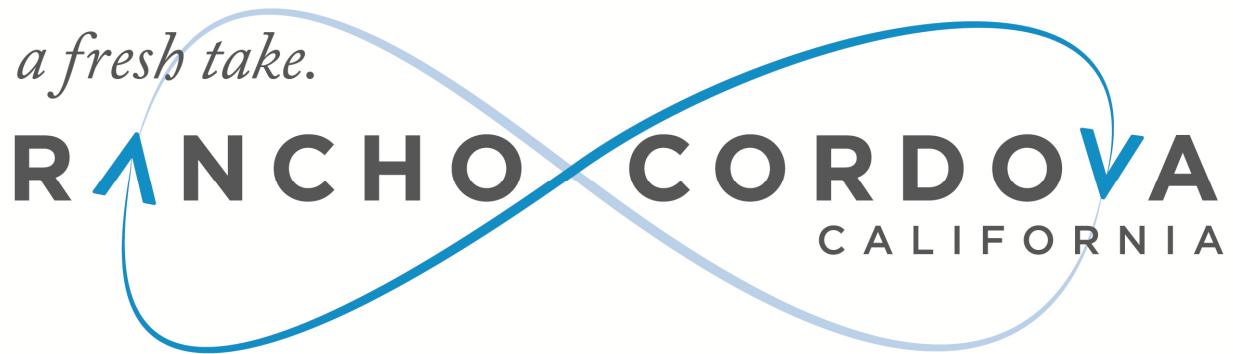


CITY OF RANCHO CORDOVA



CITY COUNCIL

Monday, March 04, 2019

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

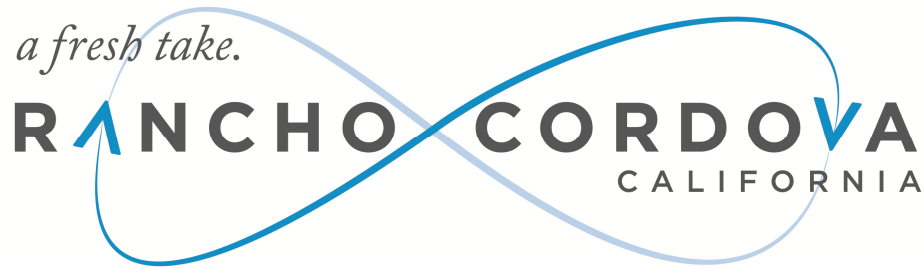
David Sander, Vice Mayor

Garrett Gatewood, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 04, 2019

4:00 PM – Special Meeting
American River Room North

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, Sander, Terry and Mayor McGarvey.

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. 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 **Subject:** Discussion and Direction on Potential Development Projects.

Recommendation: Receive report on potential development projects and provide staff with direction on the potential projects and/or code changes that may be needed to accommodate future development.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff on the proposed development projects will assist perspective applicants with a future submittal and/or code changes that may be needed to accommodate future development.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2 and 5.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor McGarvey will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, Gatewood, Sander, Terry and Mayor McGarvey.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

A Representative from the Church of Jesus Christ of Latter-day Saints will give the invocation.

9. PRESENTATIONS

- 9.1 Introduce Jerad Hyden, Principal of Cordova High School and Michelle Flowers Wilson, Principal of Kinney High School.
- 9.2 Renter's Helpline Services Presentation by Sacramento Self Help Housing.
- 9.3 Overview of Public Health Services by Olivia Kasirye, Sacramento County Public Health Officer.
- 9.4 Community Enhancement Fund Grant Check Presentations to: 1) Sacramento Telangana Association with the Sacramento Children's Museum; 2) Big Idea Theatre with Folsom Cordova Unified School District and Cordova Recreation and Park District; and 3) Folsom Lake College Foundation.
- 9.5 Introduction of New Employee: Micah Runner, Deputy City Manager by Cyrus Abhar, City Manager.

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter 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.

Under the provisions of the California Government Code, the City Council is prohibited

from discussing or taking immediate action on any item not on the agenda 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.

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes from the February 19, 2019 and February 26, 2019 Special and Regular City Council Meetings.
Recommendation: Adopt minutes.
- 13.2 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Gold Valley Center Project in the City of Rancho Cordova.
Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee for the Gold Valley Center project.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Gold Valley Center project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Gold Valley Center project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 13.3 **Subject:** A Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2019-2020.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 4.5%. This fee is applied in the new development areas of the City.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 13.4 **Subject:** A Resolution Approving the Final Map of Sunridge Village 1, Subdivision No. RC-03-027.01, Execution of the Subdivision Improvement Agreement, and Approval of a Phasing Plan.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 03-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation, the recording of the final subdivision map for Sunridge Village 1, creating 98 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.
Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 13.5 **Subject:** A Resolution Approving the Final Map of Sunridge Village 2, Subdivision No. RC-03-027.02, Execution of the Subdivision Improvement Agreement and Approval of Phasing Plan.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 04-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation and the recording of the final subdivision map for Sunridge Village 2, creating 116 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Towne Place Suites by Marriott Project.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Towne Place Suites by Marriott project. The action also sets 1:30 p.m. on March 28, 2019 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review Permit; Project No. DD9831 – Located within Hagan Park at 2197 Chase Drive.

