Beyond* which analyzes recent housing trends in California. Key issues regarding housing development and affordability in California from these reports are identified below.

High Demand/Low Supply

California is projected to gain around 600,000 persons annually over the next decade. Housing needs exceed housing production, which has particularly affected renter households and low-income owner households. The average annual need is projected at approximately 220,000 housing units; however, since 1999, ~~less than 170~~housing production has averaged 174,000 residential new construction permits ~~have been issued~~ each year (HCD, 2008). During 2007, 112,000 new homes and apartments were built, a reduction of 52,280 and 96,972 compared to 2006 and 2005~~).~~ levels respectively. Construction lags well behind the need for new supply.

Further, housing construction has not kept up with job growth in most areas of the state, creating a "jobs-housing imbalance." This imbalance often forces families to move outside the community in which they work in order to find affordable housing, leading to increased traffic and commute times and greater stress on families who spend time in transit (CBP, 2005).

Increasing Housing Costs/Decreasing Homeownership

Rising housing costs, both home prices and rents, translate into significant affordability burdens. Lack of supply has contributed to steady increases in home prices and rents. California's homeownership rates are significantly lower than the nationwide rates. Homeownership rates do vary significantly across the state, however (CBP, 2005). California's homeownership rate in ~~2004~~2006 was the second lowest in the nation (~~59.7~~60.2 percent) and ~~10~~8.6 percentage points lower than the national homeownership rate (~~69~~68.8 percent). Only ~~14~~24 percent of California's households could afford to buy ~~a~~ an entry-level single-family home ~~at the median price~~ in ~~August 2005, compared with a nationwide affordability rate~~ the third quarter of ~~48 percent.~~2007. The disparity between housing production and need has resulted in double-digit year-to-year percentage increases in the median price over recent years (HCD, 2008).

Homeownership During California's Housing Boom and Bust

California's housing market has entered a period of turmoil following a boom in which home sales and prices soared. Although the housing market has tumbled, the median home price throughout the state remains unaffordable for most Californians.

Fewer than six out of ten California households (58.4 percent) owned their homes in 2006 – compared to more than two thirds (67.3 percent) of households in the nation as a

whole. California's homeownership rate increased modestly in recent years from 56.9 percent in 2000 to 58.4 percent in 2006 – a 1.5 percentage point gain.

Increased homeownership was aided by the fact that lenders allowed borrowers to put little or no money down and to provide few or no details about their income and assets. Lenders also promoted a variety of loans that allowed homebuyers to borrow larger sums than they could have afforded with conventional fixed-rate loan. These loans include adjustable rate mortgages (ARMs) with short-term teaser rates; interest-only loans; and "subprime" loans, which are generally provided to borrowers with weak credit histories and those who choose not to specify their income and assets when applying for a loan. Subprime loans were often structured as ARMs with low promotional interest rates. As introductory mortgage rates expired, payments are increasing to unaffordable levels for many homeowners with ARMs.

California's home sales and prices boomed for several years and then sank when demand for homes plunged starting in late 2005, eventually giving way to a rising wave of foreclosures. Research suggests that more than 1 million US homeowners, including 190,000 in California, could lose their homes as introductory rates reset to higher levels.

Between 2005~~).~~ and 2007, August home sales declined by more than half (53.8 percent), falling from 73,285 in August 2005 to 33,887 in August 2007. August home sales in 2007 were at the lowest level since 1992.

The statewide median home price reached a peak of $487,500 in May 2007 and then declined to $402,000 in December 2007. (CBP, 2008)

Growing Income Inequality

While housing prices have been escalating, numerous studies have documented a widening gap between the earnings reported by low-income and high-income households throughout the nation. The share of reported earned income attributable to the top 20 percent of taxpayers has been rising whereas it has been falling for the bottom 80 percent. Incomes of renter households are also falling behind (HCD, ~~2005~~2008). The household income of the median renter has not kept pace with inflation and low-income renters have registered the largest income decline between 1989 and 2002 after adjusting for inflation (CBP, 2005).

Rent/Wage Gap

California is second only to Massachusetts in terms of the hourly wage needed to afford a two-bedroom apartment at fair market rent (FMR). In California, an extremely low-income household can afford monthly rent up to $~~483~~496, while the FMR for a two-bedroom unit is $1,~~104~~189. A worker earning minimum wage ($6.75 per hour) must work ~~126~~135 hours per week in order to afford the average two-bedroom unit. The housing wage in California is $~~21.24~~22.86; this is the amount a full time (40 hours per

week) worker must earn per hour in order to afford the average two-bedroom unit, and is more than three times (~~315~~338 percent) the minimum wage of $6.75 per hour (HCD, ~~2005~~2008).

Tight Housing Market

One of the main factors that helped to accommodate the housing shortfall was the significant drop in vacancy rates. The homeowner vacancy rate decreased from 1.8 percent to 1.2 percent, while the rental vacancy rate decreased from 6.0 percent to 5.4 percent between 1990 and 2001. Vacant units were used to absorb a significant amount of the housing demand during the latter half of the 1990s, resulting in extremely tight housing markets and limiting mobility in many populous metropolitan areas. This is an option that is no longer available to help address California's housing shortage.

Overpaying

Over four out of ten of all California households are renters, and renters face the greatest affordability challenges. U.S. Department of Housing and Urban Development (HUD) data indicates that 35 percent of California households and 40 percent of renters spend more than 30 percent of their income on housing. In 2002, almost half a million of California's working families had incomes below the federal poverty level. Many more families (nearly 1.4 million) still fell short of earning enough to provide an adequate standard of living. In many counties, FMRs exceed the monthly payments families receive from CalWORKs or the Supplemental Security Income/State Supplementary Payment (SSI/SSP) program.

Overcrowding

Overcrowding tends to be far more prevalent among renter households than among owner households, and is particularly a problem among Latino households. Many California renters live with substandard conditions, such as a lack of electricity, a lack of complete kitchen and/or bathroom facilities, frequent breakdowns of heating systems, water leaks, or large areas of peeling paint or plaster (CBP, 2005).

Between 1980 and 1990, the percentage of overcrowded households nearly doubled from 6.9 percent to 12.3 percent. This trend continued into 2000 with more than 15 percent of California households, particularly low-income and renter households, living in overcrowded conditions. Roughly 24 percent of renter households statewide were overcrowded. One quarter of all overcrowded renter households contained more than one family. Overcrowding increases health and safety concerns and is detrimental to the condition of the housing stock and infrastructure (HCD, ~~2005).~~ 2008).

Homeless

In 1997, as many as 360,000 Californians were estimated to be homeless. In the worst circumstances, homeless persons live in places not meant for human habitation: cars, parks, sidewalks, stairwells, and door stoops. An estimated 80,000 to 95,000 children are

homeless in California, making the percentage of homeless children greater today than at any time since the Great Depression. Many persons in need of emergency shelter and transitional housing are employed but cannot find permanent housing that is affordable.

Assisted Housing/Preservation of At-Risk Units

Housing assistance, through subsidized housing and voucher programs, fails to meet the state's needs. Federal support has declined and state and local governments have not filled the gap.

California received fewer federal housing assistance dollars in 1999 for each individual living below the federal poverty level than all but one of the ten largest states. While an average of $286 was spent by the federal governmental on housing assistance for each impoverished person, California received only $171 per impoverished person. In many jurisdictions, the rate of households on waiting lists for assisted housing is more than triple the number of households currently living in assisted housing. At the rate of two children in each family waiting for housing, almost a million children are on California's housing waiting lists (HCD, ~~2005).~~ 2008).

The shortage of subsidized housing and the potential loss of affordability restrictions on a substantial portion of the government-assisted rental housing stock is one of California's foremost housing problems. The affordability restrictions for thousands of assisted privately-owned rental housing developments ended during the 1990s. Since 1996, California has lost more than 29,000 affordable units when owners elected to opt-out of subsidy contracts and prepay loans. The number of federally-assisted units in the state is approximately 150,000. Unless new incentives are created to retain assistance, 15 to 20 percent of Section 8 owners are likely to opt-out and terminate their relationship with HUD. Due to tight rental markets in many parts of California, the prepayment and conversion rate among older assisted properties is triple the amount of any other state (HCD, ~~2005~~2008).

REGIONAL HOUSING NEEDS

The first step in addressing state housing needs is the Regional Housing Needs Plan (RHNP), which is mandated by the State of California (Government Code, Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. HCD allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

~~According to the HCD, the next RHNA for the SACOG region is scheduled for completion in June 2006 for the 2007 – 2012 Housing Element cycle. The HCD deadline for certification of the next Housing Element Updates for the SACOG area is June 30, 2008. Thus, this Housing Element may only be valid for a two-year period of the current five-year cycle. A mandatory update will be required in accordance with the HCD schedule.~~

The countywide need for the ~~2000-2007~~ 2006 - 2013 time period is ~~64,128~~59,093 new units, or an average of ~~9,161~~8,441 per year. This need breaks down into income groups as follows: ~~19~~21 percent very low, ~~17~~16 percent low, ~~21~~19 percent moderate, and 43 percent above moderate. Table H-1 lists the RHNA by jurisdiction for Sacramento County.

During the period from April 2000 through January 2005, housing units in Sacramento County increased by 49,834, approximately 9,967 units per year. While this overall housing growth rate exceeds the RHNA countywide, the increase in very low-, low-, and moderate-income units is not thought to have matched the increase in market-rate housing. Awards of state and federal tax credits to projects within Sacramento County have not been adequate to meet the RHNA for these groups, and the jurisdictions within Sacramento County do not require that developers produce the level of very low-, low-, and moderate-income housing identified by the RHNA. Without subsidy or requirements by local governments, the private market will not produce these units when the rents and sales prices that would be generated are well below those of market-rate units.

TABLE H-1
REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Citrus Heights	~~30%~~29.8%	~~17%~~7.6%	~~7%~~4%	~~45~~8.6%	~~973~~262
Elk Grove	~~27%~~30.0%	~~1~~9.8%	~~20%~~18.1%	~~35%~~32.1%	~~12,999~~11,314
Folsom	~~27%~~29.8%	~~19%~~21.3%	22.5%	~~32%~~26.4%	~~6,315~~3,601
Galt	~~23%~~21.6%	~~16%~~10.45	~~18%~~14.7%	~~43%~~53.2%	~~2,162~~635
Rancho Cordova	**20.3%**	**~~14%~~15.3%**	**~~18%~~19.2%**	**~~48%~~45.2%**	**~~2,811~~10,395**
Isleton	~~4%~~5.2%	~~7%~~14.3%	~~26%~~14.3%	~~63%~~66.2%	~~90~~77
Sacramento	~~5%~~14.0%	14.6%	~~22~~0.4%	~~57%~~50.9%	~~19,313~~17,649
Unincorporated County	~~26%~~22.0%	~~18%~~15.1%	~~1~~7.8%	~~38%~~45.1%	~~19,465~~15,230
Sacramento County Total	~~19%~~21.3%	~~17%~~16.2%	~~21~~9.1%	43.4%	~~64,128~~59,093

Source: SACOG, Regional Housing Needs Plan for Sacramento County

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a

major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that an adequate number of sites with appropriate zoning are provided to address existing and anticipated housing demands during the planning period, and to assure that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table H-2 provides the RHNA target for the planning period ~~2000~~2006 to ~~2007~~2013 (also referred to as "basic construction needs") for each of the four household income groups for the City of Rancho Cordova.

TABLE H-2
~~City of Rancho Cordova Regional Needs Allocation for 2000-2007~~
CITY OF RANCHO CORDOVA
REGIONAL NEEDS ALLOCATION FOR 2006-2013

Income Group	~~2000-2007~~2006-2013 RHNA	Housing Built or Under Construction Since ~~Incorporation~~ 2006	Residual After Credits	Additional Housing Capacity ~~(Based on Vacant Land)~~	Remainder of Housing Need
Very Low	~~559~~2,107	~~20~~[1]0	~~539~~2,107	3723[1]~~404~~	(21) ~~472~~
~~Low~~Low	~~407~~1,595	~~70~~[1]0	~~337~~1,595		
Moderate	~~506~~1,991	~~225~~[2]203	~~281~~1,788	1,793[2]~~1,019~~	(5)~~--~~
Above Moderate	~~1,339~~4,702	~~2,473~~1,024	~~--~~3,678	~~-~~	~~--~~
Total	~~2,811~~10,395	~~2,788~~1,227	~~1,157~~9,168		~~472~~[1]

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

~~[1]Rancho Cordova Apartments: 10685 Coloma Road (completed in 2002) this project was financed with tax credits and the Sacramento Housing and Redevelopment Agency (SHRA) manages this property.~~

~~[2]Twenty-two single-family homes that meet the requirements of a moderate-income family were built and sold since the incorporation of the City. In addition, a 203-unit complex is under construction and will meet the requirements of a moderate-income family.~~

~~[3]This number is based on the total amount of vacant land within the RD-10 zoning designation.~~

~~[1]~~*Action H.1.3.1 will require projects of 20 gross acres or more to include a minimum of 5 percent of the total project acreage for residential uses of 20 units per acre or higher.* *This requirement will add to the land available to meet the needs of housing for lower-income households.* ~~to meet the remaining housing need.~~

[2]*This number is based on the total amount of vacant land within the RD-10 zoning designation.*

Based on the state allocation needs, the City of Rancho Cordova will need to demonstrate the capacity, based on appropriately zoned land, to accommodate ~~539~~2,107 housing units affordable to very low-income households and ~~337~~1,595 housing units affordable to low-income households during the current RHNA period. ~~Based on current development, approved projects, and projected growth in the City, these figures represent 20 percent and 14 percent, respectively, of all new housing units in the City to comply with SACOG's RNHP allocation targets during the current planning period.~~ In addition, the

City will have to demonstrate the capacity to accommodate ~~281~~1,788 housing units available to moderate-income households. ~~The City's needs for above moderate-income households have been met.~~

As of ~~October 1, 2005~~January 2006, the City ~~had~~has not produced any additional ~~90~~ housing units affordable to very low- and low-income households. The City has produced 203 housing units affordable to moderate-income and ~~2,698~~1,024 market-rate housing units~~ since incorporation~~. As a result of the building ~~production since incorporation, the City has exceed its regional housing needs allocation of~~, the City will need an additional 3,678 above moderate-income units and will still need an additional ~~1,157~~5,490 very low-, low- and moderate-income housing units by ~~2007~~2013 to meet their RHNA. Of the 2,107 very low-income units, it is presumed that 50% (1,054 units) will be needed for extremely low-income households.

In order to determine the current land availability to meet the RHNP for the City, HCD considers the existing land "zoned" for residential single- and multi-family development.

While the Land Use Element establishes additional opportunities for mixed-use development including multi-family residential uses, the analysis reflects only those lands currently zoned for such in the City. Zoning designations include areas within adopted Specific Plans and Special Planning Areas designated for residential or mixed-use development. The City of Rancho Cordova currently has ~~22.12~~48.74 acres zoned for multi-family residential development. The acreage would have capacity for ~~404~~ 797 units available for multi-family development based on an average of the density range and considering site constraints. In addition, sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. There are currently ~~67~~ 101.51 acres with these zoning designations. The total number of multi-family units that could be developed on these available sites is ~~1,460~~1,820, based on an 80 percent holding capacity of maximum units allowed by each zoning designation.

The City has 550 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned RD-4, 5, 7, and 10 and can accommodate an additional 3,338 single-family homes.

There are also an additional 6,869 proposed units on an additional 820 acres (not currently zoned residential) that are still in the early stages of development.

In addition to the City's vacant land area, the adopted Folsom Boulevard Specific Plan (FBSP) development strategy will focus efforts on the promotion of new infill development, redevelopment of underutilized properties and the revitalization of existing development along the Folsom Boulevard corridor. Based on a market feasibility study conducted as part of the creation of the FBSP, new development will need to be high density. The market study identifies the need for the construction of several thousand single-family and multi-family housing units in the FBSP area. The realistic

development potential of an additional 5,255 units is based on a percentage of maximum development capacity rather than assuming all property develops at a maximum capacity.

LOCAL HOUSING NEEDS

The following is a summary of findings from the Housing Needs Assessment (Technical Appendix A).

Community Identified Needs

During preparation of the Housing Element, residents, stakeholder groups, the General Plan Advisory Committee, and City decision-makers provided comments and input during workshops held on the Housing Element. Key issues and concerns identified were:

- Recognize that Rancho Cordova is a diverse community and is unique in Sacramento County in that there are still some affordable housing options.
- Offer a range of housing choices through structured neighborhoods, avoiding huge apartment complexes, and with an emphasis on executive housing. Residents would like to see richer diversity of front elevations and increased quality of housing plans and more elevations, such as are found in San Jose.
- Provide opportunities for executive housing, addressing preferred type of structure, lot size, amenities, and price range.
- Address the existing ~~high~~ ratio of renters to owners and continue to provide maximum opportunities for homeownership.
- Encourage the rehabilitation or conversion of existing housing stock as well as the reuse of shopping centers and other substandard uses along Folsom Boulevard.
- Reduce the impact of the large number of existing rental complexes on the community.
- Locate higher density and affordable housing near light rail, transit, services, and employment.
- Produce all the strategies to solve the housing problem using private, state, and federal funding.
- Respond to the housing needs of our special needs populations including the disabled, the elderly, veterans and the homeless.

Population Trends

According to the City's new land use model, PLACE3S, ~~a model~~ that reflects local plans, pending development applications, and local land use patterns and desires, the City of Rancho Cordova is expected to grow significantly over the next 25 years. The City is expected to experience a population increase of 80 percent between 2005 and 2010, growing from 53,818 to 97,054 residents. Between 2010 and ~~2030~~2035, an additional ~~86~~82 percent increase is anticipated, bringing the population total ~~to180,986~~to176,755.

Income and Poverty

~~The 2005 median family income for Rancho Cordova is $53,600 and more than half of the households have incomes over $40,000 (Applied Development Economics, 2004). The median household income for Sacramento County was $64,100 in 2005, 20 percent more than that of the median household income in Rancho Cordova.~~

The median household income in 2008 for Sacramento County for a family of four is $71,000. The State of California derives this figure from the Federal Department of Housing and Community Development which used the Census American Community Survey (ACS) samples collected in 2006. For the County as a whole, the current median income is an increase from $64,100 in 2005.

There is frequently a desire to compare the City of Rancho Cordova's median income to the County's. Unless extreme care is taken with additional sophisticated effort, comparisons of city-to-city and city-to-County Household Median Incomes are most probably inaccurate and misleading. Private and public companies may provide sophisticated, data mined products which may more accurately reflect target city median income levels but these efforts have not been reproduced across many cities and when compared to HUD's definitions may suffer from inconsistent assumptions and definitions of income, household, etc.. In newly formed, high growth cities such as Rancho Cordova, Median Income may be even more difficult to accurately access and track.

According to the Census, about 16 percent of persons in Rancho Cordova had incomes below the poverty level. Residents 65 years of age or older had the lowest poverty rate in Rancho Cordova, at about 6 percent, and children had the highest poverty rate, around 24 percent.

Employment Trends

According to Applied Geographic Solutions[1], in 2007 there were approximately 56,000 jobs within a four-mile radius of Rancho Cordova's city center. This number accounts for around 9 percent of Sacramento County's total employment. The City's most concentrated major industries are professional and business services (18,000 jobs), financial (9,000 jobs), wholesale and retail trade (13,000 jobs), construction (7,000 jobs) and manufacturing (4,000 jobs). These industries represent 91 percent of all city employment.~~According to Applied Development Economics' City of Rancho Cordova Economic Background Report (2004), over 68,000 jobs, around 12 percent of Sacramento County's total employment, are located in Rancho Cordova. The city's most~~

[1] www.RanchoCordovaProspector.com
A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.

~~concentrated major industries are professional and business services (14,000 jobs), financial (13,000 jobs), wholesale and retail trade (11,000 jobs), construction (9,000 jobs), and manufacturing (6,000 jobs). These industries represent 78 percent of all city employment.~~

Special Needs

- Disabled households are projected to need the greatest amount of housing ~~through 2007~~, requiring an additional 3,451 new housing units, or approximately 782 new units per year.
- Single-parent households are projected to need an additional 2,333 new housing units, an average of nearly 333 new units per year from 2000 to 2007.
- Large family households will need an additional 2,218 housing units before 2008, amounting to approximately 318 new units per year.

Housing Characteristics

- Single-Family: According to the 2000 Census, the percentage of renter-occupied households in Rancho Cordova (52 percent) ~~is~~ was slightly higher than that of owner-occupied households (48 percent). At 49 percent, single-family homes comprise the largest housing type category.

  In 2008, the total residential unit count went from approximately 20,416 (2000 census) to approximately 24,652. Since incorporation, there has been only one apartment complex built in the City (Spanos Development, 208 units). It was entitled by the County prior to incorporation. Since incorporation, the City has permitted 3,337 residential units (all entitled prior to the certification of the Housing element and many by the County). Between the Census in 2000 and incorporation in 2003, approximately 899 additional units were built in what would become City incorporated area. An increase of 4,236 units (starting from 20,416) has resulted in a reversal in the percentage of ownership units to rental now observed to be 57% ownership and 43% rental

- Multi-Family: Multi-family housing units in complexes of 5 or more units account for 26 percent of the housing stock.
- Age of Housing: Approximately 40 percent of Rancho Cordova's housing stock is over 35 years old. Only 14 percent of the City's housing was constructed since 1990.
- Housing Conditions: An assessment of blight within the City determined that of the 10,926 housing units surveyed, approximately 42 percent (4,617 units) exhibited extensive deficiencies and 3 percent need to be replaced.

Housing Costs and Affordability

The median sales price for an existing home in Rancho Cordova was ~~$317,000 in May 2005~~313,250 in 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems. Due to the decline experienced in the real estate market, the median price dropped further to $281,000 by March 2008[2]. Developers building homes within the next year plan to offer single-family units with prices starting in the ~~low to middle $300,000s~~low $300,000's and ranging up to the high $800,000s. Townhouses in the area, most of which will have two or three bedrooms, are priced starting in the low $200,000s. The average monthly rent for apartments of all types in Rancho Cordova ranged from $~~500~~556 for a studio to $1,~~525~~162 for a 3-bedroom ~~(May 2005). /~~2 bath unit (January 2008).

The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~111,200, while the maximum affordable sales price for a four-person low-income household is $~~171~~166,000. The median sales price for a three-bedroom existing home was $~~317,000~~281,000 in ~~May 2005~~March, 2008, well above the maximum sales price affordable for very low-, low-, and moderate-income groups.

Opportunities and Constraints

In order to comply with the SACOG's RHNP allocation targets for very low- and low-income groups, before ~~2008~~2013 the City of Rancho Cordova will need to provide an additional ~~966~~3,702 affordable housing units. In addition, the City will have to provide ~~1,845~~6,693 new housing units available to moderate- and above moderate-income households. A total of ~~2,811~~10,395 new housing units are anticipated to be needed in the City of Rancho Cordova by the end of ~~2007~~2013.

Currently, the City of Rancho Cordova has 550 acres of vacant land zoned solely for single-family development. This acreage can accommodate 3,338 new housing units. An additional 22.12 acres with zoning designations that allow multi-family development can accommodate 404 units. There are 3,477 units currently under construction and an additional 28,805 units being proposed in Specific Plan Projects and Special Planning Areas, the majority of which plan to target above moderate-income households.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that "…the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies…." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element of the Rancho Cordova General Plan spans a five-year time period and focuses on the City limits, while the overall Rancho Cordova General Plan includes goals and policies that will direct the City as well as the Rancho Cordova Planning Area over a 20-year period or longer. According to HCD, cities and counties located in

[1] Sacramento Bee, Homes Sold, March 2008. $281,000 was the median sales price on a 3 bedroom home.

SACOG's jurisdiction were required to submit their adopted Housing Element to HCD by June 30, ~~2002~~2008 for the planning period ~~2002~~ 2006 through ~~2007. Since the City of Rancho Cordova did not incorporate until July 1, 2003, the first Housing Element and General Plan will need to be adopted within 30 months of incorporation. The City has since received a six-month extension and will need to submit the adopted Housing Element to HCD by June 30, 2006 (effectively establishing the City's short-term housing plan through the end of the planning period in 2007)~~2013. Pursuant to State law, the Housing Element will be updated for each subsequent planning period established by the State.

GOALS, POLICIES, AND ACTIONS

The purpose of this section is to provide a plan for meeting the housing needs of the existing and future residents of Rancho Cordova. The plan includes goals, policies, and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. Specifically, the goals, policies, and actions are designed to address the housing needs identified in the Housing Needs Assessment of this Housing Element. The housing program provides a foundation upon which detailed housing activities can be developed and implemented. The Housing Element includes the following goals:

- Goal H.1: Balance Employment and Housing
- Goal H.2: Neighborhood Preservation and Rehabilitation
- Goal H.3: Revitalize Existing Multi-Family
- Goal H.4: Encourage Housing Opportunities
- Goal H.5: Promote Homeownership
- Goal H.6: Pursue Sustainable Design
- Goal H.7: Pursue Housing Resources

GOAL H.1 - SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.

Policy H.1.1: Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.

- Action H.1.1.1 – Survey the larger employers in the community to determine actual salary information. (Also see Action H.1.3.2, Action H.4.4.3, and H.7.1.1)
  - Funding Source: General Fund
  - Responsible Party: Economic Development Department
  - Time Frame: Survey larger employers by ~~January 2007~~December 2008.

- Action H.1.1.2 – Survey the larger employers in the community to determine employee preferences regarding housing type (e.g. if employees were to live in the community what type of home would they want and be able to afford).

- Funding Source: General Fund
- Responsible Party: Economic Development Department
- Time Frame: Survey larger employers by ~~January 2007~~December 2008.

- Action H.1.1.3 – deleted (see Policies H.1.6 and H.1.7 and related Actions)– ~~Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households.~~

~~Funding Source: General Fund~~
~~Responsible Party: Housing Department~~
~~Time Frame: The specific requirements for the program and the incentives to be offered will be developed through a stakeholder group consisting of nonprofit and for-profit homebuilders, housing and special needs advocates, residents and landlords, decision makers and other interested parties. This process will begin no later than October 2006..~~

- Action H.1.1.4 – Create a local housing foundation to work with the Redevelopment Agency and private for-profit and non-profit developer/home builders to receive land dedications and broker deals for the development of new housing for all income levels.
  - Funding Source: Redevelopment Agency Funds, Dedicated Land, In-lieu fees
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: Establish a local housing foundation by ~~July 2007~~December 2009.

Policy H.1.2: Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs. (Also see Action H.4.1.2)

- Action H.1.2.1 – Residential development projects of 100 gross acres or more shall include a minimum of five percent of the total developable residential project acreage for residential uses of 20 units per acre or higher, and five percent for residential uses of ten units per acre or higher. Development projects with a requirement of less than five acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

  For example, if a project is required to provide 15 acres at 20 units per acre, that project could alternatively provide ten acres at 30 units per acre. Similarly, if the project's requirement for land with density of ten units per acre was six acres, the project could alternatively provide four acres at 15 units per acre. (Also see Action H.4.1.2)

For the purpose of satisfying the five percent for land uses at or above 20 units per acre, sites must meet the following requirements:

- Sites must be zoned exclusively residential.
- Sites must be of sufficient size to accommodate a minimum of 16 units per site.
- Sites must be proximate to public transportation routes which provide ready access to fixed rail.

Funding Source: General Fund, RDA Low, Mod fund
Responsible Party: Planning Department, Housing
Time Frame: Ongoing, as residential applications are received.

- Action H.1.2.2 – Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed. (Also see Action H.4.1.2)

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Annually

Policy H.1.3: Promote a broader range of housing options for executives.

- Action H.1.3.1 - Identify housing needs (percent of households seeking executive units) and desires of local area executives (housing type, unit and lot size, amenities, price range, etc.).

Funding Source: General Fund
Responsible Party: Economic Development and Planning Departments
Time Frame: Identify housing needs by ~~January 2007~~December 2009.

- Action H.1.3.2 – Modify Zoning Ordinance to require Specific Plans and large subdivisions (500+ units) to include executive housing options to meet the needs and desires identified through Action H.1.1.1.

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Amend Zoning Code by December ~~2007~~2008.

Policy H.1.4: Ensure that an appropriate range of housing opportunities is available to accommodate both local and out-of-region executives.

- Action H.1.4.1 – Identify an area appropriate for associated executive housing, possibly located on a golf course.

Funding Source: General Fund
Responsible Party: Planning Department

- Time Frame: ~~2006-2007,~~Implemented as part of the project processing and review of individual development applications. Ongoing.

Policy H.1.5: Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

- Action H.1.5.1 - Coordinate with Regional Transit to provide any future incentives for living and working in same community.
  - Funding Source: General Fund
  - Responsible Party: Public Works, Housing, Planning, and Economic Department
  - Time Frame: The City will coordinate efforts with RT October ~~2006~~2008. Incentives will be developed by January ~~2007~~2009 and promoted as funding becomes available.

Policy H.1.6: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) shall prepare an Affordable Housing Plan (the Plan) for the project that the City determines will cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project.

Action H.1.6.1 – Residential units produced in satisfaction of the ten percent requirement as specified in the Plan approved by the City shall be affordable to households with incomes at or between 50% and 120% of area median income (AMI) as defined in California Health and Safety Code 50079.5 and as annually published by the State of California.

Action H.1.6.2 - The split between affordable ownership and rental unit production shall be determined by the City based on needs, market conditions and other relevant factors and shall be addressed within the Plan of each individual project.

Action H.1.6.3 - Project Affordable Housing Plans shall be approved with the earliest stage of project entitlement, typically with the approval of the Specific Plan, Development Agreement or other primary land use entitlement. (MIHP implementation detail (i.e. underwriting criteria, regulatory agreement requirements, loan security, etc.) will be described in guidelines, separate from the General Plan. Staff will return to the City Council with recommendations as to the codification (ordinance, resolution, policy) of the MIHP.)

Action H.1.6.4 – For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, such unit construction or renovation shall be generally concurrent with the overall development schedule of the market rate residential units. For projects

providing alternative contributions (land dedication, funds etc), timing of such contributions shall be identified in the Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.

Policy H.1.7: To ensure the production and preservation of housing affordable to the city's workforce, no productive, reasonable program or incentive option will be excluded from consideration.

Action H.1.7.1 - Program options may include but are not limited to the following:

- Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products etc), (Please refer to Goal H.4 for additional discussion of City promotion of housing diversity),
- Land dedication (on-site and off-site),
- Rehabilitation of existing residential structures,
- Payment of in-lieu fees, and
- Rehabilitation of existing residential structures

Action H.1.7.2 – At the City's discretion, land or other contributions provided by developers as specified within project Affordable Housing Plans (see Policy H.1.6) may be utilized to augment City and the efforts of its non-profit partners to provide housing affordable to all income levels throughout the community. In such cases, the City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.

Action H.1.7.3 - Together with the developer and non-profit partners, the City will use maximum efforts to seek available resources in order to reduce the financial impact of affordable housing production on developers, including but not limited to State and Federal Housing programs, and the City/Agency programs such as its non-residential linkage fee and the Redevelopment Agency's Low and Moderate Income Housing fund.

Action H.1.7.4 – The City will grant incentives including density bonuses and fee waivers or deferrals (as reasonably available) as further described in Goal H.7.to developers of affordable housing.

