



CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Tuesday, January 17, 2012

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member



Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.
If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg

CANCELLED MTG

City Council Special Mtg

CANCELLED MTG

CITY HALL CLOSED

2012

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CITY HALL CLOSURE DATES
Mon, Jan 2 - Day After New Year's Day
Mon, Jan 16 - Martin Luther King Jr. Day
Fri, Feb 17 - Furlough Day
Mon, Feb 20 - President's Day
Fri, Apr 6 - Furlough Day
Mon, May 28 - Memorial Day
Wed, Jul 4 - Independence Day
Mon, Sep 3 - Labor Day
Mon, Nov 12 - Veterans Day
Thu, Nov 22 - Thanksgiving Day
Fri, Nov 23 - Day After Thanksgiving Day
Mon, Dec 24 - Christmas Eve
Tue, Dec 25 - Christmas Day
Mon, Dec 31 - New Year's Eve

2013 - Proposed

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CITY HALL CLOSURE DATES
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Mon, Jan 21 - Martin Luther King Jr. Day
Mon, Feb 18 - President's Day
Mon, May 27 - Memorial Day
Thu, Jul 4 - Independence Day
Mon, Sep 2 - Labor Day
Mon, Nov 11 - Veterans Day
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Tue, Dec 31 - New Year's Eve

*Dates Pending Approval

2014 - Proposed

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

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

Tuesday, January 17, 2012

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk 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 Jack McNary, River Valley Church, will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation to IRS Outreach and Education Specialist, Lorie Declarador in Recognition of the VITA Tax Site at Rancho Cordova City Hall.
- 5.2 Presentation Regarding "Trim Your Waste" Contest by Allied Waste Services Community Relations Manager, Heather Pollock.
- 5.3 Presentation on Growing and Mentoring Rancho Cordova Youth by the Folsom Cordova Community Partnership's Youth Development Manager Jennifer Ellis and

Mentoring Match Lynne Manaham and Paige Fallis, and Presentation of Proclamation in Recognition of National Mentoring Month to the Folsom Cordova Community Partnership's Youth Development Manager Jennifer Ellis.

- 5.4 Introduction of New City Employee: Accounting Technician Maricruz Esquivel by Finance Director Donna Silva.

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 Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

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

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of:
a) December 19, 2011 Regular Meeting;
b) December 29, 2011 Special Meeting;
c) January 3, 2012 Special Meeting;
d) January 6, 2012 Special Meeting; and
e) January 10, 2012 Special Meeting.
Recommendation: Adopt minutes.
- 8.2 **Subject:** Resolution Authorizing the Utilization of the State of California's Citizens Option for Public Safety Program Funds (COPS)
Recommendation: Adopt Resolution No. 2-2012.
Adoption of this resolution will result in preservation of unused prior year grant funds in the amount of \$214,933, and allow for the spending of both the prior year carryover funds and the current year allocation, \$124,301, in accordance with Government Section Code 30061.
Staff Report: Donna Silva, Finance Department and Marc Fontes, Rancho Cordova Police Department
Advances Goals: 1, 4, 5, 7, and 12
- 8.3 **Subject:** Resolution Authorizing the City Manager to Execute a First Amendment with Coast Landscape Management for Citywide Landscape Maintenance Services
Recommendation: Adopt Resolution No. 3-2012.
Result of Recommended Action: Adoption of this resolution will allow the City to continue receiving services by Coast Landscape Management. The amendment will increase the amount not to exceed from \$601,464 to \$900,000 due to the increased quantity of work.
Staff Report: Cyrus Abhar, Public Works Department

- 8.4 **Advances Goals:** 1, 4, and 11
Subject: Approval of Council Member Appointments to the Sacramento Regional Transit (RT) Board of Directors.
Recommendation: That Council confirms their appointments to the 2012 Sacramento Regional Transit (RT) Board of Directors.
Result of Recommended Action: Vice Mayor Budge will be appointed to represent the City of Rancho Cordova on the Sacramento Regional Transit (RT) Board of Directors. Mayor David Sander will serve as the alternate appointment.
Staff Report: Mindy Cuppy, City Clerk
Advances Goals: 1, 2, 4, and 13.

- 8.5 **Subject:** Resolution Approving an Amended Enforceable Obligation Payment Schedule Required Under ABx1 26
Recommendation: Adopt Resolution No. CRA 1-2012.
Result of Recommended Action:
Staff Report: Donna Silva, Finance Department and Adam U. Lindgren, City Attorney's Office
Advances Goal: 11
COUNCIL ACTING AS THE REDEVELOPMENT AGENCY

- 8.6 **Subject:** A Resolution of the City Council and Agency Board Determining that the City of Rancho Cordova Has Not Forgiven Any Debt of the Redevelopment Agency to the City of Rancho Cordova
Recommendation: That Council and Agency Board:
a) Adopt Resolution No. 6-2012; and
b) Adopt Resolution No. CRA 2-2012.
Result of Recommended Action: Adoption of these resolutions will confirm that no debt has been forgiven between the Community Redevelopment Agency and the City of Rancho Cordova during the period of January 1, 2010 through December 31, 2011. The approved resolutions will be forwarded to the California State Controller to fulfill the legislative reporting requirement.
Staff Report: Micah Runner, Economic Development Department
Advances Goal: 11
COUNCIL ACTING AS THE REDEVELOPMENT AGENCY

- 8.7 **Subject:** A Resolution Designating Responsibility for the Community Redevelopment Agency of the City of Rancho Cordova's Housing Assets and Obligations
Recommendation: Adopt Resolution No. 7-2012.
Result of Recommended Action: Housing assets and functions associated with the 20% Low and Moderate Income Housing set-aside monies will be transferred from the Community Redevelopment Agency of the City of Rancho Cordova to the City of Rancho Cordova.
Staff Report: Reed Flory and Jessica Hayes, Housing Administration
Advances Goals: 1, 5, 6, 7, 8, and 11
GROWING STRONG NEIGHBORHOODS

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Ordinances Amending the Folsom Boulevard Specific Plan (FBSP) to Add Building Replacement Policy and Exceptions Sections
Recommendation: That Council:
a) Waive readings and adopt Urgency Ordinance No. 1-2012; and
b) Waive the first reading and introduce Ordinance No. 2-2012.
Result of Recommended Action: Adoption of these ordinances will amend Section IV of the Folsom Boulevard Specific Plan. The amendment will add greater flexibility for development within the Specific Plan by adding Building Replacement Policy and Exceptions sections.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 5, 9, and 11
- 10.2 **Subject:** Resolution Approving Walgreens Pharmacy and Store to be Located at 10701 Folsom Boulevard
Recommendation: Adopt Resolution No. 5-2012.
Result of Recommended Action: Adoption of this resolution will accomplish the following for the proposed Walgreens project: grant an exception to the development standards of the Folsom Boulevard Specific Plan (FBSP); approve a Conditional Use Permit for a drive up pharmacy window; approve a three lot Parcel Map; abandon an unused utility easement; and, approve the project's design review subject to the project Conditions of Approval. In total, these actions will allow the Walgreens project to be constructed upon a site currently occupied by the Cordova Inn.
Staff Report: William Campbell, Planning Department
Advances Goals: 1, 5, and 9
- 10.3 **Subject:** Resolution Approving Design Review - New Building B, Rancho Cordova Target Shopping Center, Project No. DD7342; Located at 10831 Olson Drive
Recommendation: Adopt Resolution No. 4-2012.
Result of Recommended Action: Adoption of this resolution will grant design review approval for Building B within the Rancho Cordova Target Shopping Center. Project approval would allow construction of a new building (to be occupied by Panda Express and two or three new tenant spaces), with upgraded landscaping, parking and site improvements. Along with the recent rebuild of the Target store and the rehabilitation of the store front for Ross and Marshall's, this new building continues to set a higher design quality for commercial buildings in this area of Rancho Cordova.
Staff Report: William Campbell, Planning Department
Advances Goals: 1, 5, and 9

11. REGULAR CALENDAR ITEMS

NONE.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

City Manager's Office, Communications/Legislative Affairs, and Administrative Support.

14. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM 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.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays 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	
<i>Monday and Tuesday, January 30 – 31, 2012</i>	<i>Special Meeting/Work Session – City Council and Staff Learning Retreat</i>
<i>Monday, February 6, 2012</i>	<i>4:00 p.m. Special Meeting/Study Session – Veterans Care Facility – TENTATIVE 5:30 p.m. Regular Meeting</i>
<i>Wednesday, February 15, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session Ethics (AB1234)</i>
<i>Friday, February 17, 2012</i>	<i>FURLOUGH DAY – CITY HALL CLOSED</i>
<i>Monday, February 20, 2012</i>	<i>PRESIDENT'S DAY HOLIDAY – CITY HALL CLOSED</i>
<i>Tuesday, February 21, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Friday February 24, 2012</i>	<i>10:30 a.m. Special Meeting/Work Session – Annual Corporate Report</i>

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Department	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

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 and SureWest 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 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, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, January 17, 2012 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on January 12, 2012 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 website at www.cityofranhocordova.org.

Signed January 12, 2012 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 19, 2011

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:35 p.m.

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

Staff Present: Gaebler, Sanchez, Cuppy, Kellerman, Junker, Abhar, Flory, Hadley, Holt, Downton, Hoffman, Blair, Diamond, Campbell, Runner, Chinn, Chan, Gassaway, Simpson, and M. Rodriguez

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

The Mayor called on Doug Diamond to lead the Pledge.

4. INVOCATION

The Mayor called on Linda Smith, Sacramento Law Enforcement Chaplaincy, to give the invocation.

5. SPECIAL CEREMONIES

- 5.1 Norma Niblett swore-in new Vice Mayor Linda Budge, and Margaret Parsons-Sander swore-in new Mayor David Sander.
- 5.2 Mayor Sander made a presentation to outgoing Mayor Robert McGarvey.
- 5.3 Community member Scottie More gave a presentation commemorating Council Member Robert McGarvey's year as Mayor.

6. CELEBRATORY BREAK

Mayor McGarvey broke for celebratory refreshments in the lobby in honor of incoming and outgoing Council officers at 6:10 p.m. The full Council reconvened at 6:43 p.m.

7. PRESENTATIONS

- 7.1 Presentation Regarding Trim your Waste Contest by Allied Waste Services Community Relations Manager, Heather Pollock was not presented at this meeting.
- 7.2 Economic Development Senior Analyst, Megan Hoffman presented on the Rancho Cordova Business Walk.
- 7.3 Executive Director Shelly Blanchard presented the Cordova Community Council Yearend Slideshow.

8. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

9. COUNCIL REPORTS

Council reported on events since the last meeting.

10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote; Council approved the Consent Calendar with the exception of Agenda Item 10.2, which was pulled for a separate discussion.

- 10.1 **Subject:** Meeting Minutes of:
 - a) December 5, 2011 Special and Regular Meeting; and
 - b) December 6, 2011 Special Meeting/Closed Session.**Recommendation:** Adopt Minutes.

- 10.3 **Subject:** 2012 City Council Meeting Schedule
Recommendation: Staff recommends that Council approve its meeting schedule for 2012.
Result of Recommended Action: Action on this item will approve the 2012 meeting schedule for the members of the Rancho Cordova City Council.
Staff Report: Ted Gaebler, City Manager's Office



- 10.4 **Subject:** Resolution Authorizing the City Manager to Execute an On-Call Consulting Services Agreement with Sierra Traffic Markings, Inc. for On-Call Striping Maintenance Services in the Amount Not to Exceed \$500,000
Recommendation: Adopt Resolution No. 114-2011.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute an on-call contract with Sierra Traffic Markings, Inc. for Citywide Striping Maintenance.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, and 11
- 10.5 **Subject:** Resolution Temporarily Suspending the Annual Program Fee Inflationary Adjustment for Community Facilities Impact Fees (CFF)
Recommendation: Adopt Resolution No. 115-2011.
Result of Recommended Action: Adoption of the Resolution will suspend the automatic annual Engineering News Record (ENR) inflationary adjustment for the community facilities impact fees for a period of one year, beginning January 1, 2012.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13

The following item was pulled for a separate discussion and action.

- 10.2 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees for 2012
Recommendation: That Council Member appointments for 2012 be approved for the listed Boards and Commissions, reflected in the attachment to the staff report.
Result of Recommended Action: Action on this item will confirm the 2012 Rancho Cordova City Council Member appointees and alternates to various boards and commissions within the region to which Rancho Cordova provides leadership representation.
Staff Report: Mindy Cuppy, City Clerk's Department
Advances Goals: 1 through 13

ACTION: Motion by Sander second by Cooley and carried by a 4:1 (Budge dissented) vote; Council approved the Council Member Appointments to Other Agency Boards, Commissions and Committees with the following amendments: Mayor Sander will serve on Sacramento Connector Board, with Budge as alternate, The Mayor and Vice Mayor (Sander and Budge) will serve on the City Selection Committee of Sacramento Board, Sander will serve on the Sacramento Area Council of Governments (SACOG) Board, with Budge as alternate, Sander will serve on Sacramento Placerville Transportation Corridor Joint Powers Authority Board, with Budge as alternate, McGarvey was added to the Growing Strong Neighborhoods Subcommittee.

The appointment to the Folsom Cordova Unified School District 2x2 changed to Sander and Budge and the SMUD 2x2 was changed to McGarvey and Budge.

The following corrections to the appointments listing were made: Budge was added to the Mayor and Board Chair Forum appointment, Sander was listed as Past Chair of the National League of Cities Transportation and Infrastructure (TIS) Steering Committee, Sander was listed as Vice Chair on the National League of Cities First Tier Suburbs Steering Committee, and Cooley's appointment to the California State Seismic Safety Commission was removed.



Sander will continue as the appointment to the Sacramento Regional Transit Board, however this appointment will be discussed again at the meeting on January 17, 2012.

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 roll call vote; Council approved the Consent Public Hearing Items.

11.1 **Subject:** Resolution Approving Mid-Year Amendment to the 2011-12 Community Development Block Grant (CDBG) Action Plan

Recommendation: Adopt Resolution No. 116-2011.

Result of Recommended Action:

1. Adopts the amendment to the 2011-12 CDBG Action Plan;
2. Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development (HUD); and
3. Allows staff to make technical modifications to the Action Plan to correct minor errors or as required by HUD.

Staff Report: Reed Flory and David Gassaway, Housing Administration

Advances Goal: 1, 4, 5, 6, 7, 8, 9, 11, and 13

11.2 **Subject:** Resolution Approving Design Review Amendment for Zinfandel Place Corner Patio Area - Project No. DD7385; Located on the Southwest Corner of Zinfandel Drive and White Rock Road

Recommendation: Adopt Resolution No. 117-2011.

Result of Recommended Action: Adoption of this resolution will allow the new owner to make cost effective changes to the design of the Zinfandel Place outdoor plaza in order to finish the project, which in turn will promote the owners ability to sign leases for the end units facing the patio.

Staff Report: William Campbell, Planning Department

Advances Goal: 5

12. PUBLIC HEARING ITEMS

NONE.

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Resolution Authorizing the City Manager to Execute a Renewal Service Agreement with the Sacramento Society for the Prevention of Cruelty to Animals (SSPCA) for Animal Services

Recommendation: Adopt Resolution No. 118-2011.

Result of Recommended Action:

Staff Report: Kerry Simpson, Neighborhood Services

Advances Goals: 1, 4, 6, 8, 10 and 13.

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.



ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote; Council adopted Resolution No. 118-2011.

13.2 **Subject:** Report Back on Folsom Boulevard Specific Plan Update

Recommendation: Staff recommends the City Council direct staff to prepare an Ordinance to amend the Folsom Boulevard Specific Plan to add Building Replacement Policy and Exceptions sections.

Result of Recommended Action: City Council direction will allow staff to prepare and process the Ordinance and return it for Council consideration in a timely manner. The amendment will add greater flexibility for development within the Specific Plan and be to the benefit of two currently pending development projects applications. Future applications would also benefit from timely processing of the amendment.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1 and 8.

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

ACTION: Motion by Budge second by Cooley and carried by a 5:0 vote; Council directed staff to prepare an ordinance to amend the Folsom Boulevard Specific Plan to add Building Replacement Policy and Exceptions sections.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

The following items were requested for future agenda items:

- City Attorney to look into a metal theft ordinance; and
- City Attorney to prosecute for minor crimes.

15. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Martin Luther King Jr. Day on January 16, 2012 – City Hall closed
- Sacramento Metro Chamber 116th Annual Dinner and Business Awards on February 4, 2012
- Sacramento Metro Fire leadership change
- City Hall closures Friday, December 23, 2011 and Monday December 26, 2011 through Monday, January 2, 2012
- Retirement Party for Rancho Cordova Chief of Police Doug Diamond on Wednesday, December 21, 2011
- Three of nine Captains who expressed interest in the Chief of Police opening
- Serving on Truckee Police Chief selection panel

16. ADJOURNMENT

Mayor Sander adjourned the regular meeting at 8:36 p.m.

Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Thursday, December 29, 2011

3:00 PM – Special Meeting
Community Board Room

MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 3:08 PM.

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

Council Members Absent: None.

Staff Present: Gaebler, Lindgren, Chinn, Silva, Runner, Haven, Hayes, C. Sander, Palma.

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

3. CLOSED SESSION

Council met in Closed Session to discuss the following item:

Conference with legal counsel, existing litigation (Government Code Section 54956.9(a)) *Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al.*, Sacramento Superior Court Case No. 34-2009-00043404.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

5. SPECIAL MEETING ITEM

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

Council Members Absent: None.

Staff Present: Gaebler, Lindgren, Chinn, Silva, Runner, Haven, Hayes, C. Sander, Cuppy.

5.1 **Subject:** Resolution Approving an Amended Enforceable Obligation Payment Schedule Required Under ABx1 26.

Recommendation: It is recommended that the Agency approve the attached resolution adopting the Amended Enforceable Obligation Payment Schedule required under the terms of ABx1 26 concerning the Dissolution of Redevelopment Agencies.

Result of Recommended Action: Approval of this resolution will update the Enforceable Obligation Payment Schedule to include obligations in place as of June 30th but not specifically included on the original schedule adopted in August and will ensure continued compliance with the provisions of ABx1 26 in the event that the Redevelopment Agency is not allowed to continue. Upon adoption, staff will forward the information to the required parties and will post the amended schedule on the City's website as required under the legislation.

Staff Report: Donna Silva, Finance Department.

Advances Goal: 11.

COUNCIL ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY

ACTION: Motion by McGarvey second by Skoglund and carried by a 5:0 roll call vote; The Board of Directors of the Community Redevelopment Agency of the City of Rancho Cordova approved Resolution No. CRA-12-2011.

6. ADJOURNMENT

Mayor McGarvey adjourned the special meeting at 5:13 PM.

Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 03, 2012

5:30 PM – Special Meeting
American River Community Room North

Closed Session
Community Board Room

MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River North Community Room at 5:42 PM.

Council Members Present: Council Members Budge, McGarvey, Skoglund, and Mayor Sander.

Council Members Absent: Cooley.

Staff Present: Gaebler, Lindgren, Cuppy, Junker, Ulm, Abhar, Silva, Haven, Chinn, Simpson, Snyder, Peterson, Rider.

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEMS

- 3.1 Discuss the History, Vision, and Expectations and City Council Goals of the City Volunteer Program.

ACTION: Discussion item only; no action taken.

3.2 Update on Fair Political Practices (FPPC) Regulations for 2012.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Sander adjourned the meeting to closed session in the Community Board Room at 6:43 PM.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 6:50 PM.

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

Council Members Absent: Cooley.

Staff Present: Gaebler, Lindgren, Chinn, Haven, Abhar, Silva, Holt.

6. CLOSED SESSION

Council adjourned to Closed Session to discuss the following item:

Conference with legal counsel, existing litigation (Government Code Section 54956.9(a)) Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al., Sacramento Superior Court Case No. 34-2009-00043404.

7. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in Closed Session.

8. ADJOURNMENT

Mayor Sander adjourned the Closed Session at 7:09 PM.

Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Friday, January 06, 2012

4:00 PM – Special Meeting
Crossings @ New Rancho, 2708 Woodberry Way, Rancho Cordova, CA

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order at 4:00 PM.

Council Members Present: Council Members Budge, McGarvey, and Mayor Sander.

Council Members Absent: Cooley and Skoglund.

Staff Present: Gaebler, Abhar, Downton, Hayes, Flory, Junker, Gassaway, Haven and Silva.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

3.1 Pre-Grand Opening Crossings @ New Rancho Tour.

Carpool will meet at City Hall, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 at 4:00 PM and travel to the Crossings @ New Rancho, 2708 Woodberry Way, Rancho Cordova, CA 95670.

ACTION: Council participated in a tour of the Crossings @ New Rancho.

4. ADJOURNMENT

Mayor Sander adjourned the special meeting at 5:20 PM.

Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 10, 2012

5:30 PM – Special Meeting
American River Community Room North

MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River North Community Room at 5:35 PM.

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

Council Members Absent: None.

Staff Present: Gaebler, Lindgren, Cuppy, Abhar, Thomas, Chinn, Campbell, Junker, Silva, Mingay, Runner, Flory, Holt, and Maples.

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Project Update on the Arboretum Specific Plan, with Review and Discussion of Proposed Land Uses within the Project
Recommendation: Receive staff and applicant input on the project and provide input and direction as appropriate.
Result of Recommended Action: This update will review the progress and current status of the Arboretum Specific Plan and will specifically address the amount of employment uses within the project. Following this update, it is anticipated that the project environmental document will be circulated for public review and that the project will move forward for consideration and action by the City Council.
Staff Report: Paul Junker and William Campbell, Planning Department
Advances Goals: 7 and 8
GROWING STRONG NEIGHBORHOODS

ACTION: Discussion item only; no action taken.

- 3.2 **Subject:** Resolution of the City Council of the City of Rancho Cordova Electing to Serve as the Successor Entity to the Community Redevelopment Agency of the City of Rancho Cordova
Recommendation: Adopt Resolution No. 1-2012.
Result of Recommended Action: Under the new state redevelopment law (ABx1 26), and the decision of the Supreme Court of California in California Redevelopment Association v. Ana Matosantos, effective February 1, 2012, all redevelopment agencies in California are dissolved. The successor to each redevelopment agency is a "Successor Entity" which will implement ABx1 26 under the direction and supervision of an Oversight Board. Adoption of this resolution will result in the City Council, rather than another agency, serving as the Successor Entity. As required by ABx1 26, the primary responsibility of the Successor Entity will be to "wind down the affairs" of the dissolved Community Redevelopment Agency.
Staff Report: Adam U. Lindgren, City Attorney's Office
Advances Goal: None

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote; Council approved Resolution No. 1-2012.

4. ADJOURNMENT

Mayor Sander adjourned the special meeting at 6:56 PM.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director
Marc Fontes, Acting Police Chief

SUBJECT: RESOLUTION AUTHORIZING THE UTILIZATION OF THE STATE OF CALIFORNIA'S CITIZENS OPTION FOR PUBLIC SAFETY PROGRAM FUNDS (COPS)

RECOMMENDATION

Adopt Resolution No. 2-2012.

RESULT OF RECOMMENDED ACTION

This action will result in the preservation of unused prior year grant funds in the amount of \$214,933, and allow for the spending of both the prior year carryover funds and the current year allocation, \$124,301, in accordance with the Government Code 30061.

BACKGROUND

The State of California's budget for fiscal year 2011-12 includes appropriations for the State Supplemental Services Fund for distribution to cities and counties to support jails, criminal prosecutions and front-line law enforcement operations and services. These funds are limited as follows:

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

The funds appropriated by the State in a given fiscal year are normally expended by local governments in the following fiscal year. Therefore, the State of California's appropriation of COPS funds in fiscal year 2011-12 are available for spending by the City in fiscal year 2012-13.

Government Code Section 30061 mandates that cities develop a plan for the expenditures of SLESF funds and that the City Council approve such expenditures as a separate matter (apart from the normal budget process). The current funding for the City totals \$124,301, which consists of \$105,848 provided by the Local Law Enforcement Services Account (LLESA) and an estimated additional \$18,453 provided by the Local Safety and Protection Account (LSPA). The additional monies from the LSPA are only available to jurisdictions that receive more than the \$100,000 minimum payment from the LLESA.

In addition, the Police Department has carryover funds of \$214,933 from FY 2010-11. Of which, FY 2010-11 carryover includes previous fiscal year carryovers as follows, FY 2009/10 has a carryover of \$114,975, FY 2008-09 had a carryover of \$9,893.31, FY 2007-08 had a carryover of \$99,421.02, FY 2006-07 has a carryover of \$121,060.16.

During November 2009 through April 2010, the Chief of Police position was vacant; therefore, COPS funds were not used during that time by the interim Acting Chief. In the same period, state funding through grants was questionable. Once COPS funding was approved and allocated to cities, by January 2010, spending was still on hold until a new Police Chief was chosen. During fiscal year 2009-10, COPS fund spending was delayed due the move of the police department to a new building as needed equipment, accessories, printed items, or signs were going to be needed but were not yet identified. Spending of the COPS funds is planned to resume during the 2011-12 fiscal year.

The Police Department has requested that these funds be used for “one-time” purchases which are outlined in the attached memo from Marc Fontes, included as **Exhibit A** to the Resolution.

ATTACHMENT

Resolution No. 2-2012 including **Exhibit A** Memo.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 2-2012

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

WHEREAS, in fiscal year 2011-12, under the State Supplemental Law Enforcement Services Fund (SLESF), the State appropriated funding for local law enforcement operations and service; and

WHEREAS, Rancho Cordova has remaining funds of \$214,933 in SLESF funding from FY 2010-11 that has not been expended; and

WHEREAS, Rancho Cordova's portion of the SLESF funding is \$124,301 from the State's FY 2011-12 appropriation for the expenditure in 2012-13; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council hereby accepts the grant for the State of California's Citizen's Option for Public Safety Program Funds and approves the expenditure plan attached hereto as **Exhibit A**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk



RANCHO CORDOVA POLICE DEPARTMENT

Memorandum

October 13, 2011

To : DONNA SILVA
Finance Director, City of Rancho Cordova

From : LIEUTENANT MARC FONTES
Assistant Chief of Police, Rancho Cordova Police Department

Subject : **CITIZEN'S OPTION FOR PUBLIC SAFETY PROGRAM (COPS)**

The Rancho Cordova Police Department is recommending the following expenditures, totaling \$124,301 for the fiscal year 11/12 COPS Grant funding, in addition to the remaining funds, totaling \$214,933, from FY 10/11:

Mobile Police Cameras +2 new and refurbish 2	\$70,000
Camera systems 9 RCPD Motorcycles	\$60,200
PDA Handheld devices traffic	\$65,000
New RCPD building construction/signage	\$30,000
Parking PDA Handheld Program	\$25,000
City PD event equipment and supplies	\$15,000
Camera equipment and install new PD	\$15,000
Building code antenna upgrades	\$14,500
Speed Signs x 2	\$10,000
Programs/Software for investigations	\$9,000
Tactical pole camera for bldg searches	\$7,000
Motor Helmets replacement RCPD	\$6,000
Mobil Trailer Light	\$5,000
Broken Equipment Police Gym	\$3,500
Motor Officer awning new RCPD bldg	\$4,000

The remaining \$34 will be utilized for equipment upgrades, as needed or required to meet department and city standards.

Cc: Douglas Diamond, Chief of Police
Keith Misner, City of Rancho Cordova Finance
File

MEMORANDUM

DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT WITH COAST LANDSCAPE MANAGEMENT FOR CITYWIDE LANDSCAPE MAINTENANCE SERVICES



RECOMMENDATION

Adopt Resolution No. 3-2012.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow the City to continue receiving services by Coast landscape Management. The amendment will increase the amount not to exceed from \$601,464 to \$900,000 due to the increased quantity of work.

BACKGROUND

In March 2010, the City entered into a three year contract with Coast Landscape Management for citywide landscape maintenance in the amount of \$601,464. Since then, Coast Landscape Management has been maintaining the City's landscaping within the public rights-of-way.

As directed by City Council, Public Works Department has increased the scope and frequency of some landscape maintenance activities to better support the City's Strong Neighborhood program. We anticipate an additional \$300,000 is needed to continue this level of enhanced maintenance services for the duration of the contract. The enhanced landscape maintenance includes more frequent litter removal, weed abatement, and replacement of dead or missing plants.

Public Works has redirected funds from other roadway maintenance programs to cover the cost associated with the enhanced landscaping maintenance services.

ADVANCES GOALS: 1, 4, and 11

ATTACHMENT

Resolution No. 3-2012 including **Exhibit 1A** – Contract No. 35-2010-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 3-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT
WITH COAST LANDSCAPE MANAGEMENT FOR CITYWIDE LANDSCAPE
MAINTENANCE SERVICES**

WHEREAS, the parties entered into a Construction Services Agreement dated March 29, 2010 for the purpose of providing citywide landscape maintenance; and

WHEREAS, the Public Works Department has increased the frequency of our landscape maintenance services to better support the City's Growing Strong Neighborhoods program; and

WHEREAS, this amendment will increase the not to exceed amount from \$601,464 to \$900,000 due to the increased quantity of work, and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute a first amendment (Contract No. 35-2010-1) with Coast Landscape Management (**Exhibit 1A**), in a form approved by the City Attorney. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT BETWEEN THE
CITY OF RANCHO CORDOVA AND COAST LANDSCAPE MANAGEMENT**

This First Amendment to the Agreement for Construction Services ("Amendment") is made and entered between the City of Rancho Cordova ("City") and Coast Landscape Management ("Contractor") as of January 17, 2012. City and Contractor are hereinafter collectively referred to as the "Parties"

WITNESSETH:

WHEREAS, the parties entered into a Construction Services Agreement ("CSA") dated March 29, 2010 for the purpose of providing citywide landscape maintenance; and

WHEREAS, the Public Works department has increased the frequency of our landscape maintenance services to better support the City's Growing Strong Neighborhoods program; and

WHEREAS, the parties agree that changes to the services provided for in the CSA are necessary in order for the City to continue receiving services by the Contractor; and

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

AGREEMENT

1. Section 4 of the CSA, "Payment", provides for the City to pay the contractor to wit six hundred and one thousand and four hundred sixty-four dollars (\$601,464). The Parties agree to amend Section 4 of the CSA in order to increase the payment amount to the Contractor for additional services. The third sentence of Section 4 of the CSA is amended to read as follows:

"The City agrees in consideration of the work to be performed herein and subject to the terms and conditions thereof, to pay Contractor all sums os money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this agreement, to wit: Nine Hundred Thousand Dollars (\$900,000).

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

IN WITNESS WHEREOF, the City Council and Contractor have caused this Amendment to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Ted A. Gaebler, City Manager

Fairlight Beard, Branch Manager

Date

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, City Clerk

**SUBJECT: APPROVAL OF COUNCIL MEMBER APPOINTMENTS TO THE
SACRAMENTO REGIONAL TRANSIT (RT) BOARD OF DIRECTORS**

RECOMMENDATION

That Council confirms their appointments to the 2012 Sacramento Regional Transit (RT) Board of Directors.

RESULT OF RECOMMENDED ACTION

Vice Mayor Budge will be appointed to represent the City of Rancho Cordova on the Sacramento Regional Transit (RT) Board of Directors. Mayor David Sander will serve as the alternate appointment.

BACKGROUND

Council Members serve on various advisory boards in the community to ensure the city has representation within the region. At the December 19, 2011 Regular City Council meeting, council confirmed their appointments to serve on local, state and national boards and committees except their appointments to the Sacramento Regional Transit (RT) Board of Directors. By confirming their appointments annually the members of the Council are committing their time to serve in these important roles at the national, state and local level.

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: January 17, 2012

TO: Agency Director and Members

FROM: Donna Silva, Finance Director

SUBJECT: RESOLUTION APPROVING SECOND AMENDMENT TO THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE REQUIRED UNDER ABx1 26

RECOMMENDATION

Adopt Resolution No. CRA 1-2012.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will update the EOPS to remain in compliance with the provisions of AB26 and the California Supreme Court's ruling in "California Redevelopment Association v. Matosantos" on December 29, 2011. The original EOPS was adopted in August 2011, and amended on December 29, 2011. This will be the second amendment. Upon adoption, staff will forward the information to the required parties and will post the amended schedule on the City's web site as required under the legislation.

ADVANCES GOAL: 11

BACKGROUND

AB 26, as originally enacted by the legislature, required Redevelopment Agencies to adopt an EOPS within 60 days of the effective date of the legislation. The EOPS is required to include the following information about each obligation:

- a. The project name associated with the obligation
- b. The Payee
- c. A short description of the nature of the work, product, service, facility, or other thing of value for which payment is to be made
- d. The amount of payments obligated to be made, by month, through December 2011.

AGENDA ITEM 8.5

AGENDA ITEM 8.5

The legislation defines “enforceable obligation” as follows:

1. Bonds;
2. Loans of monies borrowed by the redevelopment agency for a lawful purpose;
3. Payments required by the federal or State government, or payments related to agency employees, including but not limited to, pension and unemployment payments;
4. Judgments or settlements entered by a competent court of law;
5. Legally binding and enforceable agreements or contracts;
6. Contracts or agreements necessary for the continued administration or operation of the redevelopment agency (e.g., office space, equipment, supplies, insurance, services, travel expenses).

The Community Redevelopment Agency of the City of Rancho Cordova “The Agency” first adopted an EOPS on August 23, 2011, in conformance with AB26.

On December 29, 2011 the Agency Board approved an amendment to the EOPS in order to capture certain obligations that had previously not been included.

Also on December 29, 2011 the California Supreme court issued their opinion upholding AB 1x26 and invalidating AB x1 27. **The Court provided a four month extension for all deadlines contained in AB 26. Therefore, the EOPS now needs to be amended to reflect payments owed through April 2012.** Several other changes need to be made as well, as follows:

- Since the Agency Board has subsequently decided to abandon the Mills Station Crossing project, the EOPS should be amended to remove those obligations.
- The Cooperative Agreement, adopted by the Agency Board on March 1, 2011 has also been added. The Cooperative Agreement was put in place for the purpose of protecting Agency assets in the event that legislation was approved to limit or dissolve redevelopment activities. This agreement, and the redevelopment projects detailed within it, is included in the EOPS since it was previously adopted by the Agency Board. The Cooperative Agreement includes some obligations that are separately stated on the EOPS. However, the Agency lacks the authority to amend the Cooperative Agreement to remove duplicity and staff feels it prudent to separately state these certain obligations.
- Staff has added an obligation for the next and final annual independent audit of the Redevelopment Agency's financial statements. While a contract does not currently exist for this work, and AB26 is silent regarding the need for an audit of the final financial statements, we feel this work may still be required.
- Staff has listed invoices for work performed in the current year under the header of Loan for Agency overhead, administrative and planning expenses for the 11/12 fiscal year to provide clarity that the obligation is to the City's General Fund.
- We added the Fund Balance in the RDA Capital Projects Fund – amounts are being accumulated for future projects of the Sacramento Metropolitan Fire District per executed agreement.

The EOPS is subject to review and approval by the Oversight Board once that Board has been formed. The Successor Agency may only make payments for those obligations identified in the EOPS until a Recognized Obligation Payment Schedule (ROPS) is prepared. The ROPS must be prepared by the Successor Agency by March 1, 2012.

ATTACHMENT

Resolution No. CRA 1-2012 including Exhibit A: Enforceable Obligation Payment Schedule

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA

RESOLUTION NO. CRA-1-2012

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA ADOPTING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova (the "Agency") is a duly constituted redevelopment agency, activated by Ordinance No. 55-2004 on December 6, 2004, under the California Community Redevelopment Law (Health & Safety Code § 33000 *et seq.*) (the "CRL") and thereto is responsible for the administration of redevelopment activities within the City of Rancho Cordova pursuant to action of the City Council of the City of Rancho Cordova ("City Council" or "City," as applicable); and

WHEREAS, pursuant to the CRL, the City Council approved and adopted the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area One on June 19, 2006, by Agency Resolution No. 112-2006, (the "Plan"), and the Agency is vested with the responsibility for implementing and carrying out the Plan; and

WHEREAS, the Agency is currently in the process of carrying out the goals and objectives of the Plan by continuing to: eliminate blight; increase, improve and preserve the supply of affordable housing in the community; stimulate and expand economic growth and employment opportunities by revitalizing properties and businesses within the project areas; and alleviate deficiencies in public infrastructure; and,

WHEREAS, in connection with approval and adoption of the State Budget for Fiscal Year 2011-12, the California Legislature has approved, and the Governor has signed (i) ABx1 26 (Stats. 2011, chap. 5, "ABx1 26"), which immediately, and purportedly retroactively, suspends otherwise legal redevelopment activities and incurrence of indebtedness and dissolves redevelopment agencies effective October 1, 2011, the Agency adopted a payment schedule for agency's enforceable obligations in conformance with Section 34169(g) of the Health and Safety Code on August 23, 2011, with Resolution CRA 11-2011, and submit such schedule to the county auditor-controller, the State Controller and the State Department of Finance; and

WHEREAS, in order for the Agency to stay in compliance with Section 34167 (h) of the Health and Safety Code, the Agency amended, in accordance with Section 34169(g)(2) of the Health and Safety Code, the original enforceable obligation payment schedule on December 29, 2011, with Resolution CRA 12-2011, to include enforceable obligations which were inadvertently left off of the original schedule; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld Assembly Bill ABx1 26, eliminating redevelopment agencies statewide; and

WHEREAS, effective February 1, 2012, all redevelopment agencies in California are dissolved; and

WHEREAS, the Agency has prepared the Amended Enforceable Obligation Payment Schedule, attached hereto as **Exhibit A**;

NOW, THEREFORE, BE IT HEREBY RESOLVED THE BOARD MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that:

1. The Agency hereby adopts the Amended Enforceable Obligation Payment Schedule, attached hereto as **Exhibit A**.

2. The Agency Secretary is hereby directed to post the adopted Amended Enforceable Obligation Payment Schedule on the City's website; transmit a copy of the Amended Enforceable Obligation Payment Schedule or notification of its website location to the State Department of Finance, the State Controller, and the Sacramento County Auditor-Controller; and post and provide notification of any subsequent amendments thereto, in accordance with Section 34169(g)(2) of the Health and Safety Code.

PASSED AND ADOPTED by the Board Members of the Community Redevelopment Agency of the City of Rancho Cordova on the ___ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Agency Chair

ATTEST:

Mindy Cuppy, CMC, Agency Secretary

Project Area(s) All

28-

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169 (*)

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month									
						Aug**	Sept	Oct	Nov	Dec	Jan	Feb	March	April	Total
1)	City Loan entered into on 7/1/05	City of Rancho Cordova	Loan for Agency overhead, administrative & planning expenses (FY 05/06)	70,557	6,121						6,121				\$ 6,121
2)	City Loan entered into on 7/1/05	City of Rancho Cordova	Loan for Agency overhead, administrative & planning expenses (FY 06/07)	578,747	50,211						50,211				\$ 50,211
3)	City Loan entered into on 7/1/05	City of Rancho Cordova	Loan for Agency overhead, administrative & planning expenses (FY 07/08)	645,638	56,014						56,014				\$ 56,014
4)	City Loan entered into on 7/1/05	City of Rancho Cordova	Loan for Agency overhead, administrative & planning expenses (FY 10/11)	2,964,440	257,189						257,189				\$ 257,189
5)	City Loan entered into on 7/1/05	City of Rancho Cordova	Loan for Agency overhead, administrative & planning expenses as detailed below (FY 11/12) *Amounts represent RDA expenditures through 1/31/12	20,716	1,797						1,797				\$ 1,797
		- County of Sacramento	Reimbursement of overpayment of Tax Increment	79,936	79,936	73,001									\$ 73,001
		- Meyers Nave	Legal services	16,671	16,671		3,340			11,639	246				\$ 15,225
		- Meyers Nave	Project legal expenses	348,397	348,397		68,288			226,522	23,361				\$ 318,171
		- MuniServices	Final payment for audit of base year increment	28,650	28,650						26,164				\$ 26,164
		- Maze & Associates	Audit Services performed in 11/12 for FY 10/11	7,364	7,364					4,050	2,675				\$ 6,725
		- County of Sacramento	Taxes due on RDA owned properties	526	526			480							\$ 480
		- Dauenhauer	Purchase of Real Property	1,758,220	1,758,220	1,605,680									\$ 1,605,680
		- Union Bank	Improvements to water line	239,398	239,398	37,773	96,774	84,081							\$ 218,628
		- Overland,Pacific Cutler	Consulting for Acquisition/Relocation Services	8,167	8,167		330	5,988		1,140					\$ 7,446
		- Seifel Consulting, Inc	Open contract for RDA & Housing Advisory Services	1,063	1,063		971								\$ 971
		- City of Rancho Cordova	Administrative Cost	110,205	110,205	17,152	18,762	25,780	15,442	23,373	135				\$ 100,644
		- City of Rancho Cordova	Maintenance Cost	5,842	5,842	650	1,658	598		2,429					\$ 5,333
6)	Contract for Consulting Services	Meyers Nave	Legal services	36,775	36,775					7,355	7,355	7,355	7,355	7,355	\$ 36,775
7)	Los Rios Project	Meyers Nave	Project legal expenses	351,829	351,829					70,366	70,366	70,366	70,366	70,365	\$ 351,827
8)	Audit	Maze & Associates	Audit Services performed in 11/12 for FY 10/11	275	275							275			\$ 275
9)	Mills Station	Check Cashing	Relocation costs	100,000	100,000										\$ -
10)	Los Rios Project	Lily Property	Eminent Domain - Defendants Legal Fees	875,000	875,000						875,000				\$ 875,000
11)	Contract for Consulting Services	Seifel Consulting, Inc	Open contract for Redevelopment & Housing Advisory Services	50,000	50,000						8,350	8,350	8,350	8,350	\$ 33,400
12)	Contract for Consulting Services	BSK Associates	Open contract for Environmental Consulting Services	87,000	75,000						14,500	12,500	12,500	12,500	\$ 52,000
13)	Contract for Consulting Services	Brown & Caldwell	Open contract for Environmental Consulting Services	120,000	25,000						4,165	4,165	4,165	4,165	\$ 16,660
14)	Contract for Consulting Services	Kleinfelder, Inc	Open contract for Environmental Consulting Services	97,000	68,500	14,500	9,000				11,415	11,415	11,415	11,415	\$ 69,165
15)	Contract for Consulting Services	Overland, Pacific and Cutler	Consulting for Acquisition/Relocation Services	2,752	2,752							917	917	918	\$ 2,755
16)	Crossings at New Rancho	UHC	Rental Assistance	618,300	0										\$ -
17)	Horizons at New Rancho	Meyers Nave	Project legal expenses	15,000	15,000	6,350		1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$ 12,950
18)	Horizons at New Rancho	County of Sacramento	Outstanding Property Taxes	45,000	45,000										\$ -
19)	Cooperative Agreement		Specified Projects	129,690,000	0										\$ -
20)	Contractual Agreement	Sacramento Metropolitan Fire District	Capital Projects Fund Balance being held by the RDA for future Sac Metro Fire Capital Projects	471,344	471,344							271,344			\$ 271,344

Totals - This Page	\$ 139,444,812	\$ 5,092,246	\$ 1,755,106	\$ 199,123	\$ 116,927	\$ 16,542	\$ 347,974	\$ 1,416,164	\$ 387,787	\$ 116,168	\$ 116,168	\$ 4,471,959
Totals - Page 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations	\$ 362,191,927	\$ 484,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ 22,500	\$ 22,500	\$ 26,625	\$ 94,125
Grand total - All Pages	\$ 501,636,739	\$ 5,577,149	\$ 1,755,106	\$ 199,123	\$ 116,927	\$ 16,542	\$ 347,974	\$ 1,438,664	\$ 410,287	\$ 138,668	\$ 142,793	\$ 4,566,084

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.)
If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.
** Includes payments to be made starting in the month the original EOPS was adopted.