Recommendation: That Council:

- 1) Determine the project Exempt per Section 15183, consistent with the General Plan and Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
- 2) Adopt the Resolution for Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review.

Result of Recommended Action: Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include demolition of the existing pools and construction of two new pools, decking, pool equipment, lighting, landscaping and construct a new 3,604 square-foot building for pool equipment and locker/restrooms within Hagan Park. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2 and 6.

- 15.2 **Subject:** An Ordinance Amending the Rancho Cordova Municipal Code Related to

Title 4 Business Regulations and Discussion and Direction on Future Code Amendments.

Recommendation: Introduce and waive first reading of the Ordinance and receive a report and direct staff on potential future code amendments.

Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions to incorporate a permitting requirement and regulations related to street vendors that are consistent with State law. No formal action is requested of Council at this time on the discussion of future code amendments.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, 5 and 6.

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Presentation by City Attorney Summarizing Relevant New Legislation.

Recommendation: Receive and consider presentation summarizing relevant legislation that was recently enacted by the California Legislature.

Result of Recommended Action: The Council is kept informed and updated on important legislative updates impacting Rancho Cordova.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 3, 5 and 6.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

Mayor McGarvey will adjourn the regular meeting to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, Sander, Terry and Mayor McGarvey.

20. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

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 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Monday, March 18	5:30 PM Regular Meeting
Tuesday, March 26	5:30 PM Special Meeting/Work Session
Monday, April 1	4:00 PM Special Meeting/Regular Meeting
Monday, April 15	5:30 PM Regular Meeting
Tuesday, April 30	5:30 PM Special Meeting/Work Session
Monday, May 6	CANCELLED REGULAR MEETING
Tuesday, May 14	5:30 PM Special Meeting/Work Session
Monday, May 20	5:30 PM Regular Meeting
Tuesday, May 28	5:30 PM Special Meeting/Work Session
Monday, June 3	4:00 PM Special Meeting/Regular Meeting
Monday, June 17	5:30 PM Regular Meeting
Tuesday, June 25	5:30 PM Special Meeting/Work Session
Monday, July 1	4:00 PM Special Meeting/Regular Meeting
Monday, July 15	CANCELLED REGULAR MEETING
Monday, August 5	4:00 PM Special Meeting/Regular Meeting
Monday, August 19	5:30 PM Regular Meeting
Tuesday, August 27	5:30 PM Special Meeting/Work Session
Tuesday, September 3	4:00 PM Special Meeting/Regular Meeting
Monday, September 16	5:30 PM Regular Meeting
Tuesday, September 24	5:30 PM Special Meeting/Work Session

UPCOMING MEETINGS	
Monday, October 7	4:00 PM Special Meeting/Regular Meeting
Tuesday, October 8	5:30 PM Special Meeting/Closed Session
Tuesday, October 15	5:30 PM Special Meeting/Closed Session
Monday, October 21	5:30 PM Regular Meeting
Tuesday, October 22	5:30 PM Special Meeting/Closed Session
Tuesday, October 29	5:30 PM Special Meeting/Work Session
Monday, November 4	4:00 PM Special Meeting/Regular Meeting
Tuesday, November 12	5:30 PM Special Meeting/Work Session
Monday, November 18	5:30 PM Regular Meeting
Tuesday, November 26	5:30 PM Special Meeting/Work Session
Monday, December 2	4:00 PM Special Meeting/Regular Meeting
Tuesday, December 10	5:30 PM Special Meeting/Work Session
Monday, December 16	5:30 PM Regular Meeting

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building 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 Division	(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 meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. 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.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 04, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on February 28, 2019 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.cityofranchocordova.org.

Signed February 28, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk

MEMORANDUM

DATE: March 4, 2019
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: DISCUSSION AND DIRECTION ON POTENTIAL DEVELOPMENT PROJECTS



RECOMMENDATION

Receive report on potential development projects and provide staff with direction on the potential projects and/or code changes that may be needed to accommodate future development.

RESULT OF RECOMMENDED ACTION

No formal action is requested of Council at this time. Council insight and/or direction to City staff on the proposed development projects will assist perspective applicants with a future submittal and/or code changes that may be needed to accommodate future development.