GOAL H.2 - ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS.

Policy H.2.1: Encourage private investment to increase property values and resale prices.

- Action H.2.1.1 – Develop design tools and/or provide design services to assist homeowners with a variety of façade improvements and additions that are integrated and timeless.
  - Funding Source: RDA funds/Community Development Block Grant (CDBG) or other funds (as funding becomes available to the City).
  - Responsible Party: Housing Department/Economic Development/Redevelopment Agency
  - Time Frame: ~~Develop program August 2006~~December 2008

- Action H.2.1.2 – Host community workshops and/or provide written materials regarding home improvement and maintenance tips. In addition, the City will provide information regarding the home improvement program in the form of newspaper postings, bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.
  - Funding Source: ~~General Fund~~CDBG, Low/Mod fund
  - Responsible Party: Housing Department
  - Time Frame: Workshops will be held annually and written material will be developed by ~~October 2006~~December 2009 and distributed annually when funds become available.

- Action H.2.1.3 – Consider funding a tool loan program to support the borrowing/renting of tools for home and landscape improvement, repair, and maintenance.
  - Funding Source: RDA funds, Community Development Block Grant (CDBG) or other funds (as funding becomes available to the City).
  - Responsible Party: Housing Department
  - Time Frame: Develop specific home and landscape repair program by ~~August 2006~~July 2009.

- Action H.2.1.4 – Offer incentives (e.g., density bonus, expedited process, fee reduction/waiver) to property owners and developers who exceed California Title 24 energy efficiency standards.
  - Funding Source: General Fund
  - Responsible Party: ~~Housing and~~ Planning Department/Housing
  - Time Frame: ~~Establish incentives by January 2007~~Pending.

- Action H.2.1.5 – Collaborate with SMUD to conduct community workshops and provide written and web-based information on weatherization and energy efficiency programs and promotional incentives available.
  - Funding Source: General Fund–, RDA funds, Very low -income fund
  - Responsible Party: Planning Department
  - Time Frame: Conduct joint workshops with SMUD annually and provide written and web-based information by January ~~2007.~~2009.

Policy H.2.2: Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units), and infill reuse/conversion.

- Action H.2.2.1 – Develop housing rehabilitation programs to assist in the improvement of owner- and renter-occupied housing units in the City. The housing rehabilitation program shall:
  - Include a grant/loan component, when funding is available, for very low- and low-income households residing in housing units in need of rehabilitation;
  - Include a grant component, when funding is available, for very low-income, senior, and disabled households, for emergency repairs;
  - Be developed in partnership with public and private organizations, such as Rebuilding Together, SMUD, and local community groups;
  - Support a semi-annual community improvement day where residents of the community may volunteer to improve homes and neighborhoods throughout the community. These days may include painting homes and fences throughout a neighborhood, rehabilitating homes of households with severe rehabilitation or improvement needs, and/or retrofitting units to make them accessible to seniors or persons with disabilities;
  - Support an adopt-a-property program where volunteers are matched with residents in need of minor property improvements or maintenance; and
  - Include incentives, such as waiver of annual park fees or reduction of permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards.

  Cross reference: LU.5.3

  - Funding Source: Community Development Block Grant (CDBG~~)~~), Low/Mod funds or other funds (as funding becomes available to the City).
  - Responsible Party: Housing Department/Neighborhood Services/RDA/Economic Development
  - Time Frame: Develop program by ~~September 2006~~December 2009.

- Action H.2.2.2 – Continue to identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.
  - Funding Source: Redevelopment Tax Increment Funds, HOME Program, CDBG Program
  - Responsible Party: Housing Department, Redevelopment Agency, and Neighborhood Services
  - Time Frame: ~~The City will identity troubled properties annually~~Ongoing. Addressed through the Folsom Boulevard Specific Plan and ~~transformation or conversion of troubled projects will occur as funding becomes available.~~ the pending Economic Development Action Plan and Redevelopment 5-year Action Plan.

- Action H.2.2.3 – Facilitate the rehabilitation and reuse of current single family and two- to four-plex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market rate resale.
  - Funding Source: Redevelopment Tax Increment Funds, HOME Program, CDBG Program
  - Responsible Party: Housing Department, Redevelopment Agency
  - Time Frame: ~~The City will identify units annually and rehabilitation and reuse of units through acquisition will occur as funding becomes available~~Ongoing.

Policy H.2.3: Strive for balance in areas of Rancho Cordova developed prior to the City's incorporation in 2003 to diversify housing type and mix, improve housing quality, and increase ownership opportunities.

- Action H.2.3.1 – In planning land uses and approving projects in areas of Rancho Cordova developed prior to the City's incorporation in 2003, attempt to establish a healthy balance of housing that is more in keeping with current Statewide averages as follows:

  Unit mix of approximately 67 percent single-family units (including detached, attached, and duplexes) and, 33 percent multifamily units (three units or more and mobile homes).

  Ownership/rental mix of approximately 57 percent ownership units and 43 percent rental units.

  Projects that include units affordable to lower-income households and that are consistent with zoning regulations will not be subject to this requirement.
  - Funding Source: ~~General Fund~~ Low/Mod funds, BEGIN and other available funds
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: ~~Ongoing~~ Implemented as ~~projects are approved~~part of project processing and review of individual development applications.

- Action H.2.3.2 – Actively pursue programs to increase homeownership in areas of Rancho Cordova developed prior to the City's incorporation in 2003 to a healthy balance more consistent with the State average (currently 57 percent ownership units, 43 percent rental units). Implementation of this action will not be a basis or finding to deny projects that include units affordable to lower-income households.

  Funding Source: ~~Sacramento County HOME Consortium~~ HOME Funds, ~~CAL HOME~~CalHome, Building Equity and Growth in Neighborhoods Program (BEGIN) and any other funding source that becomes available during this planning period.
  Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Neighborhood Services

Time Frame: ~~The City will use 2006-2007 HOME Funds, and apply for additional grants through HCD as they become available during this planning period~~Ongoing.

Policy H.2.4: Develop and implement standards applicable to all infill and additions/renovations to existing residential projects aimed at improving the personal security of residents and maintaining the units.

- Action H.2.4.1 – Continue to implement the adopted Residential Security Standards through the Design Review process.

Funding Source: General Fund
Responsible Party: Planning and Building Departments
Time Frame: ~~Ongoing~~Implemented as part of the project processing and review of individual development applications.

- Action H.2.4.2 - Require developers of affordable rental housing projects to submit a management and maintenance plan showing how such projects will be managed to ensure safety of residents, a decent living environment, and maintenance of units in sound condition.

Funding Source: ~~General Fund~~Low/Mod funds, CDBG
Responsible Party: Redevelopment Agency and Housing Department, Neighborhood Services
Time Frame: Ongoing, as projects are approved through the planning process.

- Action H.2.4.3 - Establish a program by ordinance requiring owners of rental units that are vacated for violation of housing and building codes to pay the costs of relocating displaced residents. The relocation ordinance will specify the conditions under which private relocation payments are required, the tenant eligibility requirements, the amount of relocation benefits and when these benefits are payable, and the administrative procedures for assuring compliance with the ordinance. In adopting an implementing ordinance, the City will seek to provide for private relocation assistance that does not create significant disincentives to removing blighted properties or penalize property owners for blighted conditions created by the occupants of their rental properties.

Funding Source: ~~General Fund~~ Low/Mod funds, CDBG
Responsible Party: Planning, Housing, and Neighborhood Services Department
Time Frame: ~~Establish a relocation ordinance by March 2007.~~ December 2009

Policy H.2.5: Pursue potential reuse and conversion opportunities for additional housing along Folsom Boulevard.

- Action H.2.5.1 – Rehabilitate old, underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.
  - Funding Source: Redevelopment Funds, Very low-income funds, other sources as available.
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: Mixed-use and redevelopment opportunities are currently ~~beginning~~being developed through the Folsom Boulevard Specific Plan ~~process~~ which ~~will be completed by June 2007.~~ was adopted in November, 2006. Update scheduled for adoption in 2008/2009.

- Action H.2.5.2 –Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, specially targeting residential reuse of old motels along Folsom Boulevard.
  - Funding Source: Redevelopment Funds
  - Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Neighborhood Services
  - Time Frame: Mixed-use and redevelopment opportunities are currently ~~beginning~~being developed through the Folsom Boulevard Specific Plan ~~process~~ which ~~will be completed by June 2007.~~ was adopted in November, 2006.

Policy H.2.6: Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.

- Action H.2.6.1 – The City shall pursue strategies to fund conservation of habitable housing stock within the community, including a fee for code enforcement activities related to housing conservation and habitability. (Also see Action H.3.1.3)
  - Funding Source: CDBG Funds, Redevelopment Funds, and General Fund
  - Responsible Party: Redevelopment Agency, Housing and Neighborhood Services
  - Time Frame: Develop a fee for code enforcement by June ~~2007~~2009.

Policy H.2.7: Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.

- Action H.2.7.1 - Establish a biannual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.
  - Funding Source: ~~Administrative cost to the City for monitoring~~ Low/Mod fund, HOME and CDBG ~~to subsidize rental properties.~~
  - Responsible Party: Housing Department ~~and~~, Redevelopment Agency and Neighborhood Services
  - Time Frame: ~~Establish a monitoring program by January 2007~~Ongoing.

- Action H.2.7.2 – Develop an Affordable Housing Conversion Ordinance that requires, at a minimum:

  At least one year prior to the conversion date, the owner shall provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.

  Property owners shall provide relocation assistance to those low-income households who are unable to afford rent increases.

  The Redevelopment Agency, when formed, will solicit interested non-profit housing corporations to acquire and maintain such projects as low-income housing. The Redevelopment Agency will assist an interested non-profit housing corporation in applying for state or federal assistance for acquisition and redevelopment of properties.

  - Funding Source: Administrative cost to the City for monitoring, HOME and CDBG to subsidize rental properties.
  - Responsible Party: Housing Department, Planning and Redevelopment Agency
  - Time Frame: ~~Develop ordinance by May 2007~~Update in Condo Conversion Ordinance pending as part of comprehensive update to the Zoning Code in 2008.

Policy H.2.8: Encourage mobile home park maintenance and improvement, including conversion to resident ownership when appropriate.

- Action H.2.8.1: - Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.
  - Funding Source: Redevelopment Funds
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: ~~The Redevelopment Agency will set up an annual workshop that will be publicly notices at all the Mobile Home Parks to meet with residents to discuss their needs. The City will publicly notice the workshop in the four major languages used in the community and provide translation services at the workshop~~Ongoing.

- Action H.2.8.2: - Provide financial assistance for infrastructure and other park improvements when available through local, state, and federal funds to property owners who wish to improve and maintain their parks.
  - Funding Source: Redevelopment Tax Increment Funds, HOME Program, CDBG Program and other subsidies as available.
  - Responsible Party: Housing Department, Redevelopment Agency, Neighborhood Services and ~~Redevelopment Agency~~Building Department

- Time Frame: ~~The City will provide financial assistance as funding becomes available~~Ongoing.

- Action H.2.8.3: - If necessary to facilitate a sale to residents, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a non-profit organization with experience in mobile home park sales and conversion to resident ownership and management.
  - Funding Source: Mobile Home Park Resident Ownership Program Redevelopment Tax Increment Funds, HOME Program, CDBG Program
  - Responsible Party: Housing Department, Redevelopment Agency, Neighborhood Services and ~~Redevelopment Agency~~Building Department
  - Time Frame: As the facilitation of a Mobile Home Park strategy become necessary the City will work with its residents and/or a nonprofit agency to assist with the application for a loan through the Mobile Home Park Residential Ownership Program.

Policy H.2.9: The City will continue to implement the Zoning Code to provide for the development of manufactured homes with permanent foundations on individual lots and in manufactured home parks in all residential zoning districts.

- Action H.2.9.1 – Provide information at the City permit counter and web site on policies and regulations for the placement of manufactured housing on permanent foundations. In addition, the City will provide information regarding the placement of manufactured housing in the form of newspaper postings, bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: Information regarding the placement of manufactured housing will be drafted by October ~~2006~~2009 and posted at the City's permit counter regularly.

- Action H.2.9.2 – Update the Zoning Code to include "state of the art" mobile home park maintenance provisions.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Annually review the~~Will be addressed and completed as part of the comprehensive Zoning Code ~~to add any new "state of the art" mobile home park provisions~~update in 2008.

- Action H.2.9.3 – Require minimum energy efficiency standards in manufactured housing.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments

- Time Frame: ~~Implementation of this action will occur when manufactured housing building permits are processed~~Implemented as part of the project processing and review of individual development applications.

~~Goal~~

GOAL H.3 - ~~Revitalize existing dilapidated multi-family properties and areas~~REVITALIZE EXISTING DILAPIDATED MULTI-FAMILY PROPERTIES AND AREAS.

Policy H.3.1: Increase accountability of landlords and require regular building improvements to maintain property in desirable condition.

- Action H.3.1.1 – Revise the Municipal Code, where appropriate, to provide higher standards for building maintenance, parking requirements, landscaping, and number of persons residing in unit and work with ~~"In Shape,"~~Neighborhood Services within the Rancho Cordova Code Enforcement Division, to enforce the standards.
  - Funding Source: General Fund
  - Responsible Party: Planning Department, Neighborhood Services
  - Time Frame: ~~Annually review~~Will be addressed and ~~revise~~ completed as part of the ~~Municipal~~comprehensive Zoning Code ~~to ensure that the City is providing the highest standards for building maintenance, parking requirements, landscaping, and number of persons residing~~update in ~~units~~2008.

- Action H.3.1.2 – Implement a program providing incentives for conversion of troubled properties to condominiums, senior housing, or other similar use that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.
  - Funding Source: General Fund, Low/Mod fund, Very low-income fund and other subsidies as available.
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: ~~Implement incentives for conversion~~Update to the Condo Conversion Ordinance pending as part of ~~troubled properties by June 2007~~the comprehensive update to the Zoning Code in 2008.

- Action H.3.1.3 – Support targeted inspections by a team of code enforcement, police, building inspectors, and other appropriate agencies/departments.
  - Funding Source: General Fund, CDBG
  - Responsible Party: Building Department, Neighborhood Services, and Police Department

- Time Frame: ~~Implementation of this program will occur in conjunctions with Action H.2.6.1 and a inspection program will be implemented by June 2007.~~Ongoing.

- Action H.3.1.4 – Coordinate with Sacramento Tree Foundation to provide shade trees for properties needing landscape improvements. City can host and advertise program for residents and property owners.
  - Funding Source: General Fund
  - Responsible Party: Housing Department
  - Time Frame: Pending. The City will coordinate with the Sacramento Tree Foundation on an annual basis and provide program information at the City's permit counter.

Policy H.3.2: Work with interested individuals, non-profit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

GOAL H.4 - PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.

Policy H.4.1: Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or over-sized rental complexes and providing a range of housing prices and rents. (Also see H.4.4.3)

- Action H.4.1.1 – Review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.
  - Funding Source: General Fund
  - Responsible Party: Housing Department
  - Time Frame: ~~Annually~~Ongoing.

- Action H.4.1.2 – Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1 and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible. (Also see H.4.4.3)
  - Funding Source: General Fund, Low/Mod fund
  - Responsible Party: Planning and Housing Department

- Time Frame: ~~Annually~~Implemented as part of project processing and review of individual development applications. Reviewed as part of the General Plan annual report and review.

- Action H.4.1.3 – Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. The City will promote its second unit standards by including information annually in The Grapevine Independent, publishing information on the City's web site to promote this option, and submitting press releases annually to local newspapers. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand. (Also see Action H.7.3.1)
  - Funding Source: General Fund
  - Responsible Party: Planning Department
  - Time Frame: ~~Publish information on the City's web site by September 2006 and post information~~Will be addressed and completed as part of the comprehensive Zoning Code update in ~~the Grapevine Independent quarterly~~2008.

Policy H.4.2: Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

- Action H.4.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.
  - Funding Source: General Fund
  - Responsible Party: Planning, Housing, Building, and Fire Departments
  - Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.

- Action H.4.2.2 – Require single-family developments serving seniors to provide the majority of the homes as one-story units and multi-family developments to provide elevators.
  - Funding Source: General Fund
  - Responsible Party: Planning, Building, and Fire Departments
  - Time Frame: Ongoing, as projects are processed through the Planning Department.

Policy H.4.3: Provide density bonuses consistent with the requirements of State law.

- Action H.4.3.1 – Amend as necessary the Zoning Ordinance to include density bonus provisions consistent with the requirements of State law. (Also see H.7.3.1)
  - Funding Source: General Fund
  - Responsible Party: Planning Department

- Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~by December 2007~~update in 2008.

- Action H.4.3.2 – Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones. (Also see H.7.3.1)
  - Funding Source: General Fund
  - Responsible Party: Planning Department
  - Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~December 2007.~~ update in 2008.

Policy H.4.4: Provide housing for the special needs populations, including housing accessible for persons with disabilities~~,~~ (including veterans as a primary target group) large households, the homeless, and single-parent households.

- Action H.4.4.1 – Provide accessibility in housing for persons with disabilities by implementing state requirements and undertaking the following actions:
  - Consider incorporation of universal design standards into the Zoning Ordinance and/or citywide Design Guidelines.
  - Require housing developers to include mobility-impaired accessibility in their project designs.
  - Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
  - Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.
  - Funding Source: General Fund
  - Responsible Party: Planning ~~and~~ , Building Departments and Housing
  - Time Frame: Ongoing, provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.

- Action H.4.4.2 –Provide incentives for the development of units, including single-room occupancy and supportive housing units, for identified special needs groups. Incentives may include fee reductions or deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs.
  - Funding Source: General Fund, Low/Mod fund, Very low-income fund, CDBG
  - Responsible Party: Housing, Planning Department, and Redevelopment Agency
  - Time Frame: ~~Ongoing, provide incentives as projects are processed though the Planning Department.~~ Implemented as part of project processing and review of individual development applications.

- Action H.4.4.3 - In implementing affordable housing programs, such as Actions H.1.1.1, H.4.1.1, H.4.1.2, H.4.5.1, H.4.9.2, and H.7.2.1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs.

  - Funding Source: CDBG, Low/Mod fund, Very low-income fund, HOME, and other as funds ~~(as funding becomes~~become available ~~to the City).~~
  - Responsible Party: Housing ~~Department~~, Planning Departments
  - Time Frame: Ongoing, the City will ensure that special housing needs are addressed as funding becomes available and as projects are processed through the Planning Department.

- Action H.4.4.4 - Participate in regional coordination for homeless services and facilities. As part of this coordination, the City will continue to partner in a cooperative effort to provide homeless services/facilities as needed in Rancho Cordova to address homeless needs. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary), permit homeless facilities and service providers under the City's Zoning Code, and financially contribute, as funds are available, to regional solutions to homelessness.

  - Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding
  - Responsible Party: Housing Department
  - Time Frame: Participate in regional coordination on an annual basis.

Action H.4.4.5 – Amend the Zoning Code to allow transitional housing and supportive housing (as defined in the Health and Safety Code) as a proposed residential use without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone.

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Will be addressed as part of the comprehensive Zoning Code update in 2008.

Action 4.4.6 – Amend the Zoning Code to identify zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

Funding Source: General Fund
Responsible Party: Planning Department

Time Frame: Will be addressed as part of the comprehensive Zoning Code update in 2008.

Action H.4.4.7 - The City will work with housing providers to encourage the development of supportive housing for special needs populations and SRO units for special needs and/or extremely low-income households.

Funding Source: CDBG, Low/Mod fund, Very low-income fund, HOME, and other federal and state programs as funding becomes available.
Responsible Party: Housing Division
Timeframe: Ongoing.

Policy H.4.5: Ensure that adequate parking is available in multi-family rental properties, condominiums, townhomes, and senior facilities.

- Action H.4.5.1 – Update parking requirements in the Zoning Code to reflect parking needs of multi-family rental properties, condominiums, townhomes, and senior facilities as exhibited by the amount of parking occurring at comparable developments existing within in the City. (Also see Action H.7.3.1 and Action H.4.4.3)

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~parking standards by December 2007.~~update in 2008 and the Folsom Boulevard Specific Plan

Policy H.4.6: Ensure that housing appropriate for empty-nesters and single persons, such as townhomes or small lot, single-family homes, rather than large single-family homes, is developed.

Policy H.4.8: The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, ~~nation~~national origin, color, disability, familial status, source of income, or sexual orientation.

- Action H.4.8.1 – The City will direct specific fair rights inquires to the Sacramento Center for Human Rights Law and Advocacy. The City will post newsletters and brochures from the Center for Human Rights Law and Advocacy at the permit counter.

Funding Source: General Fund
Responsible Party: Housing Department
Time Frame: ~~The City will post newsletters and brochure at the permit counter from the Center for Human Rights Law and Advocacy.~~ Ongoing.

Policy H.4.9: Promote improved aesthetics and amenities in residential construction.

- Action H.4.9.1 – Continue to require a richer diversity of front elevations and increased quality of housing plans through Design Review.
  - Funding Source: General Fund
  - Responsible Party: Planning and Housing Department
  - Time Frame: ~~Ongoing~~Implemented as part of project processing and review of individual development applications.

- Action H.4.9.2 - Require that affordable housing projects be designed so that there is no discernable exterior difference in style or design between such projects and market-rate housing projects, without requiring a specific design standard that would render an affordable housing project financially infeasible. (Also see Action H.4.4.3)
  - Funding Source: General Fund
  - Responsible Party: Planning and Housing Department
  - Time Frame: Ongoing

~~Goal~~

GOAL H.5 - ~~Substantially increase the rate of homeownership.~~SUBSTANTIALLY INCREASE THE RATE OF HOMEOWNERSHIP.

Policy H.5.1: Pursue funding and resources to develop homeownership programs such as first-time homebuyer, down payment assistance, lease-to-own, mortgage credit certificate, and police-fire-teacher programs.

- Action H 5.1.1 – The City shall ~~cooperate~~collaborate with the Sacramento County Board of Realtors, local financial institutions, non-profit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. Among the options the City will pursue are:
  A City-sponsored homebuyer assistance program funded from state and federal sources such as CDBG and HOME; and
  A City-sponsored homebuyer assistance program with participation by financial institutions, such as the Federal Home Loan Bank Board's Affordable Housing Program.
  A City-sponsored program to promote the use of mortgage credit certificates and energy efficiency mortgages.
  - Funding Source: CDBG, BEGIN, HOME, and other funds ~~(as funding becomes~~ available~~ to the City).~~
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: ~~The City will establish a homebuyer assistance program by January 2007~~Ongoing.

Cross reference: UD.3.1

Policy H.5.2: Encourage conversion of multi-family complexes to condominiums to provide new and additional homeownership opportunities.

- Action H.5.2.1 - Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate (to be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units. Sufficient investment will be required to ensure physical sustainability of buildings. (Implementation of this action will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.)
  - Funding Source: CDBG, HOME, Redevelopment Funds
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: ~~Adopt requirements for proposals requesting conversion of rental units to for-sale ownership units by September 2007~~Update to Condo Conversion Ordinance pending as part of comprehensive update to Zoning Code in 2008.

GOAL H.6 - PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.

Policy H.6.1: Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

- Action H.6.1.1 – Incorporate Title 24 and LEED requirements into Zoning Ordinance, specific plans and develop agreements as appropriate. -
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: Amend Zoning Code by December ~~2007~~2008 and update Specific Plan and development agreements as they are processed through Planning Department.

Cross reference: NR.7.1

- Action H.6.1.2 - Partner with SMUD to develop model programs for energy efficiency in new development without increasing costs to the homebuyer.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Work with SMUD to develop model programs by June 2007.~~Ongoing.

- Action H.6.1.3 – In partnership with SMUD post and distribute information on currently available weatherization and energy conservation programs to residents and property owners. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on

the City's web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.

- Funding Source: General Fund
- Responsible Party: Planning and Building Departments
- Time Frame: ~~Information on weatherization and energy conservation will be annually distributed in the City's utility mailings. SMUD also maintains an electronic information kiosk in the lobby of the City's permit processing center. .~~ Ongoing.

- Action H.6.1.4 - Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: Ongoing. Implemented as part of project processing and review of individual development applications.

- Action H.6.1.5 – Consider fee reduction, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by ten percent or more and/or incorporate use of renewable (non-fossil-fuel) energy.
  - Funding Source: General Fund
  - Responsible Party: Planning ~~and~~ , Building ~~Department~~and Finance Departments
  - Time Frame: Ongoing~~, as projects are processed through the Planning Department~~. Implemented as part of project processing and review of individual development applications.

Policy H.6.2: Encourage participation in SMUD's photovoltaic (solar), energy efficiency, photovoltaic, peak reduction, and other comparable programs.

Policy H.6.3: Require all new development to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.

GOAL H.7 - PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.

Policy H.7.1: Partner with private organizations to encourage housing investment in the City. (Also see Action H.4.1.2)

- Action H.7.1.1 – Partner with major employers in the community to develop resources. Identify incentives from major employers to encourage employees to reside in Rancho Cordova. (Also see Action H.4.1.2 and Action H.1.1.1)
  - Funding Source: General Fund
  - Responsible Party: Economic Development Department
  - Time Frame: ~~2006-2007 ongoing~~Business Retention Program and survey to be conducted in 2008.

Policy H.7.2: Pursue state and federal funding sources needed to achieve the desired range of housing choice.

- Action H.7.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timelines and Potential Funding below.) The City will collaborate with non-profit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation, and the Sacramento Housing and Redevelopment Agency. Potential funding sources for this program will include the CDBG ~~and,~~ HOME, CalHome, BEGIN programs, the state ~~Downtown Rebound Program (assuming funding becomes available), the state~~ Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups. (Also see Action H.4.4.3)
  - Funding Source: Economic Development Initiations Grant (EDI) CDBG, ~~Downtown Rebound Program,~~ HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency), HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds
  - Responsible Party: Housing Department and Redevelopment Agency
  - Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFA's) are released from HCD.

- Action H.7.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for very low-, low- and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.
  - Funding Source: CDBG, HOME, Redevelopment Tax Increment Funds and other funds (as funding becomes available to the City)

- Responsible Party: Housing Department and Redevelopment Agency
- Time Frame: Meet with financial institutions serving Rancho Cordova annually to determine what funding is available for lower-income households.

Policy H.7.3: Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to very low-, low-, or moderate-income households.

- Action H.7.3.1 – The City will remove the following governmental constraints:
  Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. (Action H.4.1.3).
  Amend the Zoning Code to include State Law density bonus provisions (Action H.4.3.1).
  Update parking requirements in the Zoning Code to reflect the needs of multi-family rental properties as well as other special needs residents occurring at comparable developments existing in the City (Action H.4.5.1).
  Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones (Action H.4.3.2).
  - Funding Source: General Fund
  - Responsible Party: Planning Department
  - Time Frame: ~~Amendments to the Zoning Code will~~ Will be addressed and completed ~~by December 2007~~as part of the comprehensive Zoning Code update in 2008.

- Action H.7.3.2 – Develop incentives for the development of affordable housing that include but are not limited to the following:
  Financial assistance (based on availability of housing funds);
  Expedited development review;
  Streamlined processing; and
  Modification of development standards on a case-by-case basis.
  - Funding Source: General Fund
  - Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Planning Department
  - Time Frame: Offer incentives on a case-by-case basis as they apply to the project.

Policy H.7.4: Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.

- Action H.7.4.1 – Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of City. The update to the fee program shall include the following:

An updated nexus study addressing both very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;

A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;

A fee component to cover administrative costs;

An annual inflationary adjustment;

Exempt uses; and

Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects, and provide a homebuyer assistance program.

- Funding Source: General Fund
- Responsible Party: Housing Department
- Time Frame: Update the existing Very Low Income Housing Trust Fund Fee by June ~~2007~~2009.

Policy H.7.5: Utilize Redevelopment Area for the generation of redevelopment housing set-aside funds.

QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined above the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the next two years. The City should be able to facilitate the construction of ~~701~~ xxx new units, assist with the rehabilitation of ~~26~~ xx units, preserve ~~99~~ xx units, and convert ~~46~~ xx market-rate rental units to affordable homeownership units between ~~2005~~ 2006 and ~~2007~~2013.

TABLE H-3
QUANTIFIED OBJECTIVES

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction					
Policy H.1.1.3 (Mixed-Income Housing)		~~221~~ --	~~221~~70	~~221~~500	~~663~~570
Policy H.4.1 (Sustainable Neighborhoods)		--	~~10~~--	--	~~10~~--
Policy H.5.1 (First-Time Homebuyer) [1]		--	~~4~~5	20	~~6~~25
Policy H.7.4 (VLHTF)		~~2~~10	-	-	~~2~~10
Policy H.7.5 (Housing Set-Aside Low/Mod Funds) [1]		~~10~~20	~~5~~10	~~5~~10	~~20~~40
Subtotal		~~233~~ 30	~~240~~85	~~228~~530	~~701~~645

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
Rehabilitation					
Policy H.2.2.1 (Rehabilitation)		~~11~~40	~~11~~[3]50	--10	~~22~~100
Policy H.2.~~3~~2.1 (Barrier Removal)		~~2~~10	~~2~~10	--	~~4~~20
Subtotal		**~~13~~50**	**~~13~~60**	**--10**	**~~26~~120[2]**
Preservation					
H.2.7		~~9~~9	--	~~9~~9	
Subtotal		**~~9~~9**	**--**	**~~9~~9**	
Conversion of Existing Market-Rate Housing to Affordable and/or Homeownership					
Policy H.5.1 (First-Time Homebuyer)		--	~~10~~5	~~6~~5	~~16~~10
Policy H.5.2 (Multifamily Conversion)		10	10	10	30
Subtotal		**10**	**~~20~~15**	**~~16~~15**	**~~46~~40**
Total		**~~62~~8**	**~~28~~1**	**~~90~~9**	

[1] *The City will begin collecting for these two programs during this housing element cycle.*
[2] *Based on an estimate of the amount of CDBG funds the City could potentially receive starting July 1, 2006 through the end of the ~~3rd Housing Element~~5th CDBG cycle (June 30,~~2007~~ 2013). This number includes Housing Rehabilitation Loans and Emergency Repair Loans.*

EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

Rancho Cordova, a new city that incorporated as a result of the long-term efforts of its citizens, prioritizes the involvement of its residents in the development of plans aimed at improving the quality of life in the community, such as the General Plan and Housing Element.

Therefore, Rancho Cordova welcomes that Section 65583[c][6] of California Government Code requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Compliance with that regulation is in alignment with Rancho Cordova's approach to citizen participation.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all

segments of the community may include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and ~~undeserved~~underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

To meet the requirements of State law, the City of Rancho Cordova has completed the public outreach and community involvement activities described below.

PUBLIC MEETING AND HEARINGS

In preparation of the update to the Housing Element, the City initiated broad public participation to ~~help shape~~gather input on Rancho Cordova's housing policies and implementation strategies. All workshops, meetings, and surveys associated with the General Plan are listed below and information for these meetings was made available in Spanish and Russian. Meetings were well attended by residents of the city, housing advocacy representatives, non-profit housing organizations, Legal Services of Northern California, labor organizations, residential developer representatives, and the North State Building Industry Association staff.