AGENDA ITEM 8.5

Project Area(s) All

29-

AMENDED OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169 (*)

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month									
						Aug**	Sept	Oct	Nov	Dec	Jan	Feb	March	April	Total
1)	Statutory Payments	Los Rios Community College	AB 1290 Payment	11,518,668	4,415										\$ -
2)	Statutory Payments	Folsom-Cordova USD	AB 1290 Payment	64,274,920	24,725										\$ -
3)	Statutory Payments	Sacramento City USD	AB 1290 Payment	19,924,574	7,531										\$ -
4)	Statutory Payments	County Wide Equalization	AB 1290 Payment	413,674	159										\$ -
5)	Statutory Payments	County Service Area 1	AB 1290 Payment	768,342	299										\$ -
6)	Statutory Payments	Sacramento Water Agency	AB 1290 Payment	6,665,271	2,317										\$ -
7)	Statutory Payments	Sacramento Public Library	AB 1290 Payment	6,444,206	2,470										\$ -
8)	Statutory Payments	Sacramento County General	AB 1290 Payment	90,600,688	16,540										\$ -
9)	Statutory Payments	Fair Oaks Cemetery	AB 1290 Payment	41,663	0										\$ -
10)	Statutory Payments	Cordova Park & Recreation District	AB 1290 Payment	17,576,765	4,355										\$ -
11)	Statutory Payments	Sacramento Metropolitan Fire District	AB 1290 Payment	103,355,468	39,619										\$ -
12)	Statutory Payments	Juvenile Hall	AB 1290 Payment	174,664	67										\$ -
13)	Statutory Payments	Regional Occup Center	AB 1290 Payment	303,357	116										\$ -
14)	Statutory Payments	Infant Dev-Physical Handicapped	AB 1290 Payment	18,405	7										\$ -
15)	Statutory Payments	Infant Dev-Mentally Handicapped	AB 1290 Payment	18,405	7										\$ -
16)	Statutory Payments	Childrens Institution	AB 1290 Payment	1,415,686	543										\$ -
17)	Statutory Payments	County Superintendent Admin	AB 1290 Payment	818,160	314										\$ -
18)	Statutory Payments	Sacramento Yolo Mosquito	AB 1290 Payment	2,739,448	1,050										\$ -
19)	Statutory Payments	Development Center Handicapped	AB 1290 Payment	459,644	176										\$ -
20)	Statutory Payments	City of Rancho Cordova	AB 1290 Payment	27,700,947	18,460										\$ -
21)	Statutory Payments	Rancho Cordova Roads	AB 1290 Payment	312,545	120										\$ -
22)	Statutory Payments	Educational Revenue Augm Fund	AB 1290 Payment		20,834										\$ -
23)	Statutory Payments	Sacramento Metropolitan Fire District	Payments per CRL 33607.5	567,927	18,654										\$ -
24)	Administration	RDA Sucessor Agency	Administrative Cost Allowance for staffing, legal service, etc. - 24 years until debt paid off	6,000,000	250,000						21,000	21,000	21,000	21,000	\$ 84,000
25)	Mills Station	RDA Sucessor Agency	Property Maintenance	18,000	18,000						1,500	1,500	1,500	1,500	\$ 6,000
25)	Mills Station	RDA Sucessor Agency	Demolition costs	50,000	50,000										\$ -
26)	Audit	Maze & Associates	Audit Services required by law to be performed in 11/12 and 12/13 for the 11/12 fiscal year.	10,500	4,125									4,125	\$ 4,125
Totals - Other Obligations				\$ 362,191,927	\$ 484,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ 22,500	\$ 22,500	\$ 26,625	\$ 94,125

AGENDA ITEM 8.5

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members
Agency Chair and Directors

FROM: Micah Runner, Economic Development Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND THE REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA DETERMINING THAT THE CITY OF RANCHO CORDOVA HAS NOT FORGIVEN ANY DEBT OF THE REDEVELOPMENT AGENCY TO THE CITY OF RANCHO CORDOVA

RECOMMENDATION

That Council and Agency Board:

- a) Adopt Resolution No. 6-2012; and
- b) Adopt Resolution No. CRA 2-2012.

RESULT OF RECOMMENDED ACTION

Adoption of these resolutions will confirm that no debt has been forgiven between the Community Redevelopment Agency and the City of Rancho Cordova during the period of January 1, 2010 through December 31, 2011. The approved Resolutions will be forwarded to the California State Controller to fulfill the legislative reporting requirement.

BACKGROUND

Assembly Bill 936 requires an agency or public body to adopt a resolution stating its intention to forgive the repayment of a loan, advance, or indebtedness owed by a public body to the agency or an agency to the public body prior to repayment forgiveness, as specified. The bill would also require the agency or public body, on or before February 1, 2012, to adopt a resolution declaring whether it has forgiven the repayment of a loan, advance, or indebtedness owed by a public body or an agency to the public body during a specified period. The City of Rancho Cordova has not forgiven any debt of the Redevelopment Agency during the period of January 1, 2010 through December 31, 2011.

This action does not have any relationship to Assembly Bill 1X 26 (the "Redevelopment Dissolution" bill) and invalidating Assembly Bill 1X 27 (the "Voluntary Payment" bill). This was a separate legislative action that requires action by the public bodies by February 1, 2012.

ATTACHMENTS

- 1. Resolution No. 6-2012
- 2. Resolution No. CRA 2-2012

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 6-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DETERMINING THAT THE CITY OF RANCHO CORDOVA HAS NOT FORGIVEN ANY
DEBT BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
RANCHO CORDOVA, PURSUANT TO ASSEMBLY BILL 936**

WHEREAS, Assembly Bill 936, effective January 1, 2012, provides that by February 1, 2012, every public body, including cities, must adopt a resolution stating whether or not during the period of January 1, 2010 through December 31, 2011, the public body forgave any loans, advances or indebtedness owed to a public body by a redevelopment agency; and

WHEREAS, the City of Rancho Cordova ("City") has reviewed the files maintained by the City and has determined that the City has not forgiven any loans, advances or indebtedness owed to the City by the Community Redevelopment Agency of the City of Rancho Cordova during the period of January 1, 2010 through December 31, 2011.

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

1. **Recitals.** The foregoing recitals are true and correct and made a part of this Resolution.
2. **Findings.** The City Council hereby finds and determines that the City has not forgiven any loans, advances or indebtedness owed to the Community Redevelopment Agency of the City of Rancho Cordova during the period of January 1, 2010 through December 31, 2011.
3. **Direction to City Manager.** The City Council hereby instructs the City Manager to transmit a copy of this Resolution to the Governing Board of the Community Redevelopment Agency of the City of Rancho Cordova and also to transmit a copy of this Resolution to the California State Controller.

Passed and adopted this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

ATTACHMENT 2

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA

RESOLUTION NO. CRA 2-2012

**RESOLUTION OF THE BOARD OF DIRECTORS OF COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF RANCHO CORDOVA
DETERMINING THAT THE COMMUNITY REDEVELOPMENT AGENCY HAS NOT
FORGIVEN ANY DEBT BY THE CITY OF RANCHO CORDOVA OR ANY OTHER PUBLIC
ENTITY PURSUANT TO ASSEMBLY BILL 936**

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova ("**Agency**") is a redevelopment agency formed, existing and exercising its powers pursuant to California Community Redevelopment Law, Health and Safety Code Section 33000 *et seq.*; and

WHEREAS, Assembly Bill 936, effective January 1, 2012, provides that by February 1, 2012, redevelopment agencies must adopt a resolution stating whether or not during the period of January 1, 2010 through December 31, 2011, the agency forgave any loans, advances or indebtedness owed to the agency by any public body, including the city; and

WHEREAS, the Agency has reviewed the files maintained by the Agency and has determined that the Agency has not forgiven any loans, advances or indebtedness owed to Agency by any public body, including the City of Rancho Cordova, during the period of January 1, 2010 through December 31, 2011.

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

1. **Recitals.** The foregoing recitals are true and correct and made a part of this Resolution.
2. **Findings.** The Agency hereby finds and determines that the Agency has not forgiven any loans, advances or indebtedness owed to the Agency by any public body, including the City of Rancho Cordova, during the period of January 1, 2010 through December 31, 2011.
3. **Direction to Executive Director.** The Agency hereby instructs the Executive Director to transmit a copy of this Resolution to the City Council of the City of Rancho Cordova and also to transmit a copy of this Resolution to the California State Controller.

Passed and adopted this ___ day of _____ 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David M. Sander, Chairperson

ATTEST:

Mindy Cuppy, Agency Secretary

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Jessica Hayes, Housing Services Assistant

**SUBJECT: RESOLUTION DESIGNATING RESPONSIBILITY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
RANCHO CORDOVA'S HOUSING ASSETS AND OBLIGATIONS**

RECOMMENDATION

Adopt Resolution No. 7-2012.

RESULT OF RECOMMENDED ACTION

Housing assets and functions associated with the 20% Low and Moderate Income Housing set-aside monies will be transferred from the Community Redevelopment Agency of the City of Rancho Cordova to the City of Rancho Cordova.

BACKGROUND

On June 30, 2011 Governor Jerry Brown signed into law AB x1 26, the Assembly Bill that dissolved redevelopment agencies and created a mechanism to wind down all redevelopment activity, including the sale of redevelopment assets and the re-allocation of redevelopment funds. This legislation was challenged in the Supreme Court of the State of California in August of 2011, and was put under judicial stay while the Supreme Court decided its constitutionality. On December 29, 2011 the California Supreme Court issued their decision on AB x1 26, declaring it constitutional and upholding it as law. The court also re-started the timeline for RDA dissolution, and the transfer of assets to the Successor Agency, which had been stalled during the judicial stay period. On January 10, 2011 the City Council of the City of Rancho Cordova issued a resolution stating that the City, as a jurisdiction with a Community Redevelopment Agency, had decided to perform the duties of the Successor Agency, as identified in AB x1 26, to wind-down redevelopment activities and to dispose of RDA assets.

AB x1 26 makes special provisions for RDA assets that had been purchased with 20% Low and Moderate Income Housing Set Aside funds, as defined in California Redevelopment Law (Low-Mod). AB x1 26 allows for jurisdictions to assume responsibility for the defunct RDA's housing assets and obligations. The legislation is unclear as to whether or not this includes the funds on balance in the Low-Mod accounts. Legislation has been proposed that would attach these funds to the housing obligations as additional transferable assets.

The primary means the City has to maintain control of its housing assets, and to ensure the form of the development of the parcels in question, is for the City to officially assume the defunct RDA's housing assets and obligations.

The City's RDA has both Low-Mod assets and obligations.

Assets:

The RDA has three parcels that constitute its non-cash housing assets. These contiguous parcels are located at 10427 Folsom Boulevard – the former site of the Stagger Inn. The parcels are shovel-ready – all structures have been demolished and the environmental reviews have been completed. This site is the proposed site for Phase II of the New Rancho redevelopment project, which is to be a 48 unit multi-family senior affordable housing community named the Horizons @ New Rancho.

The RDA has approximately \$400,000 in the Low-Mod housing fund.

Obligations:

The RDA is obligated under the functional portions of California Redevelopment Law to replace any demolished housing units. To date, 49 substandard housing units have been demolished in the City's redevelopment area. 17 units have been replaced. This leaves a housing replacement obligation of 32 units. Replacement units must be affordable to low- and moderate-income households.

The RDA is also the signatory entity on two regulatory agreements that are designed to protect the City's affordable housing stock. One agreement is with the developer of the brand-new Crossings @ New Rancho multi-family community. The other is with the owner of the La Loma Apartments, which were completely renovated in 2009. The RDA is responsible for monitoring and enforcing these agreements.

Finally, the RDA has been responsible for administering the Low-Mod housing assets and obligations – which includes state reporting requirements.

If the City chooses to assume these housing assets (with the possible exception of the Low-Mod housing fund, which may be sent to the county auditor-controller for redistribution) and obligations from the RDA, the City will have both increased opportunities and risk.

Opportunities:

As stated previously, the primary means the City has to maintain control of its housing assets, and to ensure the form of the development of the parcels in question, is for the City to officially assume the defunct RDA's housing assets and obligations. By so doing, the City may also enhance its ability to attract future Housing and Redevelopment related grant funding, as well as to possibly preserve existing Low Mod fund balances (the final designation of these fund balances is unclear in the current legislation). While AB x1 26 is unclear about the final destination of Low-Mod funds, it is clear that if a jurisdiction does not choose to

assume redevelopment housing assets and obligations, the jurisdiction will not have any claim to those Low-Mod funds. On the other hand, clean-up legislation has already been proposed that would specifically and clearly allocate Low-Mod funds on balance to the entities that choose to assume housing assets and obligations.

State-wide, considerable discussion is currently underway to create long-term funding streams for affordable housing production and rehabilitation. Jurisdictions that have retained the control of their housing assets and obligations would likely have priority claims to these new funding streams.

For the City of Rancho Cordova, assuming the RDA's housing assets and obligations also means the City would have the opportunity to continue to pursue funding to complete Phase II of the New Rancho redevelopment project and to support the Council's vision of Folsom Boulevard.

Risks:

Assuming the RDA's housing assets and obligations does include some risk. The California Redevelopment Law dictates that demolished housing units must be replaced.

The City may not be able to easily divest of these assets and obligations should it later decide that it does not want the responsibilities associated with managing the former RDA's housing assets and obligations. The AB x1 26 legislation provides a clear chain of distribution should the City decide that it does not want these responsibilities. There is no clear guidance for jurisdictions that first accept these responsibilities and then later decide that they are no longer desirable and wish to divest of these housing assets and obligations.

The City Council must make the decision whether or not to assume the RDA's housing assets and obligations by February 1, 2012. The City does not have to assume the RDA's housing assets and obligations. AB x1 26 provides alternatives if the redevelopment agency's parent jurisdiction declines the housing assets and obligations. In such case, the City would adopt the resolution seen as Attachment B declining the housing assets and obligations of the defunct RDA. In the case of Rancho Cordova, the housing assets and obligations of the RDA will then go to the local housing authority, which is the Sacramento Housing and Redevelopment Agency (SHRA). If the SHRA chooses not to assume these housing assets and obligations, then they are transferred to HCD for state administration. Neither SHRA nor HCD have any obligations to develop on the Folsom Boulevard properties. They would, however, likely have claim to any Low-Mod funds or future funding streams associated with the previous RDA's housing obligations.

ATTACHMENT

Resolution No. 7-2012

CITY OF RANCHO CORDOVA

RESOLUTION NO. 7-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ELECTING TO RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE
RANCHO CORDOVA COMMUNITY DEVELOPMENT AGENCY PURSUANT TO
HEALTH AND SAFETY CODE SECTION 34176(a)**

WHEREAS, the City Council of the City of Rancho Cordova ("City") approved and adopted a Redevelopment Plan for the Community Redevelopment Agency of the City of Rancho Cordova ("Redevelopment Plan") covering certain properties within the City ("Project Area"), pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) (the "CRL"); and

WHEREAS, the Community Redevelopment Agency of Rancho Cordova ("Agency") is a redevelopment agency engaged in activities to execute and implement the Redevelopment Plan pursuant to the CRL; and

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, has upheld ABX1 26, legislation that amends the CRL; provides that the Agency will be dissolved effective as of February 1, 2012; and further provides that the City may elect to retain the responsibility for performing housing functions previously performed by the Agency, in which event all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the Agency, excluding any amounts in the Agency's Low and Moderate Income Housing Fund, shall be transferred to the City in accordance with the provisions of Health and Safety Code Section 34176(a); and

WHEREAS, pursuant to Health and Safety Code Section 34176(b), in the event that the City did not elect to retain the Agency's housing assets and functions, the transferee would be the local housing authority in the territorial jurisdiction of the former redevelopment agency, or, if there were no local housing authority in the territorial jurisdiction, the transferee would be the State Department of Housing and Community Development; and

WHEREAS, the City Council of the City of Rancho Cordova believes that it is in the best interest of the community for the City to retain the housing assets and functions previously performed by the Agency.

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

Section 1. All of the recitals above are true and correct and incorporated herein.

Section 2. Based on the foregoing recitals and the information provided to the City Council by City staff, the City Council hereby declares that the City of Rancho Cordova elects to retain the housing assets and functions previously performed by the Community Redevelopment Agency of the City of Rancho Cordova and to assume the transfer thereof in accordance with Health and Safety Code Section 34176(a) and other applicable law.

Section 3. The City Manager is hereby authorized to take all action necessary to effectuate this Resolution.

Section 4. This Resolution is effective on the day of its adoption.

Section 5. If any provision, clause, section or part of this Resolution is found to be unconstitutional, illegal or invalid, such finding shall affect only such provision, sentence, clause, section or part, and shall not affect or impair any of the remaining parts.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and City Council Members

FROM: Paul Junker, Planning Director

SUBJECT: ORDINANCES AMENDING THE FOLSOM BOULEVARD SPECIFIC PLAN (FBSP) TO ADD BUILDING REPLACEMENT POLICY AND EXCEPTIONS SECTIONS

RECOMMENDATION

That Council:

- a) Adopt Urgency Ordinance No. 1-2012; and
- b) Waive the first reading and introduce Ordinance No. 2-2012.

RESULT OF RECOMMENDED ACTION

Adoption of these ordinances will amend Section IV of the Folsom Boulevard Specific Plan. The amendment will add greater flexibility for development within the Specific Plan by adding Building Replacement Policy and Exceptions sections.

BACKGROUND

As discussed in December 2011, the City Council urgently desired additional flexibility within the Folsom Boulevard Specific Plan (FBSP), mainly relating to Pulse Point and Transit-Oriented Development Overlay regulations, in order to maintain feasibility of pending development projects along Folsom Boulevard that are of high importance to the community and are time-sensitive. In order to accomplish this task in a timely manner without causing collateral issues with the General Plan and Zoning Code, staff proposed an alternative approach to amending the FBSP. The City Council supported this alternative direction on December 19, 2011.

The ordinances included herein achieve implementation of the desired amendments within the Specific Plan. An Urgency Ordinance is included so the amendments can take effect immediately. As previously indicated, two active project applications are being processed for action at this time. These amendments are imperative in order for the City Council to act on these two pending project requests. Furthermore, the pending projects are crucial to the economic revitalization of the plan area, which is necessary to preserve and enhance the public peace, health, and safety in the project area.

Proposed Amendments to the Specific Plan

Building Replacement Policy

As proposed, the Building Replacement Policy section establishes the conditions under which an existing commercial building can be razed and replaced with a new commercial building. Currently, one of the most viable forms of commercial development is the demolition and reconstruction of aging retail buildings. Typically, this type of project is situated within a framework of development (existing buildings) that limit the potential for complying with FBSP regulations related to site design and building orientation. The FBSP does not provide flexibility for such building replacement projects. The new policy provides square footage and location standards for the new building as well as ensures that adequate parking and pedestrian circulation continues to be provided. This activity is currently prohibited by the FBSP, which has proven to be detrimental to the feasibility of development along Folsom Boulevard. The specific conditions for replacement are important to continue to further the vision of the FBSP and reinvestment into Folsom Boulevard. The language for the proposed new section is included in Exhibit A of Attachment 1.

Exceptions

The proposed Exceptions section creates a new entitlement under the approval authority of the City Council. It allows the Council to make certain findings and support development projects that may not be able to strictly adhere to the development standards of the FBSP. Exceptions can be granted for deviations from development standards only; uses that are not allowed in the base zone district cannot become allowable through the Exception process. An Exception request would be processed along with the Major Design Review, project-level CEQA review, and any other entitlement a project requires for approval. The applicant is required to provide explanation and justification for the deviations from each development standard that cannot be met. Additionally, in order to be granted an Exception, the applicant must demonstrate that their project can achieve at least of 4 of the following outcomes:

- Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council adopted policy document
- Will improve an existing blighted situation by removing 100% of the blight located upon the subject property
- Will provide unmet services to a currently underserved community
- Will create at least 15 new permanent full time jobs (or new jobs equivalent to at least 15 FTE) or a minimum of 1 job per 500 square feet
- Will generate annual sales tax contributions to the City in excess of \$25,000
- Investments in the property will increase the property tax revenue for the subject parcel(s) by 250%

In granting the Exception, the City Council will be required to find that the project has implemented the development standards to the fullest extent feasible and does not result in any negative environmental or public health impacts. The language for the proposed new section is included in **Exhibit A of Attachment 1**.

Proposed Ordinances

As presented, this agenda item includes both an urgency ordinance and a traditional ordinance to implement these amendments as soon as possible. The urgency ordinance takes effect immediately following Council action. As previously expressed by the City Council, these amendments are a matter of urgency because they provide the needed flexibility within the FBSP to allow for the continuing viability of proposed projects in the plan area that will assist in creating a safe, prosperous, and aesthetically pleasing community. Economic development is crucial to preserve and improve public peace, health, and safety within the plan area and any further delay could jeopardize the economic feasibility of pending projects. Given the importance of these changes, a traditional ordinance is also proposed.

Environmental Determination

The Rancho Cordova General Plan Final Environmental Impact Report (EIR) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR (CEQA Guidelines section 15168). Subsequently, the City adopted the Folsom Boulevard Specific Plan Mitigated Negative Declaration (MND) in July 2008 to address project specific impacts that were not fully addressed in the General Plan EIR. The Folsom Boulevard Specific Plan amendment is an activity within the scope of the General Plan Program EIR and FBSP MND and no further environmental review is required. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines Section 15162.

First, the FBSP amendments are consistent with the General Plan, are limited in nature, and do not constitute substantial changes to the existing policies and actions in the General Plan. Overall, the proposed amendments would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR or Folsom Boulevard Specific Plan MND that would require major revisions to the General Plan Final EIR or FBSP MND (State CEQA Guidelines Section 15162[a][1]). All impacts would be nearly equivalent to the impacts previously analyzed in the General Plan Final EIR and FBSP MND.

Second, the City is not aware of any substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR or FBSP MND (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the Folsom Boulevard Specific Plan area not previously contemplated and analyzed in the General Plan EIR and FBSP MND that would result in new or substantially more severe environmental impacts.

Third, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in June 2006) that identifies: a new significant impact (condition "A" under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" State CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR or FBSP MND which

would substantially reduce one or more significant effects on the environment (conditions “C” and “D” State CEQA Guidelines Section 15162[a][3]). None of the “new information” conditions listed in the State CEQA Guidelines Section 15162[a][3] are present in this case to trigger the need for a subsequent EIR.

Finally, all subsequent projects located in the Folsom Boulevard Specific Plan that request using the building replacement policy or exceptions sections would be subject to additional environmental review. Therefore, no conditions have occurred that would require the preparation of a subsequent or supplemental EIR or MND and no further environmental review is necessary at this time.

ATTACHMENTS

1. Urgency Ordinance No. 1-2012, including **Exhibit A**, Amended Section IV of the FBSP with changes tracked.
2. Ordinance No. 2-2012, including **Exhibit A**, Amended Section IV of the FBSP with changes tracked.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****URGENCY ORDINANCE NO. 1-2012****AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE FOLSOM BOULEVARD SPECIFIC PLAN TO ADD BUILDING REPLACEMENT POLICY AND EXCEPTIONS SECTIONS**

WHEREAS, on November 6, 2006, the City of Rancho Cordova ("City") adopted Ordinance 57-2006, establishing the Folsom Boulevard Specific Plan ("FBSP"), amending the Zoning Code, and amending the Zoning Code map designations for the properties within the Sunrise Boulevard South Planning Area, the Downtown Planning Area and Convention Overlay District; and

WHEREAS, the certified Environmental Impact Report prepared for the previously adopted General Plan was found to adequately address all significant environmental impacts associated with the adoption of the FBSP, the Zoning Code amendment, and Zoning Code map amendment; therefore, no additional environmental review was necessary pursuant to California Environmental Quality Act ("CEQA") Guidelines 15183(a) and California Public Resources Code Section 21083.3; and

WHEREAS, on July 7, 2008, the City adopted amendments to the FBSP establishing more detailed development standards and implementation guidelines; and

WHEREAS, a Mitigated Negative Declaration (MND) for the 2008 FBSP Amendment was prepared and circulated, in accordance with the requirements of CEQA; and

WHEREAS, in adopting the FBSP, the City sought to generate economic development in the plan area, improve the aesthetic value of the area, and improve public health and safety within the plan area, however, economic development has stalled in the plan area due to some of the restrictions and development standards in the FBSP, and the lack of flexibility in the plan; and

WHEREAS, currently at least two projects that would provide crucial economic revitalization in the plan area cannot proceed because of the current restrictions in the FBSP; and

WHEREAS, the City risks losing the proposed projects if they are not allowed to proceed in time for the 2012 construction season; and

WHEREAS, in light of the recent abolishment of redevelopment agencies in California, projects that seek to replace buildings and generate economic development in blighted areas take on a new significance. The City recognizes the importance of these projects in carrying out the vision of the General Plan and the FBSP. The City also recognizes the time-sensitive nature of certain project proposals and the limitations of construction seasons; and

WHEREAS, on December 5, 2011, the City Council expressed an urgent desire to add additional flexibility in the FBSP to ensure the continuation of vital economic development as soon as possible throughout the entire specific plan area; and

WHEREAS, on December 19, 2011, the City Council directed staff to prepare a Building Replacement Policy and Exceptions sections for the FBSP to allow for the immediate implementation of projects within the plan area that can generate short-term economic revitalization, reduce blight and improve the aesthetic value of the area, and improve public safety in the plan area; and

WHEREAS, these amendments were analyzed and determined to be within the scope of the General Plan EIR and FBSP MND and required no further environmental review; and

WHEREAS, on January 17, 2012, the City Council held a properly noticed public hearing at which it received a report from City staff, oral and written testimony from the public, and deliberated on the item.

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

Section 1. Recitals. The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings. The City Council hereby finds that:

A. **CEQA Compliance.** The Rancho Cordova General Plan FEIR (SCH #2005022137) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR. (CEQA Guidelines section 15168.) Subsequently, in July 2008, the City adopted the Folsom Boulevard Specific Plan MND (SCH: 2007112018) to address project specific impacts that were not fully addressed in the General Plan EIR. The Folsom Boulevard Specific Plan Amendment is an activity within the scope of the General Plan EIR and FBSP MND and requires no further environmental review. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines section 15162.

B. **Consistency with the General Plan.** The attached Folsom Boulevard Specific Plan Amendment ("Amendment" or "proposed Amendment") is consistent with the General Plan as required by Government Code Section 65454. The Amendment is consistent with and implements the following provisions of the City's adopted General Plan:

General Plan Vision:

- Land Use Vision for a balanced and integrated mix of uses.
- Economic Development Vision to market the City's strengths, create incentives for economic prosperity, establish a vibrant Downtown, and a more balanced mix of uses.

General Plan Goals, Policies, and Actions:

- Land Use Goal LU.1 – Achieve a balanced and integrated land use pattern throughout the community (including Policies LU.1.2, LU.1.4, LU.1.7, and corresponding actions).

Finding: The proposed Amendment will continue to provide for balanced and integrated land uses throughout the FBSP by providing for flexibility in development standards only.

The land use pattern will continue to be consistent with the vision of the General Plan and FBSP. The form based provisions within the plan will remain available to be used by new development; however, the proposed Amendment builds flexibility into the plan itself. The Amendment will ensure that any development that will provide jobs, increase in sales tax, or increase in property tax values could be allowed with City Council approval.

- Land Use Goal LU.5 – Redevelop, regenerate, and raise the value of areas the City developed prior to incorporation (including Policies LU.5.1, LU.1.4, LU.1.7, and corresponding actions).

Finding: The proposed Amendment includes provisions for development that may result in an increase in the removal of blight within the FBSP area. Through the removal of blight, both the monetary and quality of life values of the previously developed areas in the City will be improved.

- Land Use Goal LU.6 – Ensure Development of the Planning Areas consistent with the City’s vision (including Policies LU.6.2, LU.6.4, and corresponding actions).

Finding: The proposed Amendment adds more flexibility; more detailed planning, to the existing framework of the FBSP. The Amendments will ensure the continuation of development along Folsom Boulevard, which will result in revitalization to the area.

- Urban Design Goal UD.4 – Ensure that projects are designed in keeping with the context of surrounding areas and overall community (including Policy UD.4.2 and corresponding actions).

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Through the design review process, projects will be reviewed for compatibility with the surrounding existing development. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be removing blight and providing unmet community needs, to the direct benefit of the surrounding areas. In turn, continued investment in improving the Folsom Boulevard corridor will be of benefit to the overall community.

- Economic Development Goal ED.1 – Diversify the City’s economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and its residents.

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be creating new jobs, increasing sales tax revenues, or increasing property tax values. The Amendment requires demonstration that these benefits will be sustained throughout the life of the development, facilitating sustainable improvements to the City and its residents.

- Economic Development Goal ED.2 – Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects that qualify for the flexibility introduced through the Amendment will likely be local and regional retail, restaurants, and service providers.

- Economic Development Goal ED.6 – Revitalize existing businesses and strengthen the commercial viability of new business along Folsom Boulevard (ED.6.1 and corresponding actions).

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be creating new jobs, increasing sales tax revenues, or increasing property tax values. The Amendment requires demonstration that these benefits will be sustained throughout the life of the development, facilitating sustainable improvements to the City and its residents. The continued investment in improvements along Folsom Boulevard will strengthen the commercial viability of the entire area.

Section 3. Amendments. The City Council hereby adopts the amended Chapter IV of the Folsom Boulevard Specific Plan attached in **Exhibit A**.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date and Duration. This Ordinance is necessary for the immediate preservation of the public peace, health, and safety and shall take effect immediately pursuant to Government Code Section 36937. The City Council of the City of Rancho Cordova adopts these amendments to the Folsom Boulevard Specific Plan in order to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in these areas. These amendments provide the immediately needed flexibility within the FBSP to allow for the continuing viability of proposed projects in the plan area that will assist in creating a safe, prosperous, and aesthetically pleasing community. Economic development is crucial to preserve and improve public peace, health, and safety within the plan area and any further delay could jeopardize the economic feasibility of pending projects. The City Clerk of the City of Rancho Cordova shall cause this Ordinance to be published in a newspaper of general circulation in accordance with Government Code Section 36933 of the State of California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ___ day
of _____ 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

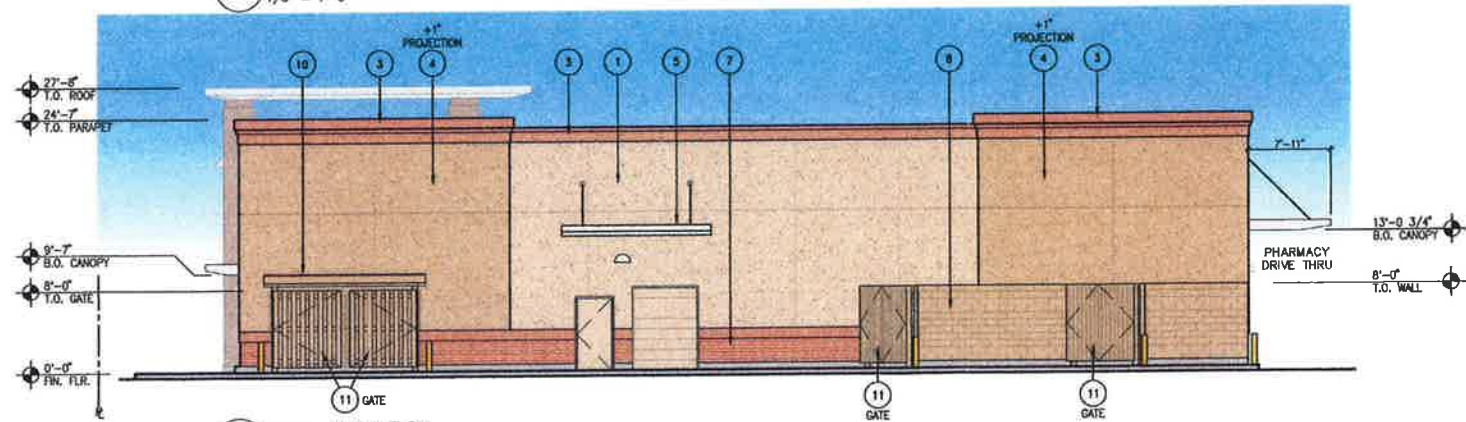
Mindy Cuppy, CMC, City Clerk



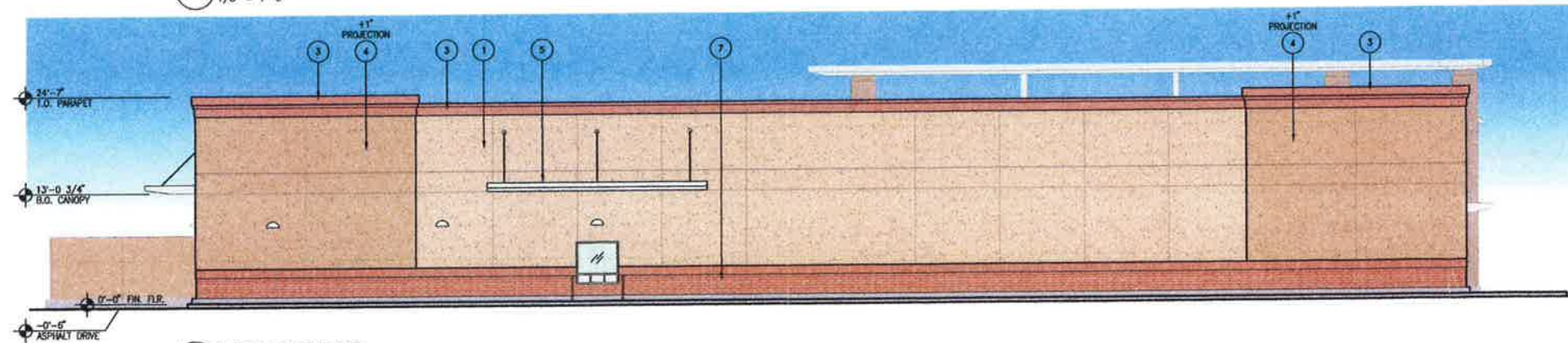
1 WEST ELEVATION
1/8" = 1'-0"



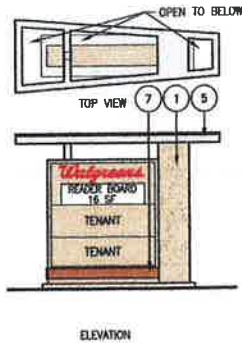
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 CONCEPT MONUMENT SIGN -- PARCEL 1
1/8" = 1'-0"

SIGNAGE

ALLOWABLE SIGNAGE:

LESS THAN 50' FROM ROW: 2 SF / LF
STREET FRONTAGE, 300 SF MAX
STREET FRONTAGE: 150'
MAXIMUM SIGN AREA: 300 SF

MONUMENT SIGN:

1 SF / LF STREET FRONTAGE, 200 SF
MAX
1 PER PARCEL
STREET FRONTAGE: 150'
MAXIMUM SIGN AREA: 150 SF

EXTERIOR FINISHES

- 1 STUCCO
PITTSBURGH PAINTS
TOASTED ALMOND 414-3
- 2 PITTSBURGH PAINTS
STONEHENGE GREIGE 515-5
- 3 PITTSBURGH PAINTS
HONEY GRAHAM 324-5
- 4 PITTSBURGH PAINTS
DUSTY TRAIL 414-4
- 5 EXPOSED METAL
MILL FINISH ALUMINUM
- 6 POWDER COATED METAL FINISH
PMS 542C
- 7 BRICK VENEER
MUTUAL MATERIALS
COPPER, MISSION TEXTURE
- 8 MASONRY BLOCK
PITTSBURGH PAINTS
PAINTED DUSTY TRAIL 414-4
- 9 GLAZING:
PILKINGTON BLUE-GREEN TINT &
LOW-E GLASS
- 10 WOOD ROOF AWNING, PAINTED
DUSTY TRAIL 414-4
- 11 CEDAR FENCE, PAINTED DUSTY
TRAIL 414-4
- 12 PAINTED DUSTY TRAIL 414-4

1450 HARBOR BLVD., SUITE A
WEST SACRAMENTO, CA 95661
(916) 231-0887 P
(916) 231-0887 F
http://www.cshoa.com

CSHOA
a design collaboration

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF CALIFORNIA AS REQUIRED BY THE PROFESSIONAL SEAL ACT AND THE PROFESSIONAL SEAL ACT OF CALIFORNIA. I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF CALIFORNIA AS REQUIRED BY THE PROFESSIONAL SEAL ACT AND THE PROFESSIONAL SEAL ACT OF CALIFORNIA. I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF CALIFORNIA AS REQUIRED BY THE PROFESSIONAL SEAL ACT AND THE PROFESSIONAL SEAL ACT OF CALIFORNIA.