BACKGROUND

From time to time, staff is asked by property owners/developers to review potential development projects on sites that may be inconsistent with an underlying plan or that may need some additional consideration based upon location, intensity or overall vision of a particular area. Occasionally, these proposals warrant some additional discussion at a Council level before proceeding with a formal submittal to the City. Recently, staff has been asked to consider one potential development project that necessitates this additional level of discussion. Additionally, staff is bringing forward an item for Council discussion and consideration of potential code changes to facilitate additional workforce housing in the city's office park. The discussion below provides details on each item, outlines any potential issue and when needed, asks Council for specific direction or feedback.

DISCUSSION

Personal Storage Facility – General Commercial Zone

Staff has received an inquiry regarding the potential to construct a personal storage facility on a portion of the property located on the southeast corner of Sunrise Blvd. and Chrysanthy Blvd. The existing zone of the property is GC (General Commercial), which does not permit a personal storage facility. Personal storage facilities are permitted in the following zones within the City:

OIMU – upon approval of a conditional use permit
 LIBP – permitted by right
 M-1 – permitted by right
 M-2 – permitted by right

Figure 1 Aerial



In this particular situation, there are only two options moving forward, which were presented to the property owner:

1. General Plan Amendment and Rezone to change the site to a zone that permits/conditionally permits a personal storage facility.
2. Amend the Zoning Code to permit or conditionally permit a personal storage facility in a GC zone.

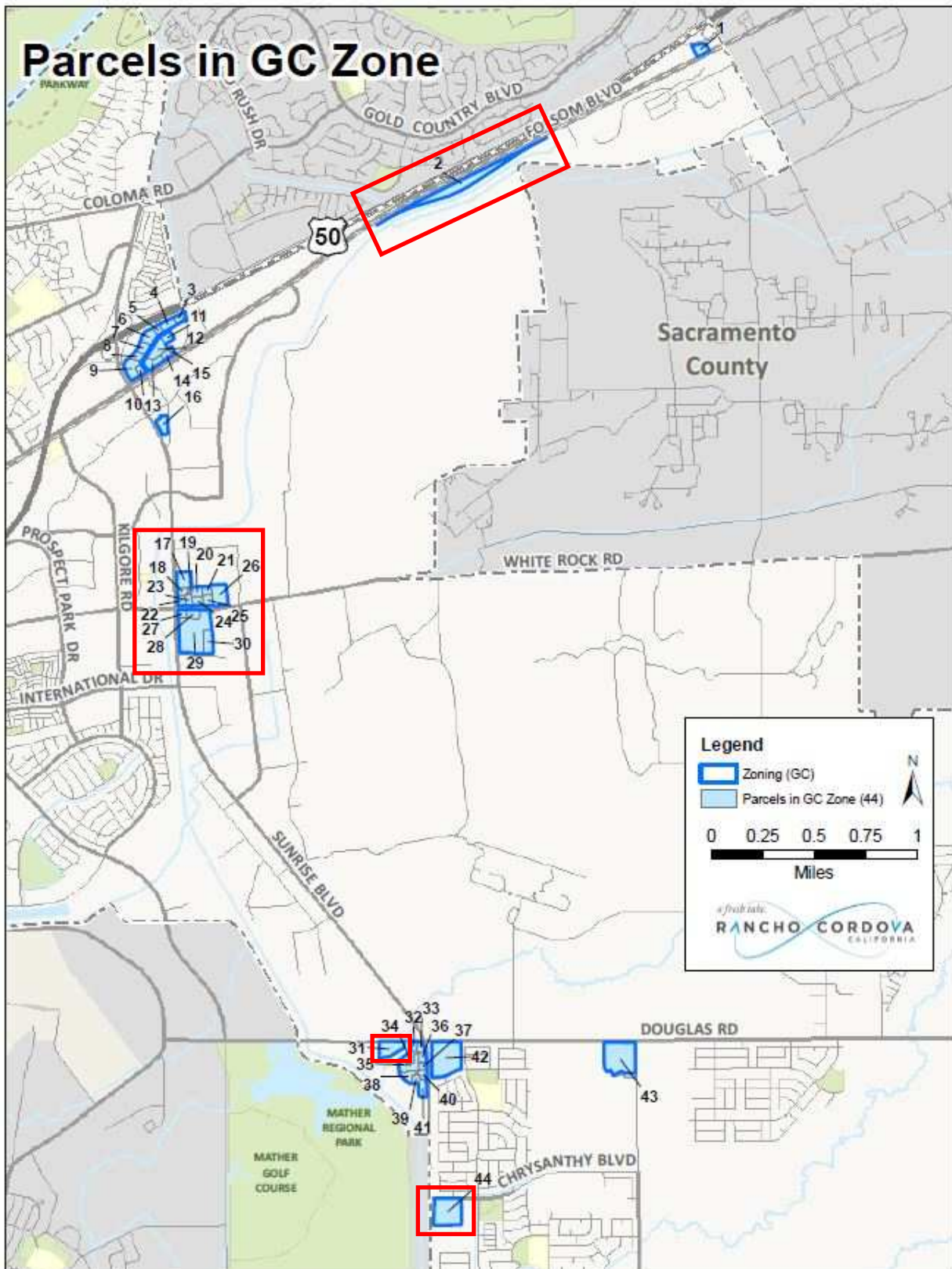
Staff is not supportive of the first option. Rezoning the property to one of the zones listed above that already permits these types of facilities, also opens up the potential for various light and heavy industrial uses that would be permitted by right and not compatible with the surrounding residential uses and zones (Figure 2).