Public Workshops and Stakeholder Meetings

- ~~June - July 2004. The General Plan Team facilitated four Visioning Workshops throughout the community to introduce the General Plan project, provide context for Building a City, and to solicit input on desires for the future of Rancho Cordova. These meetings were well attended by residents, affordable housing advocates, and the development community.~~

- ~~July 2004. Outreach meeting at the Russian Community Center with translators to introduce the project, solicit input on key issues, and distribute the General Plan Survey (translated into Russian).~~

- ~~October 2004. City staff met with the Rancho Cordova Chamber of Commerce their Affordable Housing Task Force to hear recommended housing policies.~~

- ~~•~~ December ~~2004 thru April 2005. City staff initiated meetings with Legal Services of Northern California, Sacramento Housing Alliance, and Citizens for One Rancho Cordova Affordable for All to solicit input in the development of Housing Element.~~

~~February 14, 2006. BIA~~2007 – Stakeholder meeting to discuss the ~~Housing Element process and hear suggestions on potential housing program solutions~~proposed zoning code update.

- February ~~15, 2006; City organized a meeting of interest groups (BIA, community groups and housing advocates) to discuss potential and preferred housing program solutions with a focus on mixed-income housing solutions.~~2008. – A two-day workshop session was held to discuss housing issues within the City and the Mixed Income Housing Policy (MIHP). The first part of the workshop was an educational seminar featuring keynote speakers to address the necessity and feasibility of having housing available for all income levels. The second day of the workshop focused on the MIHP. Attendees were presented with information on the housing market in Rancho Cordova and given the opportunity to voice their concerns and discuss the MIHP among other stakeholders, City staff and elected officials.
- March 2008 – A public meeting was held to provide information on the Housing Element update process and to solicit input from the community on current housing issues and concerns. Participants were asked to complete a questionnaire, which was also made available on the City's website in English, Russian and Spanish.

- May 2008 – A stakeholder meeting of housing advocates and developers was held at City Hall to discuss the draft proposal for the revised Mixed Income Housing Policy (MIHP) and obtain feedback from the housing community. In addition to the MIHP, the housing for Special Needs populations and available resources were also discussed.

Surveys

~~General Plan Survey.~~

- A ~~General Plan~~Housing Element Survey was prepared to better understand who lives here and why, as well as ~~the likes and dislikes of the existing community.~~to obtain input on current housing issued and concerns This survey was distributed at public workshops and made available electronically on the City's website. The survey was also translated in both Spanish and Russian.

~~**General Plan Advisory Committee (GPAC) Meetings**~~

- ~~January 20, 2005. Introduction to housing terms and policy options/considerations related to the General Plan Housing Element.~~

- ~~February 17, 2005. GPAC split into two teams focused on a set of elements with the primary objective of the meeting to identify of key issues that each of the General Plan Elements should solve. At this meeting, staff distributed the existing conditions report.~~

- ~~March 17, 2005. Discussion of preliminary goals and policies for Land Use, Urban Design, Housing, Natural Resources, Cultural and Historic Resources, and Open Space, Parks, and Trails Elements.~~

~~April 20, 2006. Scheduled presentation and discussion of Draft General Plan and EIR.~~

City Council Study Sessions and Meetings

- ~~July 6, 2004. Formation of the General Plan Advisory Committee (GPAC).~~
- ~~December 2004. Presentation of the Rancho Cordova Chamber of Commerce Affordable Housing Task Force.~~
- ~~•~~ March ~~16, 2005. Joint Special Meeting with the GPAC to discuss housing issues and policy considerations.~~
- ~~June 15, 2005. Discussion of City Council requests for additional analysis/work~~2008 – Staff conducted a publicly noticed Council presentation on the ~~General Plan.~~
- ~~July 18 and August 1, 2005. Approval of expanded General plan scope of work (e.g., Pro Forma, PLACE3S, Downtown Vision) and direction to request a six-month extension from the Office of Planning and Research (OPR) to adopt the City's first General Plan.~~

~~January 24, 2006. City Council~~ status and process for the Housing Element update, including information to the public on significant policy issues that will be addressed in the Housing ~~Workshop to present the~~ Element update and dates for future meetings with opportunities for the public to provide input ~~received to date on housing, specific local and regional housing needs, and housing programs being implemented throughout California~~on the Housing Element.

- April 2008 – Council Work Session. Staff participated in a publicly noticed Work Session with the City Council to discuss issues raised by the community in the previously held meetings, results of questionnaires, new and/or revised policies for consideration for inclusion in the Housing Element update and other issues identified through the update process.

June 2008 – City Council meeting. Discussion of the MIHP, including public comment on the proposed revised Policy and Action items.

Public Noticing

The public workshops were noticed in the regional and local newspapers, specifically, the Sacramento Bee and The Grapevine Independent. The following is a list of organizations that were contacted and attended public meetings during the drafting of the Housing Element.

- ~~Sacramento Valley Organizing Community~~
- ~~Cordova Community Council~~
- ~~Citizens for One Rancho Cordova Affordable for All~~
- ~~California Coalition for Rural Housing~~

- ~~Sacramento County Housing Alliance~~
- ~~Hodgson Company~~
- ~~North State Building Industry Association~~
- ~~Beazer Homes~~
- ~~Mercy Housing~~
- ~~St. Anton Properties~~
- ~~Sacramento Self Help Housing~~
- ~~Resources for Independent Living (RIL)~~
- ~~AKT Development Corporation~~
- ~~Lennar Homes~~
- ~~Sacramento Central Labor Council~~
- ~~Legal Services of Northern California~~
- ~~USA Properties~~
- ~~Rancho Cordova Chamber of Commerce~~
- ~~Community Housing Opportunities Corporation (CHOC)~~

~~REVIEW OF PREVIOUS ELEMENT~~

- Sacramento Valley Organizing Community • Cordova Community Council
- Citizens for One Rancho Cordova Affordable for All • California Coalition for Rural Housing • Sacramento County Housing Alliance • AKT Development Corporation • Hodgson Company • Lennar Homes
- North State Building Industry Association • Sacramento Central Labor Council
- Beazer Homes • Legal Services of Northern California
- Mercy Housing • USA Properties • St. Anton Properties • Rancho Cordova Chamber of Commerce • Sacramento Self Help Housing • Community Housing Opportunities Corporation (CHOC) • Resources for Independent Living (RIL)

Public Comments

Due to the short period of time that has elapsed since the adoption of the City's housing element in 2006, relatively few changes have been proposed to the housing element update. The primary focus of outreach efforts, stakeholder meetings and workshops has revolved around the clarification of the former Action H.1.1.3 and the formation of a Mixed Income Housing Policy ("MIHP") (Now Policy H.1.6 and H.1.7 and related Actions) also known as an inclusionary housing policy. Therefore, this is the area in which the most comments have been received.

Comments were received from the for-profit building industry, non-profit housing developers, special needs and community interest groups and individuals and have been divided on both sides of the issue. Generally, the for-profit developers and some members of the community are opposed to any specific mandates for requiring the production of housing affordable to lower-income households in the newly developing neighborhoods, while the non-profit groups and special needs interest groups and other members of the community support a mandatory inclusionary policy.

After lengthy discussions and much input from stakeholders and members of the community, City leaders have determined that a failure to provide a wide range of housing options in the newly developing areas of Rancho Cordova would result in a community divided by income levels that would, in effect, create two cities; one old and one new. The Mixed Income Housing Policy is a tool to help ensure the production of a wide range of housing choices in the newly developing areas and will provide persons of all income levels access to new schools, shopping and jobs as well as community services. In order to ensure that the development of affordable housing remains feasible, and to encourage and facilitate the production of affordable housing, the City is committed to the Policies and Actions that support the MIHP, including a wide variety of incentives and resources for developers of affordable housing.

In addition to comments received in response to the MIHP there were numerous comments that generally supported reinvestment in the existing neighborhoods including rehabilitation of existing housing, programs to eliminate blight, educate landlords of rental properties, and increase homeownership. The City will continue the existing Programs which address these needs.

REVIEW OF PREVIOUS ELEMENT

The City of Rancho Cordova incorporated on July 1, 2003 and the first Housing Element was adopted in June 2006. This is the City's first Housing Element~~, and therefore~~ review ~~of a previous element is not applicable. The City is in the process of adopting its first Consolidated Plan and Action Plan that provide policies and goals pertaining to housing.~~ . The following table contains a review of programs for which quantified objectives were stated in the previous element. For a complete list of the status of all non-quantified programs of the housing element, see Appendix B of the 2007 General Plan Annual Report.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/Modify/ Delete
Action H.1.1.3 Action H.1.1.4 (Mixed Income Housing)	Create 221 units for very low-income households, 221 units for low-income households and 221 units for moderate income households.	20 units for low-income, 203 units for moderate income households have been built.	Somewhat successful. No new units have been entitled since the City's Housing Element was Certified. All new development is required to satisfy the City's Mixed Income Housing Policy.	Modify. The City's Mixed Income Housing Program policy will be finalized and implemented in 2008. City Staff has been authorized to evaluate the formation of a multiple-function Housing Trust.
Policy H.4.1. (Sustainable Neighborhoods)	Create 10 units for low-income households.	No units completed.	Not successful.	Continue. City will continue to pursue funding for low- and moderate-income home buyers.
Action H.5.1 (First-time Homebuyer – new construction)	Create homeownership opportunities for 4 low-income and 2 moderate income households.	No units completed. Currently in negotiations with non-profit developer to develop up to 4 units for low-income households	Somewhat successful.	Continue. City will continue to pursue funding for low- and moderate-income home buyers.
Action H.7.4 (VLIHTF)	Utilize the Very Low Income Housing Trust Fund (VLIHTF) to create 2 units of housing of very low-income households.	No units completed. Negotiation in process for development of very low-income units on two separate	Somewhat successful.	Modify. Update the City's VLIHTF fees to generate funding for very-low income housing.

		sites.		
Action H.7.4.5 (RDA Housing Set-Aside Funds)	Utilize the Housing Set-Aside funds to create units for 10 very low-, 5 low-, and 5 moderate income households.	No units completed. Negotiations in process for development of very low-income housing.	Somewhat successful. Source of funding becoming available in FY 08-09.	Continue. Adequate funding was not available during the planning period for development of housing. City will continue to accumulate funds which will be used for affordable housing development.
Action H.2.2 (Rehabilitation)	Provide funding for the rehabilitation of 11 units for very low-, and 11 units for low-income households.	146 units rehabilitated, including 24 units very low-income and 112 units low-income.	Successful Exceeded expectations	Continue. City will continue to pursue funding sources for rehabilitation of units for very low-, and low-income households.
Action H.2.2 (Barrier removal)	Provide funding for emergency repairs, including accessibility barrier removal, for 2 very low- and 2 low-income senior and disabled households.	Four units improved for elderly and/or disabled households.	Successful	Continue. Funding provided through the CDBG program.
Action H.2.7 (Preservation)	Preserve 99 rental units for very low-income households.	34 units preserved	Somewhat successful	Continue.
Action H.5.1 (First-time Homebuyer - conversion)	Implement homebuyer assistance programs resulting in 10 units for low-, and 6 units for moderate-income households.	No units assisted	Not Successful	Continue. City will continue to pursue funding sources to assist low- and moderate-income households purchase homes.
Action H.5.2 (Multifamily Conversion)	Conversion of rental units to for-sale ownership	No units converted.	Not successful	Modify. The City will adopt a Condo Conversion

	units, resulting in 10 units for very low-, 10 units for low-, and 10 units for moderate-income households.			Ordinance as part of the Zoning Code update in 2008.

Appendix

Draft Housing Element Needs Assessment

Redline Draft
September 29, 2008

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INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents.
The data used to prepare this analysis was collected from 1990 and 2000 US Census reports, State Department of Finance and Sacramento Area Council of Governments (SACOG) publications, City documents, and various other sources. Since the 2000 Census data was not aggregated for the City of Rancho Cordova's boundaries, the 1990 and 2000 figures taken from Census data were based on a tabulation of the data that most closely matched the City's boundaries.

The Housing Needs Assessment is comprised of four sections. The first section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, and housing characteristics. The demographic background is followed by an outline of the general characteristics of the community and an identification of those characteristics that may have significant impacts on housing needs in the community.

The second section describes the City's resources, historic development patterns, and housing opportunities. It also discusses the City's existing housing stock and potential areas for future housing development.

The third section centers on the governmental and non-governmental constraints to housing development in Rancho Cordova. The City established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed in Rancho Cordova. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in home building, finance, real estate, and rental housing industries.

The final section of the Housing Needs Assessment covers energy conservation opportunities, which may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

SUMMARY FINDINGS

The following is a summary of findings from the Housing Needs Assessment Report.

Population Trends

According to PLACE3S, a model that reflects local plans, pending development applications, and local land use patterns and desires, the City of Rancho Cordova is expected to grow significantly over the next 25 years. The City is expected to experience a population increase of 64 percent between 2005 and 2010, growing from 53,378 to 89,275 residents. Between 2010 and 2030, an additional 105 percent increase is anticipated, bringing the population total to 183,362.

Income and Poverty

The 2005 median family income for Rancho Cordova is $53,600, and more than half of the households have incomes over $40,000 (Applied Development Economics' City of Rancho Cordova Economic Background Report, 2004).

According to the 2000 Census, about 16 percent of persons in Rancho Cordova had incomes below the poverty level. Residents 65 years of age or older had the lowest poverty rate in Rancho Cordova, at around six percent, while children had the highest at 24 percent.

Employment Trends

According to Applied ~~Development Economics' City of Rancho Cordova Economic Background Report (2004), over 68~~Geographic Solutions[1], in 2007 there were approximately 56,000 jobs~~,~~ within a four-mile radius of Rancho Cordova's city center. This number accounts for around ~~12~~9 percent of Sacramento County's total employment~~, are located within Rancho Cordova's city limits~~. The ~~city's~~City's most concentrated major industries are professional and business services (~~14~~18,000 jobs), financial (~~13~~9,000 jobs), wholesale and retail trade (~~11~~13,000 jobs), construction (~~9~~7,000 jobs)~~,~~ and manufacturing (~~6~~4,000 jobs). These industries represent ~~78~~91 percent of all city employment. This strong city employment base leads to a jobs-housing balance of approximately 2:1 , meaning there are two job opportunities in Rancho Cordova for every household, a benefit other communities envy.

Special Needs

Disabled households are projected to need the greatest amount of housing through 2007, requiring an additional 3,451 new housing units, or approximately 782 new units per year. Single-parent households are projected to need an additional 2,333 new housing units, an average of nearly 333 new units per year from 2000 to 2007 ("Single-parent family/household," means only one parent is present in the home. The parent may be never married, widowed, divorced, or married, spouse absent). Following closely are large family households, which will need an additional 2,218 housing units before 2008, which amounts to approximately 318 new units per year.

Housing Characteristics

[1] www.RanchoCordovaProspector.com

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According to the 2000 Census, the percentage of rental households in Rancho Cordova (52 percent) ~~is~~was slightly higher than that of owner-occupied households (48 percent). At 49 percent, single-family homes ~~comprise~~comprised the largest housing type category. Multi-family housing units in complexes of five or more units ~~account~~accounted for 26 percent of the housing stock. The recent construction boom created over 3,000 additional single-family homes. According to the City of Rancho Cordova's Geographic Information System, the vast majority of these new homes are owner-occupied, resulting in a rise in the percentage of owner-occupied housing units to 57 percent.

Approximately ~~40~~35 percent of Rancho Cordova's housing stock is over 35 years old, and ~~only~~ ~~14~~25 percent has been constructed since 1990.

Housing Costs and Affordability

The median sales price for an existing home in Rancho Cordova was $~~317~~328,000 in ~~of May 2005~~December 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems, DRA. Developers building homes within the next year plan to offer single-family units with prices starting in the low to middle $~~300~~200,000s and ranging up to the ~~high~~mid $800,000s. Townhouses in the area, most of which will have two or three bedrooms, are expected to be priced starting in the low $200,000s. The average monthly rent for apartments of all types in Rancho Cordova ranged from $~~550~~600 for a studio to $1,~~525~~449 for a three-bedroom (~~May 2005~~January 2008).
The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~103,493, while the maximum affordable sales price for a four-person low-income household is $~~171,000~~152,127. The median sales price for a three-bedroom existing home was $~~317~~328,000 in ~~May 2005~~December 2007, well above the maximum sales price affordable for very low-, low-, and moderate-income groups.

Opportunities and Constraints

In order to comply with the Sacramento Area Council of Governments' (SACOG) Regional Housing Needs Projection (RHNP) allocation targets for very low- and low-income groups, before ~~2008~~2013 the City of Rancho Cordova will need to provide an additional ~~966~~3,702 affordable housing units. In addition, the City will have to provide ~~1,845~~6,693 new housing units available to moderate- and above moderate-income households. A total of ~~2,811~~10,395 new housing units are anticipated to be needed in the City of Rancho Cordova by the end of ~~2007~~2013.

Currently, the City of Rancho Cordova has 550 acres of vacant land zoned solely for single-family development. This acreage can accommodate 3,338 new housing units. An additional ~~21.22~~150.25 acres with zoning designations that allow multifamily development can accommodate ~~385~~ 2,617 units. There are 3,477 units currently approved and an additional 28,805 units being proposed in Specific Plan Projects and Special Planning Areas, the majority

of which plan to target above moderate-income households.

~~HOUSING NEEDS AND OPPORUNITIES~~

~~POPULATION CHARACTERISTICS~~

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Population Trends

Rancho Cordova became an incorporated city on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is also California's four hundred seventy-eighth city. A part of the greater Sacramento region, Rancho Cordova lies on the Highway 50 corridor between Sacramento and Folsom, and is situated next to Mather Field and the American River.

The Rancho Cordova unincorporated area grew at a slower pace than the Sacramento region and the state, with growth of four percent during the 1990 to 2000 decade, as compared to 17 and 14 percent for Sacramento County and the state, respectively. Rancho Cordova is currently experiencing increasing population growth rates (Table A-1). Between 2000 and 2004, Sacramento County and the state saw growth rates of about ten percent and seven percent, respectively, while Rancho Cordova's population increased by seven percent. Claritas Regional Research Institute (2004) projects the City will grow by approximately eight percent between 2004 and 2009, an increase of 4,321 people.

TABLE A-1
POPULATION TRENDS

Year	Rancho Cordova	Sacramento County	California
~~1990~~1991	51,322	1,041,219	29,758,213
~~2000~~2002	53,605	1,223,499	33,871,648
~~2004~~2043	57,527	1,346,205	36,271,091
~~2009~~2094	61,848	N/A	N/A

Source: ~~1~~1990 Census. Summary File
1 presents counts and information collected from all people and housing units.
2 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.
3 Claritas, Regional Research Institute, July 2004, estimate; California Department of Finance, E-5 City/County Population and Housing Estimates, 2005.
4 Claritas, Regional Research Institute, July 2004, projection.

Population by Age

The City of Rancho Cordova has a younger overall population than Sacramento County and the state as a whole. The median age for the City is 30.8 years compared to 33.8 years for Sacramento County and 33.3 years for the state. However, the percentage of children (19 years or younger) and elderly (65 years or older) in Rancho Cordova is similar to the percentages in the County and the state.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 32 percent of the population in the City, as compared to 31 percent of Sacramento County. The 65 and older age group accounts for ten percent of the City's total population, 11 percent of the County's population, and ten percent of the state's population. Residents of retirement age make up a significantly smaller proportion of the population than those in the family-forming age group, suggesting that Rancho Cordova has a greater draw for the working-age population and families.

Table A-2 shows the age characteristics for California, Sacramento County, and the City of Rancho Cordova from the 2000 Census.

TABLE A-2
2000 POPULATION BY AGE

Age Group	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	4,343	8%	88,922	7%	2,486,981	7%
5 to 9 years	4,468	8%	99,028	8%	2,725,880	8%
10 to 14	4,093	8%	95,316	8%	2,570,822	8%
15 to 19	3,779	7%	87,895	7%	2,450,880	7%
20 to 24	3,991	7%	82,218	7%	2,381,288	7%
25 to 34	8,625	16%	179,839	15%	5,229,062	15%
35 to 44	8,490	16%	199,003	16%	5,485,341	16%
45 to 54	6,175	12%	160,742	13%	4,331,635	13%
55 to 59	2,194	4%	52,353	4%	1,467,252	4%
60 to 64	2,082	4%	42,308	4%	1,146,841	3%
65 to 74	3,337	6%	71,092	6%	1,887,823	5%
75 to 84	1,638	3%	49,266	4%	1,282,178	4%
85 year and over	390	1%	15,517	1%	425,657	1%

Age Group	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total	53,605	100%	1,223,499	100%	33,871,648	100%
Median Age	30.8		33.8		33.3	

Source: 2000 Census. Summary File 1 presents counts and collected from all people and housing units.

Population by Race and Ethnicity

According to the 2000 Census, the largest ethnic group in Rancho Cordova is Whites, representing 62 percent of the City's total population. Whites also represent the Sacramento County's largest ethnic group, making up 58 percent of the County's total population. Persons of Hispanic Origin make up the second largest ethnic group, 13 percent in Rancho Cordova and 15 percent in Sacramento County. African Americans make up the third largest ethnic group in the City, representing 11 percent of the Rancho Cordova's population and 10 percent of the County's population. Asians, which include people of Chinese, Filipino, Japanese, Korean, Vietnamese, and other Asian descents, are also a sizable ethnic group in the City (8 percent) and Sacramento County (11 percent). The City of Rancho Cordova, Sacramento County, and California race characteristics are shown in Table A-3.

TABLE A-3
2000 POPULATION BY RACE

Source: Census 2000. Summary File 1 presents counts and collected from all people and housing units.

Race	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
White	33,063	62%	706,655	58%	15,816,790	47%
African American	5,919	11%	118,073	10%	2,181,926	6%
American Indian and Alaska Native	389	1%	9,070	1%	178,984	1%
Asian	4,326	8%	132,601	11%	3,648,860	11%
Native Hawaiian or Pacific Islander	256	<1%	6,788	1%	103,736	<1%
Other Race	139	<1%	3,406	<1%	71,681	<1%
Two or more Races	2,617	5%	51,016	4%	903,115	3%
Hispanic Origin	6,896	13%	195,890	15%	10,966,556	32%
Total	53,605	100.0%	1,223,499	100%	33,871,648	100%

HOUSEHOLD CHARACTERISTICS

Growth Projections

The 2000 Census states that there were 19,918 households in the City of Rancho Cordova, a 9 percent increase over the number of households in 1990. PLACE3S software, which attempts to account for local plans, land use patterns, and development desires, along with pending development applications, may more predict population growth more accurately than other models. Table A-4 shows the PLACE3S projections for the City of Rancho Cordova's population, housing, and housing units. According to PLACE3S, the City of Rancho Cordova will increase to 54,378 persons and 20,442 households by 2010 and then increase to 183,362 persons and 69,986 households by 2030. This is a 64 percent increase in population and a 66 percent increase in households between 2005 and 2010. Between 2010 and 2030, annual population growth will continue to grow 105 percent increase in population and a~~n~~ 105 percent increase in households are expected to occur.

TABLE A-4
CITY OF RANCHO CORDOVA GROWTH PROJECTIONS

	1990[1]	2000[2]	2005[3]	2010[3]	2030[3]
Population	48,731	53,605	54,378	89,275	183,362
Households	18,156	19,918	20,442	34,023	69,986
Housing Units	19,072	21,617	22,442	36,926	75,957
Detached	9,929	10,567	11,134	17,931	36,344
Attached	9,143	11,050	11,308	18,992	39,608

1 1990 U.S. Census City of Rancho Cordova, Census Designated Place (CDP).
2 2000 U.S. Census City of Rancho Cordova.
3 City of Rancho Cordova growth projections based on PLACE3S Model.

Household Size

The average household size for Rancho Cordova is 2.68 persons per household, greater than that of Sacramento County (2.64 persons per household) but lower than that of the state (2.87 persons per household). Table A-5 shows that in Rancho Cordova the majority of households are one- and two-person households (26 and 32 percent respectively). The next largest percentage of households in Rancho Cordova was three-person households (17 percent). The City had a lower percentage of households with four to six persons (23 percent) than the County (24 percent) and the state (27 percent).

Similarly to Rancho Cordova, the most common household size for Sacramento County and California was two persons (32 percent and 30 percent, respectively). Large households, defined as those with five or more persons, comprise 13 percent (2,525 households) of Rancho Cordova's households, compared to 12 percent of County households and 16 percent of state households.

TABLE A-5
HOUSEHOLD SIZE

Household Size	Rancho Cordova		Sacramento County		California	
	Number of Households	Percentage	Number of Households	Percentage	Number of Households	Percent
1 person	5,108	26%	120,985	26%	2,708,308	24%
2 person	6,379	32%	143,307	32%	3,408,296	30%
3 person	3,383	17%	73,210	16%	1,841,968	16%
4 person	2,523	13%	61,249	14%	1,707,961	15%
5 person	1,318	7%	29,529	7%	927,539	8%
6 person	644	3%	13,465	3%	450,920	4%
7+ person	563	3%	11,857	2%	457,878	4%
Total	19,918	100%	453,602	100%	11,502,870	100%
Average Household Size	**2.68**		**2.64**		**2.87**	

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

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Household Type

A family household is a household consisting of two or more people residing together, and related by birth, marriage, or adoption. A large proportion (66 percent) of households in Rancho Cordova is family households, but non-family households are a much smaller proportion (eight percent). A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. Similarly, 66 percent of households in Sacramento County and 69 percent of households in California are family households. Rancho Cordova had a higher percentage of female-headed households than either the County or the state. A summary of Rancho Cordova, Sacramento County, and California household characteristics is provided in Table A- 6.

TABLE A-6
HOUSEHOLD CHARACTERISTICS

Household Type	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	19,918	100%	453,602	100%	11,502,870	100%
Family Households	13,168	66%	210,378	66%	7,920,049	69%
Married Couple Households	8,759	44%	210,378	51%	5,877,084	46%
Female Householder, no husband present	3,288	25%	63,910	21%	1,448,510	18%
Male Householder no wife present	1,121	9%	23,308	8%	594,455	8%
Non-Family Household	1,642	8%	874,513	8%	35,021	8%
Householder living alone	5,108	26%	120,985	27%	2,708,308	24%
Householder ≥ 65 years old	3,331	17%	84,143	19%	2,162,487	19%
Households with Individuals < 18 years old	7,573	38%	169,353	37%	4,569,910	40%
Households with Individuals > 65 years old	3,929	20%	96,579	21%	2,570,170	20%

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

INCOME CHARACTERISTICS

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing while balancing housing costs with the costs of other necessities. Income levels vary considerably

among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Sacramento County, the applicable median income for a family of four in ~~2005~~2008 is ~~$64,100~~71,000. HCD does not estimate median income for cities but research indicates that the median four-person household income for Rancho Cordova is approximately $53,600 (2005) and that more than half of the households have incomes over $40,000 (Applied Development Economics' City of Rancho Cordova Economic Draft Background Report, 2004). It is estimated, based on data available from the 2000 Census, approximately 3,155 households have incomes below the poverty level and are considered extremely low-income.

HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons.

- Extremely low-income: 0 to 30 percent of median income ($0 to $21,300)
- Very low-income: 31 to 50 percent of median income ($21,301~~0~~ to $~~32,050~~35,500)
- Low-income: 51 to 80 percent of median income ($~~32,050~~35,501 to $~~51,300~~56,800)
- Moderate-income: 81 to 120 percent of median income ($~~51,301~~56,801 to $~~76,900~~85,200)
- Above moderate-income: Above 120 percent ~~or more~~ of median income ($~~76,901~~85,201 or more)

Table A-7 shows Sacramento County's maximum annual income level for each income group, adjusted for household size. This data is used to determine a household's eligibility for federal, state, or local housing assistance and to calculate the maximum affordable housing payment or rent.

TABLE A-7
MAXIMUM HOUSEHOLD INCOME LEVEL
BY HOUSEHOLD SIZE

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	$14,900	$24,850	$39,750	$49,700	$59,600
2-Person	$17,050	$28,400	$45,450	$56,800	$68,200
3-Person	$19,150	$31,950	$51,100	$63,900	$76,700
4-Person	$21,300	$35,500	$56,800	$71,000	$85,200
5-Person	$23,000	$38,350	$61,350	$76,700	$92,000

6-Person	$24,700	$41,200	$65,900	$82,400	$98,800
7-Person	$26,400	$44,000	$70,450	$88,000	$105,600
8-Person	$28,100	$46,850	$75,000	$93,700	$112,500

Source: Department of Housing and Community Development, Division of Housing Policy Development, ~~*January 2005*~~ *February 2008.*

Table A-8 shows the distribution of income according to the 2000 Census for the City of Rancho Cordova, Sacramento County, and California. While 30 percent of the households in the City had incomes over $50,000, 44 percent of the households in Sacramento County and 50 percent of the households in California had annual incomes exceeding $50,000. According to the 2000 Census, the median household income in the City of Rancho Cordova was $40,989, while the median family income was $43,341. In comparison, the median household income in Sacramento County was $43,819 and the median household income in California was $47,493.

TABLE A-8
2000 HOUSEHOLD INCOME

Income	2000 Percent of Total Households in Rancho Cordova	2000 Percent of Total Households in Sacramento County	2000 Percent of Total Households in California
Under $14,999	14%	14%	14%
$15,000 to $24,999	13%	12%	12%
$25,000 to $34,999	15%	13%	12%
$35,000 to $49,999	19%	17%	15%
$50,000 to $74,999	22%	20%	20%
$75,000 to $99,999	10%	11%	12%
$100,000 to $149,999	5%	9%	11%
$150,000 to $199,999	1%	2%	3%
$200,000 or more	1%	2%	4%
Median Household Income	$40,989	$43,819	$47,493
Median Family Income	$43,341	$50,717	$53,025
Median Non-Family Income	$32,634	$30,739	$32,711

Source: 2000 Census Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

On average, the household incomes for Rancho Cordova are lower than household incomes for Sacramento County and the State as a whole. Table A-9 provides the percentages of California, Sacramento County and Rancho Cordova residents that are within the very low-, low-, moderate-, and above moderate-income ranges.

TABLE A-9
2000 INCOME CATEGORIES

Income Category	2000 Income Range	Rancho Cordova Percent of Households in 2000 (approximately)	Sacramento County Percent of Households in 2000 (approximately)	California Percent of Households in 2000 (approximately)[1]
Very Low-Income	$0 - $21,908	20%	20%	20%
Low-Income	$21,909 - $25,053	22%	19%	18%
Moderate-Income	$35,054 - $52,579	19%	17%	15%
Above Moderate-Income	$52,580 - +	39%	44%	50%
2000 Median Household Income		$40,989	$43,816	$47,493

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

1 Percentages may not add to 100 due to rounding. Income categories are based on counties' individual median incomes, and thus given percentages may not accurately reflect the percent of families considered to be in any one-income category across the state.

Poverty

The poverty threshold is set nationally, and is based on a federally defined level of income for minimum subsistence. The dollar threshold for poverty is adjusted for household size and composition. Table A-10 provides the poverty thresholds for several types of households in 20074. Table A-11 compares poverty rates in Rancho Cordova, Sacramento County, and California. Poverty rates and income are greatly affected by economic conditions and job availability.

According to the Census, about 14 percent of persons statewide and countywide had incomes below the poverty level, compared to 16 percent in Rancho Cordova. Residents 65 years of age or more had the lowest poverty rate in Rancho Cordova, at about six percent, less than the County and state levels of seven and eight percent, respectively. Children had the highest poverty rate, 24 percent, above the County and state levels of 18 and 19 percent, respectively.