JAMES M. BARRY, ARCHITECT
CALIFORNIA LICENSE # 00818
1450 HARBOR BLVD., SUITE A
WEST SACRAMENTO, CA 95661
(916) 231-0887 TEL
(916) 231-0887 FAX

REVISIONS

NO.	DATE	BY	DESCRIPTION

EXTERIOR ELEVATIONS

STORE NUMBER 15195
WALGREENS
FOLSOM BLVD @ ZINFANDEL DR
RANCHO CORDOVA, CA

CADD PLOT:
13/05/2015
DRAWN BY:
JAY
DATE: 01/10/15
REVIEWED:
JMS

A2

PRELIMINARY SITE PLAN

NEC ZINFANDEL & FOLSOM RETAIL

RANCHO CORDOVA, CA

AGREE RANCHO CORDOVA 1, LLC



NEC ZINFANDEL & FOLSOM RETAIL CENTER PRELIMINARY DEVELOPMENT SUMMARY

APN:	057-0254-018 & 19
SITE AREA:	±1.968 ACRES (85,716 SF) - TOTAL (GROSS)
(PARCEL 1)	±1.919 ACRES (83,596 SF) - TOTAL (NET)
EXISTING (PARCEL 1)	
LANDSCAPE AREA:	0.278 ACRES (12,125 SF) 14.5%
IMPERVIOUS SURFACE (PARKING LOT):	0.794 ACRES (34,568 SF) 41.4%
IMPERVIOUS SURFACE (HARDSCAPE):	0.343 ACRES (14,953 SF) 17.9%
IMPERVIOUS SURFACE (BUILDINGS):	0.504 ACRES (21,950 SF) 26.2%
TOTAL AREA:	1.919 ACRES (83,596 SF) 100%
PROPOSED (PARCEL 1)	
LANDSCAPE AREA:	0.351 ACRES (15,300 SF) 18.3%
IMPERVIOUS SURFACE (PARKING LOT):	1.122 ACRES (48,873 SF) 58.5%
IMPERVIOUS SURFACE (HARDSCAPE):	0.112 ACRES (4,873 SF) 5.8%
IMPERVIOUS SURFACE (BUILDINGS):	0.334 ACRES (14,550 SF) 17.4%
TOTAL AREA:	1.919 ACRES (83,596 SF) 100%

PARKING SUMMARY

PROPOSED:	REQUIRED:
58 STANDARD SPACES (9 x 19 MIN.)	53 WALGREENS
3 ACCESSIBLE SPACES (9 x 19 MIN.)	
0 COMPACT SPACES (9 x 15 MIN.)	
61 TOTAL PARKING (PROPOSED)	53 TOTAL PARKING (REQUIRED)
6 TOTAL BIKE PARKING (PROPOSED)	6 TOTAL BIKE PARKING (REQUIRED)

PROJECT INFORMATION

PROJECT ADDRESS
10701 FOLSOM BLVD &
10708 ALICANTE WAY
RANCHO CORDOVA, CA 95670

PROJECT APN
057-0254-018 & 019

OWNER
RAMESH PITAMBER
220 HARDING BLVD #252
ROSEVILLE, CA 95678

DEVELOPER/APPLICANT
AGREE RANCHO CORDOVA, LLC
31850 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MI 48334
ATTN: MICHAEL FITZGERALD

ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE

ARCHITECT
CSHQ
1450 HARBOR BOULEVARD, SUITE A
WEST SACRAMENTO, CA 95691
(916) 231-0881

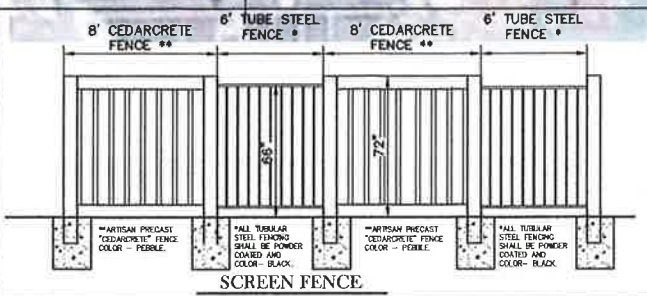
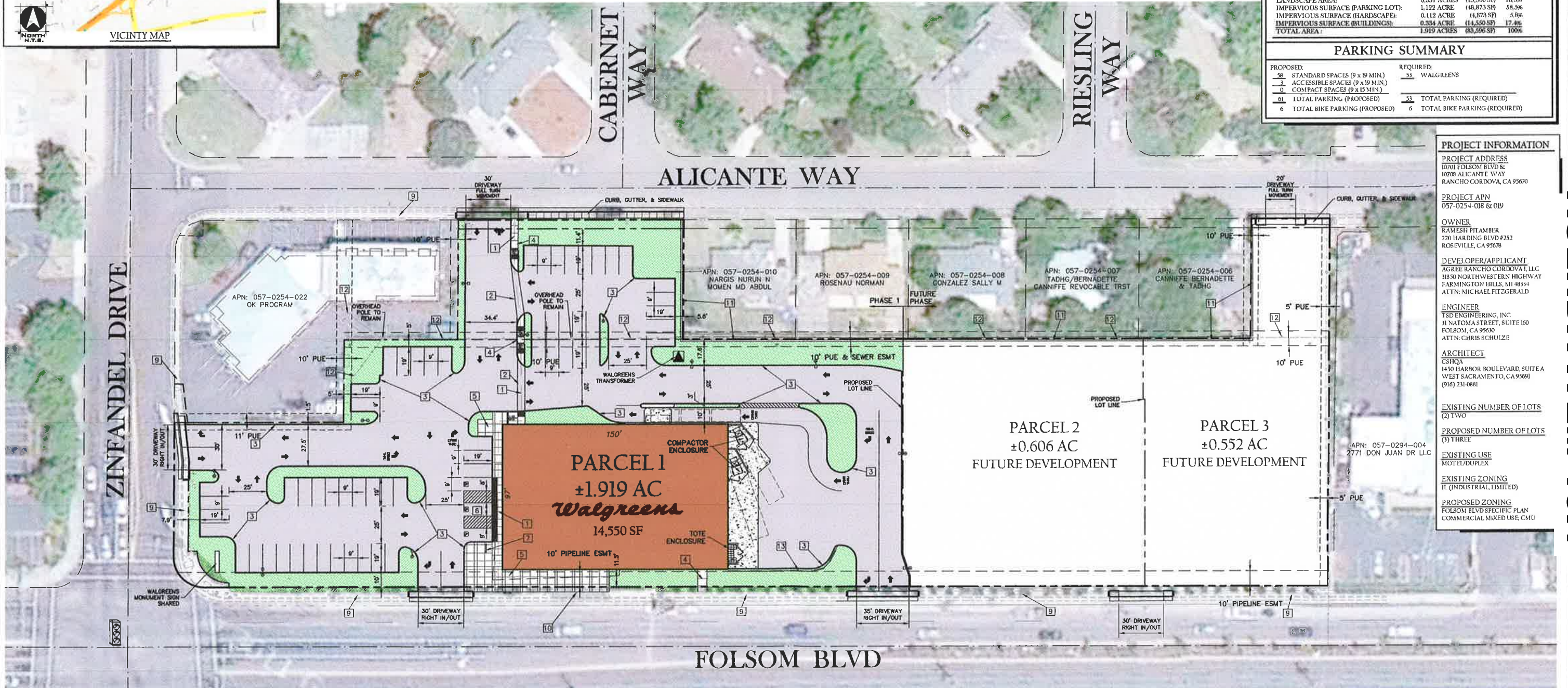
EXISTING NUMBER OF LOTS
(2) TWO

PROPOSED NUMBER OF LOTS
(3) THREE

EXISTING USE
MOTEL/DUPLEX

EXISTING ZONING
R (INDUSTRIAL, LIMITED)

PROPOSED ZONING
FOLSOM BLVD SPECIFIC PLAN
COMMERCIAL MIXED USE, CMU

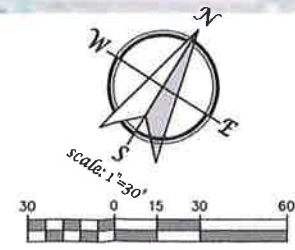


SITE NOTES:

- 1 ONSITE ACCESSIBLE PATH OF TRAVEL
- 2 CROSSWALK
- 3 CURB OR CURB & GUTTER
- 4 SIDEWALK
- 5 HARDSCAPE
- 6 ACCESSIBLE PARKING
- 7 BIKE RACK
- 8 TRASH ENCLOSURE
- 9 EXISTING PUBLIC SIDEWALK
- 10 EXISTING DRIVEWAY SHALL BE REMOVED & REPLACED WITH CURB, GUTTER, & SDWK
- 11 6" HIGH MASONRY SOUNDWALL (CONSTRUCTED IN PHASES WITH DEVELOPMENT)
- 12 EXIST OVERHEAD FACILITIES (TO REMAIN)
- 13 SCREEN FENCE - SEE DETAIL THIS SHEET

SITE LEGEND

- ASPHALT CONCRETE ON AGGREGATE BASE
- PROPOSED LANDSCAPE AREA
- HARDSCAPE AREA
- CONCRETE PAVING AREA
- FUTURE DEVELOPMENT AREA



PRELIMINARY SITE PLAN
OCTOBER 7, 2011
REVISED JANUARY 4, 2012

TSD ENGINEERING, INC.
expect more.

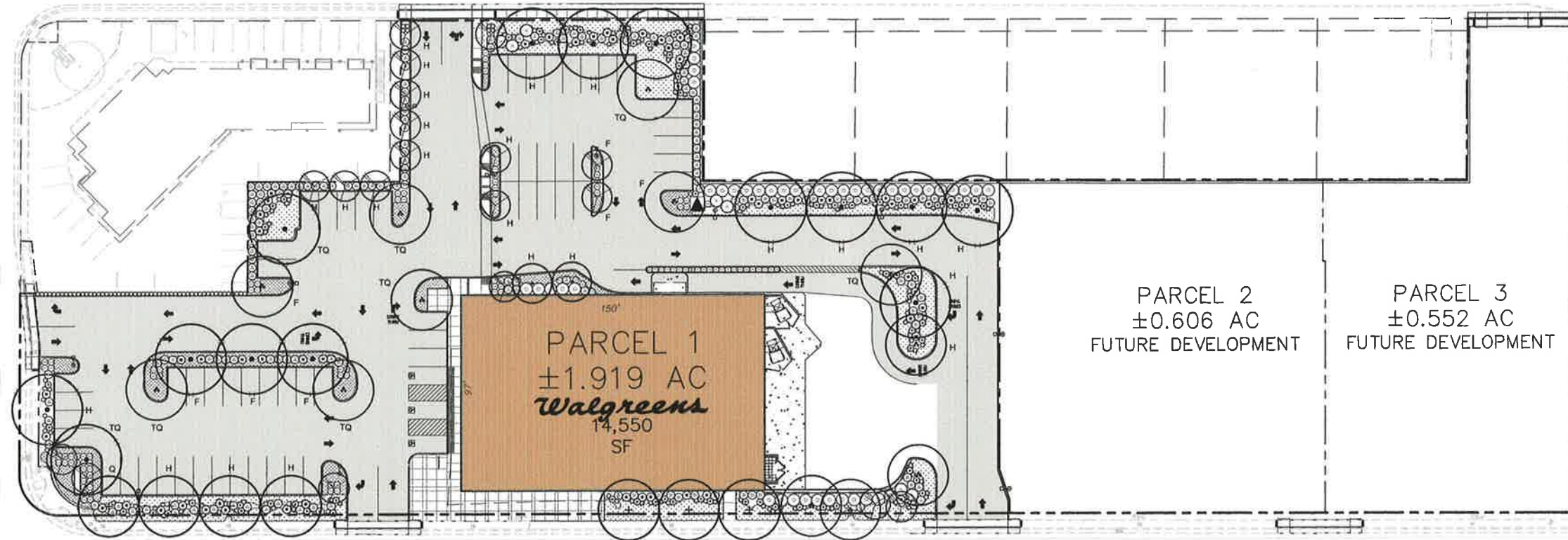
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY LANDSCAPE PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA

AGREE RANCHO CORDOVA 1, LLC

ALICANTE WAY

ZINFANDEL DRIVE



FOLSOM BLVD

Plant Legend

Type	Botanical Name	Common Name	Water Use	Size	Qty.
Trees					
	Acer platanoides	Norway Maple	M	15 gal.	7
	Lagerstroemia indica 'Muskogee'	Crape Myrtle	L	24" box	19
	Pistacia chinensis	Chinese Pistache	L	16 gal.	14
	Quercus ilex	Holly Oak	L	15 gal.	12
	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	M	15 gal.	2

Notes:

1. 30% of tree species planted shall be evergreen.
2. 25% of trees planted shall be 24" box minimum size.
3. All planting shall be irrigated by an automatic irrigation system designed to meet The City of Rancho Cordova's Water Efficient Landscape Ordinance.

Type	Botanical Name	Common Name	Water Use	Size	Qty.
Shrubs					
	Berberis thunbergii 'Monomb'	Cherry Bomb Japanese Barberry	L	5 gal.	62
	Dietes iridioides	African Iris	L	5 gal.	99
	Helictotrichon sempervirens	Blue Oat Grass	L	1 gal.	200
	Lagerstroemia indica 'Moners'	Petite Embers Crape Myrtle	L	15 gal.	7
	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	L	5 gal.	44
	Raphiolepis indica 'Monte'	Indian Princess Indian Hawthorn	L	5 gal.	168
	Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage	L	1 gal.	71
Groundcover					
	Arctostaphylos uva-urei 'Wood's Compacta'	Wood's Compact Kinnikinnick	L	1 gal. 36" o.c.	-
	Verbena gooddingii	Gooding's Verbena	L	1 gal. 24" o.c.	-

Parking Lot Shade Calculations

	F	TQ	H	Q	Total
30' Acer platanoides	0	0	3	1	1,239 SF
20' Lagerstroemia indica 'Muskogee'	2	0	10	0	2,198 SF
35' Pistacia chinensis	3	2	8	0	8,178 SF
30' Quercus ilex	2	6	1	0	4,948 SF
20' Zelkova serrata 'Musashino'	0	0	2	0	341 SF

Total Tree Shade 16,904 SF
Total AC Paving Area* 44,329 SF
Percent Shaded 38.1%

*Area calculated as AC paving is shown shaded

PRELIMINARY LANDSCAPE PLAN
OCTOBER 5, 2011
REVISED JANUARY 4, 2012



1115 mercy highway, folsom, ca 95620
916.324.5514
info@wilsonstudio.com

PRELIMINARY GRADING & DRAINAGE PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA
AGREE RANCHO CORDOVA 1, LLC

LEGEND			EXHIBIT A
DESCRIPTION	PROPOSED	EXISTING	
DESIGN ELEVATION	20.7 AC	20.3 AC	
CONTOUR (5 FOOT)		20-	
CONTOUR (1 FOOT)		1-	
STORM DRAIN	12" D	12" D	
MANHOLE			
DROP INLET			
CHAIN LINK FENCE			
WROUGHT IRON FENCE			
OVERLAND RELEASE			
OVERLAND FLOW DIRECTION			
SWALE FLOWLINE			
TREE TO BE REMOVED			

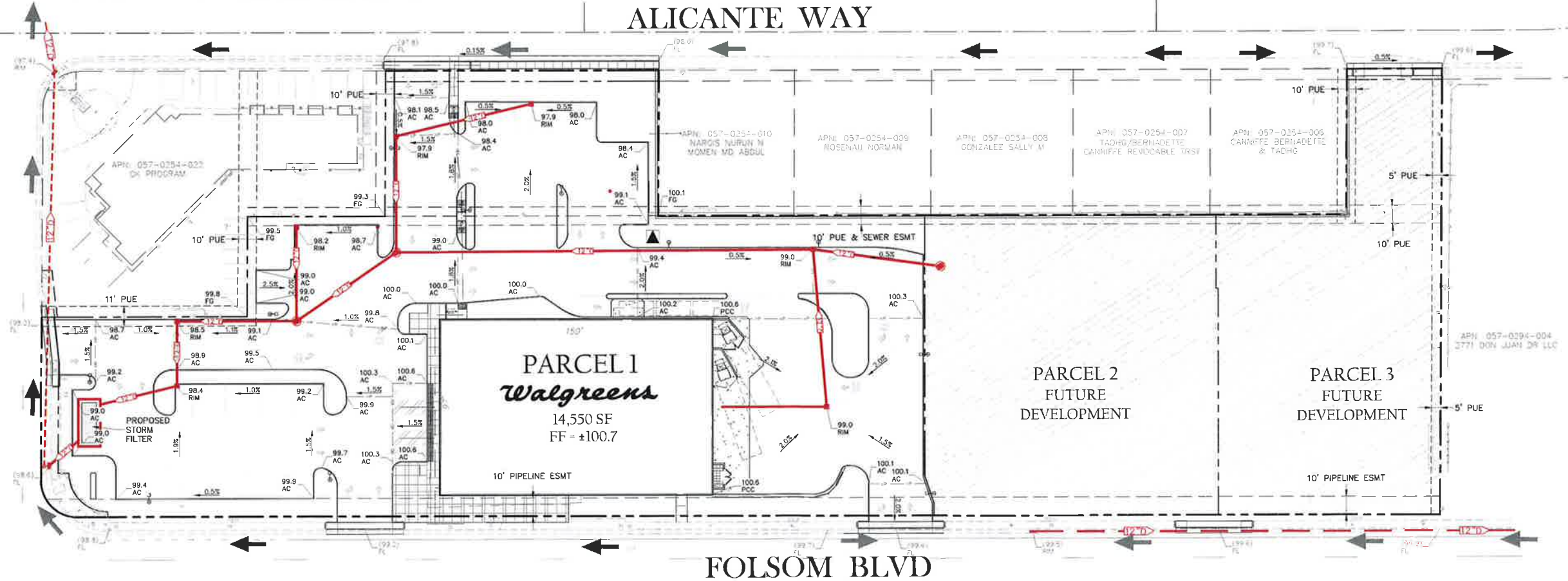
ZINFANDEL DRIVE

CABERNET WAY

RIESLING WAY

ALICANTE WAY

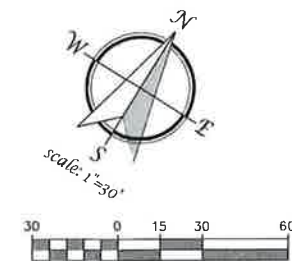
FOLSOM BLVD



FLOOD ZONE
FLOOD ZONE: X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060262 0210 E, DATED JULY 6, 1998.

NOTES
1. TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON JULY 5, 2011.

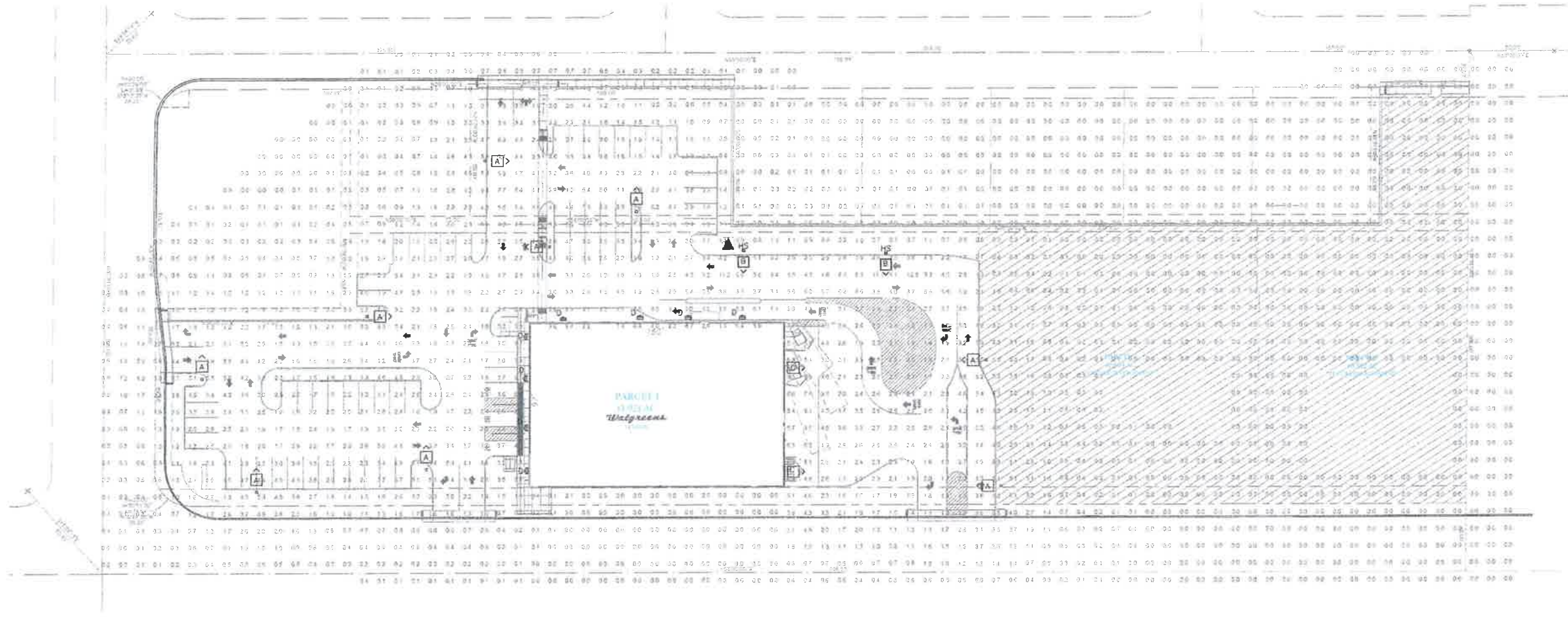
BENCHMARK
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SACRAMENTO COUNTY BENCHMARK NO. 19-20, BEING A 7/8" METAL DISC STAMPED "CO. B.M. 19-20" LOCATED IN CHISELED SQUARE TOP OF NORTH END OF WEST CONCRETE HEADWALL OF DOUBLE BOX CULVERT 30' WEST OF CENTER OF ARAMON DR. APPROX. 200' NORTH OF CHASSELLA WAY AND HAVING AN ELEVATION OF 88.65'.



PRELIMINARY GRADING PLAN
OCTOBER 7, 2011
REVISED JANUARY 4, 2012

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SITE PHOTOMETRIC EXHIBIT PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA
AGREE REALTY CORPORATION

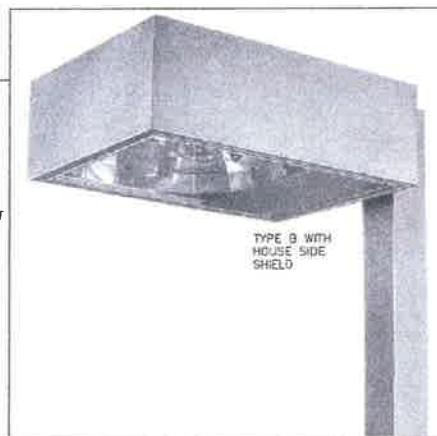


SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/32"=1'-0"



TYPE A=24'
TYPE B=18'
TYPE C=22' WALL MOUNT

TYPE D=9'



TYPE B WITH
HOUSE SIDE
SHIELD

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Accessory Number	Description	Lamp	FW	Lumens	CUF	Watts
	A	9	K5F2 400M R4W	ARM MOUNTED PREMIUM CUTOFF W/ARM REFL. CLEAR GLASS PLATTERS	ONE 40-WATT CLEAR ED33 METAL HALIDE HORIZONTAL POSITION	LM000265	40000	0.72	402
	C	2	K5F2 400M R4W	ARM MOUNTED PREMIUM CUTOFF W/ARM REFL. CLEAR GLASS PLATTERS	ONE 40-WATT CLEAR ED33 METAL HALIDE HORIZONTAL POSITION	LM000265	40000	0.72	402
	D	1	3002 100W FT	ARCHITECTURAL SCIENCE WITH ROUNDED TUBULAR DISTRIBUTION WITH CLEAR FLAT GLASS LENS. CLEAR LAMP MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 100-WATT CLEAR ED17 METAL HALIDE HORIZONTAL POSITION	Y502 100W FT T-8	9500	0.72	140
	H	2	K5F2 400M R3 H5 S-1000E1	StreetLight Area Luminaire: 400M R3 H5 H5-1000E1 Reflector with household shield. E-4 CLEAR MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 40-WATT CLEAR ED33 METAL HALIDE HORIZONTAL POSITION	K5F2 400M R3 S-1000E1 H5	40000	0.72	402

PHOTOMETRIC STATISTICS								
Description	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Max/Avg
PARKING LOT	3.5 fc	12.8 fc	1.0 fc	12.8:1	3.5:1	7.4	0.5	3.86

PRELIMINARY SITE PHOTOMETRIC
OCTOBER 7, 2011
REVISED DECEMBER 21, 2011



31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



1050 Opportunity Dr, Suite 120 P: 916.789.7181
Roseville, CA 95678 F: 916.789.7191
P.E. X09111190 E.M. info@pittmaneng.com

ATTACHMENT 2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 2-2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE FOLSOM BOULEVARD SPECIFIC PLAN TO ADD BUILDING
REPLACEMENT POLICY AND EXCEPTIONS SECTIONS**

WHEREAS, on November 6, 2006, the City of Rancho Cordova ("City") adopted Ordinance 57-2006, establishing the Folsom Boulevard Specific Plan ("FBSP"), amending the Zoning Code, and amending the Zoning Code map designations for the properties within the Sunrise Boulevard South Planning Area, the Downtown Planning Area and Convention Overlay District; and

WHEREAS, the certified Environmental Impact Report prepared for the previously adopted General Plan was found to adequately address all significant environmental impacts associated with the adoption of the FBSP, the Zoning Code amendment, and Zoning Code map amendment; therefore, no additional environmental review was necessary pursuant to California Environmental Quality Act ("CEQA") Guidelines 15183(a) and California Public Resources Code Section 21083.3; and

WHEREAS, on July 7, 2008, the City adopted amendments to the FBSP establishing more detailed development standards and implementation guidelines; and

WHEREAS, a Mitigated Negative Declaration (MND) for the 2008 FBSP Amendment was prepared and circulated, in accordance with the requirements of CEQA; and

WHEREAS, in adopting the FBSP, the City sought to generate economic development in the plan area, improve the aesthetic value of the area, and improve public health and safety within the plan area, however, economic development has stalled in the plan area due to some of the restrictions and development standards in the FBSP, and the lack of flexibility in the plan; and

WHEREAS, currently at least two projects that would provide crucial economic revitalization in the plan area cannot proceed because of the current restrictions in the FBSP; and

WHEREAS, the City risks losing the proposed projects if they are not allowed to proceed in time for the 2012 construction season; and

WHEREAS, in light of the recent abolishment of redevelopment agencies in California, projects that seek to replace buildings and generate economic development in blighted areas take on a new significance. The City recognizes the importance of these projects in carrying out the vision of the General Plan and the FBSP. The City also recognizes the time-sensitive nature of certain project proposals and the limitations of construction seasons; and

WHEREAS, on December 5, 2011, the City Council expressed an urgent desire to add additional flexibility in the FBSP to ensure the continuation of vital economic development as soon as possible throughout the entire specific plan area; and

WHEREAS, on December 19, 2011, the City Council directed staff to prepare a Building Replacement Policy and Exceptions sections for the FBSP to allow for the immediate implementation of projects within the plan area that can generate short-term economic revitalization, reduce blight and improve the aesthetic value of the area, and improve public safety in the plan area; and

WHEREAS, these amendments were analyzed and determined to be within the scope of the General Plan EIR and FBSP MND and required no further environmental review; and

WHEREAS, on January 17, 2012, the City Council held a properly noticed public hearing at which it received a report from City staff, oral and written testimony from the public, and deliberated on the item.

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

Section 1. Recitals. The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings. The City Council hereby finds that:

A. **CEQA Compliance.** The Rancho Cordova General Plan FEIR (SCH #2005022137) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR. (CEQA Guidelines section 15168.) Subsequently, in July 2008, the City adopted the Folsom Boulevard Specific Plan MND (SCH: 2007112018) to address project specific impacts that were not fully addressed in the General Plan EIR. The Folsom Boulevard Specific Plan Amendment is an activity within the scope of the General Plan EIR and FBSP MND and requires no further environmental review. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines section 15162.

B. **Consistency with the General Plan.** The attached Folsom Boulevard Specific Plan Amendment ("Amendment" or "proposed Amendment") is consistent with the General Plan as required by Government Code Section 65454. The Amendment is consistent with and implements the following provisions of the City's adopted General Plan:

General Plan Vision:

- Land Use Vision for a balanced and integrated mix of uses.
- Economic Development Vision to market the City's strengths, create incentives for economic prosperity, establish a vibrant Downtown, and a more balanced mix of uses.

General Plan Goals, Policies, and Actions:

- Land Use Goal LU.1 – Achieve a balanced and integrated land use pattern throughout the community (including Policies LU.1.2, LU.1.4, LU.1.7, and corresponding actions).

Finding: The proposed Amendment will continue to provide for balanced and integrated land uses throughout the FBSP by providing for flexibility in development standards only. The land use pattern will continue to be consistent with the vision of the General Plan and FBSP. The form based provisions within the plan will remain available to be used by new development; however, the proposed Amendment builds flexibility into the plan itself. The Amendment will ensure that any development that will provide jobs, increase in sales tax, or increase in property tax values could be allowed with City Council approval.

- Land Use Goal LU.5 – Redevelop, regenerate, and raise the value of areas the City developed prior to incorporation (including Policies LU.5.1, LU.1.4, LU.1.7, and corresponding actions).

Finding: The proposed Amendment includes provisions for development that may result in an increase in the removal of blight within the FBSP area. Through the removal of blight, both the monetary and quality of life values of the previously developed areas in the City will be improved.

- Land Use Goal LU.6 – Ensure Development of the Planning Areas consistent with the City's vision (including Policies LU.6.2, LU.6.4, and corresponding actions).

Finding: The proposed Amendment adds more flexibility; more detailed planning, to the existing framework of the FBSP. The Amendments will ensure the continuation of development along Folsom Boulevard, which will result in revitalization to the area.

- Urban Design Goal UD.4 – Ensure that projects are designed in keeping with the context of surrounding areas and overall community (including Policy UD.4.2 and corresponding actions).

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Through the design review process, projects will be reviewed for compatibility with the surrounding existing development. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be removing blight and providing unmet community needs, to the direct benefit of the surrounding areas. In turn, continued investment in improving the Folsom Boulevard corridor will be of benefit to the overall community.

- Economic Development Goal ED.1 – Diversify the City's economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and its residents.

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be creating new jobs, increasing sales tax revenues, or increasing property tax values. The Amendment requires demonstration that these benefits will be sustained throughout the life of the development, facilitating sustainable improvements to the City and its residents.

- Economic Development Goal ED.2 – Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects that qualify for the flexibility introduced through the Amendment will likely be local and regional retail, restaurants, and service providers.

- Economic Development Goal ED.6 – Revitalize existing businesses and strengthen the commercial viability of new business along Folsom Boulevard (ED.6.1 and corresponding actions).

Finding: The proposed Amendment will be available to any proposed development within the FBSP area. Projects wishing to take advantage of the provisions included in the proposed Amendment will likely be creating new jobs, increasing sales tax revenues, or increasing property tax values. The Amendment requires demonstration that these benefits will be sustained throughout the life of the development, facilitating sustainable improvements to the City and its residents. The continued investment in improvements along Folsom Boulevard will strengthen the commercial viability of the entire area.

Section 3. Amendments. The City Council hereby adopts the amended Chapter IV of the Folsom Boulevard Specific Plan attached in **Exhibit A**.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ___ day of _____ 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

calls for the eventual transformation of industrial and warehouse uses in this area, expanding office uses and introducing commercial service uses onto all of the parcels adjacent to Mather Field Road, and developing the remainder of the properties in the area into a new mixed-density residential neighborhood. In addition, the area bounded by Bradshaw Road and Routier Road currently includes a low-density residential neighborhood and a mixture of industrial, office, and warehouse uses. This plan allows for an increase in residential densities in the neighborhood (of high-quality development) and the eventual transformation of warehouse uses for a new employment area of office and light industrial development in proximity to supportive uses and transit. The planned designation for this area includes a combination of UR and OIMU.

The Specific Plan also allows, by right, public and quasi-public uses in all base districts, except the T District.

C. PERMITTED USES

PERMITTED LAND USES AND PERMIT REQUIREMENTS

Permitted land uses are listed in Table IV-1, Table IV-2, and Table IV-3 (and Table IV-4 for Convention Center Overlay). The uses listed in Table IV-1 are only permitted in existing Active Commercial Structures and Building Replacements as defined below, and the use listed in Table IV-2 are only permitted in existing Active Industrial Structures. Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in Chapter IX – Glossary.

ACTIVE COMMERCIAL STRUCTURES IN UR-1 AND UR-2

Within the boundaries of the FBSP, an Active Commercial Structure is defined as a permanent building completely, or partially occupied and used for commercial purposes. The existing commercial use must be listed as permitted (with or without a use permit) on Table IV-1. Existing commercial uses not listed on Table IV-1 are considered Non-Conforming Uses and are subject to the requirements of Section E of this Chapter. Properties containing Active Commercial Structures are also eligible for conversion to any use listed on Table IV-2.

A commercial structure is considered to be inactive after a period of three years or more without an active commercial use within any portion of the building and without an active commercial lease. The commercial use or lease must be for a use listed in Table IV-1. If a building is determined to be an Inactive Commercial Structure the property is only eligible for the list of residentially focused uses listed in Table IV-3 within the UR-1 or UR-2 sub-districts. To be declared an Inactive Commercial Building, the City must follow the procedure outlined below.

DETERMINATION PROCEDURE FOR INACTIVE COMMERCIAL STRUCTURE

Any buildings that were completely vacant and without an active lease prior to the initial adoption of this Specific Plan on June 30, 2008 are considered to be Inactive Commercial Structures without any additional action required by the City to make this determination. For buildings that became vacant after June 30, 2008, the determination procedure in this section applies.

If a building is inactive for a period longer than three years, the City may initiate an Inactive Commercial Structure determination procedure. To be considered an Inactive Commercial Structure all of the following must apply:

- The structure has not contained a permitted use as listed in Table IV-1 for a period of three years (thirty-six months) or longer;

PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

PERMITTED EXPANSION OF ACTIVE COMMERCIAL BUILDINGS IN UR-1 AND UR-2

Buildings classified as active Commercial Structures within the UR district may be expanded, ~~replaced~~ or improved within the following limits. Both limits apply and must be met:

- a. The new floor area to be created by the expansion of the commercial structure shall not exceed twenty-five percent (25%) of the existing floor area of the existing structure; and
- b. The value of the improvement, as verified by the Building Official, shall not exceed fifty percent (50%) of the assessed value of the existing structure according to the most recent County tax assessor data unless a more recent appraisal is submitted by the applicant.

Expansions ~~or~~ improvements ~~or building replacements~~ that exceed the above limits are prohibited. The intent of these limits is to limit the life-span of commercial buildings to encourage commercial properties to convert to residential use or mixed-use developments within the Urban Reserve zoning district.

SIMILAR USES

When a use is not specifically listed in this Specific Plan, it shall be understood that the use may be permitted if the Planning Director determines that the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified in this Specific Plan and, anticipating that new uses will evolve over time, this section establishes the Director's authority to compare a proposed use and evaluate its similarities, operation, impacts, or scale to those uses listed in this Specific Plan. In determining "similarity," the Director shall make all of the following findings:

- a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or population density than the uses listed in the district.
- b. The proposed use will be consistent with the purposes of the applicable land use district.
- c. The proposed use will be consistent with the General Plan and this Specific Plan.

Determinations will be made in writing and will contain the facts that support the determination. The Department will maintain all such determinations on record at the public counter for review by the general public. All determinations will be provided to the Planning Commission, City Council, City Manager, City Attorney, and City Clerk as an information item within 30 days of the Director's determination. The Director's decision may be appealed as addressed in the Appeals section of the City's Zoning Code.

BUILDING REPLACEMENT POLICY

The City recognizes that replacement (demolition and rebuilt anew) of stand-alone commercial buildings provide new services, employment opportunities, and other quality of life benefits to the City's residents. Individual building replacements may not be able to meet the development standards of the Folsom Boulevard Specific Plan. Notwithstanding any other provisions of the Specific Plan, buildings classified as Active Commercial Structures or existing vacant commercial buildings within the Folsom Boulevard Specific Plan may be torn down and replaced with new commercial buildings, subject to the following limitations:

- The new building may be smaller than the existing building by no more than a 5% reduction in gross square footage; and

PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

- The new building must be proposed within the same approximate footprint of the existing building; and
- The new building shall not exceed 10,000 square feet; and
- No more than 25% of the total building square footage within an integrated development, as defined in Section 23.707.020 of the Zoning Code, can be replaced as described herein; and
- The new use proposed to occupy the new building must not result in substandard parking as regulated by Chapter 23.719 of the Zoning Code for the commercial development; and
- The new building shall not obstruct existing pedestrian amenities (sidewalks, outdoor plazas, patio areas) within the overall site.

To the extent practical, buildings replaced under this policy should comply with the Specific Plan development standards. Allowed uses within Building Replacements are found in Table IV-1. Buildings that are replaced consistent with this policy are not required to obtain approval of an Exception but, shall be subject to Design Review as required by Sections 23.140 or 23.141 of the Zoning Code. Applications that do not qualify under the Building Replacement Policy provisions above may be considered under Section E, Exceptions. Buildings that have been deemed Inactive Commercial Structures by the process identified in Section C, Determination Procedure for Inactive Commercial Structure, above may not be replaced.

PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

- d. Conditions/Guarantees. The designated approving authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable provisions of this title and to prevent adverse or detrimental impact to surrounding neighborhoods.

F. EXCEPTIONS

The City Council supports the vision and form based development standards established within the Folsom Boulevard Specific Plan and encourages all developers to review and adhere to the strict application of these standards when designing future projects. The City Council also recognizes the real world challenges that form based standards and the vision of the Specific Plan present in a depressed economy and as such, desires to provide additional flexibility for projects that will benefit the community in specific, identified ways. In conjunction with a Major Design Review, project-level CEQA review, and any other required entitlements, an applicant may request that the City Council approve an exception to allow a development project that does not strictly adhere to the Specific Plan or other City development standards.

The City Council may grant an Exception for any development standard for projects that (i) are uses that are allowed in Table IV-2 of the FBSP, and (ii) meet at least 4 of the following 6 conditions:

1. Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council adopted policy document
2. Will improve an existing blighted situation by removing 100% of the blight located upon the subject property
3. Will provide unmet services to a currently underserved community
4. Will create at least 15 new permanent full time jobs (or new jobs equivalent to at least 15 FTE) or a minimum of 1 job per 500 square feet
5. Will generate annual sales tax contributions to the City in excess of \$25,000
6. Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250%

To the extent practical, development projects should comply with Specific Plan development standards. All projects remain subject to design review as established in Sections 23.140 and 23.141 of the Zoning Code. An Exception request must be included and will be reviewed in conjunction with the project's Design Review application. It is the Applicant's responsibility to request relief from specific provisions of the FBSP development standards and provide justifications for why standards cannot be met. It is also the Applicant's responsibility to provide evidence of compliance with at least three of the conditions listed above to support the Exception request. The City Council is the approving authority for all Exception requests.

Under no circumstance shall an Exception result in any of the following:

- Allow a land use not otherwise permitted or conditionally permitted in the zone;
- Allow a detrimental environmental impact not adequately analyzed;
- Waive payment of applicable impact fees;

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PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

- Waive a specific prohibition; or
- Waive or modify a procedural requirement.

The procedure for granting Exceptions allowed under this provision is provided in Section 23.110.150(D) of the City's Zoning Code. In granting the Exception, the City Council shall make the following findings:

1. The proposed project qualifies for an exception by meeting at least four (4) of the six (6) conditions required for granting of an exception as defined in this section.
2. The City Council has determined that the proposed project has adhered to the vision of the Folsom Boulevard Specific Plan to the fullest extent practicable.
3. The applicant has provided substantial evidence that the conditions for the Exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.
4. Granting the Exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedence for other project requests.
5. Granting the Exception will not endanger the public health and safety.

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: WALGREEN'S- FOLSOM BOULEVARD SPECIFIC PLAN EXCEPTION, CONDITIONAL USE PERMIT, DESIGN REVIEW, PARCEL MAP AND PUBLIC UTILITY EASEMENT ABANDONMENT

<u>OWNER:</u> Ramesh Pitamber 9249 Sierra College Blvd Roseville, CA 95678	<u>APPLICANT:</u> Rancho Cordova 1 LLC 31850 Northwestern Hwy Farmington Hills, MI 48334 Gary Eisenberg
PROJECT: Walgreens Store FILE: DD7354 LOCATION: Northeast corner of Zinfandel Drive and Folsom Boulevard APN: 057-0254-018 and 019 PLANNER: William Campbell, Principal Planner	

REQUEST

The project proponents are requesting an Exception to the development standards within the Folsom Boulevard Specific Plan. The anchor tenant is proposed to be a ±14,550 square foot Walgreens pharmacy with associated parking, drive aisle, utilities, and drive thru window. Subsequent phases may include a fast food restaurant and a freestanding retail building. A Use Permit is requested for the drive thru pharmacy, a parcel map is included in order to divide two parcels into three, and design review is required for the new Walgreen's building and a Public Utility Easement Abandonment.

RECOMMENDATION

Staff recommends the City Council adopt Resolution 5-2012, with attachments.

RESULT OF RECOMMENDED ACTION

The proposed action will accomplish the following for the proposed Walgreen's project: grant an exception to the development standards of the Folsom Boulevard Specific Plan; approve a Conditional Use Permit for a drive up pharmacy window; approve a three lot Parcel Map; abandon an unused utility easement; and, approve the project's design review subject to project Conditions of Approval. In total, these actions will allow the Walgreen's project to be constructed upon a site currently occupied by the Cordova Inn.

BACKGROUND

The proposed project will remove the old Cordova Inn and accessory buildings in the project area shown in Figure 1 below. The building on the southeast corner of Zinfandel Drive and Alicante Way is not part of this project, nor are the residential units on the south side of Alicante Way, which makes the project site very linear and oddly shaped. The applicants are proposing the first phase of the project to construct a Walgreen's, oriented to the corner of Zinfandel Drive and Folsom Boulevard. The subsequent phase of the development would propose additional retail and service commercial spaces, based on the interest of future users of the site.