Figure 2 – Surrounding Zoning



Option two initially presented a concern regarding the potential of opening up numerous GC zoned parcels in the City with the opportunity to come in for a permit to construct a new personal storage facility. In order to understand how many parcels could potentially be affected by such a code change, staff had a map generated to show all the existing GC zoned parcels within the City (Figure 3). Currently within the City, there are 44 parcels with the GC zoning designation. These parcels are shown in blue on Figure 3. Some parcels are vacant, but many of these parcels are already developed. However, a developed parcel does not preclude someone from demolishing existing structures or reconstructing the site for personal storage.

Figure 3 – Existing GC Zoned Parcels



Once the number of parcels and sites were known, staff's next step was to look at existing overlay areas and code standards to see what parcels may be eliminated off of the list. Upon completion of this task, 15 sites were immediately eliminated, leaving 29 potential sites on the list. An explanation as to why these sites were eliminated is outlined in the table below:

Site	Reasoning
1	Located too close to an existing facility (1/4 mile).
3 to 16	Convention overlay – not a permitted use in the overlay district.

The Sunridge General Commercial Overlay District includes sites 32-43. Within the Zoning Code all uses permitted in the GC zone are permitted in this overlay district. However, there is a use table that includes additional restrictions for about a dozen uses to either require a conditional use permit or disallows the use outright, when it may otherwise be allowed in the GC zone. Sites 32-43 sit along Douglas Road and are either a developed shopping center or have plans to become one. A personal storage facility would not be consistent with the City's vision for the overall development at these sites. Adding a line to the use table within the overlay district section of the Zoning Code to not permit a personal storage facility in the Sunridge General Commercial Overlay District, would eliminate these 12 sites from list, bringing the available personal storage sites down to 17.

Referring back to Figure 3, the potential sites that could be utilized for a personal storage facility if the code were changed are outlined in red. While this includes 17 parcels, there is an existing location standard in the code that personal storage facilities cannot locate within one-quarter mile of an existing facility. That means that in the grouping of sites 17-30 (Sunrise and White Rock), only one facility could locate there because more than one would not meet the ¼ mile distance requirement.

Taking into consideration the distance requirement, a code change could result in the potential to have 4 new personal storage facilities within the City. These sites would include:

- Site 2 (Mineshaft)
- Sites 17-30 (Sunrise and White Rock)
- Site 31 (Douglas; west of Sunridge Shopping Center)
- Site 44 (Sunrise & Chrysanthy)

The other location standard in the code that could further reduce the potential available sites states that a personal storage facility:

Shall not be located within 250 feet of Highway 50, Folsom Boulevard, Sunrise Boulevard, or Zinfandel Drive rights-of-way unless buildings are designed to appear as office buildings. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road.

This location standard is reflective more of the overall design of a proposed facility and it cannot be known at this time if any of the potential sites won't be able to meet the criteria until there is an actual project to review. The code also includes various development standards related to site layout and design, open storage, screening, lighting, etc. These are all items that would be reviewed by staff when an actual project has been submitted.

If the Council's feedback is in the direction of amending the code to allow a personal storage facility in a GC zone, there are additional standards that could be included such as:

1. Increasing the distance requirement to ½ mile, mile or more.
2. Setting a minimum parcel size. Some of the new facilities that have been processed are an average of 5 acres.
3. Imposing additional natural screening efforts such as increased landscape buffers when adjacent to or across from residential.

Workforce Housing

In recent months, conversations have occurred at a staff and Council level regarding opportunities to provide housing opportunities close to employment centers. Workforce housing has many meanings depending on the demographic that it's intended to serve. It can be an opportunity to provide homeownership or rental housing in an acceptable proximity to large employment centers. It can be a mix of market rate and affordable units for specific income levels. It can also come with the benefit of being located close to other amenities such as transit lines and shopping and dining establishments that don't require vehicle travel to get to. The one common theme is that this type of housing opportunities for someone to live close to where they work.