TABLE A-10
POVERTY THRESHOLDS

Single Person 65+	$9,~~060~~944	Two Adults, One Child	~~$15,205~~$16,689
Single Person Under 65	~~$9,827~~$10,787	One Adult, Three Children	~~$19,223~~$21,100
Two Persons 65+	~~$11,418~~$12,533	Two Adults, Two Children	~~$19,157~~$21,027
Two Persons Under 65	~~$12,649~~$13,884	One Adult, Four Children	~~$22,199~~$24,366
One Adult, Two Children	~~$15,219~~$16,705	Two Adults, Three Children	~~$22,543~~$24,744

Source: ~~2004~~2007 Census

TABLE A-11
POVERTY RATES

	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California
	Above Poverty Level			Below Poverty Level			Poverty Rate		
65 and Over	4,914	121,795	3,189,366	307	8,628	280,074	6%	7%	8%
Under 65	40,741	910,338	25,630,604	8,151	67,728	4,426,056	17%	7%	15%
Under 18	11,331	261,105	7,275,877	3,672	47,740	1,757,100	24%	18%	19%
18-64	29,410	649,233	17,928,671	4,479	93,428	2,668,619	15%	14%	13%
Female headed Households with Children	1,529	31,166	644,200	781	13,311	310,533	34%	30%	33%
Married Couple Families	4,028	100,240	2,951,346	604	10,564	318,628	13%	11%	10%
White	28,921	691,270	14,210,035	4,423	78,049	1,209,577	13%	10%	7%
African American	4,567	87,737	1,628,071	1,342	27,184	470,155	23%	24%	22%
American Indian and Alaska Native	451	10,374	237,070	211	2,749	66,635	32%	21%	22%
Asian	3,874	106,501	3,167,811	597	27,499	466,431	13%	21%	13%
Native Hawaiian or Other Pacific Islander	283	4,843	93,879	61	1,379	17,484	17%	22%	16%
Other Race	2,155	69,386	4,251,140	638	19,540	1,345,522	23%	22%	24%

Two or more Races	3,179	62,022	1,384,675	600	13,384	280,263	16%	18%	17%
Hispanic Origin	5,362	154,776	8,365,369	1,537	37,441	2,377,589	22%	19%	22%
Total	45,655	1,032,133	28,393,914	8,452	169,784	4,706,130	16%	14%	14%

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

EMPLOYMENT CHARACTERISTICS

Area Employment Trends

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970's, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and the surrounding vicinity represent a wide range of employment sectors and generally employ from 75 to over 1,000 employees. Table A-12 identifies major employers throughout the City of Rancho Cordova. ~~Electronic Data Systems,~~ Aerojet~~,~~ and ~~Cedar Valley Concrete Systems~~Vision Service Plan are the City's largest private-sector employers.

According to Applied ~~Development Economics' City~~Geographic Solutions[2], in 2007 there were approximately 56,000 jobs within a four-mile radius of Rancho ~~Cordova Economic Background Report (2004), Rancho Cordova provides over 68,000 jobs, which account~~Cordova's city center. This number accounts for around ~~12~~9 percent of Sacramento County's total employment. The City's most concentrated major industries are professional and business services (~~14~~18,000 jobs), financial (~~13~~9,000 jobs), wholesale and retail trade (~~11~~13,000 jobs), construction (97,000 jobs) and manufacturing (~~6~~4,000 jobs). These industries represent ~~78~~91 percent of all city employment. This strong city employment base leads to a jobs-housing balance of ~~3~~approximately 2:1[3], meaning there are ~~three~~two job opportunities in Rancho Cordova for every household, a benefit other communities envy.

TABLE A-12
LARGEST EMPLOYERS IN THE CITY OF RANCHO CORDOVA

[2] www.RanchoCordovaProspector.com
A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.

[3] ~~A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.~~

75-99 Employees	
~~California Family Health, Inc.~~Brown & Caldwell	~~Woodmack Products, Inc.~~Medinitiatives
~~MLW Home Improvements~~C.C. Myers, Inc.	~~Western Contract Business & Home Interiors~~Moss Adams LLP
~~U.S. Post Office~~Indy Mac Bank	Spec West, Inc.
100-299 Employees	
~~Acordia of CA Insurance Services, Inc.~~Ampac Fine Chemicals	~~Guardsmark, Inc.~~Nevada Republic Electric
~~Aerojet Fine Chemicals~~Automotive Importing Manufacturing, Inc	~~Home Depot~~Pearson Schools
~~Automotive Importing Manufacturing, Inc.~~California Dept. of Social Services	~~Kaiser Permanente~~Progressive Insurance
~~Beck's Furniture~~Cordova Recreation and Park District	~~Karsten Homes~~Target
~~Bel-Air Markets~~Deloitte Consulting	~~Maximus, Inc.~~Toliver Plastering
~~BFI Waste~~Fireman's Fund Insurance	~~Marriott~~Tri Tool
~~C.C. Myers, Inc.~~Kaiser Permanente	~~McKesson Corporation~~Urata & Sons Cement
~~Casa Coloma Health Care~~Liberty Reverse Mortgage	~~Old Spaghetti Factory~~Verizon Wireless
~~Claims Management~~Maximus, Inc.	~~Reserve America~~Wachovia
~~Cordova Recreation and Park District~~McKesson Corporation	~~School Innovations and Advocacy~~Walmart
~~Costco Wholesale~~Mercury Insurance	~~Sutter Health @ Work~~Wells Fargo Insurance Services
~~Encompass Insurance~~NEC	~~Target~~Zurich Insurance
~~Franklin Templeton Group~~	
300+ Employees	
Aerojet/GenCorp	Health Net
~~Agilent Technologies~~Bank of America	~~Mercy Health Care~~Motion Control Engineering
Catholic ~~Health Care~~Healthcare West/Mercy	~~Motion Control Engineering~~Pacific Coast Building Products
Cedar Valley Concrete	~~Pacific Coast Building Products~~State of California
Delta Dental	~~Sunworld Landscape~~Sprint Communications
Electronic Data Systems Corp.	Volcano Therapeutics, Inc.
~~E*TRADE Securities~~Franklin Templeton	~~Wal-Mart Stores, Inc.~~Vision Service Plan
~~Vision Service Plan~~	

Source: City of Rancho Cordova ~~Chamber of Commerce and Sacramento Regional Research Institute, 2005.~~ Economic Development Department, April 2008.

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. In 2005, a sample of jobs and salaries was taken to help project job growth in the Sacramento County. Table A-13 lists the mean annual wage, and the 25th and 75th percentile annual wage for the working force for each job category surveyed. Roughly 85 percent of the occupations listed below have mean annual wages in the very low- and low-income ranges, as defined in Table A-8 by the 2005 Sacramento County median income.

TABLE A-13
SACRAMENTO COUNTY OCCUPATIONAL
EMPLOYMENT (2005)

Occupation	Employment Estimates	Mean Annual Wage	25th Percentile Annual Wage[1]	75th Percentile Annual Wage[1]
Carpenter	~~9,470~~2,990	~~$52,051~~45,377	~~$33,041~~$40,220	~~$56,211~~$62,233
~~Hotel~~ Food Service Manager	~~1,260~~1,840	~~$44,542~~$47,485	~~$31,223~~$37,860	~~$53,246~~$53,248
Computer Support Specialist	~~2,870~~3,610	~~$45,148~~$53,099	~~$33,682~~$38,334	~~$54,350~~$64,700
Preschool Teacher	~~2,890~~2,720	~~$23,018~~$25,124	~~$18,093~~$20,321	~~$25,492~~$30,413
Librarians	570	~~$54,861~~$60,934	~~$43,692~~$46,520	~~$65,785~~$79,622
Travel Agent	~~340~~500	~~$27,850~~$32,147	~~$21,008~~$21,600	~~$34,110~~$38,980
~~Call Center~~Switch Board Operator	~~880~~960	~~$23,683~~$26,159	~~$19,181~~$20,220	~~$27,564~~$30,555
~~Bank Teller~~Tellers	~~4,010~~3,670	~~$22,904~~$26,649	~~$20,558~~$21,460	~~$24,395~~$30,180
Receptionists and Information Clerks	~~6,710~~6,880	~~$24,597~~$25,507	~~$19,819~~$20,640	~~$28,662~~$32,593
Postal Service Mail Carriers	~~2,110~~2,270	~~$43,762~~$44,626	~~$38,147~~$39,700	~~$50,914~~$49,254
Automotive Service Technicians and Mechanics	~~4,510~~4,110	~~$38,651~~$44,749	~~$25,383~~$33,180	~~$49,376~~$54,412
Security Guards	~~4,930~~6,270	~~$21,389~~$24,070	~~$17,725~~$19,700	~~$23,492~~$26,228
Registered Nurses	~~13,500~~13,130	~~$65,902~~$83,168	~~$54,791~~$66,220	~~$76,258~~$97,926
Emergency Medical Technicians	~~700~~620	~~$29,288~~$29,749	~~$22,072~~$21,600	~~$36,569~~$35,339

Source: California Employment Development Department, ~~2005~~2008.

[1] *Annual wages calculated by multiplying the published hourly wages at 40 hours per week x 52 weeks/year.*

Table A-14 shows employment projections from 2001 though 2008 as related to job growth for the Sacramento Metropolitan Statistical Area (MSA). The occupations listed in the table have the greatest growth potential, according to EDD. During the next three years, Sacramento County expects new employment to be concentrated in a variety of occupations ranging from office and administrative support to management occupations.

Based on Sacramento County's median income and the annual salaries of the jobs with the most growth potential, approximately 29 percent of these jobs will fall within the very low-income category, 50 percent in the low-income category, and 14 percent within the moderate-income category. Only seven percent are likely to pay salaries that qualify as above moderate-income.

TABLE A-14
SACRAMENTO COUNTY OCCUPATIONAL
PROJECTIONS OF EMPLOYMENT

Occupation	~~Estimated~~ Annual Average Employment (~~2004~~2008)	Projected Employment (~~2008~~2014)	Numeric Change	Percentage Change	Annual Salary[1]
Office and Administrative Support	~~118,620~~176,800	~~134,910~~195,810	~~16,290~~19,010	~~14%~~10.8%	~~$33,185~~$32,260
Sales and Related Occupations	~~55,640~~99,790	~~67,800~~118,130	~~12,160~~18,340	~~22%~~18.4%	~~$33,874~~$26,109
Food Preparation and Serving Related Occupations	~~38,820~~67,250	~~46,460~~85,020	~~7,640~~17,770	~~20%~~26.4%	~~$28,428~~$17,388
Computer and Mathematical Occupations	~~17,510~~25,790	~~24,100~~33,030	~~6,590~~7,240	~~38%~~28.1%	~~$69,137~~$65,873
Education, Training, and Library Occupations	~~33,530~~65,380	~~39,880~~88,770	~~6,350~~23,390	~~19%~~35.8%	~~$46,286~~$44,761
Management Occupations	~~31,920~~55,500	~~38,180~~66,660	~~6,260~~11,160	20.1%	~~$90,647~~$84,011
Construction and Extraction Occupations	~~30,470~~76,110	~~36,630~~90,340	~~6,160~~14,230	~~20~~18.7%	~~$43,003~~$43,076

Occupation	~~Estimated~~ Annual Average Employment (~~2003~~2004)	Projected Employment (~~2008~~2014)	Numeric Change	Percentage Change	Annual Salary[1]
Business and Financial Operations Occupations	~~43,680~~58,660	~~49,250~~70,870	~~5,570~~12,210	~~13%~~20.8%	~~$56,256~~$54,704
Production Occupations	~~22,870~~35,860	~~28,070~~41,590	~~5,200~~5,730	~~23%~~16%	~~$30,230~~$27,872
Healthcare Practitioners and Technical Occupations	~~23,300~~36,760	~~28,120~~45,590	~~4,820~~8,830	~~21%~~24%	~~$37,465~~$64,750
Installation, Maintenance and Repair Occupations	~~18,880~~32,770	~~23,410~~40,040	~~4,530~~7,270	~~24%~~22.2%	~~$32,929~~$39,977
Building and Grounds Cleaning and Maintenance	~~16,570~~28,980	~~20,760~~36,390	~~4,190~~7,410	~~25%~~ 25.6%	~~$24,127~~$21,008
Protective Service Occupations	~~19,040~~21,500	~~23,150~~26,830	~~4,110~~5,330	~~22%~~24.8%	~~$41,216~~$40,664
Cashiers	~~13,810~~20,950	~~17,020~~33,270	~~3,210~~2,320	~~23%~~11.1%	~~$21,747~~$18,595

Source: California Employment Development Department, ~~2005~~2008.

[1] *Annual wages calculated by multiplying the published hourly wages at 40 hours per week x 52 weeks/year.*

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. As a result, these households may more frequently experience cost burdening, overcrowding, and various other significant housing problems.

Senior Households

Senior households have special housing needs primarily as a result of physical disabilities or limitations, reduced incomes, and increased health care costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2000 Census,

5,265 persons in Rancho Cordova are 65 years and older, as shown in Table A-15, and these seniors account for 10 percent of the City's total population.

TABLE A-15
CITY OF RANCHO CORDOVA SENIOR POPULATION

Age of Seniors	Number	Percent
65 to 69 years	1,860	35%
70 to 74 years	1,477	28%
75 to 79 years	10,48	20%
80 to 84 years	590	10%
85 years and over	390	7%
Total Seniors	5,265	100.0%

Source: 2000 Census Summary File 1 presents counts and information collected from all people and housing units.

In addition, 3,929 of the households in Rancho Cordova have at least one person 65 years or older living in the household, and thus about 20 percent of all households contain a senior. Of the senior households, approximately 81 percent own their own homes and 19 percent rent homes, as shown in Table A-16.

TABLE A-16
CITY OF RANCHO CORDOVA SENIOR
HOUSEHOLDERS BY TENURE

Age	Number	Percentage
Renter Occupied		
65 to 74 years	430	68%
75 to 84 years	171	27%
85 years and over	33	5%
Total	634	19%
Owner Occupied Households		
65 to 74 years	1,657	62%
75 to 84 years	896	33%

Age	Number	Percentage
85 years and over	144	5%
Total	2,697	81%
Total Households		
65 to 74 years	2,087	63%
75 to 84 years	1,067	32%
85 years and over	177	5%
Total Households with Senior Householder	3,331	100%

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

Senior Housing

Rancho Cordova has one major skilled nursing facility and several smaller licensed residential care homes, which provide care and assistance to elderly residents who are partially self-sufficient. Assisted living is provided mainly in smaller facilities, although Eskaton Lodge in nearby Gold River offers a total of 94 apartments or rooms to seniors with moderate impairments and Alzheimer's disease.

The assisted living costs listed below (Table A-17) are the monthly prices for a private room, where available. Shared rooms are generally around $500 less expensive per month. The actual cost of care at many homes varies widely, and is based on the amount of care that an individual resident requires.

TABLE A-17
CITY OF RANCHO CORDOVA RESIDENTIAL
CARE HOMES FOR THE ELDERLY

Facility Name	Address	Capacity persons)	Type of Facility	Price Range
Casa Coloma Health Care Center	10410 Coloma Road	138	Skilled Nursing	$3,300 - $4,500
Cindy Cendana Care Home	10108 Monte Vallo Court	6	Assisted Living	Alta Rate
Golden Dove RCFE	3339 Glenmore Drive	6	Assisted Living	$2,000 and up
Harmony Care Home	3629 Astral Drive	6	Assisted Living	Unavailable

Facility Name	Address	Capacity persons)	Type of Facility	Price Range
Marinas Manor II	9847 Lincoln Village Drive	6	Assisted Living	$2,500 and up
Rancho Cordova Care Home	10105 Casimer Court	6	Assisted Living	Unavailable
Rancho Home Care	10961 Alandale Way	6	Assisted Living	$1,800 and up
St. Francis Home Care	2686/7 Los Amigos Drive	12	Assisted Living	Unavailable
Total Residential Care Homes for the Elderly		**186**	--	--

Source: State of California Community Care Licensing Division, August 2005, and survey of residential care homes, August 2005.

Seniors needing less care than that offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of May 2005, Coloma Woods was the only age-restricted complex for seniors ages 62 and older within the Rancho Cordova. Coloma Woods has 28 one-bedroom units. The project is federally-financed, and therefore the rents are 30 percent of each tenant's income, the common standard of affordability.

Disabled Persons

Disabilities, as defined by the California Government Code, include, but are not limited to, physical and mental disabilities. A "mental disability" involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. Some mental disabilities are commonly referred to as developmental disabilities. A "physical disability" covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. Possible physical disabilities include those that are neurological, immunological, or musculoskeletal in nature; as well as those which involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive, systems; and those involving the special sense organs, speech organs, skin, or endocrine. A mental or physical disability limits a major life activity, such as a physical, mental, or social activity, including working, by making the achievement of such activities difficult.

Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. Additionally, people with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g. group care homes).

Supportive services such as living skills training and employment assistance may need to be integrated into the housing situation. Housing may need to be physically accessible as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g. lowered countertops, grab bars, adjustable shower heads) and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defines a disability as a mental, physical, or health condition that lasts over six months. There are three types of disabilities: work disability, mobility limitation, and self-care limitation. According to the 2000 Census, 4,279 persons in Rancho Cordova had a work disability (12 percent of the working age population). Furthermore, 821 persons had a self-care limitation in Rancho Cordova (2 percent of the working age population). Of the 6,761 persons with a disability ages 21 to 64 in the City, approximately 47 percent (3,180 persons) are employed. Table A-18 shows the total number of disabilities by age group. Many of these persons have more than one disability, which is why there are a higher number of disabilities than there are disabled persons. The greatest proportion of disabilities is employment disabilities, followed closely by physical disabilities. Physical and employment disabilities are often closely associated, because a person with a physical disability may be unable to work.
The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities adhered to by the City.

TABLE A-18
CITY OF RANCHO CORDOVA DISABILITY TYPE BY AGE

Disability	Number	Percent of Disabilities by Age
Total disabilities	18,273	100.0%
Total disabilities ages 5 to 15 years	720	4%
Sensory disability	78	<1%
Physical disability	98	1%
Mental disability	425	2%
Self-care disability	119	1%
Total disabilities ages 16 to 64 years	13,145	72%
Sensory disability	899	5%
Physical disability	2,824	15%
Mental disability	1,861	10%
Self-care disability	821	4%
Go-outside-home disability	2,461	13%

Disability	Number	Percent of Disabilities by Age
Employment disability	4,279	23%
Total disabilities ages 65 years and over	4,408	24%
Sensory disability	791	4%
Physical disability	1,683	9%
Mental disability	492	3%
Self-care disability	451	2%
Go-outside-home disability	991	5%
Total Sensory disability	1,768	10%
Total Physical disability	4,605	25%
Total Mental disability	2,778	15%
Total Self-care disability	1,391	8%
Total Go-outside-home disability	3,452	19%
Total Employment disability	4,279	23%

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

An analysis of the City's codes and development procedures was completed to identify any constraints to the development of housing for persons with disabilities. No specific governmental constraints to the development of disabled housing were identified. This Housing Element includes programs to monitor the City's development procedures and remove constraints if any become apparent.

In order to accommodate persons with disabilities, residential care facilities for six or fewer adults or eight or fewer children are allowed in the City's residential zones by right. Residential care facilities with more than six adults or eight children are permitted in all land use zones in the City by obtaining a conditional use permit. Additionally, mobile homes used as an accessory dwelling for persons in need of care and supervision are allowed in all zoning designations with a conditional use permit. Other than the requirement of obtaining a conditional use permit, no special design or permitting standards have been established for residential care facilities. The conditional use permits do not have any special provisions required for the development of a residential care facility.

According to the State of California Care Network, the Rancho Cordova Adult Daycare Health Center located at 10086 Mills Station Drive is the only adult daycare facility servicing disabled persons within Rancho Cordova. Currently the facility is licensed for 160 persons and provides services from 7:00 am until 2:00 pm. Clients pay $65 per day for services, which in most cases is covered by MediCal.

There are several adult (non-elderly) residential care homes in Rancho Cordova, which are listed in Table A-19. Most of the homes provide room, board, and services to developmentally disabled residents, although a few homes serve residents with severe psychological problems (e.g. schizophrenia). Care homes for the ambulatory developmentally disabled are not classified as assisted living, although they provide many of the same services as assisted living facilities. Many are paid with Supplemental Security Income (SSI) Program, although some care homes are funded through Alta California Regional Center.

TABLE A-19
RESIDENTIAL CARE FACILITIES

Facility Name	Address	Capacity (persons)	Price Range
Bright Stars Guest Home	3224 Smithlee Drive	6	$877
Cendana Care Home	10104 Monte Vallo Court	6	Alta rate
Cendana's Care Home II	10233 Country Way	6	Alta rate
Cindy Cendana Care Home	10108 Monte Vallo Court	6	Alta rate
Christian Care Home	10250 Pistachio Way	6	$897
Deborah Filpula Adult Home	10090 Lincoln Village Drive	6	Unavailable
Esteves & Manuel Guest Home	3400 Viking Drive	6	$877
Goldsboro Board and Care	3653 Goldsboro Court	6	Unavailable
Kimberly and Beverly's Guest Home	10100 Countryside Way	6	Unavailable
Kimberly's Residential Care Home	10514 Mills Tower Drive	12	Unavailable
Rancho House Inc.	3309 Hogarth Drive	6	Alta rate
Twin Hearts ARF	2310 McGregor Drive	6	Alta rate
Zenaida B. Pilar Care Home	9809 Heartwood Way	6	Alta rate

Source: State of California Community Care Licensing Division, August 2005, and survey of care facilities, August 2005.

Single-Parent and Female-Headed Households

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households generally have lower disposable incomes than two-parent households, meaning that their necessary expenses are a larger portion of their total incomes. Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and especially female-headed households. Single parent and female-headed households may also have special needs involving the availability of daycare or childcare, health care, and other supportive services.

According to data from the 2000 Census, 3,172 households, or 13 percent of all households in Rancho Cordova, are single-parent households with children under the age of 18. Female-headed households, at about 75 percent of all single-parent households, comprise the overwhelming majority of all single-parent households. Of households headed by a female, 62 percent (2,051 households) have related children under 18 present. Additionally, there are 1,121 single-parent households in the City that are headed by a male with children under the age of 18. Of the 2,051 female-headed households with related children under 18, 34 percent (781 households) are classified as below the poverty level while only 26 percent (139 households) of male-headed household with related children under 18 are below the poverty level.

Large Family Households

Large family households are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. Generally, as the number of household members increases, the number of bedrooms needed to accommodate the household also increases. For example, a five-person household would require three or four bedrooms, and a six-person household would usually require four bedrooms. According to the 2000 Census, 13 percent of all households in Rancho Cordova (10 percent of owner households and 15 percent of renter households) include five or more persons (2,525 households). Of the large households, 38 percent (953 households) are owners and 62 percent (1,574 households) are renters. According to the 2000 Census, 50 percent of the housing units in the area have three or more bedrooms. Approximately 76 percent of the owner-occupied housing units and 24 percent of the renter-occupied housing units had three or more bedrooms, according to the 2000 Census. This means there are approximately 7,802 owner-occupied housing units and 2,517 rental-housing units with three or more bedrooms.

Approximately 50 percent of the total housing stock in the City consists of three bedroom or larger units, but the majority of this is owner-occupied. Rental housing for large family households may be more difficult to find, but there are currently at least 12 apartment complexes with three-bedroom units and two apartment complexes with four-bedroom units suitable for larger families. In apartment complexes, there are a minimum of 312 rental units with three or more units (Table A-20).

TABLE A-20
LARGE UNITS IN RANCHO CORDOVA

Apartment Complex	3 Bedrooms	4 bedrooms	5 bedrooms	Monthly Rent
Bishops Court	123	--	--	$1,040
Cambridge Apartments	1	--	--	$1,015

Apartment Complex	3 Bedrooms	4 bedrooms	5 bedrooms	Monthly Rent
Cobble Oaks	16	--	--	$1,525
Cordova Estates	Unknown	--	--	$825
El Mercado	1	--	--	$775
Fountain Crest	16	2	1	$899/$900/$950
La Loma Apartments	8	--	--	30% of income
Park Knoll	2	--	--	$800
Park Meadows	50	12	--	$688/$694
Rancho Cordova Apartments	35	--	--	$850
Terra Vista Apartments	1	--	--	$850
Zinfandel Village	44	--	--	$1,040
Total	**297**	**14**	**1**	**$688 - $1,525**

Source: City of Rancho Cordova Multifamily Housing Survey, ~~2005~~ 2008.

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2000 Census, 1 percent of all employed persons in Rancho Cordova work in the farming, forestry, and fishing occupation (51 persons). In comparison, 6 percent of all employed persons in Sacramento County working in the farming, forestry, and fishing occupation and 2 percent of all employed persons in California work in the farming, and fishing occupation.

The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers and a large influx of farm labor does not occur. It is assumed that the housing need for the limited number of farmworkers in the City is met through existing housing. Farmworker housing is allowed subject to a conditional use permit in AG 20-160, UR, IR, AR 1-10, and RD1-3 zones in the City. Government Heath and Safety Code Section 17021.6 states "no conditional use permit" shall be required of employee housing that serves 12 or fewer employees in agricultural zones. The City is proposing Action 4.3.2 to amend the Zoning Code to allow for agricultural employees to comply with Health and Safety Code Section 17021.6 in the following agricultural zones: AG-20, AG-160, UR, IR, AR-1-10.

Employee housing serving six or fewer employees is considered a single-family residence and allowed in all residential zones. Any application for farm worker housing is treated in the same way as other affordable housing projects and the resources the City has to offer for affordable housing are available for the development of the project. Incentives such as expedited permitting process, streamlining, and modification of development standards are available for the production of farm worker housing.



Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. They also have one of the most difficult housing needs to meet, because of the diversity and complexity of the factors that led to their homelessness, and as a result of community opposition to facilities serving homeless clients. However, California State Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The 2000 Census suggests that approximately 16 percent of Rancho Cordova's population is living below the poverty line (8,452 persons), and about 24 percent are under 18 years of age. These residents are particularly vulnerable to becoming homeless since they are likely to be overpaying for housing and struggling to make ends meet.

In May of 2005, the Rancho Cordova Police Department surveyed homeless individuals and encampments throughout the City. The results identified 56 homeless camps and 172 homeless persons residing in these camps. Due to the temporary nature of homeless encampments, it is possible that some individuals stayed in various encampments. Specific information on the origin of these individuals was not collected. Further conversations with local authorities, Rancho Cordova Neighborhood Services Department, and County homeless shelters indicate that the number of homeless persons in the County who consider Rancho Cordova their place of origin is estimated to be between 70 to 90 persons. Currently, homeless persons residing within City boundaries must travel throughout Sacramento County to receive general services, employment or employment training, and nutritional support. The only food bank located in the City, Cordova Community Food Locker at 10479 Coloma Road, provides a walk-in food service program and maintains a one- to three-day supply of emergency food.

With the possible exception of one transitional housing project, the City of Rancho Cordova has few resources for homeless persons, and has not identified any homeless shelters. The majority of shelters and services for homeless individuals and families are located in the City of Sacramento. Eight homeless service providers were asked about the number of homeless persons they served that may have been Rancho Cordova residents, but none were able to provide this information[4]. The Salvation Army indicated that they receive inquiries about services and shelters located closer to Rancho Cordova about ten times per year.

The Mather Community Campus in Rancho Cordova is a transitional housing project that provides housing, job training, and employment to individuals and families on the former Mather Field Air Force Base. Residents are referred either from emergency shelters or from residential substance abuse treatment facilities. The Mather Community Campus has permission to house up to 200 singles and 55 families. Singles are housed in studio units with a bedroom and

[4] ~~The shelters contacted included Al Ramos Homeless Ministry, River City Community Homeless, River City Homeless Project, VOA Resident Program, Salvation Army Shelter, St. John's Shelter, Francis House, and the Sacramento County Department of Human Services.~~

bathroom, and they share a dining hall area for meals. The family housing contains a kitchen and bathroom, and can be converted to have anywhere from one to four bedrooms, although the most common configuration is three-bedroom units. Currently, the Mather Community Campus houses 160 singles and 30 families with children.

Emergency shelters are permitted in General Commercial (GC) zones in the City of Rancho Cordova, provided the standards and location requirements of the Rancho Cordova Zoning Code are met. Vacant General Commercial sites that can accommodate emergency shelters are identified on the Figure A-2 Multi-family Vacant Land Map - Area 3. There are two vacant sites ranging in size from 16,000 square feet (0.38 acres) to five acres that are in close proximity to the Sacramento Regional Transit System (Light Rail) and public and commercial services located on Folsom and Sunrise Boulevard.
Currently, Transitional Housing is allowed in all agriculture and residential zones subject to issuance of a conditional use permit. An amendment to the City's Zoning Code will permit transitional housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Tables A-38 and A-39 include a list of 571.22 acres of vacant residentially zoned land that can accommodate transitional housing.

The Zoning Code states that all emergency shelters and transitional housing shall be subject to a Development Plan Review and approval by the Planning Director prior to issuance of a building permit or occupancy permit[5]. This process ensures that emergency shelters and transitional housing shall be built within close proximities to public transit, public and private supportive services, and job skills training. All emergency shelters and transitional housing shall incorporate and/or abide by, at a minimum, the aspects described below.

1. Provide telephone(s) for use by clients.
2. On-site personnel during hours of operation when clients are present. The manager's office shall be located near the entry to the facility.
3. Provide secure areas for personal property.
4. The Planning Department shall obtain recommendations from the Sheriff's Department prior to approval of development plans.
5. Off-street parking, provided in the ratio of one space for every ten adult needs, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site.
6. No more than 100 beds shall be provided in any single Emergency Shelter. A use permit by the City's designated authority is required to exceed the 100 bed limit.
7. Emergency facilities must either be located within one-half mile of a designated transit corridor or existing bus route, or, if a facility is not within one-half mile of transit corridor or bus route submit evidence to the Planning Department, in conjunction with Development Plan Review, that transportation will be provided between the facility and a transit corridor or bus line.
8. Shelter programs serving single adults only must be situated more than one thousand (1,000) feet from any other similar program; a public park; a public or private K-12

[5] ~~The applicable section of the Rancho Cordova Zoning Code is Title 3, Chapter 20, Article 4.~~

school; an indoor or outdoor recreational facility primarily designed to serve persons under 18 years old; a child care facility or singe family residential zone.

Transitional shelters and social rehabilitation centers are currently allowed in all agricultural and residential zones subject to the issuance of a conditional use permit.
Such conditions may include, but are not limited to:

1. Dedication of rights-of-way;
2. Improvements of vehicle access to the subject property to City standards;
3. Regulation of the placement of the use or building on the subject property;
4. Regulation of height, number of stories;
5. Regulation of the nature, hours of operation, extent of use; and
6. Regulation of landscaping for the protection of adjoining and nearby properties.

The shelters contacted included Al Ramos Homeless Ministry, River City Community Homeless, River City Homeless Project, VOA Resident Program, Salvation Army Shelter, St. John's Shelter, Francis House, and the Sacramento County Department of Human Services. The applicable section of the Rancho Cordova Zoning Code is Title 3, Chapter 20, Article 4.