Figure 1. Location Map of the Project Area

PROJECT ANALYSIS

This project is located in the designated Downtown Planning Area of the Folsom Blvd Specific Plan. The property is zoned Commercial Mixed Use and is part of the Rancho Cordova Town Center shopping area. The project site is within the larger Zinfandel Pulse Point. With the recent enactment of the exceptions provisions FBSP, this project is now able to be approved by the City Council. The applicant's team has prepared a project

justification report that is included in this report. Along with the project justification, the applicant has also provided substantiating evidence to support four of the six required conditions for the requested exceptions to the development standards of the Folsom Boulevard Specific Plan. They are requesting exceptions to the minimum floor area ratio and building frontage requirements, as outlined in their standards matrix (see Exhibit D of the resolution).

The required findings and support evidence to support this project are included in the attached resolution, should the City Council find the project acceptable.

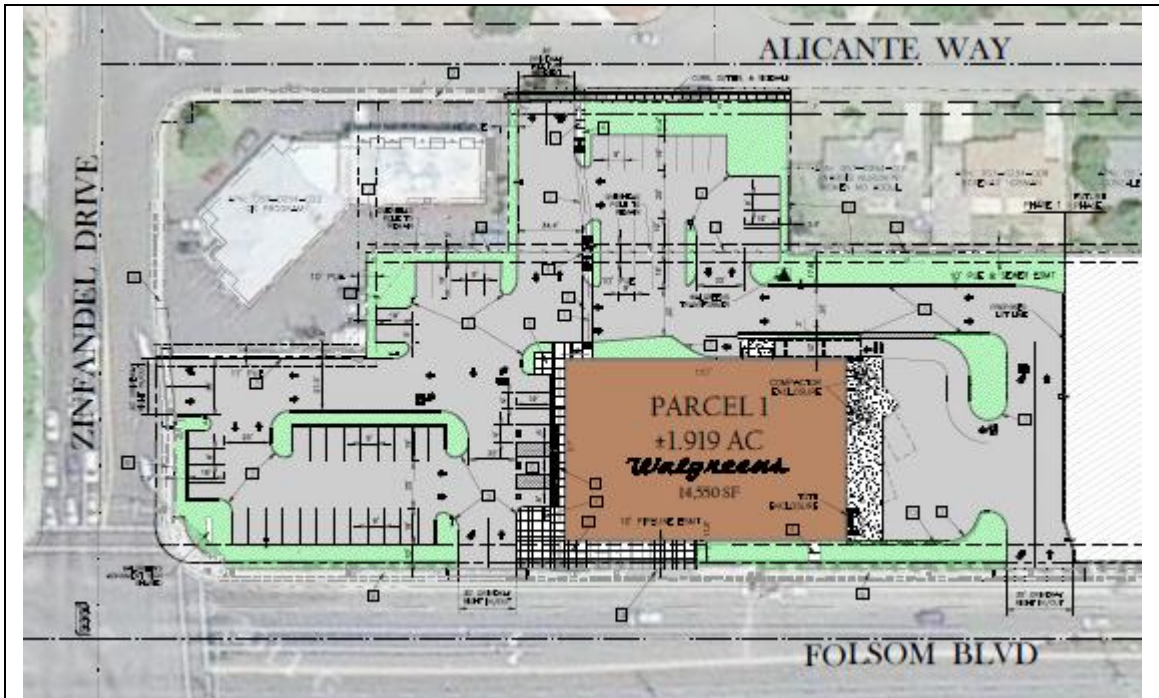


Figure 1 Site Plan

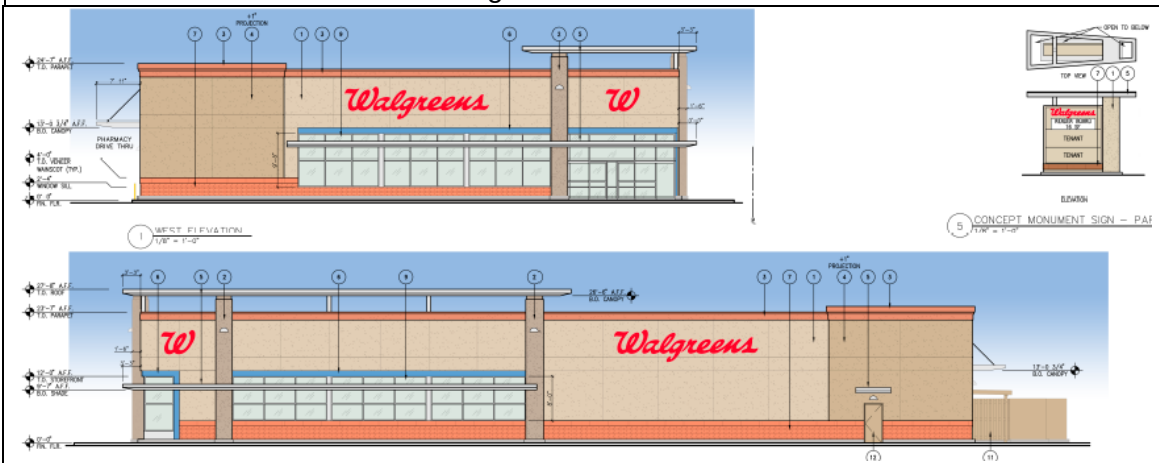


Figure 2- Folsom Blvd. and Front Elevations

Public Works directed the applicant's team to prepare a traffic study to analyze the future traffic impacts of the new project on the intersection of Zinfandel Drive and Folsom Boulevard. New turning motions and traffic volume were the main concerns, along with

analyzing the need for additional rights of way for intersection improvements in the future. The recommendations were reviewed by Public Works staff and those recommendations determined to be appropriate were included in the draft Conditions of Approval for the project. The conditions have been discussed with the applicant and they are in agreement with those conditions, attached to the resolution as Exhibit C.

The City was informed on January 9th that PG&E has a 10 feet utility easement across the frontage of this project, which no structure or projection can intrude. The building has been setback approximately 2 to 3 feet and the architectural projections have been reduced to clear the easement. The exhibits have been changed to reflect this requirement (see Figure 2) and staff has determined these modifications are minor and do not materially impact the design of the building.

As part of the approval process of the parcel map, an easement running through the property will be abandoned and a condition of approval will require the applicant to seek abandonment approvals from the utilities prior to the map recordation. The new building will not encroach upon the easement.

FINANCIAL IMPLICATIONS TO CITY

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

RECOMMENDED MOTION

Move the City Council to determine the project is Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines, and adopt Resolution 5-2012 approving the Walgreen's project, consisting of the exception to the development standards of the Folsom Blvd Specific Plan, a Conditional Use Permit for a drive up pharmacy window, a three lot Parcel Map, an abandonment of a old utility easement the Design Review for the Walgreen's (Project No.DD7354), subject to the attached Design Package (Exhibit A), Tentative Parcel Map (Exhibit B) and Conditions of Approval (Exhibit C) and Exhibit D Applicant's Justification of the Required Conditions and Requested Exception (table).

ATTACHMENTS

1. Resolution 5-2012 consisting of Exhibit A - Design Plans, including site plan, building elevations, color samples, landscape plan, and lighting plan, Exhibit B the Tentative Parcel Map and Exhibit C - Conditions of Approval and Exhibit D Applicant's Justification of the Required Conditions and Requested Exception (table)
2. Applicant's Project Narrative
3. Mailing Labels and map.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 5-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE WALGREEN'S STORE - PROJECT NO. DD7354**

WHEREAS, Agree Realty (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for certain exceptions to the Development Standards of the Folsom Boulevard Specific Plan, a Conditional Use Permit for a drive up pharmacy window, a three lot Parcel Map, a abandonment of a utility easement and the Design Package, subject to the Condition of Approval located on the northeast corner of Folsom Blvd and Zinfandel Drive. (Assessor's Parcel Number: 057-0254-018 and 019); and

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

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

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

- A. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Categorically Exempt under Section 15332, In-Fill Development, as supported by the following Findings and Evidence:
 - A. *Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Evidence:* The project site is designated Commercial Mixed Use (CMU) in both the General Plan and the Zoning Code. The proposed building is consistent with the zoning standards; with the exceptions to the Floor Area Ratio and Building Frontage requirements, the project is consistent with the Folsom Boulevard Specific Plan.
 - B. *Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Evidence:* The project site is approximately 3.3 acres and entirely surrounded by urban uses of similar scale and intensity.
 - C. *Finding: The project site has no value as habitat for endangered, rare or threatened species. Evidence:* The current site has been used by multiple use in a building that has been on site for more than fifty years, is totally surrounded by other commercial buildings and the rebuilt site will not remove any special habitat.
 - D. *Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Evidence:* The new building will accommodate a needed use on Folsom Boulevard, and the new use will not generate new traffic or noise impacts to the immediate area. The new project will improve the existing conditions related to drainage and water quality by the new improvement measures in the current codes.

ATTACHMENT 1

- E. Finding: *The site can be adequately served by all required utilities and public services.* Evidence: The site will be served by all required utilities. As part of this approval, a utility easement located on site will be abandoned thru the parcel map conditions.
- B. The procedure for granting Exceptions allowed under this provision is provided in Section 23.110.150(D) of the City's Zoning Code. In granting the Exception, the City Council shall make the following findings:
- A. Finding: *The proposed project qualifies for an exception by meeting at least four (4) of the six (6) conditions required for granting on an exception as defined in this section.* Evidence: The applicant has provided justification to four of the six conditions, and the information is attached to the staff report as an attachment 3, and the information is integrated into the Finding C, below.
- B. Finding: *The City Council has determined that the proposed project has adhered to the vision of the Folsom Boulevard Specific Plan to the fullest extent practicable.* Evidence: The proposed project will remove one of the more visually deteriorating structures on one of the prime corners of the City and replace it with modern, vibrant commercial development. The new development will provide a currently unmet need along Folsom Boulevard and is designed to be pleasing to both vehicular and pedestrian travelers through installation of new landscaping, removal of blight, and vehicle accessibility to the immediate area. Because of its significant location, it is possible that the project may be the catalyst for further development near this intersection. While the project does not strictly adhere to every development standard in the FBSP, it will implement the vision of the specific plan to the fullest extent practical.
- C. Finding: *The applicant has provided substantial evidence that the conditions for the Exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.* Evidence: Information provided by the applicant indicates the project meets four of the six conditions in support of being granted an Exception. The justification includes: 1) improve existing blight by removing 100% of the blight; 2) create new permanent jobs; and 3) investments in the property will increase property tax revenue by 250%. 4) the new use will contribute sale tax revenue to the City in excess of \$25,000 after initial business start up. This information has been evaluated and determined to meet the intended requirements of the granting of an Exception. The applicant has agreed to all conditions of approval.
- D. Finding: *Granting the Exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedent for other project requests.* Evidence: As demonstrated in the project materials, this commercial development will benefit the public interest and City residents by providing a service that does not currently exist on Folsom Boulevard in the City limits. Property owners in the immediate vicinity of the project will no longer be adjacent to an undesirable, unsafe building. The new development has been designed to avoid negative impacts to immediate neighbors by placing the building along the Folsom Boulevard frontage and providing landscaping and a new CMU sound wall between the residential and commercial uses. Additionally, the applicant's market analysis indicates there is significant unmet need of this service in the overall

ATTACHMENT 1

community. As required by the FBSP, the project has provided independent, project-specific evidence for meeting the conditions of an Exception that cannot be applied to future projects. Therefore, this Exception is unique to this project and would not set a precedent for other projects in the future.

- E. Finding: *Granting the Exception will not endanger the public health and safety.* Evidence: Based on data provided by the Applicant, the current development on the site has been the subject of numerous Code Enforcement cases and numerous Fire and Police calls for services over the last five years. In granting this Exception, the project will in fact, be of benefit to public health and safety by removing the current development, removing the possible source of public health and safety dangers from the area.
3. Approve the Design Review, subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B); supported by the following Findings and Evidence, as defined in Zoning Code Section 23.140.050;
- A. Finding: *The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and Special Planning Area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.* Evidence: The project is consistent with the goals and objective of the General Plan and Specific Plan. This project is consistent with the adopted design guidelines of the City.
- 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: The architecture of the new building, as proposed, will blend well into the established area that has been going through a systematic remodel. The removal of the Cordova Inn will greatly enhance the ability of the Boulevard to improve its appearance with new development. Walgreen's is changing its old corporate appearance, by using a more contemporary simple design. Upgraded materials are being used to accent the buildings, such as tile veneer, along with upgrades to the store front glass and entry features to the public right of way. All these improvements are consistent with the adopted policies in the design guidelines for new commercial buildings.
- 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 proposed building is architecturally compatible with other recent designs approved in the Zinfandel Drive area. The recent Target Store rebuild promoted modern style architecture with accents and offsets to the building planes to provide breaks to the horizontal lines of the building. The Walgreen's building emulates the same design direction, although it is much smaller than the Target Store, the design does reduce the linear or horizontal appearance of the building. As there is no adopted design scheme for the immediate area, every remodel or rebuild takes on its own architectural style and uses its own materials. The new building remains single story and has designed its basic mass to better mask the roof mounted mechanical equipment and has been placed as close to the Boulevard as site limitation allow.

ATTACHMENT 1

- D. Finding: *The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.* Evidence: Site circulation will remain generally the same as its current configuration because the addition will not affect ingress or egress to the site. The site design proposes an additional accessible pedestrian path from the right-of-way to the new building addition.

4. Tentative Parcel Map

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

- A. The proposed project is consistent with the General Plan and the Folsom Boulevard Specific Plan land use designation specified for this parcel. The proposed use is consistent with the Village of Zinfandel Special Planning Area list of uses.
- B. The site is physically suitable to divide the parcel into three parcels that will allow each building to be placed on its own lot. The proposed parcels meet the lot size requirements of the City of Rancho Cordova Zoning Code.
- C. The site is physically suitable for the proposed density of development. The proposed lot design accommodates the Walgreen's building, along with required landscaping and parking on the site. The proposed use is not expected to generate substantial traffic. The three points of access will sufficiently serve traffic moving into and out of the site.
- D. The proposed project is categorically exempt per section 15315, Minor Land Divisions of the California Environmental Quality Act which allows the division of property in commercial parcels. Therefore the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- E. The subdivision of two (2) parcels into three (3) would allow the future buildings to be placed on individual lots and create one additional lot to the area. The project will not disturb any undisturbed or contaminated soil, and best management practices will be required during construction.
- F. There are no easements within the proposed subdivision for access through or use of property. All adjacent uses have independent access driveways and all future uses will have direct access to the public rights of way. The only easements on site are for over head or underground utilities.

5. Public Utility Abandonment

- A. The proposed project will need to vacate an old utility easement, prior to the recordation of the new parcel map. The applicant will need to demonstrate to the City that no existing utility is using the easement, or the easement may have to be relocated according to the utility provider's requirements. The easement is delineated on the tentative parcel map.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

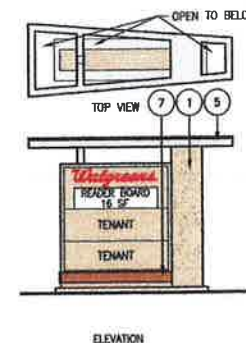
ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk



5 CONCEPT MONUMENT SIGN -- PARCEL 1
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ALLOWABLE SIGNAGE:
LESS THAN 50' FROM ROW: 2 SF / LF
STREET FRONTAGE, 300 SF MAX
STREET FRONTAGE: 150'
MAXIMUM SIGN AREA: 300 SF

1 SF / LF STREET FRONTAGE, 200 SF
MAX
1 PER PARCEL.
STREET FRONTAGE: 150'
MAXIMUM SIGN AREA: 150 SF

- (1) STUCCO
PITTSBURGH PAINTS
TOASTED ALMOND 414-3
- (2) PITTSBURGH PAINTS
STONEHENG GREEN 515-5
- (3) PITTSBURGH PAINTS
HONEY GRAHAM 324-5
- (4) PITTSBURGH PAINTS
DUSTY TRAIL 414-4
- (5) EXPOSED METAL
MILL FINISH ALUMINUM
- (6) POWDER COATED METAL FINISH
PMS 542C
- (7) BRICK VENEER
MUTUAL MATERIALS
COPPER, MISTLE TEXTURE
- (8) MASONRY BLOCK
PITTSBURGH PAINTS
PAINTED DUSTY TRAIL 414-4
- (9) GLAZING
PILKINGTON BLUE-GREEN TINT &
LOW-E GLASS
- (10) WOOD ROOF AWNING, PAINTED
DUSTY TRAIL 414-4
- (11) CEDAR FENCE, PAINTED DUSTY
TRAIL 414-4
- (12) PAINTED DUSTY TRAIL 414-4

JAMES M. BRADY, ARCHITECT

[illegible]

EXTERIOR ELEVATIONS

11

STORE NUMBER 15195

WALGREENS

FOLSOM BLVD @ ZINFANDEL
RANCHO CORDOVA, CA

CAAD PLOT:
15105-010V.DWG
DRAWN BY:
SAV
DATE: 01/10/12
DESIGNED:

A2

HEREBY CERTIFY THAT
THIS PLAN AND
SPECIFICATION WAS
PREPARED BY ME OR
UNDER MY DIRECT
SUPERVISION AND THAT I
AM A DULY REGISTERED
ARCHITECT OR ENGINEER
UNDER THE LAWS OF THE
STATE OF CALIFORNIA AS
SIGNIFIED BY MY HAND
AND SEAL.

JAMES M. BRADY, ARCHITECT

[illegible]

EXTERIOR ELEVATIONS

11

STORE NUMBER 15195

WALGREENS

FOLSOM BLVD @ ZINFANDEL
RANCHO CORDOVA, CA

CAAD PLOT:
15105-010V.DWG
DRAWN BY:
SAV
DATE: 01/10/12
DESIGNED:

A2

CSHOA

HEREBY CERTIFY THAT
THIS PLAN AND
SPECIFICATION WAS
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SUPERVISION AND THAT I
AM A DULY REGISTERED
ARCHITECT OR ENGINEER
UNDER THE LAWS OF THE
STATE OF CALIFORNIA AS
SIGNIFIED BY MY HAND
AND SEAL.

JAMES M. BRADY, ARCHITECT

[illegible]

EXTERIOR ELEVATIONS

11

STORE NUMBER 15195

WALGREENS

FOLSOM BLVD @ ZINFANDEL
RANCHO CORDOVA, CA

CAAD PLOT:
15105-010V.DWG
DRAWN BY:
SAV
DATE: 01/10/12
DESIGNED:

A2

PRELIMINARY SITE PLAN

NEC ZINFANDEL & FOLSOM RETAIL

RANCHO CORDOVA, CA

AGREE RANCHO CORDOVA 1, LLC



NEC ZINFANDEL & FOLSOM RETAIL CENTER
PRELIMINARY DEVELOPMENT SUMMARY

APN:	057-0254-018 & 19		
SITE AREA:	±1.968 ACRES (85,716 SF) - TOTAL (GROSS)		
(PARCEL 1)	±1.919 ACRES (83,596 SF) - TOTAL (NET)		
<u>EXISTING (PARCEL 1)</u>			
LANDSCAPE AREA:	0.278 ACRES	(12,125 SF)	14.5%
IMPERVIOUS SURFACE (PARKING LOT):	0.794 ACRES	(34,568 SF)	41.4%
IMPERVIOUS SURFACE (HARDSCAPE):	0.343 ACRES	(14,953 SF)	17.9%
IMPERVIOUS SURFACE (BUILDINGS):	0.504 ACRES	(21,950 SF)	26.2%
TOTAL AREA:	1.919 ACRES	(83,596 SF)	100%
<u>PROPOSED (PARCEL 1)</u>			
LANDSCAPE AREA:	0.351 ACRES	(15,300 SF)	18.3%
IMPERVIOUS SURFACE (PARKING LOT):	1.122 ACRES	(48,873 SF)	58.5%
IMPERVIOUS SURFACE (HARDSCAPE):	0.112 ACRES	(4,873 SF)	5.8%
IMPERVIOUS SURFACE (BUILDINGS):	0.334 ACRES	(14,550 SF)	17.4%
TOTAL AREA:	1.919 ACRES	(83,596 SF)	100%

PARKING SUMMARY

PROPOSED:	REQUIRED:
58 STANDARD SPACES (9 x 19 MIN.)	53 WALGREENS
3 ACCESSIBLE SPACES (9 x 19 MIN.)	
0 COMPACT SPACES (9 x 15 MIN.)	
61 TOTAL PARKING (PROPOSED)	53 TOTAL PARKING (REQUIRED)
6 TOTAL BIKE PARKING (PROPOSED)	6 TOTAL BIKE PARKING (REQUIRED)

PROJECT INFORMATION

PROJECT ADDRESS
10701 FOLSOM BLVD &
10708 ALICANTE WAY
RANCHO CORDOVA, CA 95670

PROJECT APN
057-0254-018 & 019

OWNER
RAMESH PITAMBER
220 HARDING BLVD #252
ROSEVILLE, CA 95678

DEVELOPER/APPLICANT
AGREE RANCHO CORDOVA 1, LLC
31850 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MI 48334
ATTN: MICHAEL FITZGERALD

ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE

ARCHITECT
CSHQ
1450 HARBOR BOULEVARD, SUITE A
WEST SACRAMENTO, CA 95691
(916) 231-0881

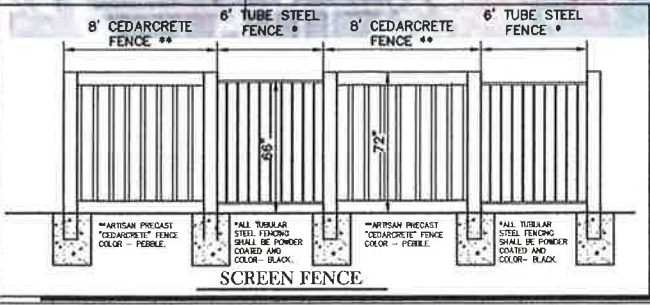
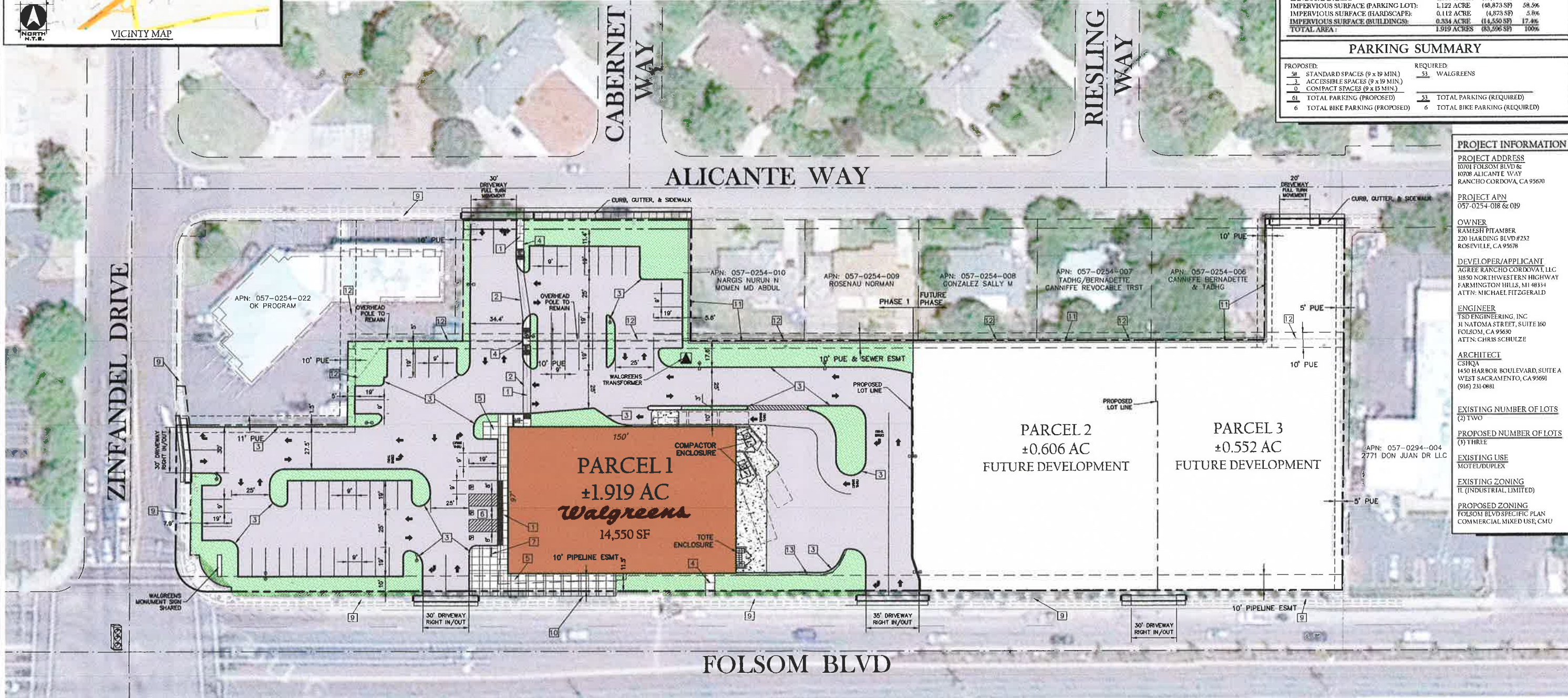
EXISTING NUMBER OF LOTS
(2) TWO

PROPOSED NUMBER OF LOTS
(3) THREE

EXISTING USE
MOTEL/DUPLEX

EXISTING ZONING
R (INDUSTRIAL, LIMITED)

PROPOSED ZONING
FOLSOM BLVD SPECIFIC PLAN
COMMERCIAL MIXED USE, CMU

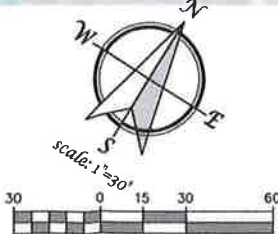


SITE NOTES:

- 1 ONSITE ACCESSIBLE PATH OF TRAVEL
- 2 CROSSWALK
- 3 CURB OR CURB & GUTTER
- 4 SIDEWALK
- 5 HARDSCAPE
- 6 ACCESSIBLE PARKING
- 7 BIKE RACK
- 8 TRASH ENCLOSURE
- 9 EXISTING PUBLIC SIDEWALK
- 10 EXISTING DRIVEWAY SHALL BE REMOVED & REPLACED WITH CURB, GUTTER, & SDWK
- 11 6" HIGH MASONRY SOUNDWALL (CONSTRUCTED IN PHASES WITH DEVELOPMENT)
- 12 EXIST OVERHEAD FACILITIES (TO REMAIN)
- 13 SCREEN FENCE - SEE DETAIL THIS SHEET

SITE LEGEND

- ASPHALT CONCRETE ON AGGREGATE BASE
- PROPOSED LANDSCAPE AREA
- HARDSCAPE AREA
- CONCRETE PAVING AREA
- FUTURE DEVELOPMENT AREA



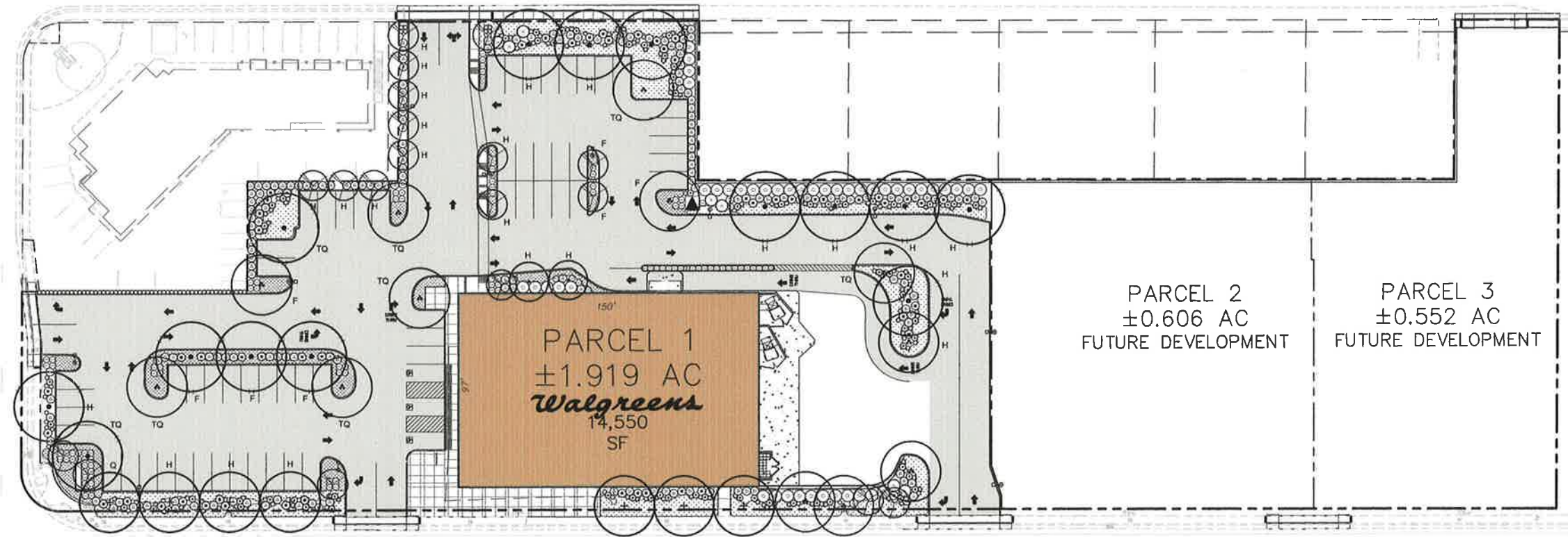
PRELIMINARY SITE PLAN
OCTOBER 7, 2011
REVISED JANUARY 4, 2012

TSD ENGINEERING, INC.
expect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY LANDSCAPE PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA
AGREE RANCHO CORDOVA 1, LLC
ALICANTE WAY

ZINFANDEL DRIVE



FOLSOM BLVD

Plant Legend

Type	Botanical Name	Common Name	Water Use	Size	Qty.
Trees					
	Acer platanoides	Norway Maple	M	15 gal.	7
	Lagerstroemia indica 'Muskogee'	Crape Myrtle	L	24" box	19
	Pistacia chinensis	Chinese Pistache	L	16 gal.	14
	Quercus illex	Holly Oak	L	15 gal.	12
	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	M	15 gal.	2

- Notes:
- 1. 30% of tree species planted shall be evergreen.
 - 2. 25% of trees planted shall be 24" box minimum size.
 - 3. All planting shall be irrigated by an automatic irrigation system designed to meet The City of Rancho Cordova's Water Efficient Landscape Ordinance.

Type	Botanical Name	Common Name	Water Use	Size	Qty.
Shrubs					
	Berberis thunbergii 'Monomb'	Cherry Bomb Japanese Barberry	L	5 gal.	62
	Dietes iridioides	African Iris	L	5 gal.	99
	Helictotrichon sempervirens	Blue Oat Grass	L	1 gal.	200
	Lagerstroemia indica 'Moners'	Petite Embers Crape Myrtle	L	15 gal.	7
	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	L	5 gal.	44
	Raphiolepis indica 'Monto'	Indian Princess Indian Hawthorn	L	5 gal.	168
	Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage	L	1 gal.	71
Groundcover					
	Arctostaphylos uva-urei 'Wood's Compacta'	Wood's Compact Kinnikinnick	L	1 gal. 36" o.c.	-
	Verbena gooddingii	Gooding's Verbena	L	1 gal. 24" o.c.	-

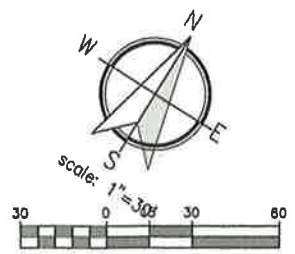
Parking Lot Shade Calculations

	F	TQ	H	Q	Total
30' Acer platanoides	0	0	3	1	1,239 SF
20' Lagerstroemia indica 'Muskogee'	2	0	10	0	2,198 SF
35' Pistacia chinensis	3	2	8	0	8,178 SF
30' Quercus illex	2	6	1	0	4,948 SF
20' Zelkova serrata 'Musashino'	0	0	2	0	341 SF

Total Tree Shade 16,904 SF
Total AC Paving Area* 44,329 SF
Percent Shaded 38.1%

*Area calculated as AC paving is shown shaded

PRELIMINARY LANDSCAPE PLAN
OCTOBER 5, 2011
REVISED JANUARY 4, 2012



1115 mercy highway, folsom, ca 95620
916.324.5514
info@wilsonstudio.com

PRELIMINARY GRADING & DRAINAGE PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA
AGREE RANCHO CORDOVA 1, LLC

LEGEND		EXHIBIT A
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	20.7 AC	(20.32) AC
CONTOUR (5 FOOT)	—	— 20 —
CONTOUR (1 FOOT)	—	— 1 —
STORM DRAIN	— 12" —	— 12" —
MANHOLE	●	●
DROP INLET	■	■
CHAIN LINK FENCE	—	—
WROUGHT IRON FENCE	—	—
OVERLAND RELEASE	→	→
OVERLAND FLOW DIRECTION	→	→
SWALE FLOWLINE	—	—
TREE TO BE REMOVED	✕	✕

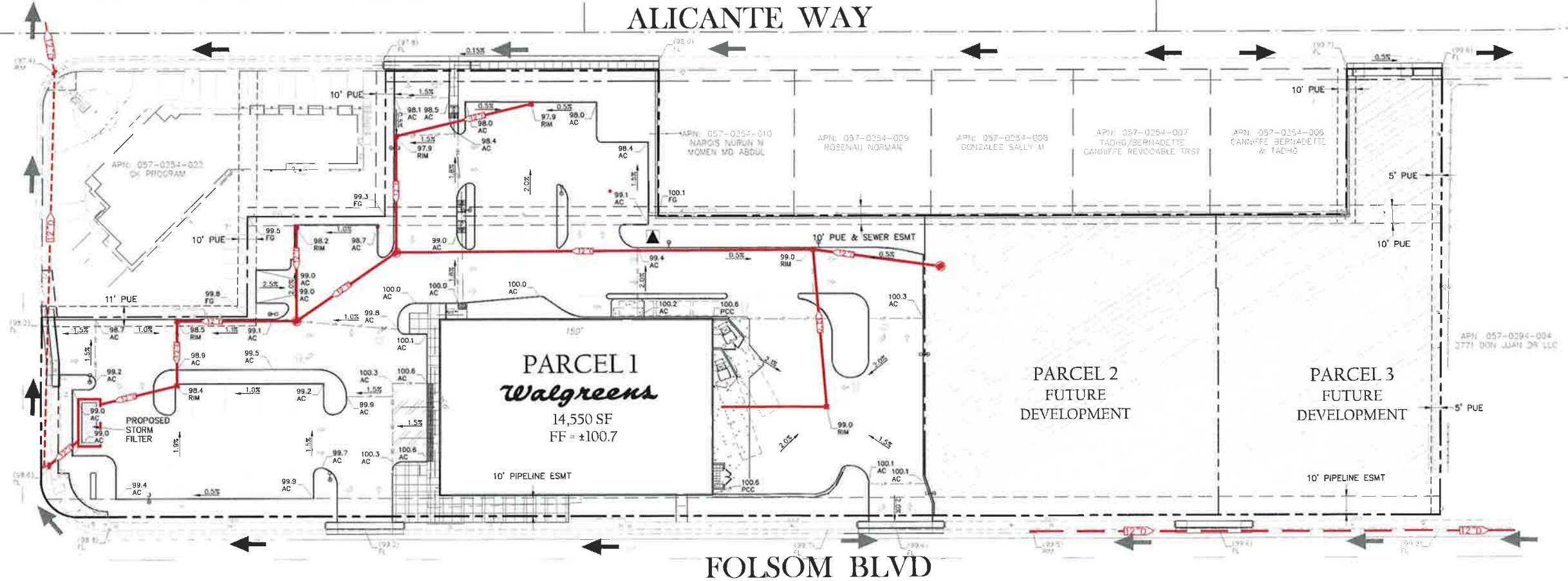
ZINFANDEL DRIVE

CABERNET WAY

RIESLING WAY

ALICANTE WAY

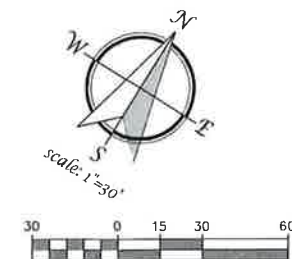
FOLSOM BLVD



FLOOD ZONE
FLOOD ZONE: X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060262 0210 E, DATED JULY 6, 1998.

NOTES
1. TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON JULY 5, 2011.

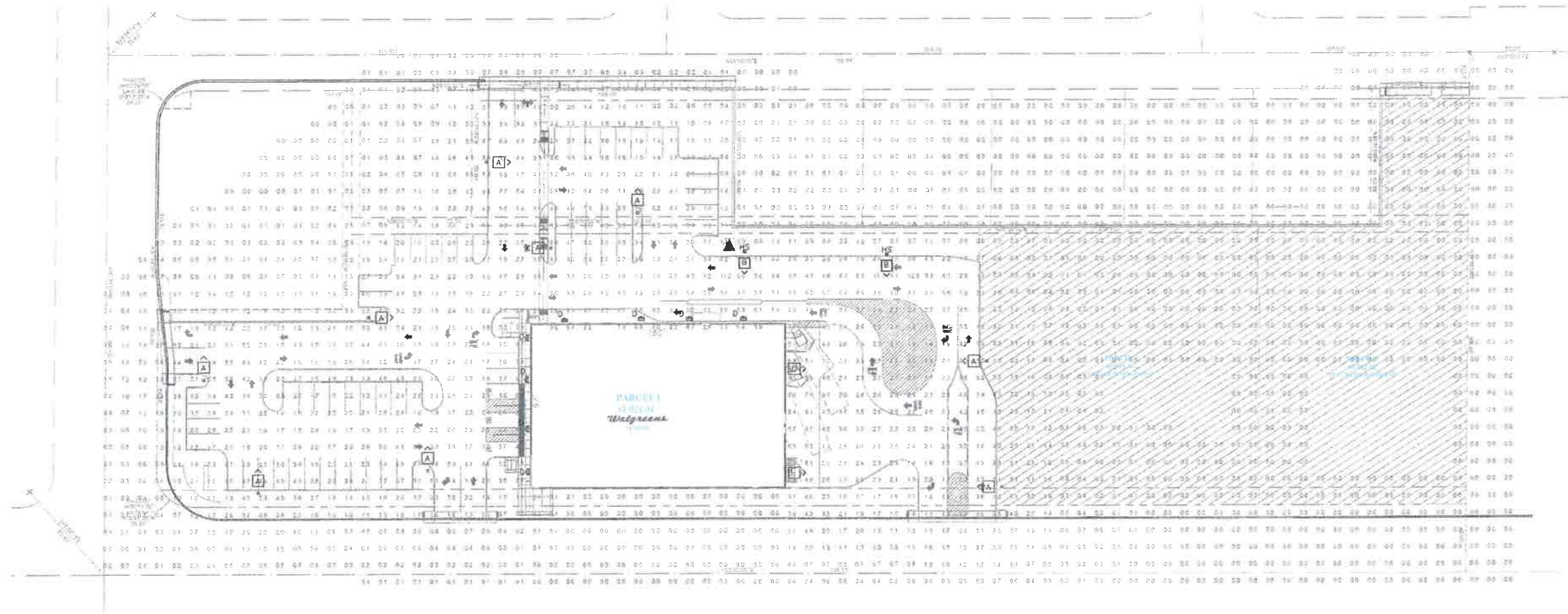
BENCHMARK
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SACRAMENTO COUNTY BENCHMARK NO. 19-20, BEING A 7/8" METAL DISC STAMPED "CO. B.M. 19-20" LOCATED IN CHISELED SQUARE TOP OF NORTH END OF WEST CONCRETE HEADWALL OF DOUBLE BOX CULVERT 30' WEST OF CENTER OF ARAMON DR. APPROX. 200' NORTH OF CHASSELLA WAY AND HAVING AN ELEVATION OF 88.65'.