The City has a core area where many of the larger office employers are located. While there is not a specific designation or defined boundary, many of these offices are located south of Hwy. 50, west of Sunrise Blvd., north of International Dr. and east of Data Dr. There are a few offices located just outside these undesignated boundaries. These existing developments provide many employment opportunities for residents of Rancho Cordova, but also brings in several thousand people a day to work within the city. Along with the benefit of having a plethora of employment opportunities, comes the challenge of how to provide sufficient housing for everyone. Within these various office developments, there are some opportunities where underutilized parking areas, that when designed appropriately, could provide some additional housing for those that work in the area.

Most of the office employment centers in the City have a zoning designation of Office Park Mixed Use (OPMU). In the OPMU zone, single family, two-family and multi-family are permitted as part of an integrated development and not as a standalone use. The Zoning Code defines integrated development as:

A group of two or more adjacent parcels or uses planned and/or developed in a joint manner which may include shared buildings, public spaces, landscape, and/or parking facilities. Integrated developments may be under single or multiple ownership.

While integrating workforce housing is likely a possibility in some cases, there are challenges to overcome due to the existing built environment, different land owners and established maximum densities. The allowable density range for residential in the OPMU is 10-18 dwelling units/acre. In the few instances that staff has been approached by someone looking to development multi-family in the OPMU, the biggest challenge is that the maximum density of 18 du/acre is too limiting and would not be financially possible. The alternative to achieving a higher density would be to rezone a property, which isn't usually the preferred approach.

To put into context the type of density that could be development into some of the underutilized parking areas, BDX (formerly known as Bridgeway) apartments is around 5.19 acres in size with 199 units. This is roughly 38 du/acre. This development works really well, as it is within close proximity to various shopping and dining establishments, transit and employment centers. In order to achieve a similar type of development on parcels within the OPMU zone, the development standards would need to be amended. This includes increasing the density, allowing 3-4 story developments and looking at flexible parking standards to include the ability for shared parking between the residential and office use. Ideally these developments would be within walking distance to employers, transit, outdoor amenities and various commercial centers, which include a variety of retail and food establishments. The closer a development is located to these amenities, the more desirable it will be for potential buyers or renters.

Additionally, there are parcels within the area described that have a zoning designation of Office Industrial Mixed Use (OIMU). This zone lends itself to providing flex space for uses that may not be permitted in the OPMU zone, but are compatible upon compliance with various operational and development standards. Residential is not allowed within the OIMU zone. If the Council is interested in exploring the possibility of incorporating denser housing opportunities in the OPMU zones, staff would suggest that these standards not be applied to the OIMU zone.

Staff is looking for the Council to discussion this concept of providing additional housing opportunities within this core employment area and provide direction on any potential code amendments that would be necessary to achieve this level of development.

SUMMARY

Staff is seeking direction on the following:

Personal Storage Facility – General Commercial Zone

1. Is the City Council general in support of a code change to allow personal storage facility in the GC zone?
2. Does the City Council want to include any additional standards related to location or development of a personal storage facility?

Workforce Housing

1. Does the City Council want to give direction to staff to begin looking at various development standards that could be incorporated into the OPMU zone to accommodate higher density residential development within the underutilized parking areas of various employment centers?