HOUSING CHARACTERISTICS

Household Tenure

As is shown in Table A-21 below, there are a higher percentage of ~~rental~~owner households in Rancho Cordova (~~52~~57 percent) than there are ~~owner~~renter-occupied households (~~48~~43 percent~~)~~). This is an increase in the percentage of owner occupied households of 9 percent and corresponding decrease of renter occupied households of 9 percent. The renter occupancy rate in Rancho Cordova is ~~much~~somewhat higher than in ~~both~~ Sacramento County (~~42~~39 percent) and somewhat higher than California as a whole (~~43~~42 percent).
~~Table~~

TABLE A-21
2000 ~~Household Tenure~~HOUSEHOLD TENURE

	Rancho Cordova[1]		Sacramento County[2]		California	
Occupied Housing Units	~~20,416~~24,652	100%	~~453,602~~500,292	100%	~~11,502,870~~12,151,227	100%
Owner-Occupied	~~9,860~~14,041	~~48%~~57%	~~263,819~~306,047	~~58~~61 %	~~6,546,334~~7,102,197	~~57%~~ 58%
Renter-Occupied	10,~~556~~611	~~52%~~43%	~~189,783~~194,245	~~42%~~39%	~~4,956,536~~5,049,030	~~43%~~42%

Source: ~~2000 Census. Summary File 3 presents detailed population and housing~~[1]Rancho Cordova data ~~(such as place~~source: City of ~~birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.~~Rancho Cordova, [2]Sacramento County and California; 2006 Census. Rancho Cordova data not available in the 2006 Census.

~~Single~~

According to the 2000 Census, single-family homes in the City of Rancho Cordova ~~comprise of~~comprised 49 percent of the housing stock (Table A-22). Multi-family housing units in complexes of five or more units ~~account~~accounted for 26 percent of the housing stock. By comparison, 63 percent of the housing stock in Sacramento County and 57 percent of the housing stock in California ~~is~~was single-family detached.

TABLE A-22
HOUSING UNIT TYPE

	Rancho Cordova		Sacramento County		California	
Detached Single-Family	10,567	49%	297,060	63%	6,883,493	57%
Attached Single-Family	1,863	9%	32,246	7%	931,873	8%
2 Units	551	3%	11,608	2%	327,024	2%
3-4 Units	1,513	7%	24,701	5%	697,779	6%
5 + Units	5,699	26%	93,714	20%	2,804,712	23%
Mobile Homes	1,387	6%	14,525	3%	538,423	4%
Boat, RV, van, etc.	37	<1%	960	<1%	31,245	<1%
Total Housing Units	21,617	100%	474,814	100%	12,214,549	100%

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Overcrowded Households

Overcrowding occurs where there is more than one person per room (excluding bathrooms) in an occupied housing unit. Overcrowding is often the result of an inadequate supply of affordable and decent housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 2000 Census, five percent of households in Rancho Cordova were overcrowded and 6 percent of households were severely overcrowded. There were 2,351 households living in overcrowded situations in

the City, which equates to approximately 11 percent of the households. As a comparison, five percent of households in Sacramento County were overcrowded and four percent of households were severely overcrowded in 2000. Six percent of households in California were overcrowded and nine percent of households were severely overcrowded in 2000. Table A-23 shows the level of overcrowding is highest in renter-occupied housing units.

TABLE A-23
2000 OVERCROWDED HOUSEHOLDS

Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Rancho Cordova						
Overcrowded (1.01-1.50 persons per room)	251	3%	836	8%	1,087	5%
Severely Overcrowded (1.50+ persons per room)	138	1%	1,125	11%	1,263	6%
Total Overcrowded Units	389	4%	1,961	19%	2,350	11%
Total Units	9,860	--	10,556	--	20,416	--
Sacramento County						
Overcrowded (1.01-1.50 persons per room)	7,229	3%	12,832	7%	20,061	4%
Severely Overcrowded (1.50+ persons per room)	4,687	2%	14,090	7%	18,777	4%
Total Overcrowded Units	11,916	5%	26,922	14%	38,838	8%
Total Units	263,811	--	189,791	--	453,602	--
California						
Overcrowded (1.01-1.50 persons per room)	278,471	4%	421,839	9%	700,310	6%
Severely Overcrowded (1.50+ persons per room)	283,545	5%	764,497	15%	1,048,042	9%

Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total Overcrowded Units	562,016	9%	1,186,336	24%	1,748,352	15%
Total Units	6,546,237	--	4,956,633	--	11,502,870	--

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Historic Residential Construction Trends

According to the City of Rancho Cordova Building Department, a total of 713 single-family homes were permitted between the City's incorporation on July 1, 2003 and ~~January 1, 2005~~December 31, 2007. During that same period, ~~95~~317 apartment units were constructed, of which ~~20~~22 units were affordable to households with incomes below 50 percent of AMI and ~~70~~295 units were affordable to households with incomes at or below 80 AMI. According to the 2000 Census, there were 20,856 housing units in the City. As of January 1, ~~2005~~2008, the City had ~~21,664~~24,652 housing units built or permitted.

Housing Vacancy

Vacancy trends in housing are analyzed using the "vacancy rate," an indicator of housing supply and demand. For example, if the demand for housing is greater than the supply, the vacancy rate is likely low and the price of housing is increasing. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020," the desirable vacancy rate in a community is considered to be five percent, which accounts for normal turnover in owner-occupied and rental housing. Generally, when the vacancy rate is less than five percent, the demand for housing exceeds the supply, and both buyers and renters may see an increase in housing costs.

The 2000 Census notes that the vacancy rate for homeownership in Rancho Cordova was 2.2 percent and was 3.8 percent for rental housing. These vacancy rates would generally be considered low. Sacramento County had a 4.8 percent vacancy rate for rental housing units and a 1.4 percent homeownership vacancy rate, which are also lower than normal (2000 Census). Table A-24 shows the breakdown of vacant units in Rancho Cordova.

TABLE A-24
HOUSEHOLD VACANCY STATUS

	Rancho Cordova	Sacramento County	California

	Rancho Cordova		Sacramento County		California	
Vacant Housing Units	932	100%	21,212	100%	711,679	100%
For rent	408	44%	9,534	45%	190,321	27%
For sale only	169	18%	3,875	18%	92,197	13%
Rented or sold, not occupied	59	6%	1,770	8%	50,846	7%
For seasonal, recreational, or occasional use	39	4%	1,621	8%	236,857	33%
For migrant workers	0	0%	32	<1%	2,205	<1%
Other vacant	257	28%	4,380	21%	139,253	20%

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Age of Housing Stock

For many communities, the age and condition of housing stock provides an additional measure of housing adequacy and availability. Although the age of housing does not always indicate substandard conditions, neighborhoods with many homes over 30 years old are more likely than recently built neighborhoods to have many homes in need of maintenance, utility and amenity updates, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, suggesting a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling.

Approximately ~~40~~ 35 percent of Rancho Cordova's housing stock is over 35 years old, and only ~~14~~25 percent of the City's housing has been constructed since 1990 (Table A-25). In comparison, 37 percent of Sacramento County's housing stock and 47 percent of California's housing stock is over 35 years old. The City estimates that over 25 percent of the housing units in Rancho Cordova need maintenance or rehabilitation, based on the age of the housing stock alone.

TABLE A-25
AGE OF HOUSING

	Rancho Cordova		Sacramento County		California	
Year	Number	Percent	Number	Percent	Number	Percent
1939 or earlier	106	<1%	26,890	5%	1,152,550	9%
1940-1959	3,570	16%	96,097	18%	2,834,883	22%
1960-1969	5,040	23%	73,649	14%	2,047,205	16%
1970-1979	6,726	30%	109,011	21%	2,504,157	19%
1980-1989	3,807	17%	93,217	18%	2,098,028	16%
1990-1998	2,035	9%	66,356	13%	1,386,381	11%
1999-2000	333	2%	9,594	2%	191,345	1%
2001-2004[1]	2,473	3%	49,834	9%	637,199	5%
TOTAL	**24,090[1]**	**100%**	**524,648[2]**	**100%**	**12,945,237[2]**	**100%**

Source: ~~2000~~2006 Census Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.
1 City of Rancho Cordova Building Department.
2 Department of Finance 2005 estimates.

Condition of the Housing Stock

Without performing a physical inspection, it may be assumed that overcrowded units, units lacking complete plumbing, and units constructed before 1940 exhibit substandard conditions. According to the 2000 Census, all of the occupied housing units in Rancho Cordova had adequate plumbing facilities and less than 1 percent were built before 1940.

Redevelopment Area Blight Assessment

The City of Rancho Cordova hired Seifel Consulting to define a Redevelopment Area within the City. To assist in the process, Pacific Municipal Consultants (PMC) was hired to survey the "housing" portion of the proposed redevelopment area with the goal of determining which areas are in need and are eligible for redevelopment assistance. The housing conditions survey was conducted in areas of the City with known concentrations of housing exhibiting a need for immediate maintenance. The surveyed area is noted on the Rancho Cordova Study Area Map (Figure A-1). The housing conditions survey was conducted for all single-family homes,

duplexes, multi-family apartment complexes, and mobile home parks that were located within the project area.

In evaluating individual homes, surveyors noted concerns with the structure, roofing, siding, windows/doors/shutters, and any other relevant systems. Examples of other relevant systems include faulty wiring, external piping/plumbing, and a lack of air conditioning. The four ratings that were used to describe the condition of housing units and the extent of rehabilitation needed are as follows:

- 4: Very good to excellent conditions;
- 3: Generally good conditions, some deficiencies;
- 2: Extensive physical deficiencies; and
- 1: Very extensive physical deficiencies.

Each rating is associated with a set of general statements on the condition of various aspects of the house and property. Some of the criteria for each rating level are listed below, but not all of the statements must apply for a house to earn a particular rating.

Rating 4: Very good to excellent conditions

- Foundation is sound, intact, and complete. Vent screens are in place. No substantial damage or wear is visible.
- All structural elements; including exterior walls, porches, overhead porch and shade structures, carports and other attached structures, and fences; are sound and in a good state of repair.
- Roofing and associated elements are in good repair. Little or no maintenance or repair is required.
- Siding is in good shape, needs no repair, and needs little or no paint.
- Windows and doors are intact and in good repair. There is little or no damage.
- Landscaping is reasonably maintained.

Rating 3: Generally good conditions, some deficiencies

- Foundation requires some repairs, but is generally intact. Screens may be damaged. Stem walls or block foundations may show minor damage.
- Structural elements show some wear and require minor repairs, but are basically sound.
- Some roof shingles are missing. Gutters are slightly skewed. Minor repairs are required, but roof is generally sound.
- Stucco shows minor cracks. Siding has minor surface damage, but is intact. Repainting is needed.
- Windows and doors show some damage. Some screens are damaged or missing.
- Landscaping needs minor or major restoration. Some plants are dead. There are dead patches in lawn.

Rating 2: Extensive physical deficiencies

- Foundation is either partially missing or is in such condition that substantial portions must be replaced. Foundation may demonstrate sagging at floor line.

- Structural elements show extensive wear, including porches with minor sagging, fences that are leaning, structure members (major wood elements) that show some cracking, and railings or stairs that are damaged.
- Roof needs to be replaced. Roof structure is intact. Chimney requires minor to moderate repairs. Gutter sections are detached or significantly skewed. Downspouts are missing.
- Siding or stucco needs moderate repair, patching, and paint.
- Window frames require some repair. Multiple panes are broken.
- Landscaping requires substantial restoration. Some debris is accumulating in yard. Overgrown vegetation is creating minor hazards.

Rating 1: Very extensive physical deficiencies

- No foundation is present or foundation is in advanced state of disrepair and needs to be completely replaced.
- There are major structural issues. Structural elements show major flaws such as leaning, or load-bearing elements show signs of cracking and wear that could result in structure failure. Fence sections are failing or are down. Conditions constitute a hazard to the public and/or residents.

Of the 10,926 housing units that were surveyed, 44 percent (4,770 units) were multi-family, 39 percent (4,252 units) were single-family detached, 14 percent (1,560 units) were duplexes, and three percent (344 units) were mobile homes. The results in Table A-26 indicate that approximately 42 percent (4,617 units) of the units surveyed exhibit extensive deficiencies and three percent need to be completely replaced. Out of 4,770 multi-family units, 64 percent (3,051 units) display extensive deficiencies and 4 percent (192 units) need to be replaced.

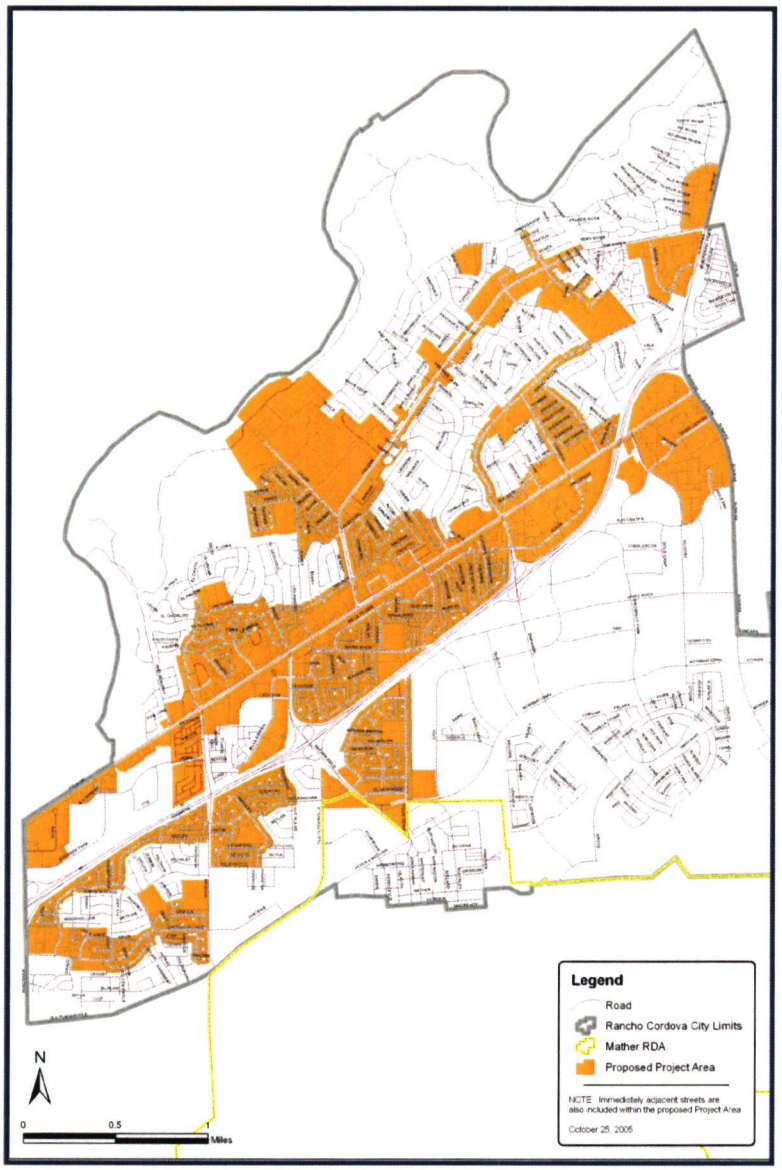
TABLE A-26
BLIGHT ASSESSMENT RESULTS

Rating	Units	Percentage
Detached Single-Family	**4,252**	**39% of total units**
Very good to excellent condition (Rating 4)	105	2%
Generally good condition, some deficiencies (Rating 3)	3,308	78%
Extensive physical deficiencies (Rating 2)	826	19%
Very extensive physical deficiencies (Rating 1)	13	<1%
Duplexes	**1,560**	**14% of total units**
Very good to excellent condition (Rating 4)	6	<1%
Generally good condition, some deficiencies (Rating 3)	923	59%

Rating	Units	Percentage
Extensive physical deficiencies (Rating 2)	625	40%
Very extensive physical deficiencies (Rating 1)	6	<1%
Multi-family	**4,770**	**44% of total units**
Very good to excellent condition (Rating 4)	4	<1%
Generally good condition, some deficiencies (Rating 3)	1,523	32%
Extensive physical deficiencies (Rating 2)	3,051	64%
Very extensive physical deficiencies (Rating 1)	192	4%
Mobile Homes	**344**	**3% of total units**
Very good to excellent condition (Rating 4)	0	0%
Generally good condition, some deficiencies (Rating 3)	151	44%
Extensive physical deficiencies (Rating 2)	115	1%
Very extensive physical deficiencies (Rating 1)	78	23%
Total	**10,926**	**100%**

Source: City of Rancho Cordova, 2005. Blight Assessment Survey Results.

FIGURE A-1
PROPOSED RANCHO CORDOVA REDEVELOPMENT PROJECT AREA



Housing Costs and Overpayment

For-Sale Housing Cost

The residential real estate market hads ~~recently~~ enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market through 2005. In 2006, the real estate market began experiencing a decline with the median sales price for a home in Rancho Cordova ~~was~~ dropping from $317,325,000 in ~~May 2005~~December 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems, DRA, to $281,000 by January 2008. This follows the current trend of ~~increasing~~ decreasing sales prices in the Sacramento area real estate market. Table A-27 provides a breakdown of the units sold in Rancho Cordova over the past two years, according to information published in the *Sacramento Bee*.

TABLE A-27
MEDIAN HOUSING RESALE PRICE – RANCHO CORDOVA

Bedrooms	Units Sold ~~May 2003~~June 2006 through ~~May 2005~~January 2008	City Range	Average	Median	% of Total
Single-Family Homes (Resale)					
1	~~1~~0	~~$259,000 -~~	~~$259,000 -~~	~~$259,000 -~~	~~<1%~~0%
2	~~77~~47	~~$129,000 - $420,000~~$155,300 - $425,000	~~$208,668~~$234,287	~~$205,000~~$223,550	3.7%
3	~~743~~631	~~$22,000 - $489,000~~$31,500 - $698,500	~~$243,781~~$310,539	~~$248,250~~$281,000	~~65%~~49.8%
4	~~280~~453	~~$25,500 - $685,000~~$52,804 - $814,000	~~$281,500~~$374,541	~~$281,500~~$320,440	~~25%~~35.7%
5+	~~41~~137	$~~33~~45,000 - $~~435,000~~834,531	~~$293,707~~$478,681	~~$292,500~~$322,000	~~3%~~10.8 %
Total	1,~~142~~268	--	--	--	100%
Condominiums (Resale)					
1	--	--	--	--	
2	~~82~~39	$~~65~~1,000 - $~~250~~240,000	~~$150,719~~$149,343	~~$146,500~~$139,643	~~60%~~ 51%

Bedrooms	Units Sold ~~May 2003~~June 2006 through ~~May 2005~~January 2008	City Range	Average	Median	% of Total
3	~~52~~37	$~~145~~120,000 - $~~268~~265,000	~~$197,604~~$214,009	$~~195~~215,000	~~38%~~49%
4	~~3~~0	~~$150,000 - $225,000~~ --	~~$175,666~~ --	~~$152,000~~ --	~~2%~~0%
Total	~~137~~76	--	--	--	100%

Source: Sacramento Bee, ~~2005~~2008, Homes Sold, ~~May~~March.

Developers building homes in Rancho Cordova in the next few years plan to offer single-family homes ranging from 1,427 to 5,600 square feet. Prices will start in the low to middle $300,000s and may reach the high $800,000s. Townhouses in the area, which will feature two or three bedrooms and between 1,200 and 1,600 square feet, will have prices starting in the low $200,000s. Table A-28 includes a summary of developer's floor plans and price ranges for subdivisions in the early stages of development in Rancho Cordova.

TABLE A-28
NEW SINGLE-FAMILY HOME SIZE AND PRICE STATISTICS

Bedrooms/Bathrooms	Floor Plans	Sq. Ft. Range	Price Range	Sq. Ft. Median	Median Price
3/2	~~12~~15	~~1,327-2,042~~1,387-3,095	$~~359~~289,990-~~446,990~~462,950	~~1,610~~2,081	~~$380,970~~$340,900
3/3	~~2~~1	~~2,276-2,362~~3,075	$~~427,990-431~~372,990	N/A	N/A
4/2	~~7~~6	~~1,595-2,711~~2,184-3,130	~~$382,950-550,990~~$309,990-491,990	2,~~201~~358	~~$402,990~~$355,900
4/3	~~16~~10	~~1,834-4,265~~2,113-3,942	~~$397,950-699,490~~$354,999-542,990	2,~~605~~878	$~~470~~449,990
5/3	3	~~2,783-4,050~~2,821-3,937	~~$510,950-748,490~~$429,990-511,990	3,~~100~~070	~~$677,490~~$509,990
~~5/4~~6/3	~~4~~1	3,~~165-4,150~~374	$~~547~~469,990-~~800,490~~	~~4,103~~N/A	~~$675,720~~N/A
~~6/5~~	~~2~~	~~4,900-5,600~~	~~$822,490-873,490~~ ~~N/A~~		~~N/A~~

Source: Sacramento Bee listings and developer websites, ~~June 2005~~April 2008.

As shown in Table A-29, median housing prices for Sacramento County have not continuously increased over the past ten years. However, in comparison to previous years, home prices increased significantly over the past three years.

TABLE A-29
HISTORIC MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SACRAMENTO COUNTY

Year	Median Sales Price	Percentage Change from Previous Year
2007	$342,700	-8.5%
2006	$374,500	7%
2005[1]	$350,000	12.9%
2004	$305,000	20.7%
2003	$242,000	16.9%
2002[2]	$201,000	12.9%
2001	$174,950	16.5%
2000	$146,000	11.0%
1999	$130,000	5.0%
1998	$123,500	0.8%
1997	$122,500	3.7%
1996	$118,000	-2.5%
1995	$121,000	-6.6%
1994	$129,000	-1.9%
1993	$131,500	-0.4%
1992	$132,000	

Source: Sacramento Association of Realtors, ~~2005~~2008.
1 Data based on January 2005 to April 2005 period.
2 Data on West Sacramento began to be included with that of Sacramento County, possibly lowering the median price.

Rental Housing Cost

A survey of apartment complexes in Rancho Cordova carried out ~~between~~ in April ~~and July~~ of ~~2005~~2007, the monthly rent for apartments in Rancho Cordova ranged from $500 for a studio unit to $1,525 for a three-bedroom unit. The current price ranges and median rents for apartments of varying sizes are shown in Table A-30. The unit and rent information reflects only apartment complexes, which could be contacted during the survey timeframe.

TABLE A-30
RENTAL PRICES FOR SELECTED APARTMENTS IN RANCHO CORDOVA

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Total Units	52	2,309	2,730	249
Rental Range	$500-~~595~~625	$450-925	$650-1,125	$~~775~~800-1,525
Median Rent	$550	$~~665~~650	$~~765~~750	$~~875~~1015

Source: Rancho Cordova Multifamily Housing Database, ~~2005~~2007.

Rental Prices for Selected Homes in Rancho Cordova and Surrounding Areas
~~A June 2005~~
An April 2008 survey of single-family homes, duplexes, and condominiums for rent in Rancho Cordova ~~and its planning area~~ reveals a wide range of rents (Table A-31). The survey, ~~which~~ covered listings in the Sacramento Bee and on popular websites (e.g. Craigslist)~~, showed that rents appear to be generally more affordable in Rancho Cordova than in the planning area~~.

TABLE A-31
RENTAL PRICES FOR SINGLE-FAMILY, DUPLEX, AND CONDOMINIUM HOMES

	Rancho Cordova			
	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Units Surveyed	10	17	8	6
Rental Range	$795-1,175	$880-1,650	$1,199-1,950	$1,750-3,000
Median Rent	$850	$1,350	$1,600	$2,500

Source: Sacramento Bee and Craig's List ~~June 2005~~April 2008.

Mobile Home Parks

Mobile homes are often a source of affordable housing in communities where stick-built homes are beyond the price range of low- and moderate-income households. In the Sacramento area, there are currently many mobile homes for sale, and they vary considerably in price, quality, and age. Table A-32 shows prices for new and used mobile homes. Very inexpensive mobile homes are generally those built before 1980, some of which may have structural problems. Newer mobile home models can be quite large, with more than 2,500 square feet and four bedrooms. Amenity upgrades similar to those found in new wood-built homes are offered by many mobile home dealers, and interiors are now comparable in appearance to those of homes in new subdivisions. Although mobile homes have often been stigmatized for their poor construction

and lack of appreciation, all new mobile homes now must meet or exceed construction standards set by the US Department of Housing and Urban Development and mobile home owners have seen their equity grow.

TABLE A-32
MOBILE HOME PRICES IN THE SACRAMENTO AREA

	Used			New		
	2 BR	3 BR	4 BR	2 BR	3 BR	4 BR
Price Range	~~$12,700~~11,000- ~~$3~~412,000- $150,000	~~$3~~412,000- $215,000	~~$72,500-~~ ~~$100,500~~$45,000- $235,000	~~$40,380~~38,000- $142,000	~~$55,718~~52,000- 280,000	~~$95~~85,000- $300,000
Median	~~$53~~50,000	~~$86~~82,500	$83,~~450~~050	~~$57,177~~$56,000	~~$79,971~~$78,00	~~$140~~130,000

Source: Sacramento Bee classifieds, Property Managers and ~~manufacturer and resale websites, June 2005.~~ www.mhvillage.com, April 2008.

Mobile home owners generally rent a lot in a mobile home park, and pay separately for their utilities. New mobile home buyers usually choose a park in which to locate their home, while most purchasers of used mobile homes leave their home in the park where it was originally located. Rancho Cordova has nine mobile home parks with around 1,400 units (Table A-33). The extremely low vacancy rates in these parks indicate that there is likely substantial demand for additional lots. Most of the lot rents, paired with a mortgage and utility costs, would put homes out of reach for very-low income families, but are affordable to low- and moderate-income households.

TABLE A-33
MOBILE HOME PARKS IN RANCHO CORDOVA

Name	Address	Units/ Lots	Vacant Lots	Rent	Utilities	Utilities Included[1]
Aspen Grove Mobile Home Community	10299 McCracken Drive	22				
Bradshaw Mobile Home Park	3501 Bradshaw Road	140	2	$500	$0.00	W/S/G
Briarwood Mobile Home Park	2950 Routier Road	105	~~0~~6	~~$453~~520	~~$49.00~~	~~W/S/G~~
Centennial Estates	9885 Mills Station Road	183	~~0~~18	$475	~~$37.09~~	W~~/S/G, storm drain~~
Colonial Estates	10026 Horn Road	144	~~0~~6	~~$510~~540	~~$48.93~~$55.00	~~W/S/G~~

Cordova Mobilehome Estate	10035 Mills Station Road	177	0	$475	$39.51	~~S/G~~
Mobile Country Club[2]	2473 Sunrise Boulevard	~~480~~479	~~0~~1	~~$410-~~ ~~475~~525	$4.20	~~W/S/G;~~ ~~storm drain~~
Park Royale Mobile Village	2910 Routier Road	95				
Twilight RV and Mobile Home Park	61 Rocket Circle	~~54~~60	0	~~$340~~417	~~$90.00~~	W/S/G~~;~~ ~~gas;~~ ~~electric~~
Total	**9 properties**	**1,~~400~~405**	**~~2~~33**			

Source: California Department of Housing and Community Development and property managers, ~~*June 2005*~~*April 2008.*

1 W/S/G is the abbreviation for water/sewer/garbage.

2 This park is restricted to persons 55 years of age or older.

Overpayment

Overpayment compares the total cost of shelter with a household's ability to pay for that shelter. Shelter cost is defined as the monthly cost of owning or renting a home, including the mortgage or rent, property taxes, insurance, and utilities. Specifically, overpayment is defined as a monthly shelter cost in excess of 30 percent of a household's income.

According to the 2000 Census, and as shown in Table A-34, 33 percent of the occupied housing units in Rancho Cordova are overpaying for shelter. About 28 percent of the owner households and 37 percent of the renter households in the City are overpaying for housing. Approximately 62 percent of the owner households earning between $20,000 and $35,000 annually were in overpayment situations in 2000, likely indicating increased difficulty in obtaining entry-level single-family housing. Compared to Sacramento County (33 percent), a similar percentage of Rancho Cordova residents are overpaying, but the state as whole has a higher percentage of residents overpaying (38 percent).

TABLE A-34
RANCHO CORDOVA HOUSING EXPENDITURE RATE
PER INCOME GROUP

Income	Housing Type				Total
	Owner		Renter		
	30%	35%	30%	35%	
Rancho Cordova					
Less than $10,000	0%	72%	2%	77%	78%
$10,000 to $19,999	7%	51%	10%	76%	80%
$20,000 to $34,999	15%	47%	18%	28%	51%
$35,000 to $49,999	18%	23%	4%	2%	21%
$50,000 to $74,999	10%	2%	0%	0%	8%
$75,000 and over	1%	1%	0%	0%	1%
Percent of Total Households	**28%**		**37%**		**33%**
Sacramento					
Less than $10,000	4%	70%	3%	75%	77%
$10,000 to $19,999	6%	54%	9%	75%	77%
$20,000 to $34,999	9%	47%	17%	27%	49%
$35,000 to $49,999	14%	26%	7%	4%	27%
$50,000 to $74,999	10%	10%	1%	1%	14%
$75,000 and over	6%	4%	0%	0%	3%
Percent of Total Households	**27%**		**41%**		**33%**
California					
Less than $10,000	3%	67%	3%	70%	72%
$10,000 to $19,999	6%	57%	8%	76%	78%
$20,000 to $34,999	7%	48%	17%	37%	54%
$35,000 to $49,999	11%	35%	10%	12%	34%
$50,000 to $74,999	13%	20%	5%	4%	32%
$75,000 and over	15%	18%	3%	1%	9%
Percent of Total Households	**31%**		**48%**		**38%**

Source: 2000 Census Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Housing Affordability by Household Income

Tables A-35 and A-36 show the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate-, and above moderate-income households.
Affordability is based on a household spending 30 percent or less of their total household income for shelter. In the tables below, affordability is calculated using the maximum household income levels established by the Department of Housing and Community Development and previously shown in Table A-12.

The median sales price for single-family homes in Rancho Cordova peaked in 2006. Prices have declined in 2007 and during second quarter of 2008. I~~continues to increase. I~~n April 2008~~May 2005~~, the median single-family three-bedroom new home sales price in the City was $340,900~~17,000~~. and the median sales price for an existing three-bedroom home was $281,000 (between May 2006 and January 2008). The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~111,200. The maximum affordable sales price for a four-person household low-income household is $~~171~~166,000~~, while, the median sales price for a three-bedroom home was $248,250 (between May 2003 and May 2005).~~ Therefore, the median sales price for single-family homes in Rancho Cordova is currently well above the maximum sales price affordable to very low-, low- and moderate-income groups.