PRELIMINARY GRADING PLAN
OCTOBER 7, 2011
REVISED JANUARY 4, 2012

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SITE PHOTOMETRIC EXHIBIT PLAN
NEC ZINFANDEL & FOLSOM RETAIL
RANCHO CORDOVA, CA
AGREE REALTY CORPORATION

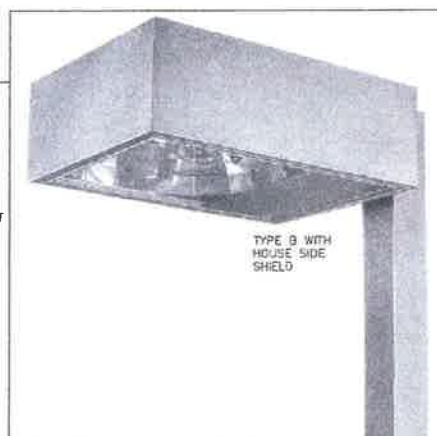


SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/32"=1'-0"



TYPE A=24'
TYPE B=18'
TYPE C=22' WALL MOUNT

TYPE D=9'



TYPE B WITH
HOUSE SIDE
SHIELD

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Accessory Number	Description	Lamp	FW	Lumens
	A	9	K5F2 40W R4W	ARM MOUNTED PREMIUM CUTOFF HORIZONTAL CLEAR GLASS PLATTERS	ONE 40-WATT CLEAR ED32 METAL HALIDE HORIZONTAL POSITION	LM000265	4000
	C	2	K5F2 40W R4W	ARM MOUNTED PREMIUM CUTOFF HORIZONTAL CLEAR GLASS PLATTERS	ONE 40-WATT CLEAR ED32 METAL HALIDE HORIZONTAL POSITION	LM000265	4000
	D	1	3000 100W FT	ARCHITECTURAL SCIENCE WITH HORIZONTAL CLEAR GLASS PLATTERS	ONE 100-WATT CLEAR ED17 METAL HALIDE HORIZONTAL POSITION	Y500 100W FT	9500
	H	2	K5F2 40W R3 H5	Spotlight Area Luminaire 40W MGR H500 100W FT H500 100W FT H500 100W FT	ONE 40-WATT CLEAR ED32 METAL HALIDE HORIZONTAL POSITION	K5F2 40W R3 H500 100W FT	4000

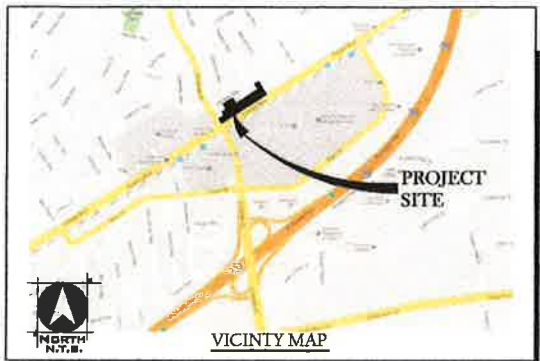
PHOTOMETRIC STATISTICS							
Description	Avg	Max	Min	Max/Min	Avg/Min	UG	CV
PARKING LOT	3.5 fc	12.8 fc	1.0 fc	12.8:1	3.5:1	7.4	0.5

PRELIMINARY SITE PHOTOMETRIC
OCTOBER 7, 2011
REVISED DECEMBER 21, 2011

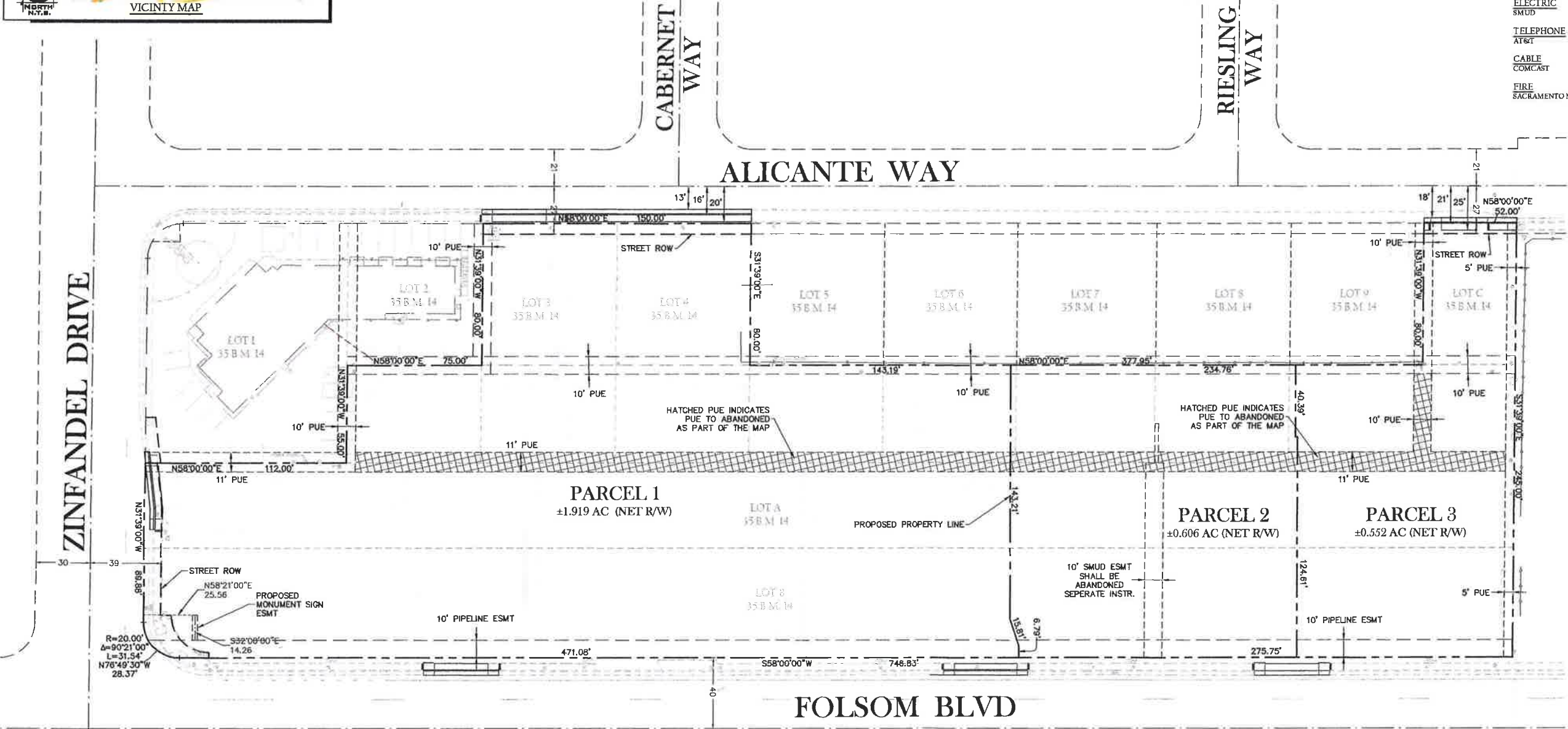


Pittman
ENGINEERING
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TENTATIVE PARCEL MAP
WALGREENS #15195
NEC -ZINFANDEL & FOLSOM
RANCHO CORDOVA, CA
AGREE RANCHO CORDOVA 1, LLC



UTILITY PROVIDERS	PROJECT INFORMATION
PARK DISTRICT CITY OF RANCHO CORDOVA	PROJECT ADDRESS 10701 FOLSOM BLVD 10708 ALICANTE WAY RANCHO CORDOVA, CA
SCHOOL DISTRICT FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT	PROJECT APN 057-0254-008 & 009
WATER GOLDEN STATE WATER DISTRICT	OWNER RAMESH PITAMBER 220 HARDING BLVD #252 ROSEVILLE, CA 95678
SANITARY SEWER SACRAMENTO AREA SEWER DISTRICT	DEVELOPER/APPLICANT MICHAEL FITZGERALD AGREE RANCHO CORDOVA, LLC 31850 FARMINGTON HILLS MI 48334 (248) 737-4190
STORM DRAIN SACRAMENTO COUNTY DEPARTMENT OF WATER RESOURCES	ENGINEER TSD ENGINEERING, INC 31 NATOMA STREET, SUITE 160 FOLSOM, CA 95630 ATTN: CHRIS SCHULZE
GAS PG&E	EXISTING NUMBER OF LOTS (2) TWO
ELECTRIC SMUD	PROPOSED NUMBER OF LOTS (3) THREE
TELEPHONE AT&T	EXISTING USE DUPLEX & MOTEL
CABLE COMCAST	EXISTING ZONING COMMERCIAL MIXED USE
FIRE SACRAMENTO METRO FIRE DISTRICT	PROPOSED ZONING COMMERCIAL MIXED USE
	PROPOSED USE RETAIL/COMMERCIAL

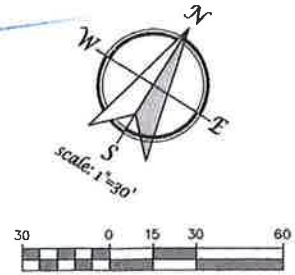


BASIS OF ELEVATION
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SACRAMENTO COUNTY BENCHMARK NO. 19-20, BEING A 7/8" METAL DISC STAMPED "CO. B.M. 19-20" LOCATED IN CHISELED SQUARE TOP OF NORTH END OF WEST CONCRETE HEADWALL OF DOUBLE BOX CULVERT 30' WEST OF CENTER OF ARAMON DR. APPROX. 200' NORTH OF CHASSELLA WAY AND HAVING AN ELEVATION OF 88.65'.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE PLAT OF "RANCHO CORDOVA", FILED IN BOOK 35 OF MAPS, MAP NO. 14, SACRAMENTO COUNTY RECORDS.

FLOOD ZONE
FLOOD ZONE: X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060262 0210 E, DATED JULY 6, 1998.

- NOTES**
- A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND GRANT OF EASEMENTS GRANTING RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, SEWER, WATER AND UTILITIES WILL BE RECORDED.
 - TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON JULY, 2011.



TENTATIVE PARCEL MAP
OCTOBER 7, 2011
REVISED JANUARY 4, 2012

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
1.	The anchor tenant is proposed to be a ±14,550 square foot Walgreens pharmacy with associated parking, drive aisle, utilities, and drive thru window. A Use Permit is requested for the drive thru pharmacy, a three lot parcel map is included in order to reapportion two parcels into three, and design review is required for the new Walgreen's building and a Public Utility Easement Abandonment. The project shall be constructed in substantial compliance with the approved plans adopted by the City Council on January 17, 2012.	ON-GOING	PLANNING	
2.	In the event of a legal challenge, this permit shall be withheld pending the outcome of the legal process.	ON-GOING	PLANNING	
3.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	ON-GOING	PLANNING	
4.	Applicant shall hold harmless the City, its Council Members, 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	
5.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account 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	

Conditions of Approval

	Prior to Building Permit or Improvement Plan Issuance.			
6.	Applicant shall verify with the City's Finance Department that their account is in good standing. If any balance is due, it shall be paid in full prior to Building Permit Review. For account status, please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	PRIOR TO BUILDING PERMIT SUBMITTAL	FINANCE	
7.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	PRIOR TO APPROVAL OF IMPROVEMENT PLANS	PUBLIC WORKS	
8.	Incorporate into the site improvement plans stormwater quality measures in conformance with applicable County ordinances & standards, and state and federal law. The project may implement low impact development design pursuant to and consistent with <i>The Stormwater Quality Design Manual for the Sacramento & South Placer Regions</i> ¹ . Such implementation may be able to reduce the stormwater quality treatment requirement.	PRIOR TO APPROVAL OF IMPROVEMENT PLANS	PUBLIC WORKS	
9.	Applicant shall submit landscaping plans demonstrating conformance with the Water Use and Conservation provisions.	PRIOR TO APPROVAL OF IMPROVEMENT PLANS	PUBLIC WORKS	
10.	If the total area of the developed or redeveloped impervious surfaces (building rooftop, flat work, and parking areas) equals or exceeds 1.0 acres, incorporate into the site improvement plans permanent stormwater quality treatment measures in conformance with applicable County ordinances & standards, and state and federal law.	PRIOR TO APPROVAL OF IMPROVEMENT PLANS	PUBLIC WORKS	
11.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	PRIOR TO APPROVAL OF IMPROVEMENT PLANS	PUBLIC WORKS	

Conditions of Approval

AGENDA ITEM 10.2

12.	Developing this property will require the payment of sewer impact fees (one time connection fees). Impact fees shall be paid to Sacramento Area Sewer District.	PRIOR TO BUILDING PERMIT ISSUANCE	PUBLIC WORKS	
13.	The Planning Department shall review and approve the construction plans in accordance with the approved plans that include the site plan, elevations, and final landscape plan. Particular review of the landscape installation along Folsom Blvd, as to choice of materials and screening height will be performed in light of the restrictions of the PG&E utility easement. Substantial changes to the plans may require the City Council approval.	PRIOR TO BUILDING PERMIT ISSUANCE	PLANNING	
14.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition.	PRIOR TO BUILDING PERMIT ISSUANCE	PUBLIC WORKS	
15.	Applicant shall abandon the PUE shown on the tentative parcel map which is located under the proposed building footprints on the project site plan and relocate any existing utilities.	PRIOR TO BUILDING PERMIT ISSUANCE	PUBLIC WORKS	
16.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards. Sidewalk on entire property frontage does not conform to ADA guidelines. Remove and replace all sidewalk per City	PRIOR TO BUILDING PERMIT ISSUANCE	PUBLIC WORKS	

Conditions of Approval

	Standards on Folsom Boulevard and Zinfandel Frontage. • Install seven-foot wide sidewalks per City Standards on property frontage of Folsom Boulevard and Zinfandel Drive. Where the face of curb is relocated on Zinfandel, and/or where the curb and gutter is damaged on Zinfandel and Folsom, the curb and gutter shall be removed and replaced per City Standard. Dedicate right-of-way as necessary to accommodate the sidewalk. Install any drainage infrastructure necessary to accommodate the new sidewalk. All obstructions to the sidewalk shall be removed or relocated to the satisfaction of the Public Works Department. The sidewalk on Folsom Boulevard may be phased along with development of individual parcels. • Install new 5 foot wide sidewalk, curb and gutter and pavement per City Standards on Alicante Way frontage. Install any drainage infrastructure necessary to accommodate the new sidewalk. Dedicate right-of-way as necessary to accommodate sidewalk. • Two type B street lights shall be installed on the Alicante Way frontage. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards. • Utility laterals • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed per City standard and to the satisfaction of the Public Works Department. • A note shall be placed on the parcel map summarizing the required public improvements. Install public improvements per the approved Public Works plans and to the satisfaction of the Public Works Department prior to final building inspection of the first unit.			
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Conditions of Approval

	Prior to Map Recordation			
17.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.	PRIOR TO MAP RECORDATION	PUBLIC WORKS	
18.	Applicant shall enter into a cooperative agreement with the City addressing the following improvements within Zinfandel Drive: • A three-foot wide poured in place concrete median in Zinfandel Drive from Folsom Boulevard to Alicante Way. • Widening of Zinfandel Drive to accommodate a U-turn from southbound Zinfandel Drive, the new median, two northbound vehicular lanes, a northbound bicycle lane, a southbound left turn pocket, two southbound vehicular lanes a southbound bicycle lane, signal modifications and associated improvements as necessary to accommodate the widening. • The road shall receive a Caltrans Type II slurry seal and new striping from Folsom Boulevard to Alicante Way. • City standard widths shall be required for all vehicle and bicycle lanes. • Dedicate right-of-way as necessary to accommodate the improvements. • The applicant's monetary contribution toward the cooperative agreement is in the amount of \$25,000. Of this amount, half (\$12,500) shall be paid prior to issuance of the first building permit on parcel one. And half (\$12,500) shall be paid prior to issuance of the first building permit on parcel two or three. Arrangements shall be made such that this requirement runs with the land and will apply if a parcel is sold prior to fulfillment of the obligation.	PRIOR TO FINAL PARCEL MAP	PUBLIC WORKS	

Conditions of Approval

19.	Provide drainage easements as needed and pay any fee required by the Sacramento County Water Agency Code. Install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Rancho Cordova Improvement Standards. If the system is to be a private system, then it shall be labeled as such on the improvement plans and a copy of an approved and executed private maintenance agreement shall be provided to the City of Rancho Cordova.	PRIOR TO FINAL PARCEL MAP	PUBLIC WORKS	
20.	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 reconveyance of said parcels.	PRIOR TO FINAL PARCEL MAP	PUBLIC WORKS	
21.	Dedicate a standard 12.5-foot Public Utility Easement for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to all public right-of-way.	PRIOR TO FINAL PARCEL MAP	PUBLIC WORKS	
	Prior to Occupancy			
22.	Applicant shall verify with the City's Finance Department that their account is in good standing. If any balance is due, it shall be paid in full prior to Final Occupancy. For account status, please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	PRIOR TO OCCUPANCY	FINANCE	
23.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and pdf format, shall be submitted and approved by the Public works Department.	PRIOR TO OCCUPANCY	PUBLIC WORKS	
24.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	PRIOR TO OCCUPANCY	PUBLIC WORKS	

Conditions of Approval

25.	Number, size, and location of driveways are subject to approval by the Public Works Department. Parcels two and three shall be limited to one shared driveway total.	PRIOR TO OCCUPANCY	PUBLIC WORKS	
26.	The Planning Department shall inspect the project to ensure it has been built in substantial conformance with the approved Design Review plans.	PRIOR TO OCCUPANCY	PLANNING	
27.	Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction.	PRIOR TO OCCUPANCY	PLANNING	
28.	Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.	PRIOR TO OCCUPANCY	PUBLIC WORKS	
29.	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.	PRIOR TO OCCUPANCY	PUBLIC WORKS	

EXHIBIT D

**AGREE RANCHO CORDOVA I, LLC
CONDITIONS FOR EXCEPTIONS TO THE
FOLSOM BOULEVARD SPECIFIC PLAN
NEC FOLSOM & ZINFANDEL
RANCHO CORDOVA, CALIFORNIA**

The City Council may grant an Exception for any development standard for projects that (i) are uses that are allowed in Table IV-2 of the FBSP, and (ii) meet at least 4 of the following 6 conditions:

1. Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council adopted policy document.
2. Will improve an existing blighted situation by removing 100% of the blight located upon the subject property.
 - *The existing Cordova Inn motel at 10701 Folsom Boulevard is a dilapidated structure, built over 50 years ago, that will have 100% of the blighted condition removed by the proposed redevelopment.*
 - *City data indicates the following health and safety issues over the last 5 years:*
 - *23 out of 80 units are currently vacated due to substandard conditions*
 - *93 Code Enforcement Cases have been opened resulting in 310 violations and the property has logged 210 Code Enforcement hours*
 - *232 Responses to calls for service from Sac Metro Fire*
 - *900 separate events of RCPD calls to the address*
3. Will provide unmet services to a currently underserved community
4. Will create at least 15 new permanent jobs (or new jobs equivalent to at least 15 FTE) or a minimum of 1 job per 500 square feet
 - *Per Walgreens Store Ops Summary, this proposed new Rancho Cordova Walgreens, Store # 15195 will employ 24-28 permanent employees, with 8-12 working per shift depending on store volumes and seasons.*
 - *These employees include: 1 Store Manager, 3-4 Assistant Managers, 2-3 Pharmacists, 3-4 Pharmacy Technicians, 1 Bookkeeper/SIMS Coordinator, and 10-15 Cashiers, Cosmeticians, and Stockers.*
 - *Phase 2 of the development (vacant land east of Walgreens) will also add to this employment base when fully developed.*

EXHIBIT D

5. Will generate annual sales tax contributions to the City in excess of \$25,000

Estimates below are based on Walgreens sales only of non-exempt sales; Phase 2 to supply additional revenues to the City upon completion.

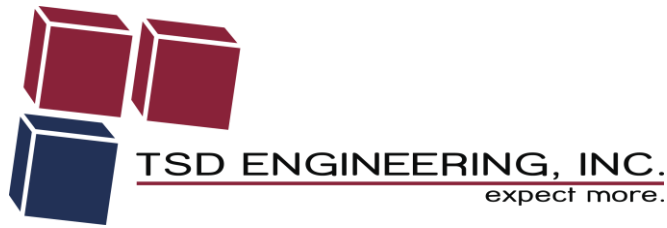
- ***Year 1 Walgreens City sales tax estimate - \$16,000***
 - ***Year 2 Walgreens City sales tax estimate - \$18,500***
 - ***Year 3 Walgreens City sales tax estimate - \$21,000***
 - ***Year 4 Walgreens City sales tax estimate - \$23,500***
 - ***Year 5 Walgreens City sales tax estimate - \$26,000***
6. Investments in the property will increase the property tax revenue for the subject parcel(s) by 250%
- ***The 2011 Total Taxable Value for the Subject Property is: \$1,045,043.***
 - ***10701 Folsom Boulevard - \$953,525***
 - ***10708 Alicante Way - \$91,518***
 - ***The Proposed Development of the new Walgreens store will generate a new taxable value of at least: \$4,800,000***
 - ***Land Valuation at Close of Escrow - \$3,500,000***
 - ***New Building and Site Improvements - \$1,300,000***
 - ***This represents an increase of at least 359% with additional taxable value to be created when Phase 2 is developed.***

WALGREENS FOLSOM & ZINFANDEL - REQUESTED RELIEF FBSP

Requirements by Street Frontage		
Standard	Folsom Boulevard: Pulse Point/Main Street	Consistency Analysis
Connectivity	Maximum block length/ perimeter: 600'/2,000' Through block pedestrian connection: 350 ft minimum Cul de sacs prohibited	No inconsistency
Density	Refer to density ranges of base or overlay district, as applicable.	The proposed project is requesting relief from the minimum FAR, per Table IV-8. The proposed Walgreens at this location does not support the Density recommended.
Lot Size	NA	
Setbacks		
Front	No minimum Maximum shall be no more than 10 ft. except forecourt frontage may be 20 ft	Along the Walgreens Folsom Blvd frontage is a 10-foot PGE Easement in which the Walgreen's building structural foundation must not encroach into. As proposed the face of the Architectural Columns are located at the edge of the PGE Easement or 10-feet from the right of way while the main building footprint is 11.5 feet from the right of way. PGE will not permit encroachment of building footings within their easement.
Side	No minimum required	NA
Rear	No minimum required, except when abutting Single Dwelling Residential Zone where minimum is 20 ft.	The project meets the minimum setback of 20 feet.
Parking	NA	NA
Lot Coverage	50% minimum	The proposed project is requesting relief from this

		requirement as the project does not meet the minimum building lot coverage of 50%. The proposed Walgreen's building coverage is 17.4%. The proposed Neighborhood Pharmacy use requires certain site improvements (parking, drive thru, and truck access) to provide ease of access for their customer's as well as providing access to the operation of their facility.
Building Height	65 ft/ 4 stories maximum 20 ft minimum	The Walgreens building height is 27'-8" to top of canopy, 23'-7" to top of parapet.
Parking Standards	[Coordinate with Specific Area Plan]	Parking spaces required 53 while providing 6 bike stalls. Parking provided meets or exceeds this requirement with 61 parking spaces and 6 bike stalls.
Parking Lot Perimeter Treatment	All surface parking located between the building and the street must have a landscape buffer not less than five feet in width, consisting of groundcover, trees and shrubs measuring at least 3 feet high. A three foot high wall or planter may be substituted for shrubs. Groundcover and trees must still be provided.	Majority of the off street parking spaces are behind the buildings and would be consistent with setback requirement. The parking west of the building at the corner of Zinfandel & Folsom is separated by a 10 feet landscape that has been landscaped in accordance with this provision.
Frontage Types (See Table IV-5)	▪ Stoop ▪ Forecourt ▪ Storefront ▪ Gallery	See analysis below
Minimum Building Frontage	80%	The proposed project is requesting Relief from this requirement as the property Folsom & Zinfandel frontage(s) equals 561 feet. Walgreens building frontage equals 247 feet (150ft +97 ft) and results in 44% Building Frontage. A key component to Walgreens success as a neighborhood pharmacy requires readily available parking (west of the

		building) immediately adjacent to the building entrance. In addition Truck Deliveries are made at the rear of the store. These factors limit the Building Frontage. In an effort to increase the Building Frontage a Screen Wall has been provided along Folsom Blvd extending to the east which increases the Building Frontage to 60%.
Street Level Fenestration	The wall area between two and ten feet above grade shall have at least 75% fenestration	The proposed project is requesting Relief from this requirement as Walgreen's Stores have certain interior elements within the building that limit the percentage of fenestration. Folsom Blvd street fenestration between +2' and +10' is 30%. If we include all glazing (above +10'), it is 40% of the +2' to +10' area.
Upper Level Fenestration	The wall area between three and eight feet as measured from that story's finished floor level shall have at least 25 percent fenestration	The building is single story; therefore this requirement is not applicable.
Awnings, Canopies	Awnings, canopies, recesses or similar pedestrian shelters shall be provided along at least 60% of the building's ground floor level where the building abuts a sidewalk, plaza, pedestrian access way or outdoor seating area	The linear length of canopies has been calculated at 59.8% of the linear length of the Folsom Blvd façade.

ATTACHMENT 2

31 Natoma St., Suite #160
 Folsom, CA 95630
 Phone: 916-608-0707
 Fax: 916-608-0701

**NEC Folsom & Zinfandel
 Walgreens Anchored Retail Center
 Project Narrative**

The project entitlement request being submitted to the City of Rancho Cordova is for the redevelopment of the Cordova Inn Motel and an existing quadplex located at the Northeast Corner of Folsom Blvd. and Zinfandel Drive. This proposed retail development will consist of a Walgreens Pharmacy and Future Phases of development. The proposed project is requesting the following entitlements from the City of Rancho Cordova; Conditional Use Permit, Design Review, and Tentative Parcel Map (3 Lots).

Existing Property

The subject property is composed of two parcels (APN#057-0254-018 & 019) totaling 3.1 acres (Net). The property is currently occupied by the Cordova Inn Motel and Duplex off of Alicante Way. The site is currently operating under a Commercial Mixed Use designation to allow for the use of the motel and duplex.

Street Frontage Improvements (Folsom Blvd and Zinfandel Drive) are all constructed with curb, gutter, and sidewalks in the ultimate configuration. Along Alicante the frontage improvements consist of an edge of pavement and roadside ditch. At the adjacent corner of Zinfandel Drive and Alicante Way an existing office building is not part of the development. Along the northern boundary are five (5) rental duplexes, also with CMU zoning, while further to the north, across Alicante Way is a residential subdivision. Across Zinfandel to the west are a fast food restaurant and a Super Wal-Mart, and adjacent to the east is an automotive use. Across Folsom Blvd. to the south are a Regional Transit Light Rail Corridor and a variety of retail and restaurant uses.

Project Description

The project proponent Agree Rancho Cordova I LLC, has entered into an agreement with the Owner to sell the property so it can be developed into the proposed retail uses. The anchor tenant is proposed to be a ±14,550 square foot Walgreens pharmacy with associated parking, drive aisles, utilities, and a drive-

ATTACHMENT 2

thru prescription pick up window. The Walgreens store is requesting the ability to operate as a 24 hour store.. Associated with this development the project proponent is requesting entitlement approvals for Design Review, Conditional Use Permits, and a Tentative Parcel Map. The land east of the Walgreens will be presented for Design Review and Conditional Use Permitting at a future date

As part of the proposed project the entire existing Cordova Inn and adjacent quadplex will be demolished and proposed to be reconstructed in substantial compliance with the Preliminary Site Plan. The proposed project will be constructed multiple phases.

- **Architecture** – This building's architectural character represents Walgreens *Well Experience* branding. Articulated stucco surfaces along with brick wainscot finishes make up the exterior elevations. Also incorporated are aluminum canopy and sunshades on the south and west elevations. Additional canopies are used at the pharmacy and access doors on the north and east elevations. The street presence is enhanced with these architectural features. The urban fabric is equally enhanced with the close proximity of the building to the street and allows easy pedestrian access. Please refer to the architectural exhibits for clarity of these points.

- **Site Layout** - The proposed project does not propose any changes to the street improvements along the project boundaries except for curb, gutter, and sidewalk along the projects frontage on Alicante Way. Proposed frontage improvements shall be limited to reconstructing old driveways not required for the project and the construction of three new driveways onto Folsom Blvd (Right IN/OUT), one driveway onto Zinfandel Drive (Right IN/OUT), and two new driveways on Alicante Way (Full Movement). As can be seen from the site plan we are substantially increasing the onsite landscaping and the frontage landscaping throughout the project (see below for description). Sidewalks shall connect onsite building to the street frontages in several convenient locations. Walgreens truck delivers, trash enclosure, and receiving area shall be located on the east end of the bldg. A Screen Wall and landscape areas are being proposed east of the building to help screen the loading area from Folsom Blvd. Concrete Hardscape along the building frontages will have a unique score pattern and medium broom finish to provide a unique architectural appearance. A single monument sign is proposed for Phase I and can be seen on the Preliminary Site Plan and the elevations can be seen on the Architectural Sheets. Monument Sign

ATTACHMENT 2

on Parcel #1 is proposed to be a Walgreens Sign with two future tenant panels and includes a LED reader board for Walgreens.

▪ **Parking** – Based on the proposed uses (and building square footage) the City of Rancho Cordova zoning code requires 53 parking spaces for Walgreens. Proposed parking is 61 parking spaces and 6 bike parking stalls.

▪ **Landscaping** – The Project's landscaping will meet or exceed the requirements of the City of Rancho Cordova Zoning Code, with the objective of providing a tidy manicured year round appearance with minimal maintenance and low water consumption. A variety of trees, shrubs and groundcovers that have medium to low water requirements, seasonal colors and are relatively fast growing are proposed. In addition the parking lot shall be shaded as required per the zoning code and design standards. Currently only ±12,125 square feet of the property is landscaped. The proposed Walgreens parcel will increase the landscape area to ±15,300 square feet or 18.3 percent of the property. A six foot high Masonry soundwall (Artisan Precast "Cedarcrete") is proposed along the Walgreens common property line with the adjacent residential uses.

▪ **Site Lighting** – The Project's site lighting will meet or exceed the requirements of the City of Rancho Cordova Zoning Code, with the objective of providing photometrics that provides required lighting levels and eliminates any light from spilling into adjacent properties with cut-off shields providing an increase protection to the residential properties. The lights within the parking field will consist of box style light fixtures and will vary in height from 24-feet tall to 18-feet tall. Light fixtures on the buildings can be seen in the architectural elevations and will have an architectural theme complimenting the bldg architecture. No vertical up lighting is proposed.

▪ **Utilities** – Due to the complete reconstruction of the site all proposed utilities onsite shall be reconstructed to serve the Walgreens and Future Use. This includes new fire hydrant(s), fire department connection(s), water meters, sewer laterals, storm drain, gas service, electrical service, telephone, and CATV. No onsite detention/retention is proposed as the impervious area is being significantly reduced therefore reducing stormwater runoff from the site. Overhead utilities along the easternmost boundary and along the current commercial/residential interface are proposed to remain

ATTACHMENT 2

overhead. No offsite utility infrastructure is proposed except for new lateral connections to existing infrastructure within the streets.

▪ **Phasing** – The proposed property will be constructed in Phases with the first Phase being as shown on the Preliminary Site plan. Future development to the east shall be required to be submitted to the City for approval. Phase 1 will consist of the Walgreens only with all its site improvements including utilities constructed. Utility Stubs will be extended for future development. With the development of Phase 1 the entire property and existing structures will be demolished and future phases will be graded to a uniform pad elevation.

▪ **Folsom Blvd Specific Plan (FBSP)** – The proposed Walgreens project is request relief and provides supporting document for Conditions for Exceptions from a few items listed in the FBSP. Please see the following that supports the projects requests:

- Walgreens Folsom & Zinfandel – Requested Relief FBSP
- Conditions for Exceptions to the FBSP

CITY OF RANCHO CORDOVA PLANNING

LETTER OF CERTIFICATION

This form is to be completed by the person/firm preparing the map and list of property owners **and residents of absentee owners** within five hundred feet (500') of the project site.

State of California
County of Sacramento
City of Rancho Cordova

I, Trista Schulte hereby certify that attached list and labels contain the names and addresses of all persons having ownership, as they appear on the latest available assessment roll of the County of Sacramento and in the case of an absentee owner, **the addresses of all renters or lessees** of said address within the area described and for a distance of five hundred feet (500') from the exterior boundaries of the project site.

Please Note: Complete the items below only in the presence of a Notary Public.

I/we certify (or declare under penalty of perjury under the laws of the State of California) that the foregoing is true and correct.

Trista Schulte
Print Name

Trista Schulte
Signature

Subscribed and sworn to (or affirmed) before me on the 10th day of October 2011,
by Trista Joy Schulte proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.

[Signature]
Notary



(Notary Seal)

**Note: Rancho Cordova Planning can notarize this form.
Please call ahead to confirm the Notary will be available.**

072-0330-001, 002, 003, 005
Folsom Zinfandel Partners LLC
1448 15th St. #100
Santa Monica, CA 90404

072-0330-019
Zinfandel Centers LLC
P.O. Box 2798
Rancho Cordova, CA 95741

057-0294-004
Conrad Ethan
1300 National Dr. #100
Sacramento, CA 95834

057-0292-003
Shergill Pradeep & Harvinder
1985 Tarbolton Circle
Folsom, CA 95630

057-0292-006
Yelo Family Revocable Trust
7843 Lahontan Ct.
Sacramento, CA 95829

057-0292-017
Kirbyson Family Trust
549 39th St.
Sacramento, CA 95816

Dellow Patricia M
2334 Bueno Dr.
Davis, CA 95616

057-0291-010
Niazi Azmuddin
P.O. Box 1941
West Sacramento, CA 95691

057-0291-013
Abadian Mahdis Azarkevyvan
Ashken
8520 Royall Oaks Dr.
Granite Bay, CA 95746

057-0255-003
Federal National Mortgage
Association
14523 SW Millikan Way #200
Beaverton, OR 97005

072-0330-008, 009
Baggin Inv LLC
60 Terra Teresa
Lafayette, CA 94549

072-0210-070
Sac-Plcervle Trans. Corr Joint
Powers Authority
P.O. Box 2110
Sacramento, CA 95812

057-0294-006
Jernigan Family Living Trust
2525 E El Segundo Blvd. #318
El Segundo, CA 90245

057-0292-004
Vreca Ponnequin Vida
P.O. Box 982
Rancho Cordova, CA 95741

057-0292-007
Tsauder Oleg
2470 20th Ave.
San Francisco, CA 94116

057-0292-018
Constance J Bourne 1994 Rev. Trust
8069 Elnora Ct.
Sacramento, Ca 95829

Karpach Valentina & Mariya
Leontiy & Anatoliy
2734 Mendonca Dr.
Rancho Cordova, CA 95670

057-0291-011
Vkana LLC
180 Somerset Rd.
Piedmont, CA 94611

057-0255-001
Nelson Randy A Cauley Helen Sue
2713 Riesling Way
Rancho Cordova, CA 95670

057-0204-009
Pratt Theresa
2054 Brook Mar Ct.
El Dorado Hills, CA 95762

072-0330-018
Wong Gene
P.O. Box 2798
Rancho Cordova, CA 95741

072-0280-097
Target Corporation
P.O. Box 9456
Minneapolis, MN 55440

057-0294-007
Autozone Inc.
P.O. Box 2198
Memphis, TN 38101

Wylie Trust
4914 Apricot Ct.
Castro Valley, CA 94546

057-0292-010
Mendoza Revocable Trust
4296 Hensley Cir
El Dorado Hills, CA 95762

057-0292-019
Eric/Margaret Woodman 2003 Trust
P.O. Box 5343
Redwood City, CA 94063

057-0291-009
Sullan Amarjit S
9552 Niemann Ave.
Elk Grove, CA 95624

057-0291-012
Brown Kinderlyn R & Larry M
2748 Mendonca Dr.
Rancho Cordova, CA 95670

057-0255-002
Glick Jeremy/Tranette Perry
2717 Riesling Way
Rancho Cordova, CA 95670

057-0204-010
REMAC
P.O. Box 278213
Sacramento, CA 95827

057-0204-011
Previte Samuel J
2705 Riesling Way
Rancho Cordova, CA 95670

057-0253-002
Limoges Larry & Arlene
2716 Riesling Way
Rancho Cordova, CA 95670

McVicker Antohony M & Christine
2713 Cabernet Way
Rancho Cordova, CA 95670

057-0203-015
Sandra S Harmon Family Trust
2701 Cabernet Way
Rancho Cordova, CA 95670

057-0252-003
Price Barbara
2621 Paseo Dr.
Rancho Cordova, CA 95670

057-0252-006
King Family Trust
2711 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0202-008
Norma H Horne Revocable Trust
2704 Cabernet Way
Rancho Cordova, CA 95670

057-0202-011
29th St. Single Family Fund
921 Sutter St. #110
Folsom, CA 95630

057-0202-014
Fastovich Taisiya & Vladimir
2621 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-011
Ely Michael A
5 Dalehurst Ct
Sacramento, CA 95833

057-0204-012
Stanley/Helen Keyser 2000 Trust
2709 Riesling Way
Rancho Cordova, CA 95670

057-0253-003 & 004
Dickson Living Trust
6233 Cole Ave.
Carmichael, CA 95608

Wardell Aaron D
2709 Cabernet Way
Rancho Cordova, CA 95670

057-0252-001
Kravtsov Andrey P & Inna
2712 Cabernet Way
Rancho Cordova, CA 95670

057-0252-004
Wells R K
212 Toyon Dr.
Woodland, CA 95695

057-0202-006
Berlinskiy Ruslan Prokopenko
Natalya
2626 Cabernet Way
Rancho Cordova, CA 95670

057-0202-009
Snell Richard A
2708 Cabernet Way
Rancho Cordova, CA 95670

057-0202-012
La Rocco Cheryl A Bergainio Mary
2629 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-009
Royce A & Shirley A Couvillion
11771 Diamond St.
Garden Grove, CA 92845

057-0201-012
Peart Timothy R Kathleen Dolly
2717 Chassella Way
Rancho Cordova, CA 95670

057-0253-001
Smith Lynn A
2712 Riesling Way
Rancho Cordova, CA 95670

057-0253-005
BAC Equity Holdings LLC
P.O. Box 22160
Sacramento, CA 95822

Glidden Chad Vastry John
2705 Cabernet Way
Rancho Cordova, CA 95670

057-0252-002
Gustin Christine & Ian
2716 Cabernet Way
Rancho Cordova, CA 95670

057-0252-005
Manukyan Samvel & Knarik
2717 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0202-007
Gilbert Cynthia B Locke Ross A
2700 Cabernet Way
Rancho Cordova, CA 95670

057-0202-010
Lee Vincent
7721 Oakshore Dr.
Sacramento, CA 95831

057-0202-013
Nodlinski Richard T
2625 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-010
Logus Anthony Thomas
2712 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-013
Cynthia H Oslund Trust
2701 Chassella Way
Rancho Cordova, CA 95670

057-0251-002

Basso Gino Mario
2318 Walnut Grove Way
Rancho Cordova, CA 95670

057-0251-003

Levko Lyudmila & Alla
2712 Chassella Way
Rancho Cordova, CA 95670

057-0251-004

Rios Elisa C & Ramiro R
2716 Chassella Way
Rancho Cordova, CA 95670

057-0251-005

Stanton Brian P & Nicole
2720 Chassella Way
Rancho Cordova, CA 95670

057-0251-006

Southern Calif Water Co
Chassella Way
Rancho Cordova, CA 95670

057-0251-007

Ayrapetyan Seyran
3371 Marquam Way
Rancho Cordova, CA 95670

057-0240-033

AJM Props Inc
P.O. Box 8050
Bentonville, AR 72712

057-0240-020

Hedda Kornfeld Family LP
850 Butternut Dr.
San Rafael, CA 94903

057-0254-022

OK Program
10702 Alicante Way
Gold River, CA 95670

072-0330-001, 002, 003, 005
Folsom Zinfandel Partners LLC
1448 15th St. #100
Santa Monica, CA 90404

072-0330-019
Zinfandel Centers LLC
P.O. Box 2798
Rancho Cordova, CA 95741

057-0294-004
Conrad Ethan
1300 National Dr. #100
Sacramento, CA 95834

057-0292-003
Shergill Pradeep & Harvinder
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Rancho Cordova, CA 95670

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Rancho Cordova, CA 95670

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2712 Riesling Way
Rancho Cordova, CA 95670

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Sacramento, CA 95822

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Gustin Christine & Ian
2716 Cabernet Way
Rancho Cordova, CA 95670

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Lee Vincent
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Sacramento, CA 95831

057-0202-013
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2625 Zinfandel Dr.
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Logus Anthony Thomas
2712 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-013
Cynthia H Oslund Trust
2701 Chassella Way
Rancho Cordova, CA 95670

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Basso Gino Mario
2318 Walnut Grove Way
Rancho Cordova, CA 95670

057-0251-005
Stanton Brian P & Nicole
2720 Chassella Way
Rancho Cordova, CA 95670

057-0240-033
AJM Props Inc
P.O. Box 8050
Bentonville, AR 72712

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2712 Chassella Way
Rancho Cordova, CA 95670

057-0251-006
Southern Calif Water Co
Chassella Way
Rancho Cordova, CA 95670

057-0240-020
Hedda Kornfeld Family LP
850 Butternut Dr.
San Rafael, CA 94903

057-0251-004
Rios Elisa C & Ramiro R
2716 Chassella Way
Rancho Cordova, CA 95670

057-0251-007
Ayrapetyan Seyran
3371 Marquam Way
Rancho Cordova, CA 95670

057-0254-022
OK Program
10702 Alicante Way
Gold River, CA 95670

Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ **Property Address: 2712 CHASSELLA WAY RANCHO CORDOVA CA 95670-4816****Ownership**