ATTACHMENT

1. Presentation

Proposed Development Projects

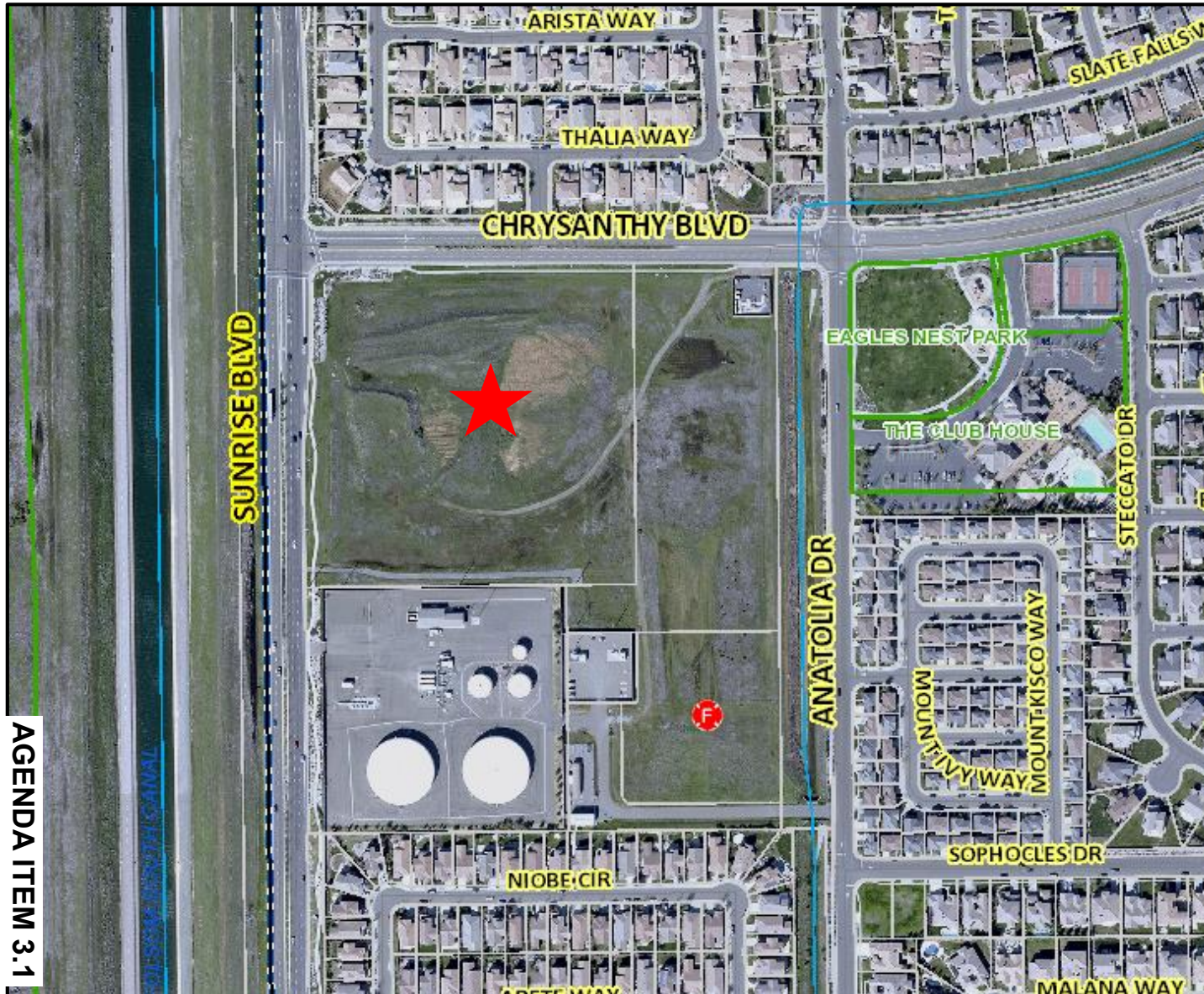
March 4, 2019

MEETING GOALS

Receive report on potential development projects and provide staff with direction on the potential projects and/or code changes that may be needed to accommodate future development.

PERSONAL STORAGE IN GC ZONE

ATTACHMENT 1



- Currently not permitted in the GC zone.
- OIMU – CUP required
- LIBP – permitted by right
- M-1 – permitted by right
- M-2 – permitted by right

Two options:

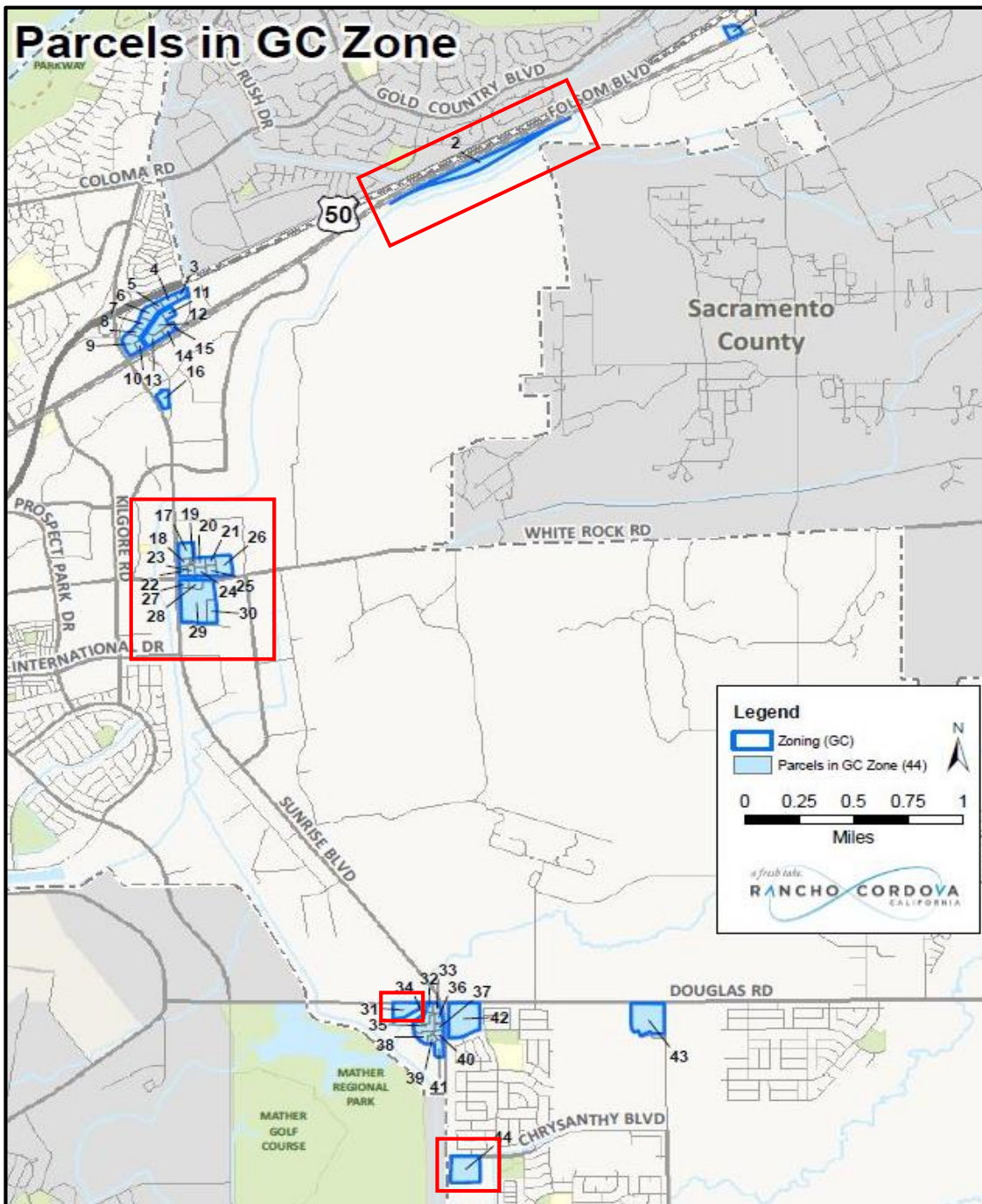
- GPA & RZ to another zone.
- Amend the code to permit or conditionally permit in the GC zone.

SURROUNDING ZONING

ATTACHMENT 1



AGENDA ITEM 3.1



ATTACHMENT 1

- 44 parcels zoned GC
- Upon review of overlays and code standards, 15 parcels were eliminated.
 - 1 – located within ¼ mile of another facility
 - 3 to 16 – convention overlay (not permitted)
- Sunridge GC Overlay District
 - 32-43 – existing shopping center or plans to become one.
 - Storage facility wouldn't be consistent w/the vision of these sites.
 - Amend the overlay district use table to add storage facility and make it an unpermitted use.
 - Eliminates 12 more parcels
- Left with 17 parcels (outlined in red)

How many new personal storage facilities could be constructed if the code were to change?

- Parcel 2: Mineshaft
- Parcels 17-30: Sunrise/White Rock
- Parcel 31: Douglas; west of Sunridge Shopping Center
- Parcel 44: Sunrise/Chrysanthy

WORKFORCE HOUSING

- Opportunity to provide:
 - Homeownership or rental housing in proximity to large employment centers.
 - Mix of market rate and affordable units for specific income levels
 - Location close to amenities – transit lines, shopping, dining, outdoor spaces, etc.

“....provide housing opportunities for someone to live close to where they work.”

POINTS TO CONSIDER

- OPMU zone – allows residential 10-18 du/acre as an integrated development.
- Density is limiting and often times not financially possible.
- Higher density requires
 - Increased height – 3-4 stories
 - Flexible parking standards – shared parking
- BDX apartments – 5.19 acres, 199 units = 38 du/acre.

Personal Storage – GZ Zone

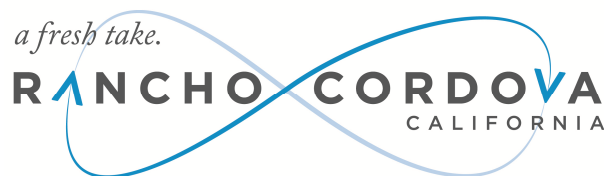
1. Does the Council want to direct staff to amend the code to permit personal storage facilities in the GC, subject to a CUP?
2. Increase the distance required to ½ mile, mile or more?
3. Set a minimum parcel size?
4. Impose additional natural screening efforts – increased landscape buffers when adjacent to or across from residential.