TABLE A-35
AFFORDABLE RENTER-OCCUPIED HOUSING COSTS

Income Group	~~Household Rent Levels~~Maximum Affordable Rents 1-Person	2-Person	3-Person	4-Person
Very Low				
Monthly Rent	$~~644~~538	$~~725~~627	$~~850~~669	$~~930~~758
Monthly Income	~~$1,871~~$2,071	$2,~~138~~367	$2,~~404~~663	$2,~~671~~958
Low				
Monthly Rent	$~~981~~911	$1,~~108~~053	$1,~~283~~148	$1,~~412~~291
Monthly Income	~~$2,992~~$3,313	$3,~~417~~788	~~$3,845~~$4,258	$4,~~275~~733
Moderate				
Monthly Rent	$1,~~429~~407	$1,~~621~~622	$1,~~859~~789	~~$1,590~~$2,001
Monthly Income	$4,~~488~~967	$5,~~125~~683	~~$5,767~~$6,392	~~$6,408~~$7,100
Above Moderate				

Income Group	~~Household Rent Levels~~Maximum Affordable Rents 1-Person	2-Person	3-Person	4-Person
Monthly Rent	> $1,~~429~~407	> $1,~~621~~622	> $1,~~859~~789	> ~~$1,590~~2,001
Monthly Income	> $4,~~488~~967	> $5,~~125~~683	> ~~$5,767~~6,392	> ~~$6,408~~7,100

Source: ~~2005~~2008 Income Limits, Department of Housing and Community Development, ~~January 2002~~

Note: Affordable housing costs for renter occupied households assume that 30 percent of gross household income, inclusive of a utility allowance, is applied toward rent. Assumed utility allowance for a 1- and 2- person household~~s~~ is $83/month. Assumed utility allowance for a 3- and 4-person household~~s~~ is $129/month.

TABLE A-36
AFFORDABLE OWNER OCCUPIED HOUSING COSTS

Income Group	Household Sales Price 1-Person	2-Person	3-Person	4-Person
Very Low				
Max Sales Price	~~$74,790~~$60,800	~~$85,500~~$77,600	~~$96,120~~$94,500	~~$106,830~~$111,200
Annual Income	~~$22,450~~$24,850	~~$25,650~~$28,400	~~$28,850~~$31,950	~~$32,050~~$35,500
Low				
Max Sales Price	~~$119,610~~$85,300	~~$136,710~~$112,300	~~$153,810~~$139,100	~~$171,000~~$166,000
Annual Income	~~$35,900~~$39,750	~~$41,000~~$45,450	~~$46,150~~$51,100	~~$51,300~~$56,800
Moderate				
Max Sales Price	~~$179,550~~$97,500	~~$205,020~~$138,400	~~$230,760~~$178,600	~~$256,410~~$219,000
Annual Income	~~$53,850~~$59,600	~~$61,500~~$68,200	~~$69,200~~$76,700	~~$76,900~~$85,200
Above Moderate				
Max Sales Price	~~>$179,550~~>$97,500	~~> $205,020~~> $138,400	~~>$230,760~~>$178,600	~~> $256,410~~> $219,000

Income Group	Household Sales Price 1-Person	2-Person	3-Person	4-Person
Annual Income	> $~~53,850~~59,600	> $~~61,500~~68,200	> $~~69,200~~76,700	> $~~76,900~~85,200

Source: ~~2005~~2008 Income Limits, Department of Housing and Community Development, January 2002; http://nt.mortgage101.com
Note: Affordable housing sales prices are based on the following assumed variables: ~~10~~ 3 percent down payment, 30 year fixed rate mortgage at 6.0 percent annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes and assessments, ~~,~~ homeowner's insurance and private mortgage insurance.

FACTORS CONTRIBUTING TO THE FUTURE HOUSING NEEDS OF RANCHO CORDOVA

The City of Rancho Cordova is expected to experience a population percentage increase of ~~64~~80 percent between 2005 and 2010 and an additional ~~10~~82 percent increase between 2010 and ~~2030~~2035 (PLACE3S). Job projections for Rancho Cordova also show increases through 2010. Between 2005 and 2010, the City will need an additional 4,275 jobs to keep pace with its growing population, which is an increase of nine percent over the current total. Additionally, the City will need another 19,868 jobs between 2010 and 2030, a 39 percent increase over the 2005 increase (PLACE3S).

The City of Rancho Cordova had an annual average unemployment rate of 5.4 percent in June 2005, which was higher than Sacramento County's annual average unemployment rate of 4.9 percent. The City of Rancho Cordova had the same unemployment average as California. Annual average unemployment rates are based on the Economic Development Department's (EDD) 2005 Sub County Areas annual average.

The population of household groups with special needs (i.e., female headed households, seniors) will continue to increase through 2007. Disabled households are projected to need the greatest amount of housing through 2007; there will be 3,451 disabled households added during the 2000 to 2007 time period. Single-parent households are projected to grow by 333 households per year from 2000 to 2007, and large family households will likely show a similar increase (318 households per year).

~~Single-family home prices in Sacramento County have steadily increased over the past five years and showed a sharp increase of approximately 20.7 percent between 2003 and 2004. As a consequence of higher home prices and growth in the service sector (which has the lowest median income ranges of the workforce sector),~~ The high foreclosure rates stemming from sub-prime mortgages have resulted in tightened lending standards. Fewer households will qualify for market rate financing and the number of households requiring affordable rental and owner housing opportunities will continue to grow. (HCD, 2008). ~~t~~Therefore, the need to plan for affordable housing in Rancho Cordova will remain important through ~~2007~~2013.

The City has adequate infrastructure and can provide public services to all vacant land and available sites for multi-family and single-family developments. All potential single-family sites within the City are free of governmental and non-governmental constraints and have adequate infrastructure available for development.

Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and counties their "fair share" of the region's projected housing needs. A fair share of housing units is calculated for each of four income groups based on a jurisdiction's current share of housing for different income levels, and on the jurisdiction's amount of available vacant land. Fair share needs are allocated over the five-year planning period for every jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction. SACOG's current RHNP schedule is from January 1, ~~2000~~2006 through July 1, ~~2007~~2013.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all populations within a particular community.

Table A-37 provides the Regional Housing Needs Allocation (RHNA) target for the planning period ~~2000~~2006 through ~~2007~~2013 (also referred to as "basic construction needs") for each of the four household income groups for the City of Rancho Cordova.

TABLE A-37
RANCHO CORDOVA REGIONAL HOUSING NEEDS
ALLOCATION FOR 2006-2013

Income Group	Existing (2000)	Projected ~~(2007)~~(2013)	New Units Needed	
	#	#	#	%
Very Low	5,~~366~~406	~~5,925~~ 7,513	~~559~~2,107[1]	20.3%
Low	4,~~090~~085	~~4,497~~ 5,680	~~407~~1,595	~~14%~~15.3%
Moderate	4,~~349~~491	~~4,855~~ 6,482	~~506~~1,991	~~18%~~19.2%

Above Moderate	6,737340	8,076 11,042	1,3394,702	48%45.2%
TOTAL	**20,542322**	**23,35330,717**	**2,81110,395**	**100%**

Source: SACOG Regional Housing Needs Plan; City of Rancho Cordova

[1] *Includes 1,054 units for extremely low-income households.*

Based on the above projections the City of Rancho Cordova will need to provide an additional 9663,702 affordable housing units or 3436.6 percent of all new housing units to people in the very low- to low-income groups in order to comply with SACOG's RHNP allocation targets for these income levels. Of the 2,107 very low-income need, 50% (1,054 units) are presumed to be needed for extremely low-income households (households with incomes below 30% AMI). In addition, the City will have to provide 1,8456,693 housing units available to moderate and above-moderate income households. A total of 2,81110,395 new housing units are anticipated to be needed by SACOG for the City of Rancho Cordova by 20072013. Since incorporation 2,473January 2006, 1,227 residential dwellings have been constructed or are currently under construction in the City. Of these, 20no units were affordable to very-low income households and 70 units were affordable to or low-income households and 203 were affordable to moderate-income households.

There are 3,477 units that are currently approved and there are 28,805 units that are currently being proposed in Specific Plan Projects and Special Planning Areas. As a result of the building production since 2000 and currently approved projects, the City should meet and surpass their RHNA by 2007.

FUTURE DEVELOPMENT POTENTIAL

The City of Rancho Cordova currently has 571 acres of vacant land zoned solely for residential development and 68.18150.25 acres with zoning designations that allow for multi-family development. There are an additional 4,169 acres not currently zoned residential located within the City, potentially allowing for 28,805 units to be built within these areas. There are 12,196 units proposed to be zoned for low density or single-family residential (3.5 to 6.1 units per acres), 11,488 zoned for medium density (6.1 to 10.8 units per acre), and 4,772 units zoned for high density residential (13.2 to 30 units per acres).

This section provides the inventory of vacant land that is available in the City of Rancho Cordova for both multi- and single-family residential development. Tables A-38 and A-39 provide the parcel number, size of parcel, and current zoning designation of each site.

Available Multi-Family Sites

The City of Rancho Cordova currently has approximately 21.2248.74 acres of vacant land that are currently zoned to accommodate multi-family development. These vacant sites are located adjacent to existing residential developments, indicating that infrastructure is available, and the sites do not have other known constraints to development. The total number of multi-family

units that could be developed, based on the maximum number of units allowed by each zoning designation, is ~~385~~797 units. Sites with residential densities of at least 20 units per acre are anticipated to accommodate housing units affordable to low-income households. The details for each multi-family vacant site are provided in Table A-38.

Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. Multi-family development is allowed on sites with Limited Commercial (LC), Shopping Commercial (SC), and Business Professional (BP) zoning based on the same standards and approval process as multi-family development in the RD-20 and RD-40 zone. RD-20 standards apply to LC and SC, while RD-40 standards apply to BP.. Therefore, the City considers these sites both appropriate and adequate for multi-family development. There are currently ~~66.18~~101.51 acres with these zoning designations (Table A-38). ~~As of October 1, 2005, the City had produced 90 housing units affordable to very low- and low-income households using tax increment funds and will still need to accommodate an additional 1,157 very low-, low- and moderate-income housing units by 2007 to meet their regional housing needs allocation.~~ The total number of multi-family units that could be developed on available sites is ~~1,653~~1,820, based on a holding capacity of 80 percent of the maximum number of units allowed by each zoning designation therefore, the City will have sufficient amount of land zones to meet its regional housing needs allocation through ~~2007~~2013. In addition, Figure A-2 Vacant Multi-family Sites and Area Maps ~~1-5~~**[to be inserted]** identify the sites listed in the vacant land inventory.

TABLE A-38
VACANT MULTI-FAMILY SITE CHARACTERISTICS

~~*Source: City of Rancho Cordova 2005.*~~

~~*Note: All the vacant sites listed above are based on currently vacant subdivided lots.*~~

~~*1 A holding capacity of 80 percent of the maximum units allowed by zoning designation was used to determine the total number of units allowed. Currently projects are being built at 90 percent and higher.*~~

~~*2 An assumption was made that one mixed use multi-family project could be accomodated per site and would take up approximately 20 percent of the total site with an 80 percent maximum units holding capacity.*~~

~~*3 Future home of the Sundance Mather East, a 128 units housing project.*~~

~~*4 Future home of Trinity Gardens, a 20 unit apartment complex.*~~

~~*5 Future homes of Terra Luna, an 11 unit single family housing project.*~~

APN	Parcel Size	Zoning	GP Designation	Allowable Density	Capacity	Infrastructure Capacity	On-site Constraints
Multifamily Ddesignated sSites							
076-0213-009	1.41	RD-30	HDR		33		
Subtotal	**1.41**				**33**		
Villages of Zinfandel Special Planning Area							
072-2360-004	19.5	RD-20	MDR		348		
Subtotal	**19.5**				**348**		
Folsom Boulevard Special Planning Area							

075-0033-017	.83	RMU			11		
075-0450-005	7.82	RMU			78		
075-0450-005	6.63	RMU-TOD			132		
057-0211-038	.40	RMU			5		VLI proposed HfH site
Subtotal	~~15.28~~15.68				~~221~~226		
Sunridge Planning Area							
067-0430-037	2.76	RD-20			44		
067-0430-039	10.11	RD-20			162		
Subtotal	**12.87**				**206**		
Villages of Zinfandel Special Planning Area							
072-2360-006	42.8	BP	OMU		256		
072-2360-016	30.9	BP	OMU		192		
072-2360-016							
072-2360-023							
072-2360-024							
072-2360-025							
072-2360-026							
072-2360-027							
072-2360-028							
072-2360-029							
072-2360-030							
072-0370-100	21.0	BP	OMU		128		
Subtotal	**94.7**				**576**		
Mather East							
067-0030-040	11.82	LC	CMU		128		
067-0030-038	13.65	LC	CMU		218		
067-0030-039	2.42	LC	CMU		38		
067-0030-051	6.25	LC	CMU		100		
067-0030-052	4.75	LC	CMU		76		
Subtotal	**38.89**				**560**		
Countryside/Lincoln Village Planning Area							
077-0200-022	.53	LC	CS/LVPA		8		
068-0030-050	1.88	SC	CS/LVPA		30		
068-0030-049	.4	SC	CS/LVPA		6		
Subtotal	**2.81**				**44**		
The Preserve Planning Area							
		RD-30			288		
Subtotal					**288**		
Mather Redevelopment Area							
077-0050-078	2.47	LC/SC			39		
067-0010-056	3.79	LC/SC			60		
067-0010-060	2.75	LC/SC			44		
067-0010-059	2.76	LC/SC			44		
067-0010-058	1.71	LC/SC			27		

067-0010-061	2.62	LC/SC			41		
067-0010-063	19.95	LC/SC			319		
Portion of 067-0010-076	2.37	LC/SC			37		
Subtotal	**38.82**				**611**		
Total Vacant Sites	**224.28**				**2,892**		

In addition to the vacant land available for multifamily development, the City's adopted Folsom Boulevard Specific Plan (FBSP) establishes policy guidance and regulatory provisions for the development and redevelopment of FBSP project area. The FBSP area spans a stretch of land along the Sacramento Regional Transit light rail line which includes four existing transit stops. The FBSP contains transit oriented development (TOD) overlay zones with minimum residential density of 20 dwelling units per acre.

TABLE A-39
NON-VACANT MULTI-FAMILY SITE CHARACTERISTICS

APN	Parcel Size	Zoning	GP Designation	Allowable Density	Capacity	Infrastructure Capacity	Existing Use
Multifamily Designated Sites							
Folsom Boulevard Specific Plan Area – Mather TOD							
076-0020-011[1]	7.14	RMU			350		Vacant building
Subtotal	**7.14**				**350**		
Folsom Boulevard Specific Plan Area – Outside TOD							
057-0221-010	.79	RMU			40 on contiguous parcels		Substandard and/or obsolete structures. Commercial and residential.
057-0221-017	.15	RMU					
057-0221-016	.17	RMU					
057-0221-015	.17	RMU					
057-0221-014	.45	RMU					
057-0221-009	.16	RMU					
Subtotal	**1.89**				**51**		
Folsom Boulevard Specific Plan Area – Mather TOD							
076-0212-017	2.01	CMU			40		Motel
076-0212-020	.68	CMU	CMU Contiguous parcels		~~13~~		Gas station
077-0030-009	.47	CMU			~~9~~		Single house
077-0030-012	.31	CMU			~~6~~ 4 ~~29~~		Restaurant/s mall business
077-0030-008	.20	CMU			~~15~~80 on contiguous parcels.		Single house
077-0030-005	1.47	CMU					Restaurant
077-0030-013	.78	CMU					multifamily
Subtotal	**5.92**				**120**		
Mather Redevelopment Area							

Portion of 067-0010-064	6.9	LC/SC			110		
Subtotal	**6.9**				**110**		
Town Center TOD							
058-0291-003	8.58				180		½ parcel is retail/ ½ vacant land
Portion of 072-0280-024	1.20	CMU			20		Parking lot
Subtotal	**9.78**				**200**		
Total Non-vacant	**31.63**				**831**		
Total Vacant	**224.28**				**2,892**		
Total All Sites					**3,723**		

To further demonstrate that multi-family housing can be accommodated in commercial zones that allow for residential development the following projects are being processed through the Planning Department.

- Sundance- Mather East Project. This 128 unit (10 units per acre) housing project consisting of 104 detached, zero lot line single-family homes and 14 halfplexes is located on an 11.9-acre LC (Limited Commercial) site. As of June 2006 the developer will be pulling improvements plans and the project will be under construction later this year.
- Trinity Gardens. This 20-unit infill (10 units per acre) apartment project (all 3-bedroom units) is being developed on a 2.1 acre SC (Shopping Commercial) designated site. The entitlements on this project are going to public hearing June 2006 and the project will be constructed in 2007.
- Capital Village. This 827-unit project on approximately 34 acres ranging in densities from 7-17 units per acre was recently rezoned from MP (Office Park Industrial) to Capital Village Special Planning Area. The first phase of residential units will be completed in November 2006. Planning staff processed the application for this project in 6 months, which consisted of a rezone, development of a master planned community and included complex environmental issues.
- Terra Loma. This 11-unit (20 units per acre) zero lot line single-family home project was rezoned from a GC (General Commercial) to RD-20. This project is being developed on .83 acre site and the application has been approved.

FIGURE A-2
~~Vacant Multi-Family Sites~~

VACANT MULTI-FAMILY SITES

RESERVED FOR MAPS

Available Single-Family Sites

Table A-39 provides the characteristics of areas available for the development of single-family homes. There is potential for 3,338 single-family dwelling units on 550 vacant acres in the City. As of October 1, 2005, the City had exceeded its regional housing needs allocation of above moderate-income units by 1,134 single-family housing units.

TABLE A-39
VACANT SINGLE-FAMILY SITE CHARACTERISTICS

Project	Zoning	Acres	Units Capacity
Single-Family Sites			
Anatolia I			
	RD-5	40	202
	RD-7	12	47
	RD-10	13.1	118
Subtotal		**65.1**	**367**
Anatolia II			
	RD-4	35	140
	RD-5	20	100
	RD-10	9	99
Subtotal		**64**	**339**
Anatolia III			
	RD-4	45.3	163
	RD-5	31.1	140
Subtotal		**76.7**	**303**
Sunridge Park			
	RD-4	22	82
	RD-5	128	736
	RD-7	18.4	115
Subtotal		**168.4**	**933**
Ellenwood Condominiums			
	RD-10	3.0	28
Subtotal		**3.0**	**28**
Ellenwood Estates			
	RD-5	1.2	6
Subtotal		**1.2**	**6**
North Douglas			

Project	Zoning	Acres	Units Capacity
	RD-5	61.2	229
	RD-7	15.0	75
	RD-10	7.9	62
Subtotal		**84.1**	**366**
Villages of Zinfandel (Alexander Collection)			
	RD-10	5	50
Subtotal		**5**	**50**
Mather East			
	LC	11.9	129
Subtotal		**11.9**	**129**
Capital Village			
	RD-8	18.9	151
	RD-10	4.2	43
	RD-11	19.2	213
	RD-12	3.1	38
	RD-13	8.0	101
	RD-15	14.9	229
	RD-17	2.5	42
Subtotal		**70.8**	**817**
Total		**550.25**	[illegible]
Future Planning Areas			
Heritage Falls Specific Plan Area			
	22.3	RD-10	132
Subtotal	**22.3**		**132**
Sun Ridge			
Vista Del Sol			
	33.1	RD-10	324
Douglas 103			
	17.8	RD-10	213
Subtotal	**50.9**		**537**
Totals	**92.7**		[illegible]

Project	Zoning	Acres	Units Capacity
Single-Family Sites			
Anatolia I			
	RD-5	40	202
	RD-7	12	47
	RD-10	13.1	118
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	RD-10	7.9	62
Subtotal		**84.1**	**366**
Villages of Zinfandel (Alexander Collection)			
	RD-10	**5**	**50**

Project	Zoning	Acres	Units Capacity
~~Subtotal~~		~~5~~	~~50~~
~~Mather East~~			
	~~LC~~	~~11.9~~	~~129~~
~~Subtotal~~		~~11.9~~	~~129~~
~~Capital Village~~			
	~~RD-8~~	~~18.9~~	~~151~~
	~~RD-10~~	~~4.2~~	~~43~~
	~~RD-11~~	~~19.2~~	~~213~~
	~~RD-12~~	~~3.1~~	~~38~~
	~~RD-13~~	~~8.0~~	~~101~~
	~~RD-15~~	~~14.9~~	~~229~~
	~~RD-17~~	~~2.5~~	~~42~~
~~Subtotal~~		~~70.8~~	~~817~~
~~Total~~		~~550.25~~	~~3,338~~
~~Future Planning Areas~~			
~~Heritage Falls Specific Plan Area~~			
	~~22.3~~	~~RD-10~~	~~132~~
~~Subtotal~~	~~22.3~~		~~132~~
~~Sun Ridge~~			
~~Vista Del Sol~~			
	~~33.1~~	~~RD-10~~	~~324~~
~~Douglas 103~~			
	~~17.8~~	~~RD-10~~	~~213~~
~~Subtotal~~	~~50.9~~		~~537~~
~~Totals~~	~~92.7~~		~~1,017~~

Source: City of Rancho Cordova 2005.
Note: All the vacant sites listed above are based on currently vacant subdivided lots.

The majority of housing development occurring in the City involves the construction of detached single-family homes and is primarily occurring in specific plan and special planning areas. The information listed below provides a description of each of the proposed projects, the product

types, the density ranges, the number of available acres, and the potential number of units that will be developed in each plan. The Rio Del Oro Specific Plan and the Suncreek Specific Plan comprise the majority of planned new housing development in the City. Table A-40 and Figure A-3 *Approved, Under Construction, and Proposed Projects* provide information for each project current as of June 2006. The estimated construction ~~schedules of these planned communities varies~~schedule of these planned communities varies. ~~with some of the start dates anticipated for 2007 and therefore, the City is not relying on any of these sites to accommodate the City's regional housing needs allocation through 2007.~~

There are 4,168 acres of vacant land that can accommodate future residential development in the proposed projects. The density of these projects ranges from 3.5 units per acre for single-family homes up to 30 units per acre for multi-family projects. There is potential for 28,805 units to be built within the city. There are 12,393 units proposed to be zoned for low density or single-family residential (3.5 to 6.1 units per acres), 11,285 zoned for medium density (6.1 to 10.8 units per acre), and 4,772 units zoned for high density residential (13.2 to 30 units per acres).

Proposed Projects

Rio del Oro Specific Plan

The proposed Rio del Oro Specific Plan encompasses a very large area located east of Sunrise Boulevard between White Rock Road and Douglas Road. Currently, the area is mostly undeveloped with dredger tailings, and some notable environmental issues may shape future development. As proposed, the Rio del Oro project area would contain approximately 11,600 residential units at a variety of densities, with several village centers, a local town center, and two regional commercial sites. Approximately one third of the land area would be retained as natural wetland preserve and improved open space. A network of major roadways, connector streets, and local streets integrate into the City's planned roadway system and create walkable neighborhoods. The proposed project also includes both office and light industrial uses, primarily within the Mather Field Noise Contours. Construction will begin on limited areas of the site in ~~2007~~2009 and build-out is expected fifteen years later, around ~~2021~~2024.

Suncreek Specific Plan

The proposed Suncreek Specific Plan is near Sunrise Boulevard and Douglas Road. Proximity to Sunrise Boulevard and Grant Line Road make the area ideal for public transit. Current proposals include several residential neighborhoods, with some office and commercial development. Mixed-use commercial, recreational parks, trails, and schools are also planned. Presently, the project is in the land-use planning phase. The Suncreek Specific Plan will require environmental review. Groundbreaking is likely to take place in late 2007.

The Preserve at Sunridge Specific Plan

The Preserve at Sunridge is in the Suncreek/Preserve Planning Area, but will be developed separately from the rest of the planning area. Formerly used for agriculture, The Preserve is

close to several major roads. The Preserve at Sunridge is proposed to be primarily residential, but will incorporate open space and commercial uses, as well as preserve some wetlands on the site. ~~The project is in the environmental stage with construction anticipated to begin in 2007. The Preserve will likely take approximately seven years to complete, achieving build-out around 2014.~~

Litigation is currently pending against the Preserve Project. The Trial court ruled that the approval violated CEQA and was inconsistent with certain City General Plan policies. The City appealed the trial court ruling and the appeal is currently pending before the state Court of Appeal. The trial court decision is stayed during the appeal. The City approval of the Preserve Project remains in force and effect.

Sunridge East

~~The~~

Sunridge East ~~project~~ is four projects within the Sunridge Specific Plan, located on approximately 620 acres and comprises approximately 364 acres of residential, 3.6 acres of CMU, 23.8 acres of commercial, 53 acres of park, 12.2 acres of school, and 155.3 acres of wetland preserve. Development of the proposed projects would result in the creation of 2,627 dwelling units. The proposed projects also include improvements along Douglas Road from the intersection of Douglas Road and Americanos east to the intersection of Douglas Road and Grant Line Road. Improvements in these road right-of-ways would include water lines, sewer lines, gas lines, and dry utilities.

Montelena (located within the Sunridge Specific Plan)

The ~~proposed~~ approved Montelena project is in the Sunridge Specific Plan Area~~, which was approved by the Sacramento County Board of Supervisors in September 2002~~. The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south. The Montelena project comprises 251.9 acres and proposes the construction of 869 dwelling units. Although the area will be primarily residential, plans also include a community park area, detention basin, fire station and wetland preserve. ~~At present, Montelena is several months from obtaining tentative map approval. The mitigated negative declaration has been circulated and a Development Agreement is anticipated to be completed in 2007.~~ Estimates on construction timeframe are unavailable.

Westborough Specific Plan

The Westborough Planning Area is proposed between Highway 50 and White Rock Road in the northeast corner of Rancho Cordova. As envisioned, Westborough will be developed as several residential neighborhoods complete with schools, parks, open space areas, commercial and mixed use areas. The development will have a Regional Town Center and two Village Centers will serve the needs of five or six neighborhoods. Proximity to Highway 50, a new interchange, a new roadway known as the Highway 50 reliever, and a new light rail station are anticipated to serve the transportation needs of residents, as well as make the area appropriate for higher

densities. The Westborough project is in the early stages of project approval and timing is uncertain. Construction may begin in early 2010 and could take five years or more to build-out.

Anatolia IV (located within the Sunridge Specific Plan Area)

This ~~proposed~~ project ~~includes a rezone to change RD-10 to Park Open Space, a Special Development Permit to vary from lot area minimums and setbacks, along with a Tentative Subdivision Map to create~~is approved by the City, creating 203 single family lots, a 2.6 acre park, and four landscape corridor lots. There is no tentative build-out date for this project.

Villages of Zinfandel – Stone Creek Condominiums

The project proposes 288 multi-family residential units in the Medium Density Residential area of the Villages of Zinfandel Special Planning Area on approximately 17.08 acres. The project provides a central recreation clubhouse and pool, along with common activity areas and a tot lot surrounding the clubhouse. Internal walkways link the buildings through the common landscape areas, which connect to the green belt corridor that links the project to other residential, commercial and business land uses. Several direct safe paths of travel for children are provided to the future elementary school site to the west and the project is directly across Spoto Drive from the 23-acre community park. This project, if approved, could achieve build-out within 3 years.

SunRidge ~~Park~~ Lot J

The Lot J project is located on an approximately 81.1 acre parcel and would include a Tentative Subdivision Map to create 342 residential lots, one park site, and three landscape corridor lots.

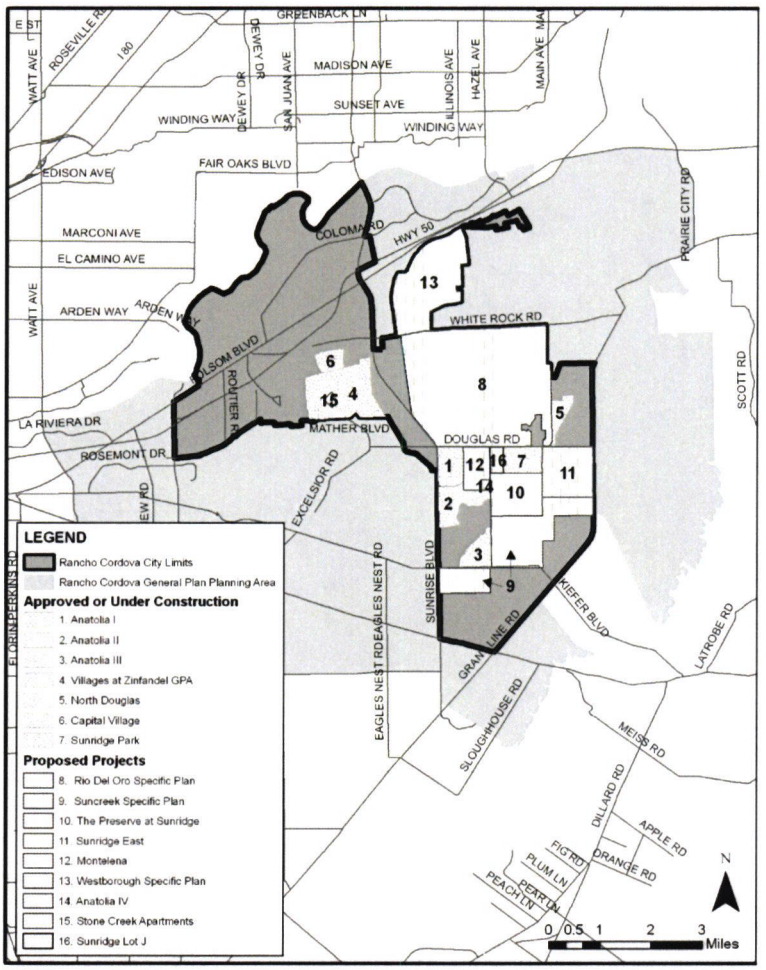
~~Table A-40~~
~~Site Characteristics~~

	Density Range (per net acre)			Mixed-Use	Acres	Total Potential Units	Project Status
	Low	Medium	High				
Proposed Projects							
Rio Del Oro Specific Plan	7,985 (5 units per acre)	1,896 (8 units per acre)	1,720 (20 units per acre)	--	1,920	11,601 units	Construction will begin on limited areas of the site in ~~2008~~2009 and build-out is expected fifteen years later, around ~~2021.~~2024.
Suncreek Specific Plan	1,687 (6.1 units per acre)	2,254 (9.1 units per acre)	1,163 (13.2 units per acre)	355	613.05	5,104 units	Project is in the land use-planning phase and will require CEQA analysis.
The Preserve at Sunridge		2,703 (9.6 units per acre)	288 (30 units per acre)	--	290.4	2,991 units	~~Project will receive Tentative Maps June 2007 and construction will begin in late 2007 with an anticipated completion date for 2011.~~ The project is approved by the City, however is pending litigation.
Sunridge East	353 (5 units per acre)	640/1,421 (7/10 units per acre)	213 (213 units per acre)	--	393.6	2,627 units	Project is approved ~~and construction will begin 2007-2008.~~ No tentative build out date.
Montelena	103 (4.2	599/172 (5.9/9.8	--	--	144.0	874 units	Project ~~is tentative map~~ has been

	Density Range (per net acre)			Mixed-Use	Acres	Total Potential Units	Project Status
	Low	Medium	High				
	units per acre)	units per acre)					~~approval and~~approved. Estimates on construction ~~will begin 2007~~timeframe are unavailable.
Westborough Specific Plan	1,700 (3.5 units per acre)	1,600 (10.2 units per acre)	1,100 (22.4 units per acre)	--	684.5	4,400 units	Project is in the early stages of project approval and timing is uncertain. Construction may begin in early 2010 and could take five years or more to build-out.
Anatolia IV		203		--	25	203 units	Approved by the City. No tentative build-out date for this project.
Villages of Zinfandel – Stone Creek	--	--	288	--	17	288 units	Build-out estimated within 3 years.
Sunridge Park Lot J	362	--	--	--	81.1	362 units	Project has been approved and construction will begin 2007-2008.
Total	12,393	11,285	4,772	355	4,168.65	28,805	--

~~*Source: City of Rancho Cordova, August 2005.*~~

FIGURE A-3
APPROVED UNDER CONSTRUCTION AND PROPOSED PROJECTS

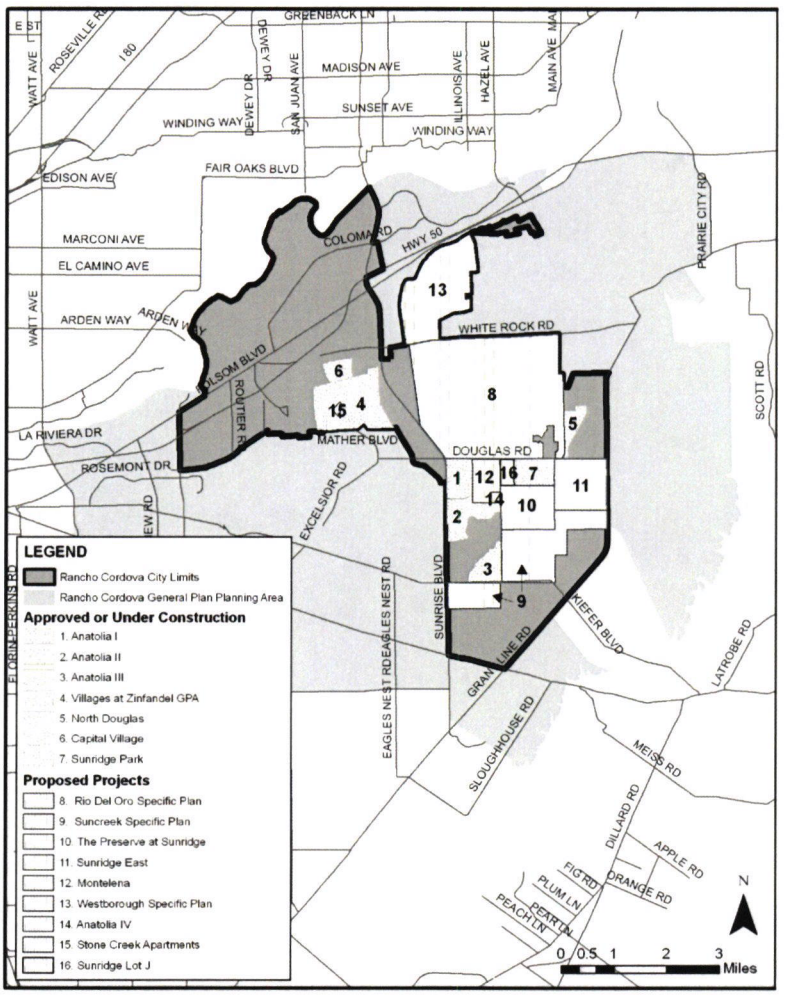


City of Rancho Cordova
Planning Department

Figure A-3
Approved, Under Construction, and Proposed Projects

Source: City of Rancho Cordova, March 2008.