Parcel# (APN): **057-0251-003-0000**
 Parcel Status:
 Owner Name: **LEVKO LYUDMILA & ALLA**
 Mailing Addr: **2712 CHASSELLA WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$120,906	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$47,741	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$73,165	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	60%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/15/2010	03/09/2001	06/30/1997	07/15/2010
Recording Doc:	1007150889	0103090827	9706302020	1007150889
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$117,000	\$80,500	
Seller (Grantor):	LEVKO ALLA/LYUDMILA/ANAT			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,325	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.184	Spaces:	2	Site Influence:	
Lot SqFt:	8,025	Garage SqFt:	387	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

****The information provided here is deemed reliable, but is not guaranteed.**

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www.parcelquest.com
(888) 217-8999

Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: 2716 CHASSELLA WAY RANCHO CORDOVA CA 95670-4816**Ownership**

Parcel# (APN): 057-0251-004-0000
 Parcel Status:
 Owner Name: RIOS ELISA C & RAMIRO R
 Mailing Addr: 2716 CHASSELLA WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$124,008	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$47,741	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$76,267	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	61%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/17/1989	01/13/1989	07/25/1986	03/29/2001
Recording Doc:	8910171387	8901131844	8607252244	0103290424
Rec. Doc Type:	QUIT CLAIM DEED	QUIT CLAIM DEED		
Transfer Amount:			\$38,500	
Seller (Grantor):	DOVE SONJA I			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:		Stories:	1.0
Baths (Half):		Heating:		Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,000	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.180	Spaces:	2	Site Influence:	
Lot SqFt:	7,870	Garage SqFt:	396	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: 2720 CHASSELLA WAY RANCHO CORDOVA CA 95670-4816**Ownership**

Parcel# (APN): 057-0251-005-0000
 Parcel Status:
 Owner Name: STANTON BRIAN P & NICOLE
 Mailing Addr: 2720 CHASSELLA WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$135,382	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$35,137	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$100,245	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	74%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/17/2003	02/29/2000		07/17/2003
Recording Doc:	0307172280	0002291117		0307172281
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:		\$67,000		
Seller (Grantor):	MOURAS BELTON JR			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,000	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.175	Spaces:	2	Site Influence:	
Lot SqFt:	7,623	Garage SqFt:	392	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: CHASSELLA WAY CA 95670**Ownership**

Parcel# (APN): 057-0251-006-0000
 Parcel Status:
 Owner Name: SOUTHERN CALIF WATER CO
 Mailing Addr: CHASSELLA WAY CA 95670
 Legal Description:

Assessment

Total Value:	Use Code:	WGCC0A	Use Type:	GOVERNMENT
Land Value:	Tax Rate Area:	008-011	Zoning:	CMU
Impr Value:	Year Assd:	2011	Census Tract:	
Other Value:	Property Tax:		Price/SqFt:	
% Improved:	Delinquent Yr:			
Exempt Amt:	HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				
Recording Doc:				
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.016	Spaces:	Site Influence:
Lot SqFt: 728	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ **Property Address: 2724 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0251-007-0000**
 Parcel Status:
 Owner Name: **AYRAPETYAN SEYRAN**
 Mailing Addr: **3371 MARQUAM WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$120,494	Use Code:	IBECFA	Use Type:	VACANT
Land Value:	\$120,494	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:		Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:		Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/19/2011	06/06/2002	07/16/2001	01/19/2011
Recording Doc:	1101190747	0206060768	0107161471	1101190747
Rec. Doc Type:	GRANT DEED	GRANT DEED	QUIT CLAIM DEED	
Transfer Amount:	\$114,000	\$104,500		
Seller (Grantor):	AEROJET GENERAL CORPORAT			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.184	Spaces:	Site Influence:
Lot SqFt: 8,032	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: 10600 FOLSOM BLVD RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0240-033-0000
 Parcel Status:
 Owner Name: AJM PROPS INCORPORATED
 Mailing Addr: PO BOX 8050 BENTONVILLE AR 72712
 Legal Description:

Assessment

Total Value:	\$14,384,289	Use Code:	BDC00A	Use Type:	RETAIL SALES
Land Value:	\$6,210,060	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:	\$8,174,229	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	56%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/15/2005	04/11/2000		12/15/2005
Recording Doc:	0512150308	0004110065		0512150308
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:				
Seller (Grantor):	JRC LLC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 10.100	Spaces:	Site Influence:
Lot SqFt: 439,956	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ **Property Address: 10699 FOLSOM BLVD RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 057-0240-020-0000
 Parcel Status:
 Owner Name: HEDDA KORNFELD FAMILY LIMITED PARTNERSHIP I
 Mailing Addr: 850 BUTTERNUT DR SAN RAFAEL CA 94903
 Legal Description:

Assessment

Total Value:	\$2,323,726	Use Code:	BCE00A	Use Type:	RESTAURANT
Land Value:	\$1,107,196	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:	\$1,216,530	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	52%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/03/2005	06/04/2002	12/12/1994	10/03/2005
Recording Doc:	0510032199	0206041313	9412121171	0510032199
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$2,178,500	\$1,363,500	\$895,000	
Seller (Grantor):	RANCHO CORDOVA ASSOCIATE			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.650	Spaces:	Site Influence:
Lot SqFt: 28,314	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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ParcelQuest

☐ Property Address: 10702 ALICANTE WAY GOLD RIVER CA 95670-4807**Ownership**

Parcel# (APN): 057-0254-022-0000
 Parcel Status:
 Owner Name: OK PROGRAM
 Mailing Addr: 10702 ALICANTE WAY GOLD RIVER CA 95670
 Legal Description:

Assessment

Total Value:	\$1,013,328	Use Code:	CAB00A	Use Type:	OFFICE
Land Value:	\$229,331	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:	\$783,997	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	77%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/13/2006	02/27/2003	03/10/1993	01/13/2006
Recording Doc:	0601131123	0302271726	9303100303	0601131123
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:				
Seller (Grantor):	MARTY WEBER LIVING TRUST			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.481	Spaces:	Site Influence:
Lot SqFt: 20,960	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2712 RIESLING WAY RANCHO CORDOVA CA 95670-4823**Ownership**

Parcel# (APN): 057-0253-001-0000
 Parcel Status:
 Owner Name: SMITH LYNN A
 Mailing Addr: 2712 RIESLING WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$126,705	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$43,524	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$83,181	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$131.00
% Improved:	65%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	06/23/2010	02/17/2010	10/21/1999	06/23/2010
Recording Doc:	1006231003	1002170478	9910210852	1006231003
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$131,000		\$96,000	
Seller (Grantor):	FEDERAL HOME LOAN MORTGA			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,000	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.184	Spaces:	2	Site Influence:	
Lot SqFt:	8,024	Garage SqFt:	400	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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ParcelQuest

☐ Property Address: 2716 RIESLING WAY RANCHO CORDOVA CA 95670-4823**Ownership**

Parcel# (APN): 057-0253-002-0000
 Parcel Status:
 Owner Name: LIMOGES LARRY & ARLENE
 Mailing Addr: 2716 RIESLING WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$119,232	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$36,211	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$83,021	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$245.61
% Improved:	69%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	06/14/2005			06/14/2005
Recording Doc:	0506142291			0506142291
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$280,000			
Seller (Grantor):	CRABTREE JOHN J/VIOLET L			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:		Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,140	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.187	Spaces:	2	Site Influence:	
Lot SqFt:	8,160	Garage SqFt:	392	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 10723 ALICANTE WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0253-003-0000 **004**
 Parcel Status:
 Owner Name: DICKSON LIVING TRUST
 Mailing Addr: 6233 COLE AVE CARMICHAEL CA 95608
 Legal Description:

Assessment

Total Value:	\$42,441	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$18,055	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$24,386	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	57%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/23/1991			07/23/1991
Recording Doc:	9107231134			9107231134
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	DICKSON JAMES C/SHIRLEY			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:		Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	5.0
Total Rooms:	8	Pool:		Building Class:	C
Bldg/Liv Area:	1,681	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.339	Spaces:	2	Site Influence:	
Lot SqFt:	14,810	Garage SqFt:		Timber	
Year Built:		Bsmt SqFt:	N/A	Preserve:	
Effective Year:	1955			Ag Preserve:	

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☐ Property Address: 2717 CABERNET WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0253-005-0000
 Parcel Status:
 Owner Name: BAC EQUITY HOLDINGS LLC
 Mailing Addr: PO BOX 22160 SACRAMENTO CA 95822
 Legal Description:

Assessment

Total Value:	\$166,198	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$40,820	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$125,378	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	75%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/28/2011	12/10/2004	06/15/1991	03/04/2011
Recording Doc:	1101281330	0412102206	9106159994	1103041452
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:		\$285,000		
Seller (Grantor):	WISE CRIS A/JERRY W			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,219	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.176	Spaces:	2	Site Influence:	
Lot SqFt:	7,695	Garage SqFt:	366	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2713 CABERNET WAY RANCHO CORDOVA CA 95670-4811**Ownership**

Parcel# (APN): 057-0253-006-0000
 Parcel Status:
 Owner Name: MCVICKER ANTHONY M & CHRISTINE L
 Mailing Addr: 2713 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$161,270	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$43,982	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$117,288	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$89.09
% Improved:	72%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/21/2011	07/09/2004	04/23/2004	07/21/2011
Recording Doc:	1107210985	0407093083	0404232105	1107210985
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$129,000	\$277,000		
Seller (Grantor):	COATS SHAWN E/WILLIAM J			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.191	Spaces:	2	Site Influence:	
Lot SqFt:	8,320	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2709 CABERNET WAY RANCHO CORDOVA CA 95670-4811**Ownership**

Parcel# (APN): 057-0203-013-0000
 Parcel Status:
 Owner Name: WARDELL AARON D
 Mailing Addr: 2709 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$168,777	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$88,890	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$79,887	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$134.67
% Improved:	47%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/04/2008	03/26/2008	06/29/2005	08/04/2008
Recording Doc:	0808041233	0803260301	0506292020	0808041233
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$195,000			
Seller (Grantor):	BANK OF NEW YORK TRUST C			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:	POOL	Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.180	Spaces:	2	Site Influence:	
Lot SqFt:	7,865	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2705 CABERNET WAY RANCHO CORDOVA CA 95670-4811**Ownership**

Parcel# (APN): 057-0203-014-0000
 Parcel Status:
 Owner Name: GLIDDEN CHAD VANSTRY JOHN
 Mailing Addr: 2705 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$154,366	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$77,474	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$76,892	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$137.78
% Improved:	49%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/22/2008	06/06/2007	12/21/2005	01/22/2008
Recording Doc:	0801221109	0706061625	0512210469	0801221109
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$199,500			
Seller (Grantor):	LASALLE BANK NATIONAL AS			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.170	Spaces:	2	Site Influence:	
Lot SqFt:	7,410	Garage SqFt:	414	Timber	
Year Built:	1954	Bsmt SqFt:	N/A	Preserve:	
Effective Year:	1954			Ag Preserve:	

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☐ Property Address: 2701 CABERNET WAY RANCHO CORDOVA CA 95670-4811**Ownership**

Parcel# (APN): 057-0203-015-0000
 Parcel Status:
 Owner Name: SANDRA S HARMON FAMILY TRUST
 Mailing Addr: 2701 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$66,642	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$14,182	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$52,460	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	78%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	09/11/1991	08/26/1991		09/11/1991
Recording Doc:	9109110817	9108261049		9109110817
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	HARMON SANDRA S			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,773	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.182	Spaces:	2	Site Influence:	
Lot SqFt:	7,957	Garage SqFt:	373	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2712 CABERNET WAY RANCHO CORDOVA CA 95670-4812**Ownership**

Parcel# (APN): 057-0252-001-0000
 Parcel Status:
 Owner Name: KRAVTSOV ANDREY P & INNA
 Mailing Addr: 2712 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$182,000	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$46,200	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$135,800	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$86.33
% Improved:	74%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	04/12/2011	10/14/2010	09/10/1999	04/12/2011
Recording Doc:	1104120019	1010140075	9909101334	1104120019
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$125,000		\$134,000	
Seller (Grantor):	DEUTSCHE BK			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:	POOL	Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.237	Spaces:	2	Site Influence:	
Lot SqFt:	10,340	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ **Property Address: 2716 CABERNET WAY RANCHO CORDOVA CA 95670-4812****Ownership**

Parcel# (APN): **057-0252-002-0000**
 Parcel Status:
 Owner Name: **GUSTIN CHRISTINE & IAN**
 Mailing Addr: **2716 CABERNET WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$183,563	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$42,403	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$141,160	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$138.12
% Improved:	76%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/15/2009	06/21/1996	10/17/1994	05/15/2009
Recording Doc:	0905151435	9606210953	9410179950	0905151435
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$200,000			
Seller (Grantor):	STEVENS KAREN (Est Of)			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.239	Spaces:	2	Site Influence:	
Lot SqFt:	10,425	Garage SqFt:	414	Timber	
Year Built:	1954	Bsmt SqFt:	N/A	Preserve:	
Effective Year:	1954			Ag Preserve:	

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☐ Property Address: 2722 CABERNET WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0252-003-0000
 Parcel Status:
 Owner Name: PRICE BARBARA
 Mailing Addr: 2621 PASEO DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$189,453	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$96,722	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$92,731	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	48%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/21/2010	03/04/2005	08/31/1998	05/21/2010
Recording Doc:	1005211055	0503042524	9808311930	1005211055
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$325,000	\$88,000	
Seller (Grantor):	MOURAS BELTON JR			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: C
Bldg/Liv Area:	Park Type: GARAGE	Condition: AVERAGE
Lot Acres: 0.330	Spaces: 2	Site Influence:
Lot SqFt: 14,375	Garage SqFt:	Timber
Year Built:	Bsmt SqFt: N/A	Preserve:
Effective Year:		Ag Preserve:

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☐ Property Address: 10701 ALICANTE WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0252-004-0000
 Parcel Status:
 Owner Name: WELLS R K
 Mailing Addr: 212 TOYON DR WOODLAND CA 95695
 Legal Description:

Assessment

Total Value:	\$198,964	Use Code:	CJA00A	Use Type:	OFFICE
Land Value:	\$85,591	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:	\$113,373	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	56%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/16/1997	11/14/1996	04/16/1996	10/16/1997
Recording Doc:	9710160025	9611140069	9604169910	9710160025
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$52,500	\$95,000		
Seller (Grantor):	JAMES JACK V/JUDITH A WI			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.343	Spaces:	Site Influence:
Lot SqFt: 14,962	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2717 ZINFANDEL DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0252-005-0000
 Parcel Status:
 Owner Name: MANUKYAN SAMVEL & KNARIK
 Mailing Addr: 2717 ZINFANDEL DR CA 95670
 Legal Description:

Assessment

Total Value:	\$133,737	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$44,578	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$89,159	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$105.32
% Improved:	66%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	03/01/2002	06/21/1996		03/01/2002
Recording Doc:	0203010346	9606210958		0203010347
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$152,500	\$84,000		
Seller (Grantor):	ZAMAN HUMERA/SHAMSUL SR			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.253	Spaces:	2	Site Influence:	
Lot SqFt:	11,039	Garage SqFt:	414	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

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☐ **Property Address: 2711 ZINFANDEL DR RANCHO CORDOVA CA 95670-4826****Ownership**

Parcel# (APN): **057-0252-006-0000**
 Parcel Status:
 Owner Name: **KING FAMILY TRUST**
 Mailing Addr: **2711 ZINFANDEL DR RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$80,900	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$16,170	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$64,730	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	80%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/02/2007			11/02/2007
Recording Doc:	0711020638			0711020638
Rec. Doc Type:	QUIT CLAIM DEED			
Transfer Amount:				
Seller (Grantor):	KING THELMA A/TRUMAN E			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	7	Pool:		Building Class:	D
Bldg/Liv Area:	1,912	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.215	Spaces:	2	Site Influence:	
Lot SqFt:	9,390	Garage SqFt:	414	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

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☐ **Property Address: 2626 CABERNET WAY RANCHO CORDOVA CA 95670-4810****Ownership**

Parcel# (APN): **057-0202-006-0000**
 Parcel Status:
 Owner Name: **BERLINSKIY RUSLAN PROKOPENKO NATALYA**
 Mailing Addr: **2626 CABERNET WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$155,000	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$47,400	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$107,600	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$107.04
% Improved:	69%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/06/2010	11/08/2005	10/08/2003	10/06/2010
Recording Doc:	1010061265	0511081768	0310082218	1010061265
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$155,000		\$232,000	
Seller (Grantor):	KRAVTSOV MYKHAYLO			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.195	Spaces:	2	Site Influence:	
Lot SqFt:	8,532	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2700 CABERNET WAY RANCHO CORDOVA CA 95670-4812**Ownership**

Parcel# (APN): 057-0202-007-0000
 Parcel Status:
 Owner Name: GILBERT CYNTHIA B LOCKE ROSS A
 Mailing Addr: 2700 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$144,976	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$50,901	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$94,075	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$93.62
% Improved:	64%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/29/2000	07/23/1993		12/29/2000
Recording Doc:	0012290525	9307230143		0012290525
Rec. Doc Type:				
Transfer Amount:	\$135,000			
Seller (Grantor):	SCHRUNK RICHARD E/PATRIC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	7	Pool:		Building Class:	D
Bldg/Liv Area:	1,442	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.195	Spaces:	2	Site Influence:	
Lot SqFt:	8,528	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ **Property Address: 2704 CABERNET WAY RANCHO CORDOVA CA 95670-4812****Ownership**

Parcel# (APN): **057-0202-008-0000**
 Parcel Status:
 Owner Name: **NORMA H HORNE REVOCABLE TRUST**
 Mailing Addr: **2704 CABERNET WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$50,860	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$11,458	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$39,402	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	77%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/16/2011			08/16/2011
Recording Doc:	1108161330			1108161330
Rec. Doc Type:	QUIT CLAIM DEED			
Transfer Amount:				
Seller (Grantor):	HOWARD NORMA MAE			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,540	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.188	Spaces:	2	Site Influence:	
Lot SqFt:	8,216	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2708 CABERNET WAY RANCHO CORDOVA CA 95670-4812**Ownership**

Parcel# (APN): 057-0202-009-0000
 Parcel Status:
 Owner Name: SNELL RICHARD A
 Mailing Addr: 2708 CABERNET WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$147,317	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$44,943	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$102,374	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	69%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/09/2003	04/11/2001	04/26/1993	12/09/2003
Recording Doc:	0312091703	0104111289	9304260128	0312091703
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$148,000		
Seller (Grantor):	LEAL-SNELL PATRICIA/RICH			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	7	Pool:	POOL	Building Class:	D
Bldg/Liv Area:	1,442	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.205	Spaces:	2	Site Influence:	
Lot SqFt:	8,970	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2705 ZINFANDEL DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0202-010-0000
 Parcel Status:
 Owner Name: LEE VINCENT
 Mailing Addr: 7721 OAKSHORE DR SACRAMENTO CA 95831
 Legal Description:

Assessment

Total Value:	\$143,345	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$59,727	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$83,618	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$165.75
% Improved:	58%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/25/2007	09/01/2006	09/22/2004	05/25/2007
Recording Doc:	0705251222	0609011706	0409222562	0705251222
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$240,000		\$282,000	
Seller (Grantor):	MORGAN STANLEY ABS CAPIT			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.201	Spaces:	2	Site Influence:	
Lot SqFt:	8,784	Garage SqFt:	414	Timber	
Year Built:	1954	Bsmt SqFt:	N/A	Preserve:	
Effective Year:	1954			Ag Preserve:	

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☐ **Property Address: 2701 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0202-011-0000**
 Parcel Status:
 Owner Name: **29TH STREET SINGLE FAMILY FUND V**
 Mailing Addr: **921 SUTTER ST #110 FOLSOM CA 95630**
 Legal Description:

Assessment

Total Value:	\$131,955	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$55,420	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$76,535	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	58%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/25/2011	09/13/2005	08/22/2003	08/25/2011
Recording Doc:	1108250681	0509131604	0308223040	1108250681
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:				
Seller (Grantor):	MIKULA ANGELA			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,521	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.188	Spaces:	2	Site Influence:	
Lot SqFt:	8,220	Garage SqFt:	414	Timber	
Year Built:	1954	Bsmt SqFt:	N/A	Preserve:	
Effective Year:	1954			Ag Preserve:	

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☐ Property Address: 2629 ZINFANDEL DR RANCHO CORDOVA CA 95670-4824**Ownership**

Parcel# (APN): 057-0202-012-0000
 Parcel Status:
 Owner Name: LA ROCCO CHERYL A BERGANIO MARY G
 Mailing Addr: 2629 ZINFANDEL DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$120,120	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$58,725	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$61,395	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$65.53
% Improved:	51%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	03/28/1997	09/01/1987		03/28/1997
Recording Doc:	9703281382	8709010397		9703281382
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$94,500			
Seller (Grantor):	CRAIG ANNE L			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	7	Pool:		Building Class:	D
Bldg/Liv Area:	1,442	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.191	Spaces:	2	Site Influence:	
Lot SqFt:	8,362	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2625 ZINFANDEL DR RANCHO CORDOVA CA 95670-4824**Ownership**

Parcel# (APN): 057-0202-013-0000
 Parcel Status:
 Owner Name: NODLINSKI RICHARD T
 Mailing Addr: 2625 ZINFANDEL DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$151,000	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$46,200	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$104,800	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$87.36
% Improved:	69%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	02/10/2011	10/15/2010	05/31/2005	02/10/2011
Recording Doc:	1102100606	1010150076	0505313920	1102100606
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$126,500			
Seller (Grantor):	BAC HOME LOANS SERVICING			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.177	Spaces:	2	Site Influence:	
Lot SqFt:	7,738	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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ParcelQuest

☐ Property Address: 2621 ZINFANDEL DR RANCHO CORDOVA CA 95670-4824**Ownership**

Parcel# (APN): 057-0202-014-0000
 Parcel Status:
 Owner Name: FASTOVICH TAISIYA & VLADIMIR
 Mailing Addr: 2621 ZINFANDEL DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$92,364	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$55,420	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$36,944	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	39%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/23/1999	12/08/1995	06/18/1993	08/23/1999
Recording Doc:	9908231103	9512080379	9306180128	9908231105
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:				
Seller (Grantor):	ROBERT L DAVISON FAMILY			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.170	Spaces:	2	Site Influence:	
Lot SqFt:	7,446	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ **Property Address: 2708 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0201-009-0000**
 Parcel Status:
 Owner Name: **ROYCE A & SHIRLEY A COUVILLION FM**
 Mailing Addr: **11771 DIAMOND ST GARDEN GROVE CA 92845**
 Legal Description:

Assessment

Total Value:	\$55,123	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$12,458	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$42,665	Year Assd:	2011	Census Tract:	89.05/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	77%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				01/23/2006
Recording Doc:				0601239921
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	7	Pool:		Building Class:	D
Bldg/Liv Area:	1,442	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.180	Spaces:	2	Site Influence:	
Lot SqFt:	7,878	Garage SqFt:	414	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2712 ZINFANDEL DR RANCHO CORDOVA CA 95670-4827**Ownership**

Parcel# (APN): 057-0201-010-0000
 Parcel Status:
 Owner Name: LOGUS ANTHONY THOMAS
 Mailing Addr: 2712 ZINFANDEL DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$139,109	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$66,212	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$72,897	Year Assd:	2011	Census Tract:	89.05/2
Other Value:		Property Tax:		Price/SqFt:	\$152.62
% Improved:	52%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	09/25/2007	05/31/2007	11/30/2004	09/25/2007
Recording Doc:	0709250772	0705310257	0411303697	0709250772
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$221,000		\$305,000	
Seller (Grantor):	BANK OF NEW YORK			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,448	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.211	Spaces:	2	Site Influence:	
Lot SqFt:	9,230	Garage SqFt:	414	Timber Preserve:	
Year Built:	1953	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1953				

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☐ **Property Address: 2716 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 057-0201-011-0000
 Parcel Status:
 Owner Name: ELY MICHAEL A
 Mailing Addr: 5 DALEHURST CT SACRAMENTO CA 95833
 Legal Description:

Assessment

Total Value:	\$162,609	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$47,578	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$115,031	Year Assd:	2011	Census Tract:	89.05/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	70%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/26/2010	07/16/2010	12/24/2009	07/26/2010
Recording Doc:	1007260757	1007160852	0912240022	1007260757
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:				
Seller (Grantor):	ZINFANDEL DR TRUST/RONAL			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,546	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.159	Spaces:	2	Site Influence:	
Lot SqFt:	6,930	Garage SqFt:	369	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ **Property Address: 2717 CHASSELLA WAY RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0201-012-0000**
 Parcel Status:
 Owner Name: **PEART TIMOTHY R KATHLEEN DOLLY**
 Mailing Addr: **2717 CHASSELLA WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$135,298	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$67,649	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$67,649	Year Assd:	2011	Census Tract:	89.05/2
Other Value:		Property Tax:		Price/SqFt:	\$66.98
% Improved:	50%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	03/10/1993	08/26/1992	10/10/1989	03/10/1993
Recording Doc:	9303100089	9208261651	8910109999	9303100089
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$100,000			
Seller (Grantor):	MARX HARRIET			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,493	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.166	Spaces:	2	Site Influence:	
Lot SqFt:	7,270	Garage SqFt:	369	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ **Property Address: 2701 CHASSELLA WAY RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0201-013-0000**
 Parcel Status:
 Owner Name: **CYNTHIA H OSLUND TRUST**
 Mailing Addr: **2701 CHASSELLA WAY RANCHO CORDOVA CA 95670**
 Legal Description:

Assessment

Total Value:	\$71,170	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$13,002	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$58,168	Year Assd:	2011	Census Tract:	89.05/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	81%	Delinquent Yr:			
Exempt Amt:	\$71,170	HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/30/1993			11/30/1993
Recording Doc:	9311301595			9311301595
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	OSLUND CYNTHIA H			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:	POOL	Building Class:	D
Bldg/Liv Area:	1,253	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.163	Spaces:	2	Site Influence:	
Lot SqFt:	7,120	Garage SqFt:	369	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 2708 CHASSELLA WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0251-002-0000
 Parcel Status:
 Owner Name: BASSO GINO MARIO
 Mailing Addr: 2318 WALNUT GROVE WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$44,265	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$12,091	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$32,174	Year Assd:	2011	Census Tract:	89.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	72%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/17/1991			05/17/1991
Recording Doc:	9105171145			9105171145
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	BASSO ROSARIO			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,000	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.180	Spaces:	2	Site Influence:	
Lot SqFt:	7,875	Garage SqFt:	388	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

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☒ Property Address: 2800 ZINFANDEL DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 072-0330-001-0000
 Parcel Status:
 Owner Name: FOLSOM ZINFANDEL PARTNERS LLC
 Mailing Addr: 1448 15TH ST #100 SANTA MONICA CA 90404
 Legal Description:

Assessment

Total Value:	\$456,426	Use Code:	BEC006	Use Type:	SHOPPING CENTERS
Land Value:	\$215,917	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$240,509	Year Assd:	2011	Census Tract:	90.08/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	52%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/08/2002	07/14/1989		11/08/2002
Recording Doc:	0211081450	8907140832		0211081450
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$6,800,000			
Seller (Grantor):	WANG SUN INC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.675	Spaces:	Site Influence:
Lot SqFt: 29,411	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: 2810 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 072-0330-002-0000
 Parcel Status:
 Owner Name: FOLSOM ZINFANDEL PARTNERS LLC
 Mailing Addr: 1448 15TH ST #100 SANTA MONICA CA 90404
 Legal Description:

Assessment

Total Value:	\$2,004,859	Use Code:	BEC006	Use Type:	SHOPPING CENTERS
Land Value:	\$771,545	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$1,233,314	Year Assd:	2011	Census Tract:	90.08/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	61%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/08/2002	07/14/1989		11/08/2002
Recording Doc:	0211081450	8907140832		0211081450
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$6,800,000			
Seller (Grantor):	WANG SUN INC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.410	Spaces:	Site Influence:
Lot SqFt: 104,979	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: 2808 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 072-0330-003-0000
 Parcel Status:
 Owner Name: FOLSOM ZINFANDEL PARTNERS LLC
 Mailing Addr: 1448 15TH ST #100 SANTA MONICA CA 90404
 Legal Description:

Assessment

Total Value:	\$957,153	Use Code:	BEC006	Use Type:	SHOPPING CENTERS
Land Value:	\$287,146	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$670,007	Year Assd:	2011	Census Tract:	90.08/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	69%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/08/2002	07/14/1989		11/08/2002
Recording Doc:	0211081450	8907140832		0211081450
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$6,800,000			
Seller (Grantor):	WANG SUN INC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.619	Spaces:	Site Influence:
Lot SqFt: 26,980	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: 2868 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 072-0330-005-0000
 Parcel Status:
 Owner Name: FOLSOM ZINFANDEL PARTNERS LLC
 Mailing Addr: 1448 15TH ST #100 SANTA MONICA CA 90404
 Legal Description:

Assessment

Total Value:	\$1,695,708	Use Code:	BEC006	Use Type:	SHOPPING CENTERS
Land Value:	\$736,220	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$959,488	Year Assd:	2011	Census Tract:	90.08/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	56%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/08/2002	07/14/1989		11/08/2002
Recording Doc:	0211081450	8907140832		0211081450
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$6,800,000			
Seller (Grantor):	WANG SUN INC			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.300	Spaces:	Site Influence:
Lot SqFt: 100,188	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: ZINFANDEL DR CA 95670****Ownership**

Parcel# (APN): 072-0330-008-0000
 Parcel Status:
 Owner Name: BAGGIN INV LLC
 Mailing Addr: 60 TERRA TERESA LAFAYETTE CA 94549
 Legal Description:

Assessment

Total Value:	\$748,428	Use Code:	IBEDFA	Use Type:	VACANT
Land Value:	\$748,428	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:		Year Assd:	2011	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:		Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/06/2008	08/08/2005	08/22/1996	05/06/2008
Recording Doc:	0805061323	0508082659	9608220039	0805061323
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$2,832,000	\$2,900,000	\$1,915,000	
Seller (Grantor):	ALAMO GROUP II LLC/DUMAI			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.837	Spaces:	Site Influence:
Lot SqFt: 36,494	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: 2801 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 072-0330-009-0000
 Parcel Status:
 Owner Name: BAGGIN INV LLC
 Mailing Addr: 60 TERRA TERESA LAFAYETTE CA 94549
 Legal Description:

Assessment

Total Value:	\$3,332,045	Use Code:	BDC00A	Use Type:	RETAIL SALES
Land Value:	\$1,507,109	Tax Rate Area:	008-077	Zoning:	CMU
Impr Value:	\$1,824,936	Year Assd:	2011	Census Tract:	90.09/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	54%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/22/1996	10/19/1993	06/08/1993	05/06/2008
Recording Doc:	9608220039	9310190520	9306081570	0805061323
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$1,915,000	\$1,650,000		
Seller (Grantor):	GROSS RICHARD P/TR/ETAL			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.250	Spaces:	Site Influence:
Lot SqFt: 98,010	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☒ **Property Address: 2817 ZINFANDEL DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 072-0330-018-0000
 Parcel Status:
 Owner Name: WONG GENE
 Mailing Addr: PO BOX 2798 RANCHO CORDOVA CA 95741
 Legal Description:

Assessment

Total Value:	\$630,000	Use Code:	BCC00A	Use Type:	RESTAURANT
Land Value:	\$370,000	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$260,000	Year Assd:	2011	Census Tract:	90.09/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	41%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				11/03/1976
Recording Doc:				7611030983
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.839	Spaces:	Site Influence:
Lot SqFt: 36,590	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☒ Property Address: 2853 ZINFANDEL DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 072-0330-019-0000
 Parcel Status:
 Owner Name: ZINFANDEL CENTERS LLC
 Mailing Addr: PO BOX 2798 RANCHO CORDOVA CA 95741
 Legal Description:

Assessment

Total Value:	\$1,710,000	Use Code:	BBB00A	Use Type:	COMMERCIAL
Land Value:	\$700,000	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$1,010,000	Year Assd:	2011	Census Tract:	90.09/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	59%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	04/03/1995			10/25/2002
Recording Doc:	9504030074			0210252918
Rec. Doc Type:	GRANT DEED			
Transfer Amount:				
Seller (Grantor):	WONG GENE/TR			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.000	Spaces:	Site Influence:
Lot SqFt: 87,120	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: FOLSOM BLVD CA 95670**Ownership**

Parcel# (APN): 072-0210-070-0000
 Parcel Status:
 Owner Name: SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHO
 Mailing Addr: PO BOX 2110 SACRAMENTO CA 95812
 Legal Description:

Assessment

Total Value:	Use Code:	WHCC0A	Use Type:	GOVERNMENT
Land Value:	Tax Rate Area:	008-077	Zoning:	T
Impr Value:	Year Assd:	2011	Census Tract:	
Other Value:	Property Tax:		Price/SqFt:	
% Improved:	Delinquent Yr:			
Exempt Amt:	HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	09/06/1996			09/06/1996
Recording Doc:	9609061665			9609061665
Rec. Doc Type:	QUIT CLAIM DEED			
Transfer Amount:				
Seller (Grantor):	SOUTHERN PACIFIC TRANSP			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 9.100	Spaces:	Site Influence:
Lot SqFt: 396,396	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 10881 OLSON DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 072-0280-097-0000
 Parcel Status:
 Owner Name: TARGET CORPORATION
 Mailing Addr: PO BOX 9456 MINNEAPOLIS MN 55440
 Legal Description:

Assessment

Total Value:	\$15,223,378	Use Code:	BDC002	Use Type:	RETAIL SALES
Land Value:	\$2,550,000	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$9,975,000	Year Assd:	2011	Census Tract:	90.09/1
Other Value:	\$2,698,378	Property Tax:		Price/SqFt:	
% Improved:	79%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				10/02/2007
Recording Doc:				0710021211
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 5.250	Spaces:	Site Influence:
Lot SqFt: 228,690	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ **Property Address: 10751 FOLSOM BLVD RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0294-004-0000**
 Parcel Status:
 Owner Name: **CONRAD ETHAN**
 Mailing Addr: **1300 NATIONAL DR #100 SACRAMENTO CA 95834**
 Legal Description:

Assessment

Total Value:	\$382,860	Use Code:	BFC00A	Use Type:	AUTOMOTIVE USES
Land Value:	\$231,731	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$151,129	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	39%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	04/23/2010	02/19/2010	06/30/2003	04/23/2010
Recording Doc:	1004231382	1002190036	0306300264	1004231382
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:			\$975,000	
Seller (Grantor):	CRP PROPS INCORPORATED			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.769	Spaces:	Site Influence:
Lot SqFt: 33,541	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 10755 FOLSOM BLVD RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0294-006-0000
 Parcel Status:
 Owner Name: JERNIGAN FAMILY LIVING TRUST
 Mailing Addr: 2525 E EL SEGUNDO BLVD #318 EL SEGUNDO CA 90245
 Legal Description:

Assessment

Total Value:	\$2,069,896	Use Code:	BDC00A	Use Type:	RETAIL SALES
Land Value:	\$304,094	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$1,765,802	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	85%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/23/2002	08/22/2002		12/23/2002
Recording Doc:	0212231557	0208220887		0212231557
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$486,500			
Seller (Grantor):	TEAM RETAIL RANCHO LTD			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.935	Spaces:	Site Influence:
Lot SqFt: 40,729	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 10791 FOLSOM BLVD RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0294-007-0000
 Parcel Status:
 Owner Name: AUTOZONE INC
 Mailing Addr: PO BOX 2198 MEMPHIS TN 38101
 Legal Description:

Assessment

Total Value:	\$1,261,339	Use Code:	BAA0CA	Use Type:	RETAIL SALES
Land Value:	\$602,466	Tax Rate Area:	008-064	Zoning:	CMU
Impr Value:	\$580,012	Year Assd:	2011	Census Tract:	89.08/4
Other Value:	\$78,861	Property Tax:		Price/SqFt:	
% Improved:	49%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				01/06/1999
Recording Doc:				9901060735
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 2.100	Spaces:	Site Influence:
Lot SqFt: 91,476	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2733 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-003-0000
 Parcel Status:
 Owner Name: SHERGILL PRADEEP & HARVINDER
 Mailing Addr: 1985 TARBOLTON CIR FOLSOM CA 95630
 Legal Description:

Assessment

Total Value:	\$153,500	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$50,000	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$103,500	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	67%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/09/2010	03/04/2010	01/26/2010	07/09/2010
Recording Doc:	1007090394	1003040175	1001260105	1007090394
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$153,500			
Seller (Grantor):	ONEWEST BANK FSB			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: D
Bldg/Liv Area:	Park Type: GARAGE	Condition: AVERAGE
Lot Acres: 0.150	Spaces: 3	Site Influence:
Lot SqFt: 6,534	Garage SqFt: 635	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2737 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-004-0000
 Parcel Status:
 Owner Name: VRECA PONNEQUIN VIDA
 Mailing Addr: PO BOX 982 RANCHO CORDOVA CA 95741
 Legal Description:

Assessment

Total Value:	\$209,599	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$59,692	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$149,907	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	71%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	04/07/1999	10/21/1993	11/08/1988	02/28/2006
Recording Doc:	9904070055	9310211237	8811081469	0602282014
Rec. Doc Type:	QUIT CLAIM DEED	QUIT CLAIM DEED	GRANT DEED	
Transfer Amount:			\$21,000	
Seller (Grantor):	VRECA VIDA/VRECA-AASTROM			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	1,861	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.150	Spaces:	3	Site Influence:	
Lot SqFt:	6,534	Garage SqFt:	635	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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☐ Property Address: 2741 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-005-0000
 Parcel Status:
 Owner Name: WYLIE TRUST
 Mailing Addr: 4914 APRICOT CT CASTRO VALLEY CA 94546
 Legal Description:

Assessment

Total Value:	\$119,202	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$48,325	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$70,877	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	59%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/02/2003	10/23/2002	02/23/2001	01/02/2003
Recording Doc:	0301021065	0210230762	0102230305	0301021065
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:				
Seller (Grantor):	WYLIE DENNIS R/LYDIA O			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	1,861	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.150	Spaces:	3	Site Influence:	
Lot SqFt:	6,534	Garage SqFt:	635	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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☐ Property Address: 2745 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-006-0000
 Parcel Status:
 Owner Name: YELO FAMILY REVOCABLE TRUST
 Mailing Addr: 7843 LAHONTAN CT SACRAMENTO CA 95829
 Legal Description:

Assessment

Total Value:	\$191,126	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$62,116	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$129,010	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	67%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/02/2007	04/30/2007	12/27/1993	05/02/2007
Recording Doc:	0705020516	0704302547	9312270439	0705020516
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$320,000		
Seller (Grantor):	YELO EFRAIM N/MARILYN A			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	1,861	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.150	Spaces:	3	Site Influence:	
Lot SqFt:	6,534	Garage SqFt:	634	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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☐ Property Address: 2751 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-007-0000
 Parcel Status:
 Owner Name: TSAUDER OLEG
 Mailing Addr: 2470 20TH AVE SAN FRANCISCO CA 94116
 Legal Description:

Assessment

Total Value:	\$192,407	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$50,250	Tax Rate Area:	008-064	Zoning:	RD 10
Impr Value:	\$142,157	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	73%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/13/2011	04/22/1994	02/23/1993	05/13/2011
Recording Doc:	1105131085	9404220866	9302239997	1105131085
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$175,000			
Seller (Grantor):	JOSEPH/BETTY HORICK TRUS			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: D
Bldg/Liv Area:	Park Type: GARAGE	Condition: AVERAGE
Lot Acres: 0.280	Spaces: 3	Site Influence:
Lot SqFt: 12,197	Garage SqFt: 752	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 10831 ALICANTE WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-010-0000
 Parcel Status:
 Owner Name: MENDOZA REVOCABLE TRUST
 Mailing Addr: 4296 HENSLEY CIR EL DORADO HLS CA 95762
 Legal Description:

Assessment

Total Value:	\$128,213	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$38,849	Tax Rate Area:	008-064	Zoning:	RD 10
Impr Value:	\$89,364	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	69%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	08/02/2001	07/31/2001	08/20/1999	08/02/2001
Recording Doc:	0108020264	0107311619	9908201623	0108020264
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:				
Seller (Grantor):	MENDOZA RENEE O			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:		Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	1,861	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.139	Spaces:	3	Site Influence:	
Lot SqFt:	6,098	Garage SqFt:	635	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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☐ Property Address: 10827 ALICANTE WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-017-0000
 Parcel Status:
 Owner Name: KIRBYSON FAMILY TRUST
 Mailing Addr: 549 39TH ST SACRAMENTO CA 95816
 Legal Description:

Assessment

Total Value:	\$172,451	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$59,692	Tax Rate Area:	008-064	Zoning:	RD 10
Impr Value:	\$112,759	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$56.94
% Improved:	65%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	02/11/1994			02/11/1994
Recording Doc:	9402110449			9402110449
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$130,000			
Seller (Grantor):	MATHENY WILLIAM W/LAURA			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	5	Fireplace:	1	Units:	
Baths (Full):	3	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	11	Pool:		Building Class:	D
Bldg/Liv Area:	2,283	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	1.510	Spaces:	3	Site Influence:	
Lot SqFt:	65,775	Garage SqFt:	732	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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ParcelQuest

☐ **Property Address: 10823 ALICANTE WAY RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0292-018-0000**
 Parcel Status:
 Owner Name: **CONSTANCE J BOURNE 1994 REVOCABLE TRUST**
 Mailing Addr: **8069 ELNORA CT SACRAMENTO CA 95829**
 Legal Description:

Assessment

Total Value:	\$108,153	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$13,719	Tax Rate Area:	008-064	Zoning:	RD 10
Impr Value:	\$94,434	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	87%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	12/06/1994			12/06/1994
Recording Doc:	9412061227			9412061227
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	BOURNE CONSTANCE J			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	3	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	2,089	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.169	Spaces:	2	Site Influence:	
Lot SqFt:	7,405	Garage SqFt:	552	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1978				

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☐ Property Address: 2730 DON JUAN DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0292-019-0000
 Parcel Status:
 Owner Name: ERIC/MARGARET WOODMAN 2003 TRUST
 Mailing Addr: PO BOX 5343 REDWOOD CITY CA 94063
 Legal Description:

Assessment

Total Value:	\$877,160	Use Code:	AE025A	Use Type:	RESID. APARTMENTS
Land Value:	\$254,246	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$622,914	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	71%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	09/24/2003	09/30/1996	04/11/1991	09/24/2003
Recording Doc:	0309240049	9609301713	9104111101	0309240049
Rec. Doc Type:	QUIT CLAIM DEED			
Transfer Amount:		\$690,000		
Seller (Grantor):	WOODMAN ERIC E/MARGARET			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 1.200	Spaces:	Site Influence:
Lot SqFt: 52,272	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2730 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0291-007-0000
 Parcel Status:
 Owner Name: DELLOW PATRICIA M
 Mailing Addr: 2334 BUENO DR DAVIS CA 95616
 Legal Description:

Assessment

Total Value:	\$209,160	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$53,240	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$155,920	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	74%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/21/2003	06/30/1989	03/30/1988	07/21/2003
Recording Doc:	0307213024	8906304404	8803301181	0307213024
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$275,000	\$8,500		
Seller (Grantor):	WILLSEY R T			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: D
Bldg/Liv Area:	Park Type:	Condition: AVERAGE
Lot Acres: 0.149	Spaces:	Site Influence:
Lot SqFt: 6,499	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2734 MENDONCA DR RANCHO CORDOVA CA 95670-4819**Ownership**

Parcel# (APN): 057-0291-008-0000
 Parcel Status:
 Owner Name: KARPACH VALENTINA & MARIYA LEONTIY & ANATOLIY
 Mailing Addr: 2734 MENDONCA DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$186,343	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$53,240	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$133,103	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	71%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/16/2003	08/15/2003	06/06/2003	10/16/2003
Recording Doc:	0310160730	0308152205	0306060462	0310160730
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$245,000		
Seller (Grantor):	KARPACH ALEKSANDR/IRINA			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	6	Fireplace:	1	Units:	
Baths (Full):	4	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	2,420	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.147	Spaces:	2	Site Influence:	
Lot SqFt:	6,410	Garage SqFt:	512	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1972				

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☐ Property Address: 2738 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0291-009-0000
 Parcel Status:
 Owner Name: SULLAN AMARJIT S
 Mailing Addr: 9552 NIEMANN AVE ELK GROVE CA 95624
 Legal Description:

Assessment

Total Value:	\$152,948	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$53,981	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$98,967	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$52.69
% Improved:	64%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	06/08/2000	09/04/1991	07/31/1991	06/08/2000
Recording Doc:	0006081462	9109041305	9107310982	0006081462
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$127,500		\$140,000	
Seller (Grantor):	DANIEL E/BEVERLY L AGUIL			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	6	Fireplace:	1	Units:	
Baths (Full):	4	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	2,420	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.147	Spaces:	2	Site Influence:	
Lot SqFt:	6,410	Garage SqFt:	512	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1972				

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☐ **Property Address: 2742 MENDONCA DR RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): 057-0291-010-0000
 Parcel Status:
 Owner Name: NIAZI AZMUDDIN
 Mailing Addr: PO BOX 1941 WEST SACRAMENT CA 95691
 Legal Description:

Assessment

Total Value:	\$188,027	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$56,040	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$131,987	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$148.35
% Improved:	70%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	09/26/2006	08/15/1989	06/30/1989	09/26/2006
Recording Doc:	0609260362	8908151470	8906304404	0609260362
Rec. Doc Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$359,000	\$100,000	\$8,500	
Seller (Grantor):	WILLSEY R T			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	6	Fireplace:	1	Units:	
Baths (Full):	4	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	2,420	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.147	Spaces:	2	Site Influence:	
Lot SqFt:	6,410	Garage SqFt:	512	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1972				

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☐ Property Address: 2746 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0291-011-0000
 Parcel Status:
 Owner Name: VKANA LLC
 Mailing Addr: 180 SOMERSET RD PIEDMONT CA 94611
 Legal Description:

Assessment

Total Value:	\$190,000	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$25,000	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$165,000	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	86%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	04/20/2011	12/13/2010	08/25/2010	04/20/2011
Recording Doc:	1104200436	1012131059	1008251382	1104200436
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$190,000		
Seller (Grantor):	AGGARWAL NIBHA/VINOD K			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: D
Bldg/Liv Area:	Park Type: GARAGE	Condition: AVERAGE
Lot Acres: 0.147	Spaces: 2	Site Influence:
Lot SqFt: 6,410	Garage SqFt: 512	Timber
Year Built:	Bsmt SqFt: N/A	Preserve:
Effective Year:		Ag Preserve:

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☐ Property Address: 2750 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0291-012-0000
 Parcel Status:
 Owner Name: BROWN KINDERLYN R & LARRY M
 Mailing Addr: 2748 MENDONCA DR RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$144,517	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$50,806	Tax Rate Area:	008-011	Zoning:	RD 10
Impr Value:	\$93,711	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$52.89
% Improved:	64%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	07/14/2000	09/04/1991	07/31/1991	07/14/2000
Recording Doc:	0007141270	9109041304	9107310984	0007141270
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$128,000		\$140,000	
Seller (Grantor):	DANIEL E/BEVERLY L AGUIL			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	6	Fireplace:	1	Units:	
Baths (Full):	4	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	10	Pool:		Building Class:	D
Bldg/Liv Area:	2,420	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.147	Spaces:	2	Site Influence:	
Lot SqFt:	6,410	Garage SqFt:	512	Timber Preserve:	
Year Built:		Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1972				

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☐ Property Address: 2754 MENDONCA DR RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0291-013-0000
 Parcel Status:
 Owner Name: ABADIAN MAHDIS AZARKEVYVAN ASHKEN
 Mailing Addr: 8520 ROYALL OAKS DR GRANITE BAY CA 95746
 Legal Description:

Assessment

Total Value:	\$131,595	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$43,276	Tax Rate Area:	008-077	Zoning:	RD 10
Impr Value:	\$88,319	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	67%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/26/2009	12/01/2008	08/29/2007	01/26/2009
Recording Doc:	0901261195	0812011473	0708290121	0901261195
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:		\$149,000		
Seller (Grantor):	ABADIAN MAHDIS/ASHKEN AZ			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 6.0
Total Rooms: 1	Pool:	Building Class: D
Bldg/Liv Area:	Park Type:	Condition: AVERAGE
Lot Acres: 0.232	Spaces:	Site Influence:
Lot SqFt: 10,133	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

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☐ Property Address: 2713 RIESLING WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0255-001-0000
 Parcel Status:
 Owner Name: NELSON RANDY A CAULEY HELEN SUE
 Mailing Addr: 2713 RIESLING WAY CA 95670
 Legal Description:

Assessment

Total Value:	\$139,814	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$59,692	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$80,122	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$84.20
% Improved:	57%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	01/27/1994			01/27/1994
Recording Doc:	9401271813			9401271813
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$105,500			
Seller (Grantor):	CAULEY DANIEL E/PATRICK			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,253	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.184	Spaces:	2	Site Influence:	
Lot SqFt:	8,024	Garage SqFt:	366	Timber Preserve:	
Year Built:	1955	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1955				

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☐ **Property Address: 2717 RIESLING WAY RANCHO CORDOVA CA 95670-4822****Ownership**

Parcel# (APN): 057-0255-002-0000
 Parcel Status:
 Owner Name: GLICK JEREMY/TRANETTE PERRY
 Mailing Addr: 2717 RIESLING WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$147,199	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$68,465	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$78,734	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$202.83
% Improved:	53%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	10/19/2007	05/05/1992	11/06/1990	10/19/2007
Recording Doc:	0710191227	9205051283	9011061181	0710191227
Rec. Doc Type:	GRANT DEED			
Transfer Amount:	\$215,000			
Seller (Grantor):	SCHENK CHRISTI A			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:		Stories:	1.0
Baths (Half):		Heating:		Quality:	5.5
Total Rooms:	5	Pool:	POOL	Building Class:	C
Bldg/Liv Area:	1,060	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.184	Spaces:	1	Site Influence:	
Lot SqFt:	8,024	Garage SqFt:		Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

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☐ Property Address: 10729 ALICANTE WAY RANCHO CORDOVA CA 95670**Ownership**

Parcel# (APN): 057-0255-003-0000
 Parcel Status:
 Owner Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Mailing Addr: 14523 SW MILLIKAN WAY #200 BEAVERTON OR 97005
 Legal Description:

Assessment

Total Value:	\$42,459	Use Code:	A2B00A	Use Type:	RESID. MULTIPLE FAMILY
Land Value:	\$18,067	Tax Rate Area:	008-077	Zoning:	RD 5
Impr Value:	\$24,392	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	57%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/05/2011	05/05/1992	11/06/1990	05/05/2011
Recording Doc:	1105051114	9205051284	9011061182	1105051114
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	LANDER DOUGLAS E			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories: 1.0
Baths (Half):	Heating: SOLAR	Quality: 5.0
Total Rooms: 1	Pool:	Building Class: C
Bldg/Liv Area:	Park Type: GARAGE	Condition: AVERAGE
Lot Acres: 0.339	Spaces: 2	Site Influence:
Lot SqFt: 14,810	Garage SqFt:	Timber
Year Built:	Bsmt SqFt: N/A	Preserve:
Effective Year:		Ag Preserve:

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ParcelQuest

☐ **Property Address: 2633 RIESLING WAY RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0204-009-0000**
 Parcel Status:
 Owner Name: **PRATT THERESA**
 Mailing Addr: **2054 BROOK MAR CT EL DORADO HLS CA 95762**
 Legal Description:

Assessment

Total Value:	\$188,582	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$52,923	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$135,659	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	71%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/18/2003	10/10/2000	08/06/1998	11/18/2003
Recording Doc:	0311181506	0010100210	9808060630	0311181506
Rec. Doc Type:	GRANT DEED	GRANT DEED	QUIT CLAIM DEED	
Transfer Amount:		\$115,000		
Seller (Grantor):	BORSTAD-GALLEGOS THERESA			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	8	Pool:		Building Class:	D
Bldg/Liv Area:	1,889	Park Type:		Condition:	AVERAGE
Lot Acres:	0.167	Spaces:		Site Influence:	
Lot SqFt:	7,316	Garage SqFt:		Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

****The information provided here is deemed reliable, but is not
guaranteed.**

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2011



PARCELQUEST www.parcelquest.com
(888) 217-8999

Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ **Property Address: 2701 RIESLING WAY RANCHO CORDOVA CA 95670****Ownership**

Parcel# (APN): **057-0204-010-0000**
 Parcel Status:
 Owner Name: **REMAC**
 Mailing Addr: **PO BOX 278213 SACRAMENTO CA 95827**
 Legal Description:

Assessment

Total Value:	\$88,764	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$20,783	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$67,981	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	76%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				02/26/1982
Recording Doc:				8202261951
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,253	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.174	Spaces:	2	Site Influence:	
Lot SqFt:	7,598	Garage SqFt:	369	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

****The information provided here is deemed reliable, but is not guaranteed.**

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PARCELQUEST

www.parcelquest.com
(888) 217-8999

Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: 2705 RIESLING WAY RANCHO CORDOVA CA 95670-4822**Ownership**

Parcel# (APN): 057-0204-011-0000
 Parcel Status:
 Owner Name: PREVITE SAMUEL J
 Mailing Addr: 2705 RIESLING WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$137,478	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$41,800	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$95,678	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	\$148.00
% Improved:	69%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	11/24/2009	06/01/2009	11/04/2002	11/24/2009
Recording Doc:	0911240938	0906011272	0211040111	0911240938
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$148,000	\$132,500		
Seller (Grantor):	ROWAN DEBORAH			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	1	A/C:		Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	6.0
Total Rooms:	5	Pool:		Building Class:	D
Bldg/Liv Area:	1,000	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.178	Spaces:	4	Site Influence:	
Lot SqFt:	7,772	Garage SqFt:	392	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

**The information provided here is deemed reliable, but is not guaranteed.

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Sacramento, CA KATHLEEN KELLEHER, ASSESSOR

ParcelQuest

☐ Property Address: 2709 RIESLING WAY RANCHO CORDOVA CA 95670-4822**Ownership**

Parcel# (APN): 057-0204-012-0000
 Parcel Status:
 Owner Name: STANLEY/HELEN KEYSER 2000 TRUST/STANLEY D KEYSER
 Mailing Addr: 2709 RIESLING WAY RANCHO CORDOVA CA 95670
 Legal Description:

Assessment

Total Value:	\$54,641	Use Code:	A1A00A	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$11,732	Tax Rate Area:	008-011	Zoning:	RD 5
Impr Value:	\$42,909	Year Assd:	2011	Census Tract:	89.08/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	78%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:	05/12/2000			12/25/2003
Recording Doc:	0005120588			0312259934
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):	KEYSER HELEN R/STANLEY D			
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	3	Fireplace:	1	Units:	
Baths (Full):	2	A/C:		Stories:	1.0
Baths (Half):		Heating:		Quality:	6.0
Total Rooms:	6	Pool:		Building Class:	D
Bldg/Liv Area:	1,281	Park Type:	GARAGE	Condition:	AVERAGE
Lot Acres:	0.181	Spaces:	2	Site Influence:	
Lot SqFt:	7,888	Garage SqFt:	390	Timber Preserve:	
Year Built:	1954	Bsmt SqFt:	N/A	Ag Preserve:	
Effective Year:	1954				

**The information provided here is deemed reliable, but is not guaranteed.

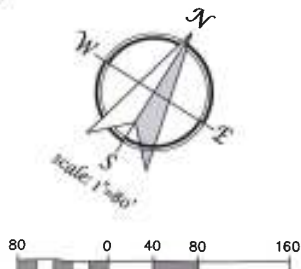
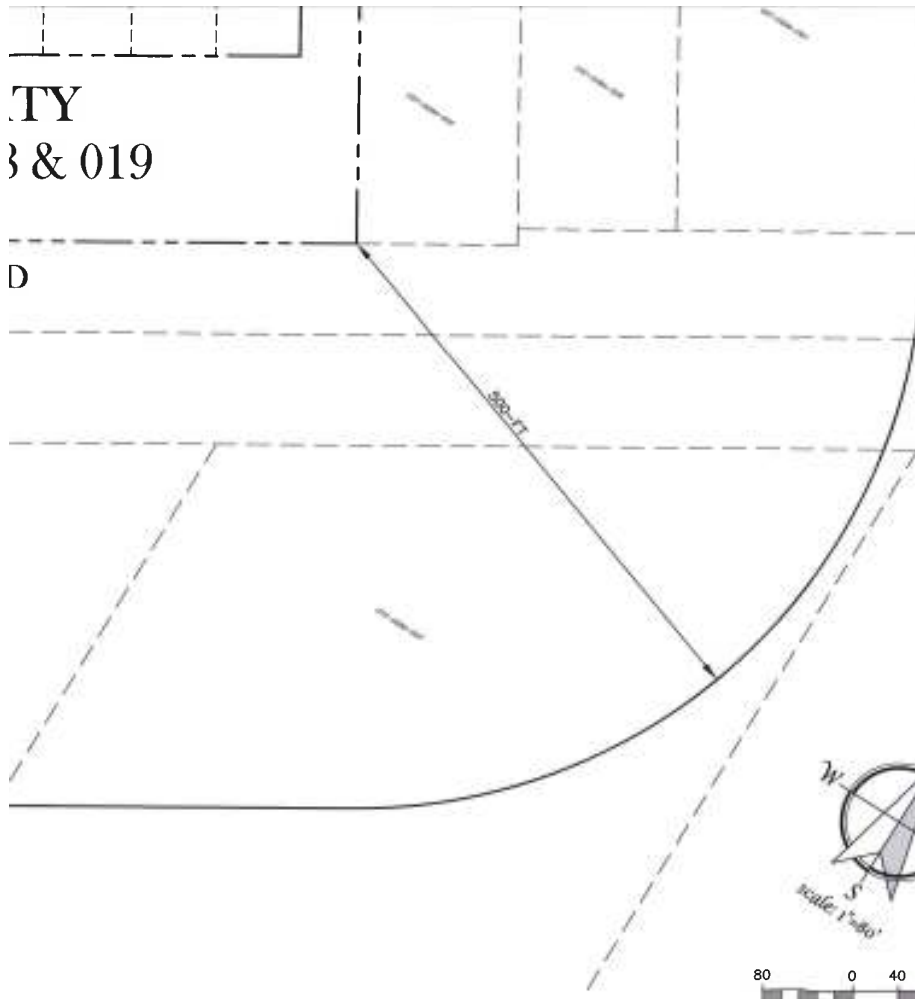
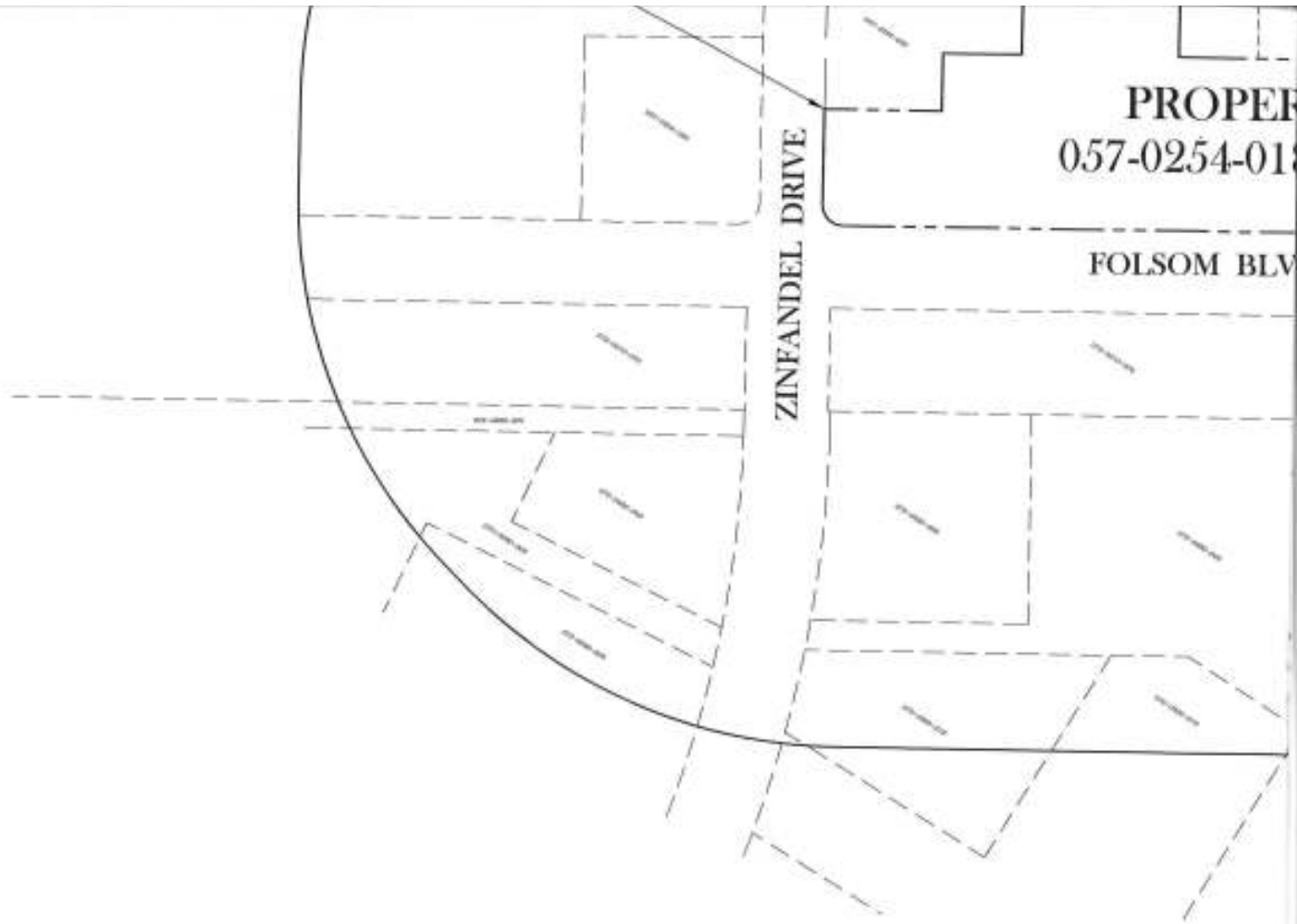
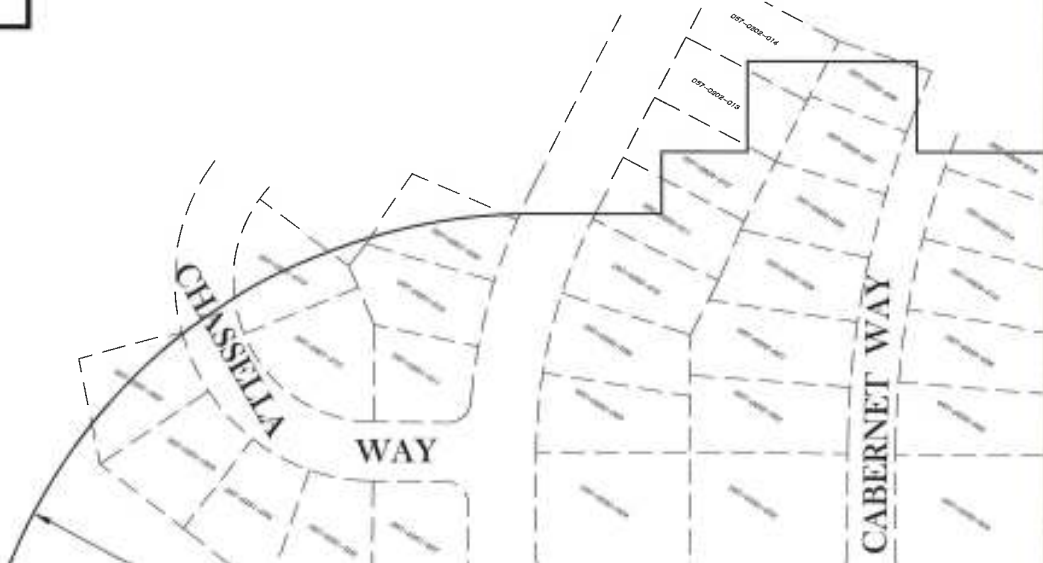
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500 FOOT
WALGREENS #15195
NEC -ZINFANDEL & FOLSOM
RANCHO CO
RANCHO CO
ORDOVA, CA
ORDOVA 1, LLC



500-FOOT RADIUS MAP
OCTOBER 7, 2011

MEMORANDUM



DATE: January 17, 2012

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: DESIGN REVIEW – NEW BUILDING B, RANCHO CORDOVA TARGET SHOPPING CENTER

<u>OWNER:</u> Pacific Castle 2601 Main St #900 Irvine, CA 92614 Attn: Judi Harris	<u>APPLICANT:</u> Barbes-Bidanjiri and Associates 3420 E. Shea Blvd, Suite 199 Phoenix, AZ 85028
PROJECT: Design Review for a new 5,176 s.f. building on Olson Drive FILE: DD7342 LOCATION: 10831 Olson Drive, east of Zinfandel Drive. APN: 072-0280-083 PLANNER: William Campbell, Principal Planner	

REQUEST

The applicant is requesting design review approval for a new 5,176 sq ft multi-tenant building, located in the same location as 10831 Olson Drive, formally a restaurant, Kinko's copy center and a paper store, before going vacant for several years. The old building will be razed and the new building will be built on approximately the same pad area.

RECOMMENDATION

Adopt Resolution No. 4-2012.

RESULT OF RECOMMENDED ACTION

The recommended action will grant design review approval for Building B within the Rancho Cordova Target Shopping Center. Project approval would allow construction of a new building (to be occupied by Panda Express and two or three new tenant spaces), with upgraded landscaping, parking and site improvements, Along with the recent rebuild of the Target Store and the rehabilitation of the store front for Ross and Marshall's, this new building continues to set a higher design quality for commercial buildings in this area of Rancho Cordova.

BACKGROUND

The proposed project will replace an old building that is at least thirty years old and has been used by a variety of businesses, but recently has been vacant for a number of years. The shopping center has been going through some significant modifications in the last several years, from the rebuilding of the Target store to the north and the more recent remodel of the Ross store, to the immediate west of the proposed new building.



Figure 1. Site Plan

PROJECT ANALYSIS

This project is located in the designated Downtown Planning Area of the Folsom Blvd Specific Plan. The property is zoned Commercial Mixed Use and is part of the Rancho Cordova Town Center shopping area. The project site is within the larger Zinfandel Pulse Point. The new building has been design to accommodate both retail and service related uses and will integrate with the other buildings in the area, composed of similar materials and mass with the other stores along the north side of Olson Drive.

With the recent enactment of the tear down and rebuild policy in the FBSP, this project is now able to be approved by the City Council. The property owner, Pacific Castle has

been improving their portion of the center, with the most recent remodel of the Ross store and the new remodel concept for the Marshall's next to Ross. The tear down of the old building that originally served as a restaurant, with a drive through lane, is no longer a viable use and the rebuild project will allow additional retail space on the east side and a sit down restaurant on the west side of the building. Pedestrian access is improved from Olson Drive and outdoor sitting space has been designed into the site plan to support the new uses. Additional pedestrian space has been provided in and around the building to promote the interconnection with the other building in the area by eliminating the drive thru lane of the old project.



Figure 1 Site Plan

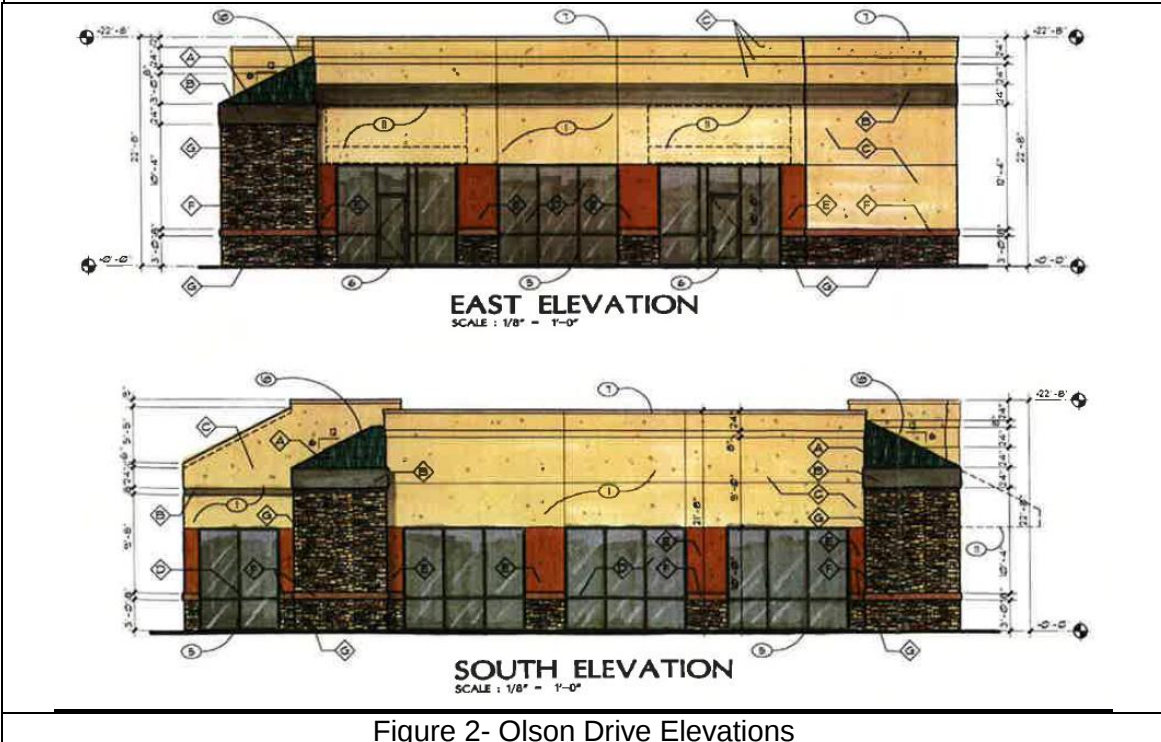


Figure 2- Olson Drive Elevations

The required findings and support evidence to support this project are included in the attached resolution.

FINANCIAL IMPLICATIONS TO CITY

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

RECOMMENDED MOTION

Move the City Council to determine the project is Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines, and adopt Resolution No. 4-2012 approving the Design Review for Building B at Rancho Cordova Town Center (Project No.DD7342), subject to the attached Design Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 4-2012 consisting of **Exhibit A** - Design Plans, including site plan, building elevations, color samples, landscape plan, and **Exhibit B** - Conditions of Approval
2. Mailing Labels and map

CITY OF RANCHO CORDOVA

RESOLUTION NO. 4-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING DESIGN REVIEW FOR BUILDING B RANCHO CORDOVA TOWN CENTER –
PROJECT NO. DD7342**

WHEREAS, Pacific Castle (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval for a new 5,176 sq ft multi-tenant building, located in the same location as 10831 Olson Drive, formally a restaurant, Kinko's copy center and a paper store, before going vacant for several years. (Assessor's Parcel Number: 072-0280-083); and

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

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

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

1. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Categorically Exempt under Section 15332, In-Fill Development, as supported by the following Findings and Evidence:
 - a) *Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Evidence: The project site is designated Commercial Mixed Use (CMU) in both the General Plan and the Zoning Code. The proposed building is consistent with the tear down and rebuilds policy, as adopted by the City Council and all other development standards for this area.*
 - b) *Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Evidence: The project site is less than one acre and entirely surrounded by urban uses of similar scale and intensity.*
 - c) *Finding: The project site has no value as habitat for endangered, rare or threatened species. Evidence: The current site has been used by multiple use in a building that has been on site for more than twenty years, is totally surrounded by other commercial buildings and the rebuilt site will not remove any special habitat.*
 - d) *Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Evidence: The new building will accommodate uses, which have historically been allowed in this area, therefore no new traffic or noise impacts will be generated by the new building. The center is predominately accessed by vehicles, and this building will not generate new traffic volumes above what is currently in the area.*

- e) Finding: *The site can be adequately served by all required utilities and public services.* Evidence: The site is served by all required utilities for the existing gas station and convenience store. The new building will be served by existing electrical on site and will not over burden any of the utilities or public services.
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, as defined in Zoning Code Section 23.140.050;

Finding: *The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and Special Planning Area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.* Evidence: The project is consistent with the goals and objective of the General Plan and Specific Plan. This project qualifies as a tear down rebuild exemption and is consistent with the adopted design guidelines of the City.

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: The architecture of the new building, as proposed, will blend well into the established center that has been going through a systematic remodel to within the surrounding area. Upgraded materials are being used to accent the buildings, such as tile and stone veneer, along with upgrades to the store front glass and entry features. All these improvements are consistent with the adopted policies in the design guidelines for new commercial buildings.

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 proposed building is architecturally consistent with the existing structures in the area. As there is no adopted design scheme for the center, every remodel or rebuild takes on its own architectural style and uses similar materials that are present in the center. The new building remains single story and has redesigned its basis mass to better mask the roof mounted mechanical equipment over the previous design. The overall building design will remain compatible with other adjacent buildings that have recently remodeled.

Finding: *The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.* Evidence: Site circulation will remain generally the same as its current configuration because the addition will not affect ingress or egress to the site. The site design proposes an additional accessible pedestrian path from the right-of-way to the new building addition.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

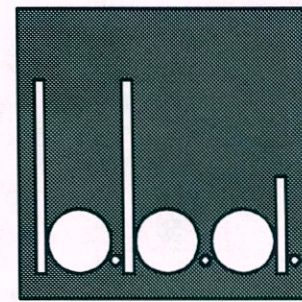
ATTEST:

Mindy Cuppy, CMC, City Clerk



OCTOBER 10, 2011

PROJECT NO. 1021



BARBES
BIDANJIRI
&
ASSOCIATES
ARCHITECTURE
PLANNING
INTERIOR DESIGN

3420 EAST
PHOENIX, AR 72916
FAX 505.963.1083

A REMODEL FOR :
BUILDING 'B',
AGENDA ITEM 10.3
RANCHO CORRAL VALLEY
10831 C
RANCHO CORRAL VALLEY, CA 94591

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS
INSTRUMENTS OF SERVICE ARE AND
SHALL REMAIN THE PROPERTY OF THE
ARCHITECT. WHETHER THE PROJECT FOR
WHICH THEY ARE MADE IS EXECUTED
OR NOT, THEY ARE NOT TO BE USED
ON OTHER PROJECTS OR EXTENSIONS
TO THIS PROJECT EXCEPT BY WRITTEN
AGREEMENT WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

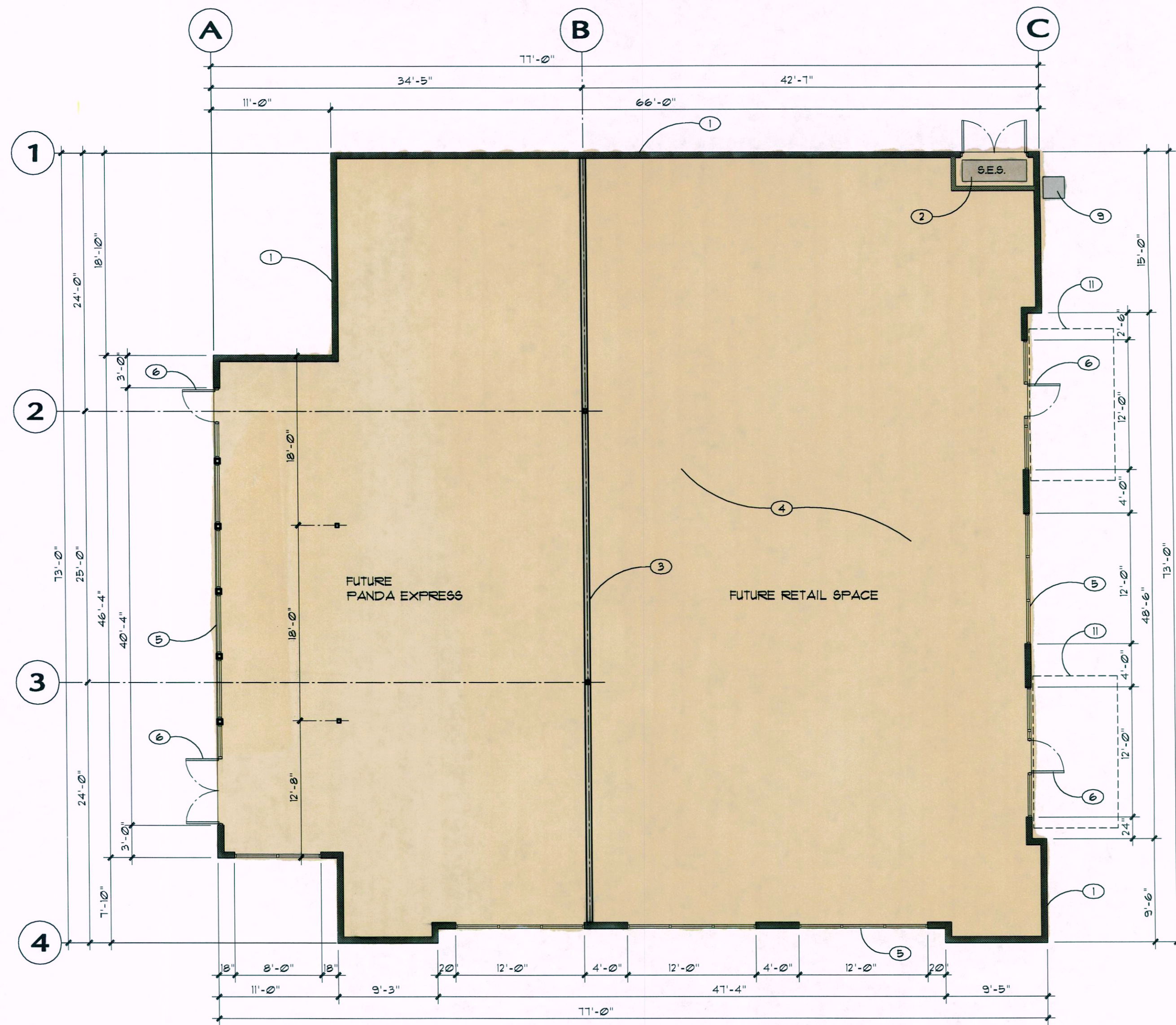
COPYRIGHT © 2011
BARBES-BIDANJIRI & ASSOCIATES, INC.