FIGURE A-3
APPROVED UNDER CONSTRUCTION AND PROPOSED PROJECTS



City of Rancho Cordova
Planning Department

Figure A-3
Approved, Under Construction, and Proposed Projects

HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Rancho Cordova

There are ten affordable housing developments located in Rancho Cordova with a total of 747 low- and very low-income units, which account for approximately three percent of the total housing stock. The address, number of affordable units by bedroom size and income level, and source of financing for each affordable development is provided in Table A-41.

TABLE A-41
AFFORDABLE AND AT-RISK HOUSING PROJECTS

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing
Chesapeake Commons	3600 Data Drive	1 bedroom	63	$598	Very Low	Housing Choice Voucher; bond program
		2 bedroom	117	$672	Very Low	
Fountain Crest	2719 Mills Park Drive	1 bedroom	3	$508	Very Low	Housing Choice Voucher
		1 bedroom	13	$657	Low	
		2 bedroom	7	$602	Very Low	
		2 bedroom	30	$783	Low	
		3 bedroom	4	$688	Very Low	
		3 bedroom	11	$888	Low	
		4 bedroom	2	$897	Low	
		5 bedroom	1	$950	Low	
Park Meadows Apartments (formerly Cordova Meadows)	2314 Sierra Madre Court	1 bedroom	19	$508	Very Low	Tax Credits
		2 bedroom	102	$602	Very Low	
		3 bedroom	50	$688	Very Low	
		4 bedroom	12	$694	Very Low	
Rancho Cordova Apartments	10685 Coloma Road	1 bedroom	3	$641	Very Low	Tax Credits
		1 bedroom	9	$673	Low	
		2 bedroom	10	$721	Very Low	
		2 bedroom	34	$801	Low	
		3 bedroom	7	$801	Very Low	
		3 bedroom	32	$918	Low	
McGregor Commons	2464 McGregor Drive	1 bedroom	24	N/A	Very Low	Private (Retirement Housing Foundation)
		2 bedroom	3	N/A	Very Low	

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing
La Loma Apartments[1]	2088 West La Loma Drive	1 bedroom	6	$709	Very Low	California Housing Finance Agency
		2 bedroom	20	$799	Very Low	
		3 bedroom	4	$898	Very Low	
At-Risk Units						
Coloma Woods[2]	2300 Heather Glen Lane	1 bedroom	28		N/A/ N/A	221(d)(4); Housing Choice Voucher
Mills Tower Apartments[3]	10499 Mills Tower Drive	2 bedroom	9	$665		221(d)(4); Housing Choice Voucher
		3 bedroom		$775		
Sunrise Meadows[4]	11020 Coloma Road	1 bedroom	45	$641	Low; very low	236(j)(1); Housing Choice Voucher
		2 bedroom	54	$775		
Total	10 properties	--	747	--	--	

Source: ~~SHRA, 2002, and~~ California Housing Partnership Corporation, ~~June 2005~~September, 2008.

1 Expiration Date 5/21/2020
2 Expiration Date ~~12/31/2002~~6/30/09, the owner is annually renewing the project.
3 Expiration Date ~~1/13/2006~~10/31/08.
4 Expiration Date ~~6/30/1999~~12/31/11, the owner ~~is annually~~has been renewing the project.

At-Risk Housing

The Housing Element Law in the California Government Code (Section 65583) requires jurisdictions to include a study of all low-income housing units which may at some future time become unaffordable upon the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units to market-rate, including:

- Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
- Opt-outs and expirations of project-based Section 8 contracts; and
- Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately-owned project with HUD providing either below market interest rate loans or market rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs of tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. With Section 202, HUD provides a direct loan to non-profit organizations for project development and rental subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. The likelihood for opt-outs increases when the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC); bond financing; density bonuses; CHFA, CDBG, and HOME funds; and redevelopment funds.

As shown in Table A-41, three of the federal assisted multifamily housing complexes in Rancho Cordova are at risk of losing their affordability restrictions during the Housing Element planning period.

Cost Analysis

The cost of maintaining the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. The cost of acquiring an apartment complex on the market for use as assisted housing ranges from $~~80~~67,000 per dwelling unit to over $~~90~~86,000 per dwelling unit (sales data of comparable rental housing taken from loopnet.com and www.sacbee.com, ~~August 2005~~April 2008). Based on this information, the acquisition cost of an individual 28- to 95-unit multi-family rental complex in the City of Rancho Cordova would range from $~~2.4~~1.9 to $8.~~0~~2 million ~~dollars~~. The cost to acquire all 136 of the rental units at risk is estimated to be between $~~10.5~~9.1 and $~~12.2~~11.7 million.

Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is both more feasible and more economical than constructing new units.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving "at-risk" housing, and for housing rehabilitation.

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development awards Community Development Block Grants annually to entitlement jurisdictions and States for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, non-profit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities". The City of Rancho Cordova was granted entitlement status in January 2005 and will begin funding cycle in July 2006.	**Acquisition** **Rehabilitation** **Homebuyer Assistance** **Economic Development Assistance** **Homeless Assistance** **Public Services** **Infrastructure Replacement**
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits. Rancho Cordova receives HOME funds as an agreement city to the Urban County (Cities of Citrus Heights, Elk Grove, Folsom, Rancho Cordova, and Sacramento and Sacramento County) administered by Sacramento Housing and Redevelopment Agency (SHRA).	**Acquisition** **Rehabilitation** **Homebuyer Assistance** **Rental Assistance**
Housing Choice Voucher (HCV) Rental Assistance	The Housing Choice Voucher Program provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	**Rental Assistance**
Section 811	The Section 811 program provides grants to non-profit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	**Acquisition** **Rehabilitation** **New Construction** **Rental Assistance**

Program Name	Description	Eligible Activities
Section 203(k)	The Section 203(k) program provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	**Land Acquisition** **Rehabilitation** **Refinancing of existing debt**
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehab and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both and state credits are only available to projects receiving federal credits. 20 percent of federal credits are reserved for rural areas, and 10 percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	**New Construction**
Mortgage Credit Certificate Program	The Mortgage Credit Certificate Program offers income tax credits to first-time homebuyers. The County distributes the credits.	**Homebuyer Assistance**
Supportive Housing Program (SHP)	The Supportive Housing Program offers grants to agencies who offer supportive housing and services to the homeless.	**Transitional Housing** **Housing for Disabled Persons** **Supportive Housing** **Support Services**
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977 is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	
State Programs		

Program Name	Description	Eligible Activities
Emergency Shelter Program	The Emergency Shelter Program awards grants to non-profits for the provision of shelter support services	**Support Services**
Multi-Family Housing Program (MHP)	The Multi-Family Housing Program provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	**New Construction** **Rehabilitation** **Preservation**
California Housing Finance Agency (CHFA) Rental Housing Programs	The California Housing Finance Agency (Cal HFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, Cal HFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.	**New Construction** **Rehabilitation** **Acquisition**
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below market-rate loans to qualifying first-time homebuyers.	**Homebuyer Assistance**
Supportive Housing/Minors Leaving Foster Care	This program provides funds for housing and services for persons who need support services to live independently (e.g. disabled, mentally ill).	**Supportive Housing** **Foster Care**
CalHOME	CalHOME provides grants to local governments and non-profit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	**Homebuyer Assistance** **Rehabilitation** **New Construction**
California Self-Help Housing Program	The California Self-Help Housing Program provides grants for the administration of mutual self-help housing projects.	**Homebuyer Assistance** **New Construction** **Administrative Costs**
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	**Shelters** **Transitional housing**
CalHFA Programs		
Affordable Housing Partnership Program	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	**Homebuyer Assistance**
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	**Homebuyer Assistance** **Site Acquisition** **Site Development** **Home Construction**

Program Name	Description	Eligible Activities
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	**Homebuyer Assistance**
Extra Credit Teacher Program	Provides $7,500 silent second loan with forgivable interest in conjunction with lower interest rate CalHFA first loans to assist eligible teachers in buying homes.	**Homebuyer assistance**
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	**Wide range of eligible activities**
Low Income Housing Tax Credits	Provides state tax credits for rental housing programs.	**New Construction Rehabilitation**
Urban Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	
Multifamily Housing Program	HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organization, and for-profit organizations.	**Rental Acquisition Rental Rehabilitation**
Local Program and Private Sources		
Redevelopment Set-Aside Funds	State law requires that 20 percent of Redevelopment Agency finds be set aside for a wide range of affordable housing activities governed by State law. The City of Rancho Cordova is currently in the process of establishing a redevelopment project area and will begin collecting funds next year (2006).	**New Construction Rehabilitation Acquisition**

Program Name	Description	Eligible Activities
Very Low Income Housing Trust Fund	The City of Rancho Cordova has a Very Low Income Housing Trust Fund (VLIHTF) (originally adopted under the County) which provides a linkage between the demand for very-low income housing and the development of commercial, office, industrial, and other non-residential uses that create lower-paying employment opportunities that generate a demand for very-low income housing. Non-residential developments in Rancho Cordova are required to pay into the VLIHTF on a square footage basis at building permit. The Housing Fee is in effect at the time the building permit is to be issued. The fees are as follows: Office $.97 per square foot Hotel $.92 per square foot R&D $.82 per square foot Commercial $.77 per square foot Manufacturing $.61 per square foot	**New Construction**
Public Housing Authority Rental Subsidy	The local PHA is operated by SHRA, which manages housing and community development activities including conventional or low rent public housing, and Housing Choice Voucher (Section 8 certificate). The conventional housing program involves housing developments that are managed and maintained by the SHRA. The Housing Choice Vouchers program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the vouchers at any decent, sanitary, and safe housing unit (single-family or multifamily). The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR.	**Tenant-based Rental Assistance**

Program Name	Description	Eligible Activities
Federal Home Loan Bank System	The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.	**Acquisition** **New Construction** **Rehabilitation**
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	**New Construction** **Rehabilitation** **Acquisition**
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low-down payment for underserved low-income areas, and mortgages, which fund the purchase and rehabilitation of a home.	**Homebuyer Assistance** **Rehabilitation**
California Community Reinvestment Corporation	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for-profit developers contact member banks.	**New Construction** **Rehabilitation** **Acquisition**
Freddie Mac Home Works	Provides first and second mortgages that include a rehabilitation loan. The City provides gap financing for the rehabilitation component.	**Homebuyer Assistance** **Rehabilitation**

Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. Such incentives as the City may offer to encourage the development of affordable housing will include, but not limited to:

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds);
- Expedited development review;
- Streamlined development application processing; and
- Modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

Housing Element ~~Action H.1.1.3~~Policies H.1.6 and H.1.7

In addition to the incentives listed above the City is proposing Housing Element ~~Action~~ Policies H.1.6 and H.1.7~~H.1.1.3.~~. ~~-~~These policies and their related Actions~~is action~~ will create a broad range of options available throughout the City that will result in the

production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households. This is referred to as the "mixed-income" program.

The specific requirements for the mixed-income housing program and the incentives to be offered ~~will be~~have been developed through ~~a~~ stakeholder ~~group~~groups consisting of nonprofit and for-profit homebuilders, housing and special needs advocates, residents and landlords, decision markers, and other interested parties. ~~The stakeholder meeting processes will begin no later than October 2006, as identified under the Goals, Policies, and Programs section of this Housing Element.~~

Means of Compliance

The stakeholder ~~group will evaluate~~ groups have evaluated the possible options to meeting this requirement that allow the most flexibility and financial feasibility for the development of affordable housing in the City. Implementation of this program provides opportunities for developing affordable housing in the community and will not act as a constraint to the development of housing. Options that will be offered to developers of market-rate housing will ~~that will be evaluated may~~ include ~~all of~~ the following:

- On-site Construction; Construction of all or part of the required number of affordable units on parcel(s) located within the developer's subdivision.
- Off-Site Construction; Construction of all or part of the required number of affordable housing units outside of the market rate housing subdivision. Affordable units may be located within the special planning area, or within existing neighborhoods.
- In-lieu Fee; Option to pay a fee for each market-rate unit, in lieu of constructing affordable housing units.
- Dedication of Land; Donation of land to the City, or to an affordable housing developer, for the purpose of constructing the required number of affordable housing units. Land donated to an entity other than the City must be dedicated to the purpose of affordable housing.
- Construct duplexes on corner lots; Duplexes (rental) or half-plexes (ownership) may be constructed to satisfy the affordable housing unit requirements.
- Rehabilitation of existing housing; ~~and~~ Affordable housing requirements may be satisfied through the acquisition and substantial rehabilitation of rental units located in the existing neighborhoods of the City, provided that the rehabilitation project results in the creation and/or preservation of the required number of affordable units.
- Other programs that meet the intent of the City's mixed-income housing provisions.

Possible incentives that may be included are the following:

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds);
- Expedited development review;
- Streamlined development application processing;
- Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis; and
- Other incentives that meet the intent of the City's mixed-income housing provision identified via the city sponsored stakeholder meetings.

~~In addition, the stakeholder group will determine affordability terms, possible restrictions on "For Sale" units, rental units, and overall enforcement of this program.~~

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, environment issues, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The Rancho Cordova General Plan establishes policies that guide all new development, including any residential development. These polices, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multi-family residential development are provided in Table A-42.

TABLE A-42
GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Residential Land Uses		
Designations	Dwelling Units Per Gross Acre	Notes
Rural Residential (RR)	0.1 - 0.5	Designates areas near the edge of the City in a more natural setting where larger ranchette-style homes on two- to ten-acre lots are predominant. May include limited farming and agriculture.
Estate Residential (ER)	0.51 – 2.0	Generally characterized by larger "executive" homes on generous lots ranging in size from one-half acre to two acres in size. Appropriate for urban to rural transition areas, significant natural areas, and integrated into neighborhoods with a variety of housing types.
Low Density Residential (LDR)	2.1+ - 6.0	Predominately single-family detached homes in traditional neighborhoods. Representative densities are consistent with the majority of

		the older housing stock in Rancho Cordova.
Residential Land Uses		
Designations	**Dwelling Units Per Gross Acre**	**Notes**
Medium Density Residential (MDR)	6.1+ - 18.0	Generally characterized by small lot single-family detached or single-family attached (i.e. condominium/townhome-type) development. The wide variety of site development patterns and architectural styles that represent this density range is often referred to as "Village Residential".
High Density Residential (HDR)	18.1+ - 40.0	Predominantly apartments, condominiums, or clustered single-family units, generally in multi-story configurations. Parking is typically provided in traditional surface lots, but parking structures may be used at high densities.
Commercial and Mixed Land Uses		
Designations	**Dwelling Units Per Gross Acre**	**Notes**
Residential Mixed Use	6.1 – 40.0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.
Commercial Mixed Use	2.1 – 18.0	Multifamily is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Office Mixed Use	2.1 – 18.0	Multifamily is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Village Center Mixed Use	6.1 – 18 .0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Town Center Mixed Use	6.1 – 18 .0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Transit-Oriented/Town Center Mixed Use	18.1 – 80.0	Multifamily is allowed at a minimum density of ~~18.1~~20 units per acres and a maximum density of 80 units per gross acre.
Regional Town Center	6.1 – 40.0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.
Agriculture		
Designation	**Minimum Parcel Size (Gross Acres)**	**Notes**
Rural Agriculture	10 – 100	Rural areas where some agricultural uses may occur, but where residential homes on lots of

		10 to 100 acres are the predominant land use.
General Agriculture	100+	Areas set aside for commercial agricultural production. Minimum parcel size is 100 acres to ensure economic viability for farming operations.

Other Designations	
Designation	**Notes**
Planning Areas	Planning Areas are subject to the preparation of more detailed comprehensive plans.
Folsom Boulevard Planning Area (FBPA)	The Folsom Boulevard Planning Area will serve as the high-intensity development center of the City. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 20 units per acre).
Rio Del Oro Planning Area	The Rio del Oro Planning Area would contain a mix of low-, medium-, and high-density residential units with an average density of approximately 6 to 8 units per acre. Residential areas would be developed as an interconnected series of walkable neighborhoods served by Neighborhood Center and Village Centers.
Suncreek/Preserve Planning Area	The Suncreek/Preserve Planning Area is within the approved Sunrise Douglas Community Plan area. Based on previous approval and current development requests, land uses in the Suncreek/Preserve Planning Area could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, accompanied by 450 acres of supporting commercial, office, and mixed uses.
Countryside/Lincoln Village Planning Area	This Planning Area is almost entirely developed and includes primarily residential development. Existing residential development contains a high concentration of low- and moderate-income households with limited east-west connectivity.

Note: This table provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Rancho Cordova zoning code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones used in Rancho Cordova and the respective maximum densities are shown in Table A-43.

In addition to zoning and minimum lot sizes, the City of Rancho Cordova further controls residential development through development standards. Table A-43 details the development standards that are applied to residential development in the City. The City's parking requirements for residential projects vary by the housing type. Table A-46 also provides the parking requirements for residential developments. Single-family residential

units are required to have two off-street spaces per unit. The number of parking spaces required for multi-family residential units ranges from 1.5 off-street spaces for one-bedroom units to two spaces for units with two or more bedrooms. An additional 0.6 parking spaces per unit are required to accommodate guests in multi-family residential projects. Residential lots with a habitable accessory structure must provide two off-street spaces for each dwelling unit. The zoning code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal and none of these requirements are considered to constrain development, as evidenced by the amount of housing development occurring in the City, and are used to ensure an aesthetically pleasing project that allows for recreational uses and open space areas.

TABLE A-43
RESIDENTIAL LAND USE ZONES AND DENSITIES

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
Single-family	RD-1	1	1 acre	75
Single-family	RD-2	2	20,000	75
Single-family	RD-3	3	10,000	65
Single-family	RD-4	4	8,500	65
Single-family	RD-5	5	5,200 (interior lot) 6,200 (corner lot)	52 62
Duplex	RD-7	7	8,500	80
Single-family			4,000 (interior lot) 5,200 (corner lot)	40 52
Duplex			6,200 (interior lot) 8,500 (corner lot)	62 80
Single-family	RD-10	10	4,000 (interior lot)	40
	RD-15	15	5,200 (corner lot)	52
Duplex	RD-20	20	6,200 (interior lot)	62
	RD-25	25	7,200 (corner lot)	72
Multi-family	RD-30	30	5,200 (interior lot)	52
	RD-40	40	6,200 (corner lot)	62
Minimum Front Yard Setback	20 ft.			

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
Minimum Rear Yard Setback	Lots equal to, or more than 125 ft. in depth – 25 ft. Lots less than 25 ft. in depth – 20% of the average depth In no event shall rear yard setbacks be less than 10 ft. for one-story buildings and 15 ft. for two-story buildings Main building may project into rear yard, if equal area is provided within buildable portion of lot.			
Minimum Side Yard Setback	One-story building – 5 ft. Two-story building – 7.5 ft. Three story buildings –25 ft. Zero lot line allowed with provisions Corner lots, a side of at least 12.5 ft.			
Maximum Height of Buildings	40 ft or three story			
Minimum Distance Between Buildings	10 ft. for roofed structures			
Minimum Open Space Requirement	Minimum 25 percent of site One-story building – 5ft. of yard Two-story buildings – 7.5 ft. of yard Three-story buildings – 12.5 ft. of yard			
Off Street Parking Requirements	Single-family/Duplex: Not less than two spaces Spaces may be in a garage or carport of dust free surface Minimum 9 ft. in width and 19 ft. in length Multifamily: 1.5 spaces per one-bedroom unit All other units –two spaces per unit (may be reduced to 1.5 spaces per unit based on projected demand, provision of open parking, shared parking, and other considerations) 0.6 spaces per unit for guests At least 9 ft. in width and 19 ft. in length 0.5 spaces per senior units plus 0.3 spaces per units for overflow parking			
Standard Street Width	40 ft. street, minor residential 4 ft. sidewalks, used for less than 99 residential units 50 ft. street primarily residential 4 ft. sidewalks, for 99-399 residential units 56 ft. street collector 4 ft. sidewalks, >400 residential units 60 ft. street collector, 6 ft. sidewalks, multifamily developments of >400 units			
Curbs and Gutters	For single-family residential subdivisions, roll curb required For multifamily developments vertical curb required			

Note: Specific plan areas and SPA's may incorporate different development standards

Specific Plan and Special Planning Areas

Rancho Cordova has Specific Plan (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. Once adopted, SPs and SPAs replace the zoning of the property with zoning unique to the project area. While SPs rely on the existing development standards in the zoning ordinance, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to protect certain resources of the City from incompatible land uses, and to preserve areas with unique social, architectural, or environmental characteristics not otherwise adequately protected by regular zoning. In general, the intent of an SPA is to allow flexibility in development standards and existing zoning. Developers are encouraged to vary housing designs and densities in these areas, including such types as mixed use commercial/residential developments and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.
In many cases, SPs and SPAs allow unique uses and development standards for the planning area. These unique zoning provisions may increase flexibility for subsequent development within the planning area. All SPs and SPAs must be consistent with the City's General Plan. The SPAs and SPs are not considered to hamper housing development and, in reality, may promote housing development through the easing of some standards.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally non-governmental, including high land and construction costs, lack gap financing for affordable projects, and a variety of other market factors.

Design Guidelines

The City of Rancho Cordova recently adopted Design Guidelines apply to all new development within the City and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects within the City. Experience with projects funded by the Low Income Housing Tax Credit demonstrate that well designed multi-family low- and very low-income apartment complexes contribute to community acceptance and improved living conditions for the residents of such rental housing. These Guidelines are intended to:

- Create an integrated community framework;
- Promote a mix of uses, both at the street level and within individual structures, that capture the essence of the community and contribute to the health and vitality of the City;
- Respect the existing uses and environment while maximizing opportunities for smart, vibrant development that shapes a new identity for the City; and
- Encourage pedestrian-oriented development that is successful and attractive to residents and visitors.

The initial designated Approving Authority for Design Review in Rancho Cordova shall be the City Council. The City Council will review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts described in the Design Guidelines.

The Design Guidelines allow flexible alternative standards for streets, bikeways, open space, parks, and streetscape design. They encourage many pedestrian-oriented design aspects, including sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, curb extensions to slow traffic, and other approved traffic calming devices. To promote the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed to improve traffic circulation in and through the site.
Parks and open space should be consistent with current open space plans adopted by the City. Specific location of parks and open space are to be determined by the Planning Department and City Council in conjunction with Area Plans or subdivision map review. Bikeways are required throughout each project and may be incorporated into the street design or as separate bike/pedestrian pathways.
Streetscape design includes landscaping, lighting, and the use of street furniture to make the street more inviting to the pedestrian.

The City's Design Guidelines would have minimal financial impact on the development of housing and promote sustainable housing by encouraging quality of design and pedestrian friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines and a multitude of designs are acceptable to the City.

The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products.

By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and half-plexes;
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures; and
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts to allow for greater densities and design flexibility.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and half-plexes, and residential care homes.

Table A-44 shows the housing types permitted in the various residential zoning districts of Rancho Cordova.

TABLE A-44
HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Type	Agricultural Residential Zoning Districts			
	AR-10	AR-5	AR-2	AR-1
Single-family dwelling	P	P	P	P
Mobilehome	S	S	S	S
Residential Care Home	C	C	C	C
Residential accessory dwelling	C	C	C	C

	Single-family Residential Zoning Districts						
	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
Single-family dwelling	P	P	P	P	P	P	P
Duplex and halfplex				S	S	S	S
Apartments							C
Condominiums	C	C	C	C	C	C	C
Townhouses	C	C	C	C	C	C	C
Mobilehomes	S	S	S	S	S	S	S
Residential care home	C	C	C	C	C	C	C

	Single-family Residential Zoning Districts						
	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
Residential accessory dwelling	C	C	C	C	C	C	C

	Multiple Family Zoning Districts		
	RD-15/20	RD-25/30	RD-40
Single-family dwelling	P	P	P
Duplex and halfplex	S	S	S
Apartments	1	1	1
Condominiums	C	C	C
Townhouses	S	S	S
Mobilehomes	S	S	S
Residential care home	C	C	C
Residential accessory dwelling	C	C	C

	Mobile Home Zoning District RM-2
Single-family dwelling	P
Duplex and halfplex	C
Mobilehomes	P
Residential care home	C
Residential accessory dwelling	P
Special Needs	
Emergency shelters	Allowed in GC zone with use permit
Farmworker[2]	Allowed in AG 20-160, UR, IR, AR 1-10 and RD1-3 zones subject to issuance of a conditional use permit.
Transitional/ Social rehabilitation Shelters	Allowed in all agriculture and residential zones subject to issuance of a conditional use permit.

P = Permitted use
S = Permitted use subject to special conditions
C = Permitted use subject to the issuance of a conditional use permit
1 Subject to development plan review by Planning Director. Projects of 80-150 units are subject to development plan review by Planning Commission. Projects of more than 150 units are subject to development plan review by the City Council.
2 The City is proposing Action 4.3.2 Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement costs are usually charged for the provision of sanitary sewer and water service, necessary transportation improvements, as well as to provide any other necessary infrastructure or services to the project. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g. payment for an off-site traffic signal).

Developers of new residential projects are also required to construct all on-site streets, sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Generally, new residential streets shall comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet, with pavement width being 32 feet and two sidewalks each four feet (Table A-45). Minor residential streets are used when serving fewer than 100 single-family residential units. Primary residential streets are required to have a 50-foot right-of-way, including the pavement width of 42 feet, and may serve up to 400 single-family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in the City of Rancho Cordova. However, alternative designs to improve the aesthetics,

pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs may include sidewalks separated from the back of curb by a landscape planter strip, landscape medians, traffic circles, and other approved traffic calming devices.

TABLE A-45
SITE IMPROVEMENTS

Type	Service	Street width	Sidewalk width	Total
Minor Residential	Up to 99 single-family	32	4	40
Primary Residential	100 to 399 single-family and duplexes	42	4	50
Collector Street	400 or more residential units	48	4	56
Collector Street	Multifamily, Industrial, Commercial	48	6	60
Arterial Street	N/A	72	6	84

Source: City of Rancho Cordova Improvement Standards

Rancho Cordova collects fees from new development projects to cover the costs of planning review and permit processing, which include plan checks and inspection fees. A more detailed discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (e.g. development application fees, building permit fees) and non-City controlled fees (e.g. school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g. sewer and water connection fees).

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects. A breakdown of the community facility fee for single-family and multi-family projects is shown in Table A-46. Table A-47 provides a listing of planning fees charged by the City of Rancho Cordova. The breakdown of the total fee for a 100-unit single-family residential development, as well as the per-unit fee, is provided in Table A-48. Development fees, including building, planning, and impact fees, for a 1,600 square foot home are estimated to be $49,140 (Table A-48). Table A-49 provides development fees per multi-family unit and for a multi-family project. The estimated development fees for a 900 square foot multi-family unit are $41,648 (Table A-49).