KEY NOTES : (X)

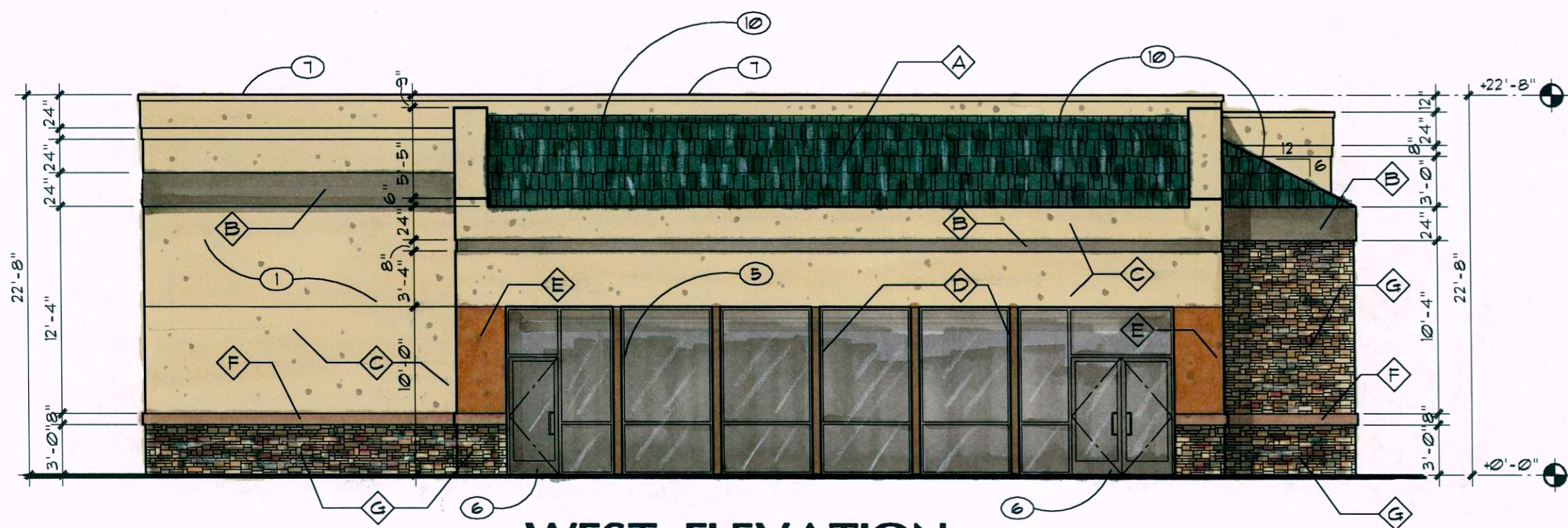
1. NEW STUCCO O/ WOOD FRAMING, TYP.
2. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION (800A, 120/208V, 3Ø, 4W)
3. PROPOSED NEW INTERIOR DEMISING WALL
4. EXISTING CONCRETE FLOOR SLAB
5. NEW ANODIZED ALUM. STOREFRONT, TYP.
6. NEW ANODIZED ALUM. ENTRY DOOR
7. PRE-FINISHED PARAPET FLASHING CAP
8. PAINTED HOLLOW METAL DOOR
9. EXISTING GAS METER
10. NEW CONCRETE TILE ROOF
11. PROPOSED FUTURE PAINTED METAL AWNING

MATERIAL/COLOR KEY :

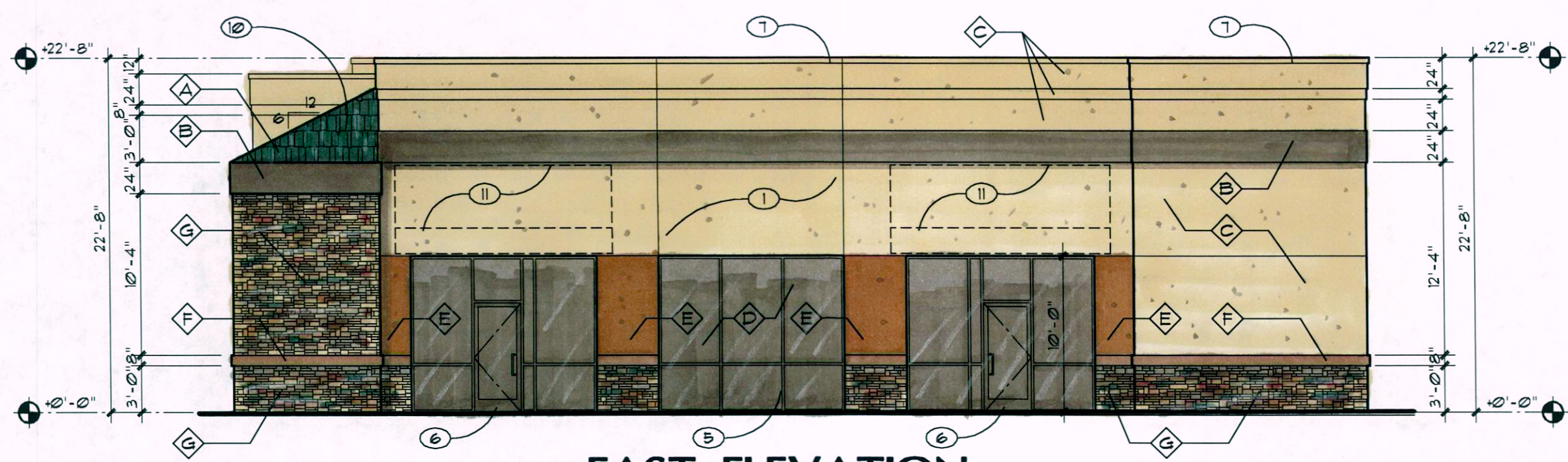
- (A) CONCRETE TILE : 'PATINA GREEN'
- (B) ACCENT REVEAL : 'WHALE GRAY'
- (C) PAINTED STUCCO : 'OAKWOOD MANOR'
- (D) ANOD. ALUM. STOREFRONT : 'CHARCOAL'
- (E) PAINTED STUCCO BASE : 'COPPER MOUNTAIN'
- (F) RAISED ACCENT BAND : 'JACKSON TAN'
- (G) STONE VENEER : 'ELDORADO STONE' 'MESQUITE CLIFFSTONE'



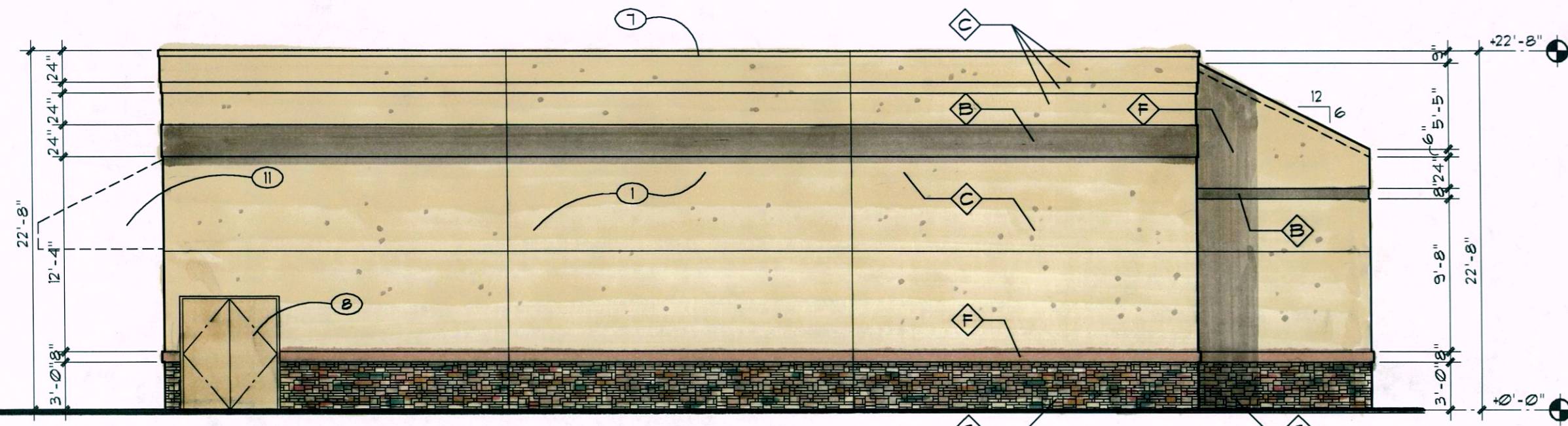
FLOOR PLAN
SCALE : 1/8" = 1'-0"



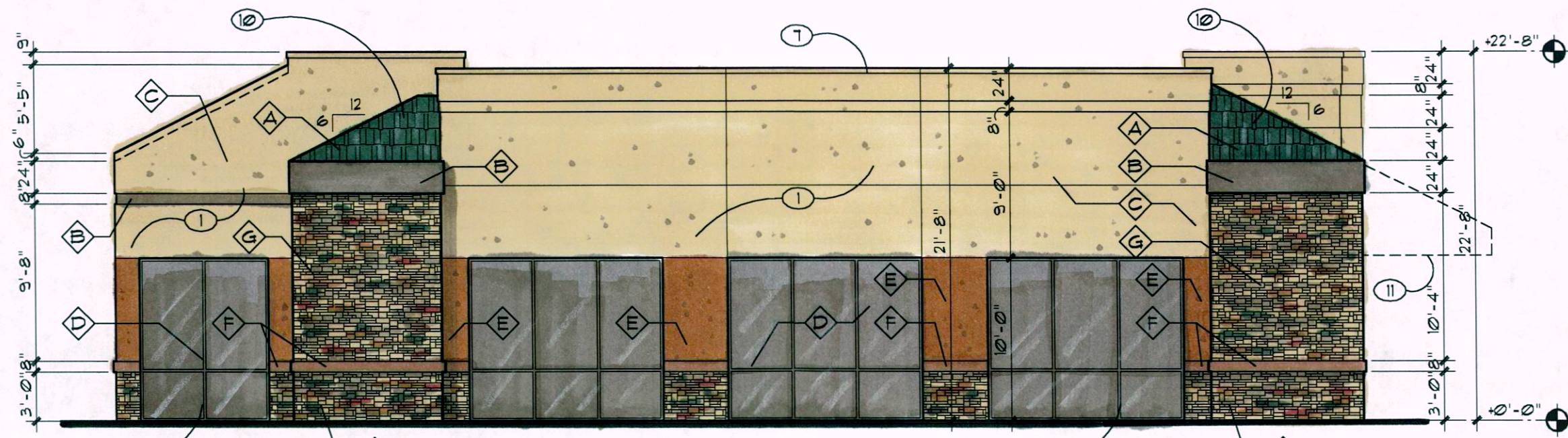
WEST ELEVATION
SCALE : 1/8" = 1'-0"



EAST ELEVATION
SCALE : 1/8" = 1'-0"



NORTH ELEVATION
SCALE : 1/8" = 1'-0"



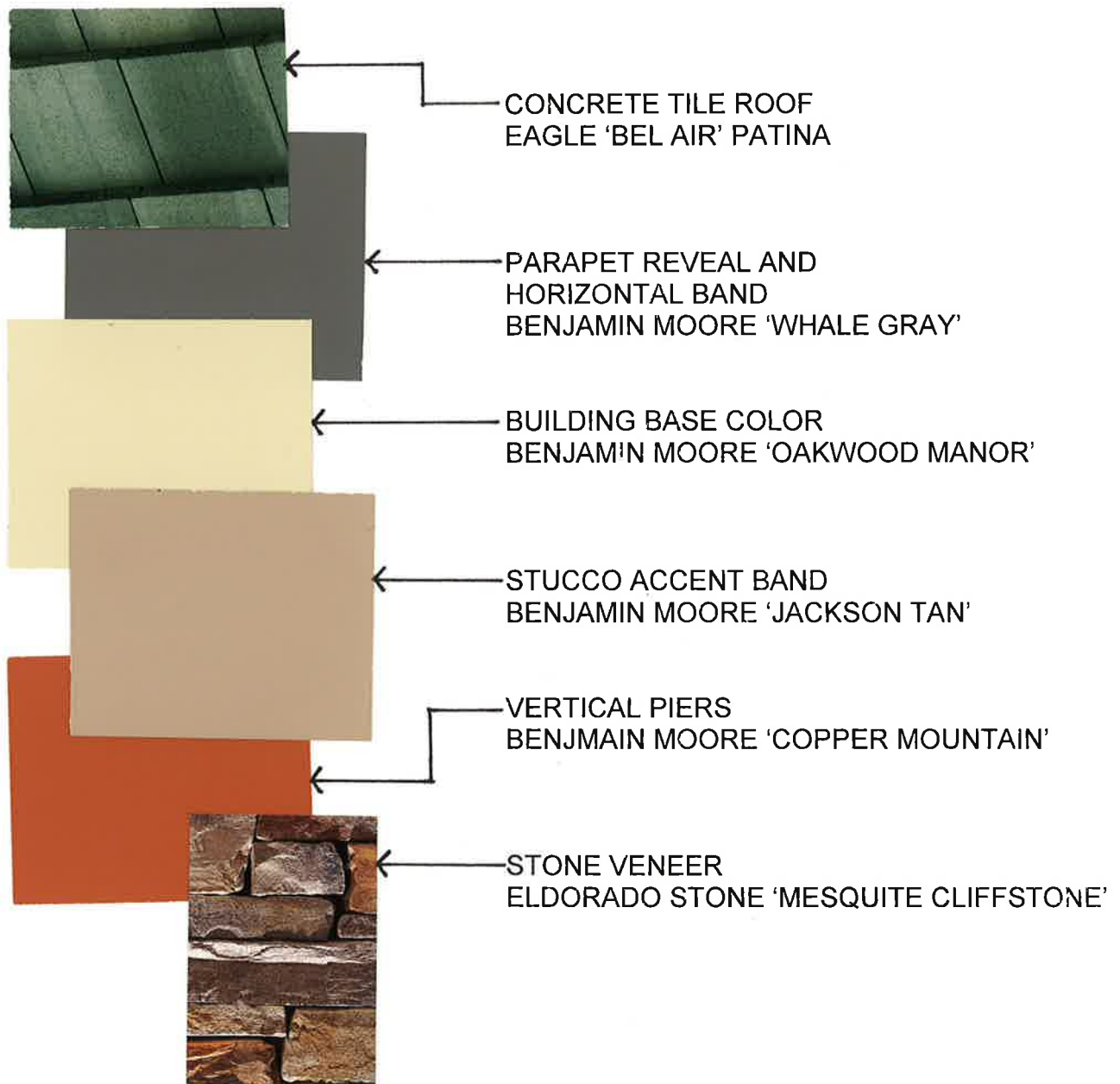
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



AGENDA ITEM 10.3

A PROPOSED REMODEL OF
BUILDING 'B' AT RANCHO CORDOVA TOWN CENTER
 (PANDA EXPRESS)
 10831 OLSON DRIVE RANCHO CORDOVA, CALIFORNIA

MATERIAL COLOR SAMPLES



NOTE: COLOR HAVE BEEN SELECTED TO BE COMPATABLE WITH THE
 EXISTING SHOPPING CENTER COLORS.

SEPTEMBER 30, 2011

Conditions of Approval

Pre-Hansen DRAFT

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
1.	ON-GOING	PLANNING	
2.	ON-GOING	PLANNING	
3.	ON-GOING	PLANNING	
4.	ON-GOING	PLANNING	
5.	ON-GOING	FINANCE	

The action to approve this request will grant Design Review approval to construct a ground floor addition of approximately 2,600 square feet to the existing office building and an addition to the existing roof penthouse of approximately 19,000 square feet for the purpose of providing mechanical equipment to cool the computer rooms of the data center, located at 11000 Trade Center Drive (Assessor's Parcel Number: 072-0660-013-0000), as described in the City Council staff report dated September 6, 2011 and its associated attachments. Any significant modification shall require an amendment to the permit.

In the event of a legal challenge, this permit shall be withheld pending the outcome of the legal process.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.

Applicant shall hold harmless the City, its Council Members, 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.

Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account 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@cityoffranchocordova.org for the status of your account with the City.

Conditions of Approval

Pre-Hansen DRAFT

6.	Applicant shall verify with the City's Finance Department that their account is in good standing. If any balance is due, it shall be paid in full prior to Building Permit Review. For account status, please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	BLD PERM REV	FINANCE	
7.	Applicant shall verify with the City's Finance Department that their account is in good standing. If any balance is due, it shall be paid in full prior to Building Permit Issuance. For account status, please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	BLD PERM ISS	FINANCE	
8.	Applicant shall verify with the City's Finance Department that their account is in good standing. If any balance is due, it shall be paid in full prior to Final Occupancy. For account status, please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	BLD PERM OCC	FINANCE	
9.	The Planning Department shall inspect that the project has been built in substantial conformance with the approved Design Review plans.	BLD PERM OCC	PLANNING	

Available Hansen Timings	
Hansen Code	Description
BLD PERM REV	Building Permit Review
BLD PERM ISS	Building Permit Issuance
BLD PERM OCC	Building Permit Occupancy
FIN MAP REC	Final Map - Record
IMP PLAN APRV	Improvement Plan - Approval
ONGOING	Ongoing

<u>Public Works Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged sidewalk, driveways, curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint. In addition sidewalk and driveway sections not meeting ADA guidelines shall be re moved and replaced.	Prior to issuance of Building Permits	Public Works	
2.	Sidewalk and driveway repairs shall be accepted as complete.	Prior to final building inspection of the first unit	Public Works	

Advisory Condition: Accessible upgrades will be required per 2010 CBC 1134B. Contact the Building and Safety department for additional information.

ATTACHMENT 2

# 1	*-----: MetroScan / Sacramento :-----*	
Owner :Bill Wood Family Trust A & Melba Wood Fa	Parcel :072 0210 047 0000	
Site :3001 Zinfandel Dr Rancho Cordova 95670	Xfered :02/27/2009	
Mail :10836 Glenhaven Way Rancho Cordova Ca 95670	Price :	
Use :BFA0BA Com,Service Station	OwnerPh :	
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:.99		
# 2	*-----: MetroScan / Sacramento :-----*	
Owner :Yee Rocky & Therese J & Yee Revocable Li	Parcel :072 0210 048 0000	
Site :10750 Olson Dr Rancho Cordova 95670	Xfered :09/25/2007	
Mail :2640 Babson Dr Elk Grove Ca 95758	Price :	
Use :BCB00A Com,Bars & Lounges	OwnerPh :	
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:.99		
# 3	*-----: MetroScan / Sacramento :-----*	
Owner :Yee John & Hiromi Living Trust Et Al	Parcel :072 0210 050 0000	
Site :10792 Olson Dr Rancho Cordova 95670	Xfered :12/17/2008	
Mail :571 Dalewood Dr Orinda Ca 94563	Price :	
Use :BFC00A Com,Auto Repair Shop	OwnerPh :	
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:.69		
# 4	*-----: MetroScan / Sacramento :-----*	
Owner :Gj Remainder LLC	Parcel :072 0210 051 0000	
Site :10694 Olson Dr Rancho Cordova 95670	Xfered :02/27/2001	
Mail :10694 Olson Dr Rancho Cordova Ca 95670	Price :\$18,500 Full	
Use :AN068A Res,Motels	OwnerPh :	
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 G2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:1.66		
# 5	*-----: MetroScan / Sacramento :-----*	
Owner :Sac-Plcrvle Transportation Corr Joint Po	Parcel :072 0210 070 0000	
Site :Folsom Blvd Rancho Cordova 95670	Xfered :09/06/1996	
Mail :PO Box 2110 Sacramento Ca 95812	Price :	
Use :WHCC0A Pub,Sbe Property,Non-Exempt	OwnerPh :	
Zoning: T * Unknown Zoning Code *	MapGrid :281 B3	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 6	*-----: MetroScan / Sacramento :-----*	
Owner :Southern Pacific Transportation	Parcel :072 0280 005 0000	
Site :Folsom Blvd Rancho Cordova 95670	Xfered :12/09/1969	
Mail :1400 Douglas St #1640 Omaha NE 68179	Price :	
Use :WHCC0A Pub,Sbe Property,Non-Exempt	OwnerPh :	
Zoning: T * Unknown Zoning Code *	MapGrid :281 B3	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 7	*-----: MetroScan / Sacramento :-----*	
Owner :Sac-Plcrvle Transportation Corr Joint Po	Parcel :072 0280 006 0000	
Site :Folsom Blvd Rancho Cordova 95670	Xfered :09/06/1996	
Mail :PO Box 2110 Sacramento Ca 95812	Price :	
Use :WHCC0A Pub,Sbe Property,Non-Exempt	OwnerPh :	
Zoning: T * Unknown Zoning Code *	MapGrid :281 B3	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 8	*-----: MetroScan / Sacramento :-----*	
Owner :Patterson Family Trust	Parcel :072 0280 017 0000	
Site :10995 Olson Dr Rancho Cordova 95670	Xfered :08/10/1998	
Mail :2270 Douglas Blvd #111 Roseville Ca 95661	Price :Non-Disc	
Use :BEC00A Com,Community Shopping Center	OwnerPh :	
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 J2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:2.43		

# 9	*-----: MetroScan / Sacramento :-----*	
Owner :Patterson Family Trust	Parcel :072 0280 018 0000	
Site :10981 Olson Dr Rancho Cordova 95670	Xfered :08/10/1998	
Mail :2270 Douglas Blvd #111 Roseville Ca 95661	Price :Non-Disc	
Use :BEC00A Com,Community Shopping Center	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 10	*-----: MetroScan / Sacramento :-----*	
Owner :Patterson Family Trust	Parcel :072 0280 019 0000	
Site :10971 Olson Dr Rancho Cordova 95670	Xfered :08/10/1998	
Mail :2270 Douglas Blvd #111 Roseville Ca 95661	Price :Non-Disc	
Use :BEC006 Com,Community Shopping Center	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:2.65		
# 11	*-----: MetroScan / Sacramento :-----*	
Owner :Patterson Family Trust	Parcel :072 0280 020 0000	
Site :10947 Olson Dr Rancho Cordova 95670	Xfered :08/10/1998	
Mail :2270 Douglas Blvd #111 Roseville Ca 95661	Price :	
Use :BFC00A Com,Auto Repair Shop	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 12	*-----: MetroScan / Sacramento :-----*	
Owner :Hanson David & Jill Beams Revocable Trus	Parcel :072 0280 021 0000	
Site :10943 Olson Dr Rancho Cordova 95670	Xfered :06/23/2006	
Mail :114 Ashcat Ct (No Mail) Folsom Ca 95630	Price :	
Use :CGA00A Off,Medical/Dental One Story	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 H2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 13	*-----: MetroScan / Sacramento :-----*	
Owner :Wada Ada Trust	Parcel :072 0280 022 0000	
Site :11015 Olson Dr Rancho Cordova 95670	Xfered :12/18/2002	
Mail :1300 View Dr San Leandro Ca 94577	Price :	
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 J2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:1.28		
# 14	*-----: MetroScan / Sacramento :-----*	
Owner :Patterson Family Trust	Parcel :072 0280 023 0000	
Site :11009 Olson Dr Rancho Cordova 95670	Xfered :08/10/1998	
Mail :2270 Douglas Blvd #111 Roseville Ca 95661	Price :	
Use :BEC00A Com,Community Shopping Center	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 J2	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:2.02		
# 15	*-----: MetroScan / Sacramento :-----*	
Owner :Cole Ko Rancho Cordova Ca	Parcel :072 0280 024 0000	
Site :11051 Olson Dr Rancho Cordova 95670	Xfered :08/03/2009	
Mail :2555 E Camelback Rd #400 Phoenix Az 85016	Price :\$7,283,000 Full	
Use :BDD00A Com,Large Department Store	OwnerPh :	
Zoning:Cmu * Unknown Zoning Code *	MapGrid :299 J1	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:6.68		
# 16	*-----: MetroScan / Sacramento :-----*	
Owner :Zinfandel Plaza	Parcel :072 0280 031 0000	
Site :11050 Olson Dr Rancho Cordova 95670	Xfered :06/05/1995	
Mail :PO Box 255588 Sacramento Ca 95865	Price :	
Use :CAB00A Off,General Two Story	OwnerPh :	
Zoning:Opmu * Unknown Zoning Code *	MapGrid :299 J1	
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:7.42		

# 17 *-----: MetroScan / Sacramento :-----*									
Owner	:Hubbard Russell S Revocable Trust	Parcel	:072 0280 035 0000						
Site	:10830 Olson Dr Rancho Cordova 95670	Xfered	:03/26/2008						
Mail	:19601 N 27th Ave Phoenix Az 85027	Price	:						
Use	:BDC00A Com,Large Discount Store	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:2.37
# 18 *-----: MetroScan / Sacramento :-----*									
Owner	:Johnson Eppaminondas G	Parcel	:072 0280 051 0000						
Site	:10824 Olson Dr Rancho Cordova 95670	Xfered	:03/28/2008						
Mail	:1555 River Park Dr #101 Sacramento Ca 95815	Price	:						
Use	:BAB00A Com,Small Multi-Tenant	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 19 *-----: MetroScan / Sacramento :-----*									
Owner	:Johnson Eppamindas G	Parcel	:072 0280 052 0000						
Site	:10826 Olson Dr Rancho Cordova 95670	Xfered	:02/01/1991						
Mail	:1555 River Park Dr #101 Sacramento Ca 95815	Price	:						
Use	:BAA00A Com,Small Single Tenant	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 20 *-----: MetroScan / Sacramento :-----*									
Owner	:Gardenview Estates Venture L P	Parcel	:072 0280 053 0000						
Site	:10910 Olson Dr Rancho Cordova 95670	Xfered	:03/10/2003						
Mail	:9500 SW Barbur Blvd #300 Portland Or 97219	Price	:Non-Disc						
Use	:BBB00A Com,Store-Office Multi-Tenant	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 21 *-----: MetroScan / Sacramento :-----*									
Owner	:Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 073 0000						
Site	:10845 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007						
Mail	:2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc						
Use	:BEB00A Com,Neighborhood Shop Center	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 22 *-----: MetroScan / Sacramento :-----*									
Owner	:Zinfandel Plaza III	Parcel	:072 0280 080 0000						
Site	:Olson Dr Rancho Cordova 95670	Xfered	:02/03/1989						
Mail	:PO Box 255588 Sacramento Ca 95865	Price	:						
Use	:MSMALA Misc,Unusable-Small/Misshaped	OwnerPh	:						
Zoning	:Opmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 23 *-----: MetroScan / Sacramento :-----*									
Owner	:Zinfandel Plaza III	Parcel	:072 0280 081 0000						
Site	:11000 Olson Dr Rancho Cordova 95670	Xfered	:09/17/1987						
Mail	:PO Box 255588 Sacramento Ca 95865	Price	:						
Use	:CAB00A Off,General Two Story	OwnerPh	:						
Zoning	:Opmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:
# 24 *-----: MetroScan / Sacramento :-----*									
Owner	:Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 082 0000						
Site	:10801 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007						
Mail	:2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc						
Use	:BEB00A Com,Neighborhood Shop Center	OwnerPh	:						
Zoning	:Cmu * Unknown Zoning Code *	MapGrid	:299 H2						
Bedrm	:	Bth	:	TotRm	:	YB	:	Gar	:
				Pool	:	Bldg SF	:	Ac	:

# 25	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 083 0000
Site :10831 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 26	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 084 0000
Site :10841 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 27	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 085 0000
Site :10907 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 28	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 086 0000
Site :10921 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 29	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 087 0000
Site :10913 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 30	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 088 0000
Site :10893 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 31	*-----: MetroScan / Sacramento -----*	
Owner :Target Corp	Parcel	:072 0280 093 0000
Site :10881 Olson Dr Rancho Cordova 95670	Xfered	:04/26/2007
Mail :1000 Nicollet Mall Minneapolis Mn 55403	Price	:
Use :BDC00A Com, Large Discount Store	OwnerPh	:612-375-0029
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		
# 32	*-----: MetroScan / Sacramento -----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel	:072 0280 094 0000
Site :10837 Olson Dr Rancho Cordova 95670	Xfered	:05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price	:Non-Disc
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh	:
Zoning: Cmu * Unknown Zoning Code *	MapGrid	:299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:		

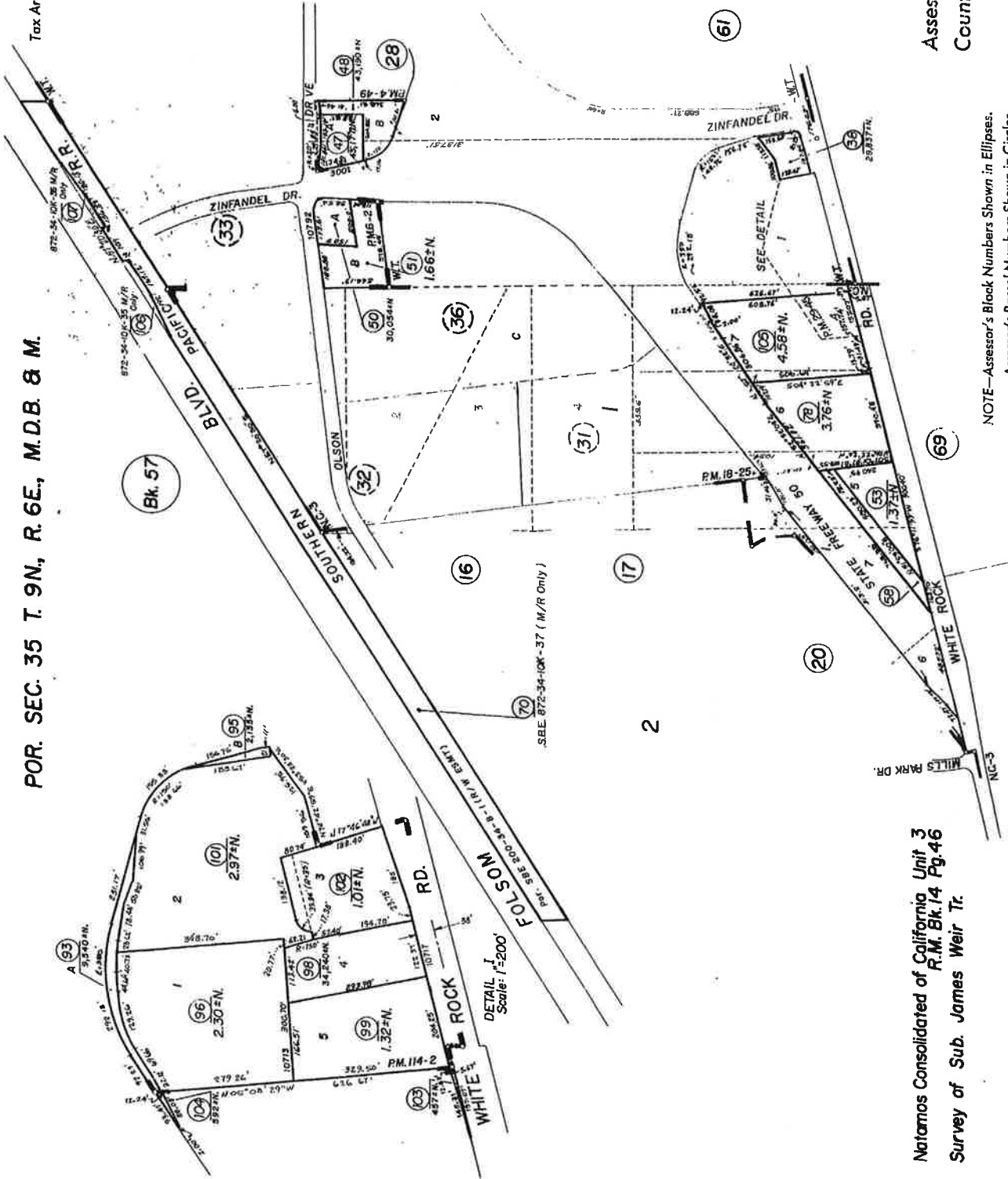
# 33 *-----: MetroScan / Sacramento :-----*	
Owner :Pacific Castle Rancho Cordova LLC	Parcel :072 0280 095 0000
Site :Olson Dr Rancho Cordova 95670	Xfered :05/11/2007
Mail :2601 Main St #900 Irvine Ca 92614	Price :
Use :BEB00A Com,Neighborhood Shop Center	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 34 *-----: MetroScan / Sacramento :-----*	
Owner :Rancho Cordova Raps Incorporated	Parcel :072 0280 096 0000
Site :10800 Olson Dr Rancho Cordova 95670	Xfered :05/26/2005
Mail :22709 Rancho Palomares Pl Castro Valley Ca 94552	Price :\$1,616,000 Full
Use :AN148A Res,Motels	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:1.85	
# 35 *-----: MetroScan / Sacramento :-----*	
Owner :Target Corporation	Parcel :072 0280 097 0000
Site :10881 Olson Dr Rancho Cordova 95670	Xfered :10/02/2007
Mail :PO Box 9456 Minneapolis Mn 55440	Price :
Use :CAB00E Off,General Two Story	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 36 *-----: MetroScan / Sacramento :-----*	
Owner :Folsom Zinfandel Partners LLC	Parcel :072 0330 002 0000
Site :2810 Zinfandel Dr Rancho Cordova 95670	Xfered :11/08/2002
Mail :1448 15th St #100 Santa Monica Ca 90404	Price :Non-Disc
Use :BEC006 Com,Community Shopping Center	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 37 *-----: MetroScan / Sacramento :-----*	
Owner :Folsom Zinfandel Partners LLC	Parcel :072 0330 005 0000
Site :2868 Zinfandel Dr Rancho Cordova 95670	Xfered :11/08/2002
Mail :1448 15th St #100 Santa Monica Ca 90404	Price :Non-Disc
Use :BEC006 Com,Community Shopping Center	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 38 *-----: MetroScan / Sacramento :-----*	
Owner :Folsom Zinfandel Partners LLC	Parcel :072 0330 006 0000
Site :2878 Zinfandel Dr Rancho Cordova 95670	Xfered :11/08/2002
Mail :1448 15th St #100 Santa Monica Ca 90404	Price :Non-Disc
Use :BAB00A Com,Small Multi-Tenant	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 39 *-----: MetroScan / Sacramento :-----*	
Owner :Superior Gas & Convenience Store	Parcel :072 0330 007 0000
Site :2896 Zinfandel Dr Rancho Cordova 95670	Xfered :09/19/2008
Mail :211 Orcutt Cir Sacramento Ca 95834	Price :\$1,200,000 Full
Use :BFA0BA Com,Service Station	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 40 *-----: MetroScan / Sacramento :-----*	
Owner :Baggin Inv LLC	Parcel :072 0330 008 0000
Site :Zinfandel Dr Rancho Cordova 95670	Xfered :05/06/2008
Mail :60 Terra Teresa Lafayette Ca 94549	Price :\$2,832,000 Full
Use :IBEDFA Vacant,Retail <2ac Site	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :281 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	

# 41	*-----: MetroScan / Sacramento :-----*
Owner :Baggin Inv LLC	Parcel :072 0330 009 0000
Site :2801 Zinfandel Dr Rancho Cordova 95670	Xfered :05/06/2008
Mail :60 Terra Teresa Lafayette Ca 94549	Price :\$2,832,000 Full
Use :BDC00A Com,Large Discount Store	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 42	*-----: MetroScan / Sacramento :-----*
Owner :Choy Family Trust	Parcel :072 0330 016 0000
Site :2891 Zinfandel Dr Rancho Cordova 95670	Xfered :01/18/2008
Mail :277 7th Ave San Francisco Ca 94118	Price :
Use :BCE00A Com,Drive-Ins, Fast Food	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 43	*-----: MetroScan / Sacramento :-----*
Owner :Gene Wong Tr	Parcel :072 0330 018 0000
Site :2817 Zinfandel Dr Rancho Cordova 95670	Xfered :11/03/1976
Mail :PO Box 2798 Rancho Cordova Ca 95741	Price :
Use :BCC00A Com,Coffee Shops	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 44	*-----: MetroScan / Sacramento :-----*
Owner :Zinfandel Centers LLC	Parcel :072 0330 019 0000
Site :2853 Zinfandel Dr Rancho Cordova 95670	Xfered :10/25/2002
Mail :PO Box 2798 Rancho Cordova Ca 95741	Price :
Use :BBB00A Com,Store-Office Multi-Tenant	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:2.00	
# 45	*-----: MetroScan / Sacramento :-----*
Owner :Zinfandel Centers LLC	Parcel :072 0330 021 0000
Site :2881 Zinfandel Dr Rancho Cordova 95670	Xfered :10/25/2002
Mail :PO Box 2798 Rancho Cordova Ca 95741	Price :
Use :BCE00A Com,Drive-Ins, Fast Food	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	
# 46	*-----: MetroScan / Sacramento :-----*
Owner :Zinfandel Centers LLC	Parcel :072 0330 022 0000
Site :2859 Zinfandel Dr Rancho Cordova 95670	Xfered :10/25/2002
Mail :PO Box 2798 Rancho Cordova Ca 95741	Price :
Use :BCA00A Com,Dining Restaurant	OwnerPh :
Zoning: Cmu * Unknown Zoning Code *	MapGrid :299 H2
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:	

72-21

Tax Area Code

POR. SEC. 35 T. 9N., R. 6E., M.D.B. & M.

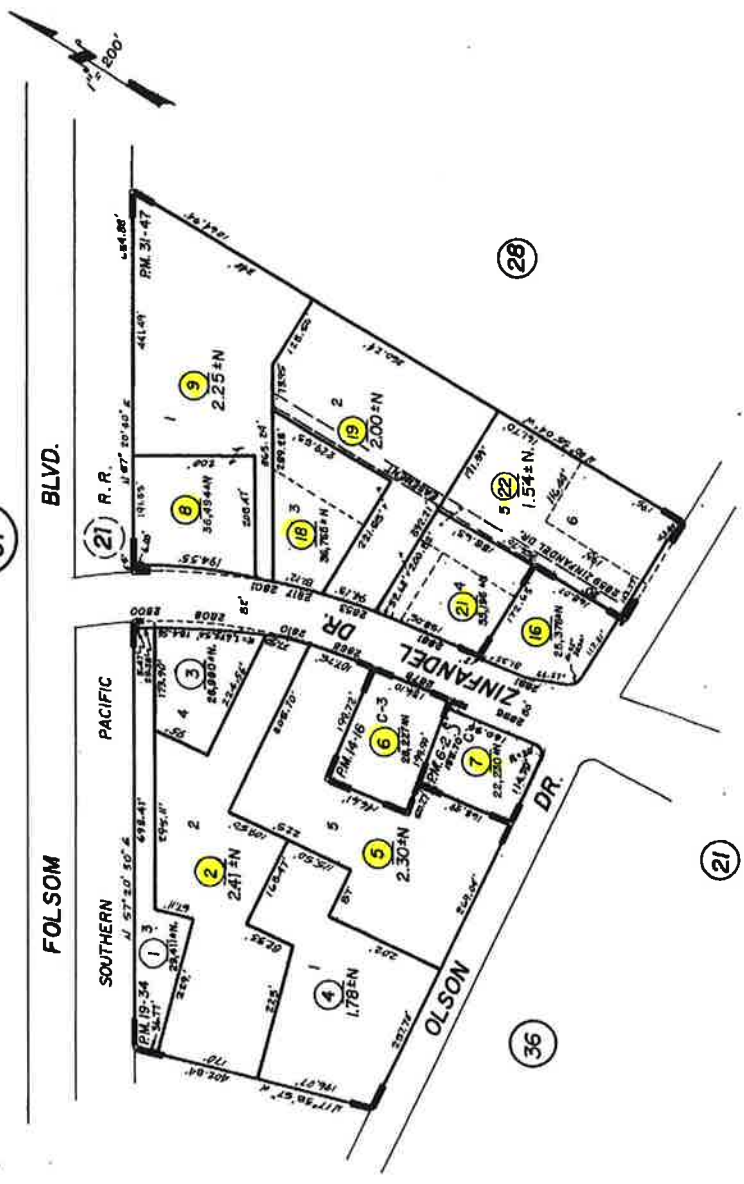


Natamos Consolidated of California, Unit 3
R.M. Bk. 14 Pg. 46
Survey of Sub. James Weir Tr.

Assessor's Map Bk. 72 -Pg. 21
County of Sacramento, Calif.

JUN 13 2002

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



Assessor's Map Bk 72 Pg. 33
County of Sacramento, Calif.

FEB 07 2002

072 0210 047 0000
Wood Bill
10836 Glenhaven Way
Rancho Cordova, CA 95670-4947

072 0210 048 0000
Rocky & Therese Yee
2640 Babson Dr
Elk Grove, CA 95758-7639

072 0210 050 0000
John & Hiromi Yee
571 Dalewood Dr
Orinda, CA 94563-1220

072 0210 051 0000
Gj Remainder LLC
10694 Olson Dr
Rancho Cordova, CA 95670-5631

072 0210 070 0000
Sac-Plcrvle Transportation Corr Joint Po
Po Box 2110
Sacramento, CA 95812-2110

072 0280 005 0000
Southern Pacific Transportation
1400 Douglas St #1640
Omaha, NE 68179-1001

072 0280 006 0000
Sac-Plcrvle Transportation Corr Joint Po
Po Box 2110
Sacramento, CA 95812-2110

072 0280 017 0000
Patterson
2270 Douglas Blvd #111
Roseville, CA 95661-4239

072 0280 018 0000
Patterson
2270 Douglas Blvd #111
Roseville, CA 95661-4239

072 0280 019 0000
Patterson
2270 Douglas Blvd #111
Roseville, CA 95661-4239

072 0280 020 0000
Patterson
2270 Douglas Blvd #111
Roseville, CA 95661-4239

072 0280 021 0000
David Hanson

072 0280 022 0000
Ada Wada
1300 View Dr
San Leandro, CA 94577-5337

072 0280 023 0000
Patterson
2270 Douglas Blvd #111
Roseville, CA 95661-4239

072 0280 024 0000
Cole Ko Rancho Cordova Ca
2555 E Camelback Rd #400
Phoenix, AZ 85016-4258

072 0280 031 0000
Plaza Zinfandel
Po Box 255588
Sacramento, CA 95865-5588

072 0280 035 0000
Russell Hubbard
19601 N 27th Ave
Phoenix, AZ 85027-4008

072 0280 051 0000
Eppaminondas Johnson
1555 River Park Dr #101
Sacramento, CA 95815-4603

072 0280 052 0000
Eppaminondas Johnson
1555 River Park Dr #101
Sacramento, CA 95815-4603

072 0280 053 0000
Gardenview Estates Venture
9500 SW Barbur Blvd #300
Portland, OR 97219-5436

072 0280 073 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 080 0000
Plaza Zinfandel III
Po Box 255588
Sacramento, CA 95865-5588

072 0280 081 0000
Plaza Zinfandel III
Po Box 255588
Sacramento, CA 95865-5588

072 0280 082 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 083 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 084 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 085 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 086 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 087 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 088 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 093 0000
Corp Target
1000 Nicollet Mall
Minneapolis, MN 55403-2542

072 0280 094 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 095 0000
Pacific Castle Rancho Cordova LLC
2601 Main St #900
Irvine, CA 92614-4232

072 0280 096 0000
Rancho Cordova Raps Incorporated
22709 Rancho Palomares Pl
Castro Valley, CA 94552-5405

072 0280 097 0000
Target Corporation
Po Box 9456
Minneapolis, MN 55440-9456

072 0330 002 0000
Folsom Zinfandel Partners LLC
1448 15th St #100
Santa Monica, CA 90404-2756

072 0330 005 0000
Folsom Zinfandel Partners LLC
1448 15th St #100
Santa Monica, CA 90404-2756

072 0330 006 0000
Folsom Zinfandel Partners LLC
1448 15th St #100
Santa Monica, CA 90404-2756

072 0330 007 0000
Gas Superior
211 Orcutt Cir
Sacramento, CA 95834-2619

072 0330 008 0000
Baggin Inv LLC
60 Terra Teresa
Lafayette, CA 94549-2040

072 0330 009 0000
Baggin Inv LLC
60 Terra Teresa
Lafayette, CA 94549-2040

072 0330 016 0000
Choy
277 7th Ave
San Francisco, CA 94118-2319

072 0330 018 0000
Wong Gene
Po Box 2798
Rancho Cordova, CA 95741-2798

072 0330 019 0000
Zinfandel Centers LLC
Po Box 2798
Rancho Cordova, CA 95741-2798

072 0330 021 0000
Zinfandel Centers LLC
Po Box 2798
Rancho Cordova, CA 95741-2798

072 0330 022 0000
Zinfandel Centers LLC
Po Box 2798
Rancho Cordova, CA 95741-2798