TABLE A-46
COMMUNITY FACILITIES FEE

	Single-family Residential (per Unit)	Multifamily Residential (per Unit)
City Hall	$562	$439
Police	$738	$577
Community Center	$679	$530
Corp. Yard	$202	$158
Library	$527	$412
Museum	$230	$180
Parking Structure	$236	$184
Administrative	$119	$93
Total	**$3,293**	**$2,573**

Source: City of Rancho Cordova 2005 Residential Fee Schedule

TABLE A-47
PLANNING FEES

Application Type	Approving Body[1]	Deposit[2]
General Plan Amendment		
Residential to Commercial/Industrial	CC	$16,429
Agricultural to Urban		$2,669
		$4,614
Community Plan Amendment	CC	$11,588
Rezone	CC	$13,747
Specific Plan Initiation	CC	$4,376
Zoning Ordinance Amendment	CC	$8,497
Development Plan Review	PC	$5,397
	CC	$6,668
Development Agreement	CC	$8,472
Conditional Use Permit	PC	~~$5,397~~
	CC	~~$6,668~~$7,194
		$9,180
Special Development Permit	PC	$6,800

Application Type	Approving Body[1]	Deposit[2]
	CC	$8,330
Tentative Parcel Map	PC CC	~~$6,189~~ ~~$7,141~~$8,650 $9,964
Tentative Subdivision Map	PC	$6,189
(1 to 25 lots)	CC	$7,141
Additional fee for (26 to 100 lots)		$957
Additional fee for each over 100		$591
Variance	PC	$4,158
	CC	$5,694
Boundary Line Adjustment	PD	$1,007

1 *Abbreviations: CC - City Council, PC - Planning Commission, PD - Planning Director*
2 *Fees are the actual costs of processing the application, except for Boundary Line Adjustment. For large projects, costs are likely to be higher.*

TABLE A-48
DEVELOPMENT FEES FOR A SINGLE-FAMILY RESIDENTIAL UNIT AND 100-UNIT PROJECT

	Unit[1]	100-Unit Project
Planning Application / Plan Check Fees		
Building Permit Fee	$3,290	$329,000
Plan Review Fee	$1,316	$131,600
Zone Check Fee	$171	$17,108
Impact Fees		
General Plan Cost Recovery Fee	$211	$21,056
Capital Fire Facilities Fee	$656	$65,600
Community Facilities Fee	$2,573	$257,300
Roadway and Transit Fee		

	Unit[1]	100-Unit Project
Zones 2 and 2B	$3,426	
Zones 3, 3C, and 3S	$4,653	$465,324
Drainage Fee		
Zone 11A	$12,664	$1,266,400
Zone 11B	$8,874	
Schools		
Folsom Cordova Unified Fee	$6,640	$664,000
Elk Grove Unified Fee	$6,912	
Sacramento City Unified Fee	$3,584	
Utility Connection Charges		
Water Connection	$7,687	$768,700
Sewer Connection		
County Sanitation District [1]	$2,780	$277,950
Regional District	$6,500	$650,000
TOTAL	**$49,140**	**$4,914,038**

[1]*Units are assumed to be 1,600 square feet on 0.25 acre, valued at $320,000, and built in new subdivisions. Infill development may be somewhat less expensive.*

TABLE A-49
DEVELOPMENT FEES FOR MULTI-FAMILY RESIDENTIAL UNIT AND PROJECT

	Unit[1]	100-Unit Project
Planning Application / Plan Check Fees		
Building Permit Fee	$2,590	$259,000
Plan Review Fee	$1,036	$103,600
Zone Check Fee	$135	$13,468
Impact Fees		
General Plan Cost Recovery Fee	$145	$14,476
Capital Fire Facilities Fee	$369	$36,900
Community Facilities Fee	$2,573	$257,300

	Unit[1]	100-Unit Project
Roadway and Transit Fee		
Zone 2	$2,654	
Zone 2B	$1,973	
Zone 3	$3,674	$367,400
Zones 3C and 3S	$2,947	
Drainage Fee[2]		
Zone 11A	$16,146	$1,614,600
Zone 11B	$10,890	
Schools		
Folsom Cordova Unified Fee	$3,735	$373,500
Elk Grove Unified Fee	$3,888	
Sacramento City Unified Fee	$2,016	
Utility Connection Charges		
Water Connection	$5,815	$581,500
Sewer Connection		
County Sanitation District 1	$556	$55,590
Regional District	$4,875	$487,500
TOTAL	**$41,648**	**$4,164,834**

~~1~~1 *Units are assumed to be 900 square feet on 0.05 acre, valued at $220,000, and built in a previously undeveloped area. Infill development may be somewhat less expensive.*

~~2~~2 *Multifamily drainage fees range from $15,156 to 16,146 in Zone 11A and from $10,206 to 10,890 in Zone 11B, depending on the zoning. The highest ranges are used here.*

Second Dwelling Units

Second dwellings units are a viable option for providing affordable units in some communities. However, in Rancho Cordova, little interest has been expressed in constructing such units, and therefore the costs are not easily estimated. No second units have been constructed since the City's incorporation, and the amount of undeveloped land existing indicates that affordable housing need may be met through other means.

The City is currently allowing ~~assessor~~ accessory dwelling units by right in single-family residential zones in compliance with Government Code Section 65852.2. However, the City's Zoning Code requires a conditional use permit for the development of accessory units. The City is proposing Action H.4.1.3 to amend the Zoning Code to allow accessory dwelling units by right in single-family residential zones.

Specific Plan Areas

There are Specific Plan areas within the City of Rancho Cordova (i.e., Sunridge, Villages at Zinfandel) that address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent upon the cost of infrastructure, public services, and other associated improvement requirements. Table A-50 shows the estimated development costs for single-family home within a Specific Plan area. The estimated development fees including planning, building, and impact fees per unit for a 1,600 square single-family home in the Sunridge Specific Plan area are $65,632. Development fees for proposed Specific Plans, such as Rio del Oro and Suncreek Specific Plan, will be based on infrastructure financing plans that will be developed as the Specific Plans go through the entitlement process.

TABLE A-50
ESTIMATE OF DEVELOPMENT FEES FOR A SINGLE-FAMILY HOME IN THE ANATOLIA

Fees	Fee per Unit[1]
Planning Application / Plan Check Fees	
Building Permit Fee	$3,290
Plan Review Fee	$1,316
Zone Check Fee	$171
Impact Fees	
General Plan Cost Recovery Fee	$211
Capital Fire Facilities Fee	$656
Community Facilities Fee[2]	$2,776
Roadways[2]	$9,592
Transit Shuttle[2]	$64
Roadway and Transit Fee[2]	$4,667
Supplemental Offsite Water[2]	$464
Interim Sewer[2]	$534
Park[2]	$3,249
Library[2]	$524
Fee Program Updates[2]	$67
Administration[2]	$402
Park Renovation[2]	$742

Fees	Fee per Unit[1]
Drainage Fee	
Zone 11A	$12,664
Zone 11B	$8,874
Schools	
Folsom Cordova Unified Fee	$6,640
Elk Grove Unified Fee	$6,912
Sacramento City Unified Fee	$3,584
Utility Connection Charges	
Water Connection	$7,687
Water Connection Permit[2]	$592
Sewer Connection	
Inspection[2]	$45
County Sanitation District	$2,780
Regional District	$6,500
TOTAL	$65,632

Note: Cost will vary by Specific Plan Area.

1 Assumptions are same as those in Table A-51. Units are assumed to be 1,600 square feet on 0.25 acre, valued at $320,000, and built in new subdivisions.

2 Costs are different from or in addition to costs for developing outside of a Specific Plan area.

Development Permit and Approval Process

Applications for development projects are submitted to the City's Planning Department. The application process varies depending on the type of entitlement that is being requested. In most cases, the planning application process requires a public hearing before the Planning Commission. In case of Design Review for multi-family or commercial projects, a public hearing will be required before both the Planning Commission and the City Council. The permitting process in Rancho Cordova does not create any unnecessary delays or increases to the cost of housing. In addition City staff accelerates the application process by allowing concurrent review of the following entitlements:

- tentative map reviews;
- design review;
- special development permits;
- rezones, and
- development agreements.

The steps in the approval process for housing developments differ with the type and conditions of the development. Single-family subdivisions that do not require any change to the zoning are submitted to the Planning Department, reviewed by staff for their conformance to the Design Guidelines, and presented at a public hearing before the Planning Commission for approval.

Multi-family projects are processed in the same manner, but are subject to design review not only by the Planning Commission but also by the City Council. Specific Plans, rezoning requests, subdivisions, and variances require staff, Planning Commission, and City Council review for approval. Multi-family development in commercial and business zones requires the same procedure as in residential zones. As previously stated, City staff allows concurrent review of entitlements to process multi-family projects in a timely manner and the City's Design Review process has minimal financial impact on the development of housing and promotes sustainable development by encouraging quality of design and pedestrian friendly neighborhoods.

Many other factors, such as public sentiment, may also affect the determination of approval of a project. The time frame for processing an application in the City of Rancho Cordova is no longer than that of the majority of jurisdictions in the region, and may be considerably shorter. A complete listing of the lengths of estimated application-processing times are given in Table A-51.

TABLE A-51
ESTIMATED APPLICATION PROCESSING TIMES

Applications	Time Frame
One-Story Single-Family Building Permit	17 days
Residential Design Review	45 - 60 days
Two-Story Single-Family Building Permit	17 days
Residential Design Review	45 - 60 days
Variances, Use Permits, Etc.	75 - 120 days
Tentative Maps	4 months (after env. study is complete)
Commercial and Multi-Family Design Review	60 - 75 days
Projects with Environmental Review[1]	
Negative Declaration	Less than 90 days
Environmental Impact Report	Approximately 1-year
Rezoning	4 - 6 months
General Plan Amendment	4 - 6 months
Boundary Line Adjustment	10 days

Parcel Map	3 months
Subdivision Map (Project)	3 - 6 months
Conditional Use Permit	75 - 120 days

1 Estimates are given for time after the City receives the application. Projects with environmental review generally take around one year in total.

Mixed Income Housing Program

California communities are looking for effective ways to address the need for the production of affordable housing. Mixed-income or more often called "inclusionary housing" programs have been in effect for many years and are currently the subject of significant debate as to whether they have a negative impact on the overall housing market or are an effective technique for actually producing affordable housing.

One report, "Inclusionary Housing: Making it Work!" February 2004 (updated June 2004) prepared by Alisha Sanders, Edited by Chris Glaudel, discussed the effectiveness of inclusionary housing programs. Inclusionary housing or zoning policies require or encourage a certain percentage of housing in a proposed residential development be made affordable to lower-income households. In its ideal form, inclusionary zoning is seen not only as a way of increasing the supply of affordable housing, but also as a method of creating diverse, vibrant neighborhoods throughout a community.

Opponents of inclusionary housing policies and zoning believe that developers are forced to pass on the losses they feel they take on the affordable units to the market-rate units, thereby merely increasing the costs for moderate- and higher income households who purchase market-priced units. Ultimately, some argue, inclusionary housing requirements could even discourage developers from building at all, further exacerbating the limited housing supply problem. Others feel that inclusionary programs are an inefficient way of addressing the affordable housing problem and that lower-income families are better served through methods such as mortgage and rental assistance programs that directly support the consumer.

Supporters believe inclusionary housing is a way to increase the affordable housing production and supply at little cost to local governments. This is significant as the demand for affordable housing soars, while the level of funding local entities receive continues to dwindle. It is also a way to produce affordable housing in areas that would never otherwise support it, either due to existing development patterns, limited land for residential development, high land costs, or neighborhood opposition. Another argument in favor of inclusionary housing production is that market prices are not the result of inputs (land, fees, construction materials, labor, marketing, etc.), put rather are a reflection of the price that the market builder can charge and the buyer can pay as determined by regional, or sub-regional market conditions at the time. For example, today's post sub-prime mortgage related substantial drop in housing prices is a market condition that is affecting sales prices, not the cost of developing and building such units.

Despite these on-going deliberations, the use of inclusionary housing policies continues to expand. Since the first policy was adopted in 1971 by Fairfax County, Virginia, at least

130 municipalities and counties across the country have implemented inclusionary housing programs of some form. With some of the highest housing costs in the nation, California is currently leading the charge in the adoption of inclusionary programs.

According to a recent study by the Non-Profit Housing Association of Northern California and the California Coalition for Rural Housing, one-fifth of all localities in California (107 cities and counties) have implemented some form of inclusionary housing policy. At least a dozen other jurisdictions are also considering adopting such a program.

A study conducted by David Rosen & Associates for the National Housing Conference (2004), in which 20 years (1981 – 2001) of building permit history for both multifamily and single family housing in 28 California jurisdictions (including Sacramento County) was examined, found no correlation whatsoever between a city's adoption of inclusionary housing and a reduction in housing development activity.

Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of Federal, State and Municipal codes and standards designed to maintain a healthy, safe and clean environment and preserve the quality of life standards that residents and businesses enjoy in our community. These codes include: 2007 California Building Code, 2007 California Plumbing Code, 2007 California Mechanical Code, 2007 California Electrical Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

Code Enforcement services for the City are provided by the Neighborhood Services Division, developed in 2007, who's goal is to promote and maintain a safe and desirable living and working environment for residential and commercial communities within the City.. Code Enforcement is 52 percent proactive, meaning that slightly more than half of the identified code violations are discovered by Code Enforcement officers, while the remainder of violations are reported by concerned citizens. The Code Enforcement program has been very successful in working with residents and landlords to remedy code violations, and the majority of violations are solved before legal action becomes necessary.

Code Enforcement continues to consider innovative ways to provide service to a diverse population, and currently publishes brochures on tenants' rights in three languages. Additionally in 2007, The City of Rancho Cordova adopted its Rental Inspection Program to provide education on rental housing standards, and proactively ensure that all rental housing in the city meets the minimum standards of California State Housing Law. Under the rental inspection program owners of rental properties are required to register with the City to assure accurate contact information is maintained at all times. Rental

Property owners are also required to have business licenses with the city to assure dwellings are monitored and maintained to minimal health and safety standards.

The Rental Inspection program concentrates primarily on rental units, however the State housing codes applies to both renter and owner occupied housing units and although code violations are less often reported by home owners, Code Enforcement officials proactively identify all substandard housing to assure compliance and improvement within communities.

Code enforcement has been receiving steadily increasing numbers of calls in recent years. However, this is attributable mainly to increased awareness of the services which code enforcement provides. In fact, the Human Rights and Fair Housing Commission often refers residents to the Rancho Cordova code enforcement. In 2007 in Rancho Cordova, repairs were the most frequently received complaint according to the Commission, while habitability issues also ranked highly. The most commonly reported code violations are general code violations (e.g. junk and rubbish, inoperable vehicles, lawn parking),and substandard housing issues (e.g Interior deterioration, pest infestation and water intrusion, Table A-52 shows the number and type of complaints received since mid-2003.

TABLE A-52
VIOLATIONS OF CODE REPORTED BY TYPE

	2003[1]	2004	2005[1]	2006	2007
Water Intrusion/mold	29	42	25	32	45
Illegal occupancy/second dwelling	9	2	0	3	24
Structural problems	3	7	8	6	42
Deterioration (interior)	7	12	9	9	131
Pest infestation	4	11	3	6	71
Utilities	2	12	8	7	70
Other	9	16	10	11	3,288
Complaint Total[2]	**48**	**74**	**45**	**42**	**3,671**

*1 **2003 data from mid-year, 2005 data through mid-June.***
2 Sum of violation types may differ from total due to multiple violations stemming from a single complaint.
3 2007 data from January 1 2007 through December 31, 2007. Comcate Reporting.

Trends described by code enforcement officers include an increase in vacant homes due to the current instability of the housing market and an increased activity in private investment. With decreased home prices and increased fuel prices in the region and Rancho Cordova's reputation improving, many first time buyers, investors and long time residents utilizing the current market to improve there housing situation or renovate their properties, including apartment complexes. Still, a chief code enforcement officer estimated that around 3,000 (or 30 percent) of existing rental units need major rehabilitation to repair structural damage or other serious problems.

The City of Rancho Cordova, in accordance with State housing law, establishes certain minimum requirements for residential construction. Rancho Cordova administers codes and code enforcement under the 2001 California Uniform Building Code, 2001 California Uniform Plumbing Code, 2001 California Uniform Mechanical Code, 2001 California Electrical Code, 2001 California Building Standards Administrative Code, 2001 California Referenced Standards Code, 2001 California Code for Building Conservation, 2001 California Historical Building Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 1997 Uniform Housing Code, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

Code enforcement services for the City are provided by the IN-SHAPE Code Compliance Program, which has a goal of providing a healthy and safe environment for those who live in the City. IN-SHAPE is 75 percent proactive, meaning that most of the identified code violations are discovered by code enforcement officers rather than reported by a resident. The IN-SHAPE program has been very successful in working with residents and landlords to remedy code violations, and the majority of violations are solved before legal action becomes necessary.

Code enforcement continues to consider innovative ways to provide service to a diverse population, and currently publishes brochures on tenants' rights in three languages. Future possibilities for code enforcement include offering financial incentives to low-income homeowners who want to repair their properties and requiring landlords to have business licenses. Licensing landlords would allow code enforcement officers to regulate their properties, ensuring at least minimal health and safety standards for all residents.

The City's code enforcement concentrates primarily on rental units, as code violations are less often reported by homeowners and it is generally difficult for code enforcement officers to gain entry to owner-occupied properties. It is likely, however, that many owner-occupied units have problems similar to those found in rental units.

Code enforcement has been receiving steadily increasing numbers of calls in recent years. However, this is attributable mainly to increased awareness of the services which code enforcement provides. In fact, the Human Rights and Fair Housing Commission often refers residents to the Rancho Cordova code enforcement. In 2004 in Rancho Cordova, repairs were the most frequently received complaint according to the Commission, while habitability issues also ranked highly. The most commonly reported code violations are water intrusion (e.g. leaky roofs, overflowing toilets), mold, and general deterioration of interior. Table A-52 shows the number and type of complaints received since mid-2003.

VIOLATIONS OF CODE REPORTED BY TYPE

	2003[1]	2004	2005[1]
Water Intrusion	16	29	19
Mold	13	13	6
Illegal occupancy/second dwelling	9	2	0
Structural problems	3	7	8

	2003[1]	2004	2005[1]
Deterioration (interior)	7	12	9
Pest infestation	4	11	3
Utilities	2	12	8
Other	9	16	10
Complaint Total[2]	**48**	**74**	**45**

1 2003 data from mid-year, 2005 data through mid-June.
2 Sum of violation types may differ from total due to multiple violations stemming from a single complaint.

Trends described by code enforcement officers include growth in the number of housing units and an increase in private investment. With increased home prices in the region and Rancho Cordova's reputation improving, many owners are choosing to repair or renovate their properties, including apartment complexes. Still, a chief code enforcement officer estimated that around 3,000 (or 30 percent) of existing rental units need major rehabilitation to repair structural damage or other serious problems.

Available Multi-Family Sites

The City of Rancho Cordova currently has approximately 21.2248.74 acres of vacant land zoned for multi-family developments. The acreage would have capacity for 385797 multi-family units based on an average of the density range and considering site constraints. In addition, there are 66.18101.51 acres of vacant land zoned for LC, SC, and BP that allow multifamily uses. The total number of multifamily units that could be developed on these available sites is 1,268,820, based on an 80 percent holding capacity of maximum units allowed by each zoning designation.

The total number of units that can be accommodated on these sites is 1,6534,713 units and the RHNA for very low- and low-income units is 966 units; therefore, the City will likely surpass its requirement. These multi-family sites are located adjacent to existing residential developments, a fact which indicates the availability of infrastructure. All other potential multi-family sites are within proposed Specific Plan areas and have not yet been designated for multi-family use.

The City's adopted Folsom Boulevard Specific Plan (FBSP), consistent with the General Plan, establishes allowable residential density ranges and identifies the target, or likely, residential development, which is less than the maximum allowable density. Currently, there are 2,745 residential dwelling units in the FBSP area. The new development opportunities created by the rezoning of property along the Folsom Boulevard corridor is expected to result in an additional 5,235 dwelling units. The FBSP includes a transit oriented development (TOD) overlay districts. Residential development within these districts would require a minimum density of 20 dwelling units per acre. The high density of these sites along with the close proximity to light rail stations will provide an inducement to the development of housing for lower-income households, including extremely low-income.

Available Single-Family Sites

The majority of housing development occurring in the City involves the construction of detached single-family homes. Table A-41 provided the characteristics of the available areas for the development of single-family homes. The City has 550 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned RD-4, 5, 7, and 10 and can accommodate an additional 3,338 single-family homes. There are also an additional 6,869 proposed units on 820 acres (not currently zoned residential) that are still in the early stages of development. The City's RHNA requirement for above moderate-income households has been met, and the City is close to achieving its moderate-income goal. After counting the development projects since incorporation, the City will only have to accommodate 281 moderate-income housing units.

Infrastructure Capacity

Water Supply and Infrastructure

Buildout of the General Plan is estimated to happen around the year 2030 with the addition of 53,480 housing units. The General Plan EIR has determined that buildout of the General Plan will require additional treatment, capacity, storage capacity, and other conveyance facilities to meet the project water demands. In addition, new development under the General Plan will not proceed without verification and determination that adequate water supply and adequate water supply infrastructure exists, and not contribute to service area shortfalls. ~~The City's current water system has the capacity to implement the City's regional allocation of 2,811 new housing units.~~

Wastewater Treatment

The Sacramento Regional Water Treatment Plan (SRWTP) currently has permitted capacity of 181 mgd for Average Dry Weather Flows (ADWF) and 400 mgd of Average Wet Weather Flows (AWWF). Currently Sacramento Regional County Sanitation District (SRCSD) is in the process of expanding the SRWTP to accommodate 250 ADWF and maintaining the 400 mgd for AWWF. The ADWF at the SRWTP is expected to be 218 mgd in the year 2020, approximately 32 mdg under capacity with proposed expansion improvements in place. These expansions are projected to accommodate all projected regional growth through the year 2020.

Environment

Rancho Cordova incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is the presence of floodplains. Areas located near the American River are prone to floods. There are no significant portions of the City located in the 100-year floodplain.

The City is relatively flat and does not incorporate any significant geologic features like hills or ridges.

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land.

Table A-53 shows vacant land for sale and properties with development potential in surrounding communities as of April 2008~~June 2005~~. There were no sites listed in the City of Rancho Cordova at the time. Depending on the size and location of the parcel, the vacant single-family residential parcels located in areas surrounding Rancho Cordova range from $~~60~~50,000 to $~~260~~194,000, while parcels zoned for multi-family use are listed for $~~23,414~~29,000 to $~~64~~58,000 per unit.

TABLE A-53
VACANT LAND "FOR SALE"[1]

Type	Lot Size/Total Units[1]	Location	Price	Price/ Unit
Residential - SF	~~0.13/1~~.98/4	~~Sacramento (95824)~~Fair Oaks (95628)	~~$60,000~~$774,999	~~$60,000~~$193,750
Residential - SF	~~0.73/5~~.46/2	~~Sacramento (95829)~~Carmichael (95608	$~~459~~359,000	~~$91,800~~$179,500
Residential - SF	~~0.12/1~~2.14/14	~~Sacramento (95817)~~Antelope (95843)	$~~100~~2,030,000	**$~~100~~145,000**
Residential - SF	~~0.12/1~~3.18/9	~~Sacramento (95817)~~Citrus Heights (95610)	$1~~00~~,450,000	**$~~100~~161,000**
Residential - SF	~~2.0/9~~1.47/7	~~Citrus Heights (95610)~~Fair Oaks (95608)	$~~990~~1,185,000	~~$110,000~~$169,285
Residential - SF	~~1.17/6~~2.2/9	~~Carmichael (95608)~~Elk Grove (95624)	$~~865~~585,000	~~$144,167~~$65,000
Residential - SF	1.~~00/4~~25/15	~~Sacramento (95821)~~Elk Grove (95758	~~$650,000~~$749,950	~~$162,500~~$49,996
Residential - SF	~~0.15/1~~2.04/12	~~Sacramento (95827)~~Elk Grove (95624)	~~$199,999~~$1,250,000	~~$199,999~~$104,166
Residential - SF	~~0.24/1~~2.1/11	Sacramento (~~95820~~)95838)	$~~200~~575,000	~~$200,000~~$52,272
Residential - SF	~~0.25/1~~1.0/3	~~Carmichael (95608)~~Fair Oaks (95628)	$~~260~~550,000	~~$260,000~~$183,333
Residential ~~- MF -~~ SF	~~0.99/29~~.8/4	~~Gold River (95670)~~Citrus Heights (95621)	$~~679~~480,000	~~$23,414~~$120,000
Residential - MF	~~0.6/18~~1.93/19	~~Sacramento (95821)~~Carmichael (99508)	$~~469~~1,098,000	~~$26,056~~$57,789

Type	Lot Size/Total Units[1]	Location	Price	Price/ Unit
Residential - MF	~~0.27/8~~1.75/17	~~Sacramento (95821)~~Carmichael(95608)	$~~225~~775,000	~~$28,125~~$45,588
Residential - MF	~~0.65/13~~.82/12	~~Sacramento (95821)~~Carmichael (95628)	~~$370,000~~$699,950	~~$28,462~~$58,329
Residential - MF	~~0.45/8~~.91/18	Sacramento (~~95820~~)95841)	$~~429~~525,000	~~$53,625~~$29,166
Residential - MF	~~5.25/25~~.49/6	Sacramento (~~95828~~)95841)	$~~1,600~~280,000	~~$64,000~~$46,666

1 The maximum number of units allowed by the zoning code was used when seller offered no information on possible development.

Construction and Labor Costs

Many factors affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. According to a local developer, construction costs and labor costs for a wood-framed, 2,000 square foot single-family house are about $100 a square foot excluding land and $140 per square foot including land. The cost of raw land is estimated to be $100,000 per unit. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, plus installation of water and sewer lines. The estimated costs for these types of improvements are $40,000 per unit. Permitting and impact fees are estimated to be about $50,000 per unit (see Table 1-51).

In addition materials and labor for the construction of the unit are estimated to be $130,000. Developers are pricing this size unit starting at approximately $350,000.

An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company estimates the per square foot cost of a single-story home in the Rancho Cordova area to be approximately $86 per square foot. This cost estimate is based on a 2,000 square foot house of good-quality construction including a two-car garage and small porch. The total construction costs are estimated at $171,230, excluding land costs.

If labor or material costs increased substantially, the cost of construction in Rancho Cordova could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Rancho Cordova. Fluctuating

interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable or adjustable rate mortgages (ARMs). These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table A-54 shows interest rates for a 15- and 30-year fixed loan in the Rancho Cordova area. Interest rates change on a daily basis.

TABLE A-54
INTEREST RATES FOR 15- AND 30- YEAR FIXED LOANS

15-Year Loan		30-Year Fixed Loan	
Interest Rates	Points	Interest Rates	Points
5.~~250~~125	~~1.171~~0.5	5.~~250~~5	~~1.431~~0.5

Based on an average loan amount of $359,650.
Rates for ~~August 5, 2005.~~April, 2008. Rates are subject to change on a daily basis.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Rancho Cordova, particularly with California in the midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window orientation requirements; and
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

SMUD provides electricity to the Sacramento metropolitan area. The utility companies serving Rancho Cordova, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower-income customers.

SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition,

SMUD provides rebates and financing assistance for the replacement and installation of energy efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, installation of Energy Star sun reflecting coating, duct improvements, installation of insulation, and installation of a solar water heater.
PG&E provides natural gas to consumers in Rancho Cordova and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to for their necessary energy needs.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and cooling their housing unit.

State Law requires that "…the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies…" The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

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October 6, 2008

The Hon. Linda Budge
Mayor, City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: City of Rancho Cordova, Draft Housing Element Dated 9/29/08

Mayor Budge:

On behalf of the North State Building Industry Association, I am submitting the following comments on the City's September 29, 2008 Draft Housing Element. We have broken down out comments into two sections. The first section will be focused on the context within which you will be making your decision. The second section (in attachment) will be our detailed suggestions for amendments to the staff proposed Housing Element.

Context

The context within which you are being asked to make a decision tonight has dramatically changed since the last time that your Council discussed this issue. The fundamental changes that we have been highlighting have accelerated. Our argument has been that there is a systemic restructuring of the real estate market taking place. We believe that the events of the past month strongly support that position.

In the past month, the US Government has committed One Trillion Dollars ($1,000,000,000,000.00) to the recently passed and much needed bailout as well as the rescue of Fannie Mae, Freddie Mac and AIG. This is on top of the billions committed for Bear Stearns and the financial backstopping of the Money Market industry.

While a comprehensive discussion of the affects of this action would take more paper and time than we have, the concrete outcome of this will be a return to very strict underwriting criteria for loans. Not only will home purchase loans be much more difficult to obtain, but all forms of credit will be effected.

This context is especially important to the City of Rancho Cordova. No one can predict where the real estate industry will be in five years, but a safe bet will be that the effect will be a dramatic tightening of the credit markets. The most likely scenario will be that all real estate values will be negatively impacted. Why would this matter?

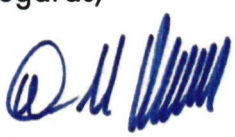
The assumptions that the City of Rancho Corodva has underlying the public polices were made in a financial environment that will not be returning. Home prices have realigned with historic wage rates to sales price ratios. We will not be retuning to the price appreciation that was the dominant assumption during the incorporation and subsequent policy discussions and decisions of the City.

Our recommendation to the City Council would be to retain as much flexibility as the long term impacts of the financial crisis play out. In the decision that you are being asked tonight, it would be our request that you limit your Housing Element to only those policies necessary to achieve state certification. This decision we believe would allow the City to address its needs in the new financial reality. If the City should place into the Housing Element requirements that then are shown to be unworkable, the flexibility to adjust would be severely restricted.

Our suggestion would be that you amend the staff recommendation to either eliminate any policy that goes beyond the state requirement or edit the language to indicate that the City will study the policy and its implications. Attached to this letter is our suggested modifications to your Housing Element.

Thank you in advance for taking the time to address our concerns. If you have any questions, please feel free to contact me at 916.751.2750.

Regards,



Dennis M. Rogers
Senior Vice President
Governmental and Public Affairs

CC City Council and senior staff

Action H.1.3.2—Consider ~~M~~modifying Zoning Ordinance to require Specific Plans and large subdivisions (500+ units) to include executive housing options to meet the needs and desires identified through Action H1.1.1

We believe that the addition of "Consider" provides for needed flexibility.

Eliminate Policy H.1.4. The elimination of this policy would not preclude the City from studying this issue. Rather, the elimination of the policy would again create the needed flexibility.

Eliminate Policy H.1.6. The Housing Element is a requirement of State Law. As HCD has indicated in the past, to achieve state certification, a Housing Element does not need to include Inclusionary zoning.

Should the Council not support removal of the requirement, our suggestions would be to modify the policy as follows:

Policy H.1.6 The City shall consider requiring ~~D~~developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) ~~shall~~ to prepare an Affordable Housing Plan (the Plan) for the project that the City determines will cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project.

Should the city amend Policy H.1.6, it would need to eliminate Actions H.1.6.1-4 and Policy H.1.7. These polices and actions would be part of the deliberation on the 10% requirement.

Action H.4.2.2 Consider ~~R~~requireing single-family developments serving seniors to provide the majority of the homes as one-story units and multi-family developments to provide elevators.

Action H.4.4.1—Provide accessibility in housing for persons with disabilities by implementing state requirements and undertaking the following actions:

- Consider incorporation of universal design standards into the Zoning Ordinance and/or citywide Design Guidelines
- Consider ~~R~~requireing housing developers to include mobility-impaired accessibility in their project designs.

Eliminate Action H.4.9.2. This action item should be a part of the future discussion of affordability requirements.

Action H.6.1.1—Incorporate Title 24 ~~and LEED~~ requirements into Zoning Ordinance, Specific plans and develop agreements as appropriate.

The inclusion of a LEED requirement would increase costs substantially while not greatly improving the energy efficiency of the home. The State of California through the Building Standards Commission is already implementing Green Building Standards. In addition, the CEC

and the ARB are also looking at this issue. It would be our suggestion that the City wait to determine what state level mandates will be placed upon the City and the development industry before looking at mandatory LEED certification.

Eliminate Action H.6.1.2. This can be done with or without inclusion in the Housing Element.

Action H.6.1.4 Continue to enforce State requirements, including title 24 of the California Code of regulations, for energy conservation in new residential projects and consider encourageing residential developers to employ additional energy conservation measures for the siting of buildings, landscaping , and solar access through development standards contained in the Zoning Ordinance, Building Code, and specific Plans as appropriate.

Eliminate Action H.7.4.1. This action can be done with or without inclusion in the Housing Element.