Workforce Housing

1. Does the City Council want to give direction to staff to begin looking at various development standards that could be incorporated into the OPMU zone to accommodate higher density residential development within the underutilized parking areas of various employment centers?

THANK YOU

QUESTIONS & DISCUSSION



CITY COUNCIL MEETING

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

Tuesday, February 19, 2019

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

DRAFT 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 5:36 PM.

Council Members Present: Budge, Gatewood, Sander, Terry, McGarvey.

Council Members Absent: None.

Staff Members Present: Abhar, Delaney, Downton, Hartley, Leitner, Leonardich, Lewis, Lindgren, McCoy, Pittman, Prosser, Schelldorf, Simpson, Sparkman, Stricker, Van Buskirk and Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Meada Cashatt led the pledge.

4. INVOCATION

Catholic school students, EJ and Kanyiha, with St. John Vianney gave the Invocation.

5. PRESENTATIONS

- 5.1 Community Enhancement Fund Check Presentations to 1) It Takes a Lincoln Village and 2) Folsom Cordova Unified School District.
- 5.2 Introduction of Camille Dixon, Mary Nesel and Chris Clark, Neighborhood Services

Hearing Officers by Cyrus Abhar, City Manager and Kerry Simpson, Neighborhood Services Manager.

6. PUBLIC COMMENT

Mayor McGarvey opened the public comment period, seeing no speakers, Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.7 by Budge second by Terry; Motion passed with a 5:0 roll call vote.

9.1 **Subject:** Meeting Minutes from the February 4, 2019 Special and Regular City Council Meetings.

Recommendation: Adopt Minutes.

9.2 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election for Rancho Cordova Transit Related Services Special Tax Area Zone 24 for the European Parts Depot Project.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will declare the result of the mail ballot election concerning Transit-Related Services Special Tax Area Zone 24 establishing a special tax for transit services for the European Parts Depot Project.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

9.3 **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Towne Place Suites by Marriott Project.

Recommendation: Adopt a Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Towne Place Suites by Marriott project.

Result of Recommended Action: Action on this Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Towne Place Suites by Marriott project and sets a public hearing for March 4, 2019 on the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

9.4 **Subject:** Approval of the Annexation Boundary Map for the Towne Place Suites by Marriott project and Annexation to the City of Rancho Cordova Community Facilities

District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Boundary Map No. 27 for the Towne Place Suites by Marriott Project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter “CFD No. 2008-1”). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

- 9.5 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendments for a Total Combined Amount of \$750,000 Annually and to Extend the Contracts to March 1, 2022 for the Amendments with Interwest Consulting Group, 4Leaf, Inc., Bureau Veritas, and Shums Coda Associates, and to March 31, 2020 for the Amendment with Steve Twist Consulting, for On-Call Plan Review, Permitting, and Field Inspection Services.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute contract amendments with Interwest Consulting Group, 4Leaf Inc., Bureau Veritas, and Shums Coda Associates to extend the contract term to March 1, 2022, and to Steve Twist Consulting to March 31, 2020.

Staff Report: Joseph Cuffe, Building Official.

Advances Goal: 2.

- 9.6 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 148-2013-4 With West Yost & Associates, Inc. to Increase the Contract Amount From \$450,000 to a Not to Exceed Amount of \$550,000 For Continued on Call Professional Storm Water Services Recommended by City Staff.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 148-2013-4 with West Yost & Associates, Inc., to evaluate options for the American River outfall repair, technical review of drainage studies, improvement plans for development projects, and assistance with the establishment of the City's Zone 11A Drainage Impact Fee Program. This will increase the contract amount from \$450,000 to a not to exceed amount of \$550,000. The contract term will remain June 30, 2019.

Staff Report: Albert Stricker, Public Works Director and Dalia Fadl, Senior Civil Engineer.

Advances Goals: 2 and 5.

- 9.7 **Subject:** Treasurer's Report - December 31, 2018.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2018 Treasurer's Report.

Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of this calendar year, ending December 31, 2018, and is in compliance with the State's reporting requirements.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.

Advances Goal: 4.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Rancho Cordova Police Department Update on Red Light Program.
Recommendation: This update is both for informational purposes and for Council questions and discussion.
Result of Recommended Action: This update is to provide Council with analysis on the safety impact of the Redflex Red Light program currently deployed within the City of Rancho Cordova.
Staff Report: Jeff Schelldorf, Assistant Chief of Police.
Advances Goals: 2 and 5.

ACTION: This item was informational only. Council received presentation.

- 12.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 11-2019 with Konica Minolta Business Solutions in an Amount Not to Exceed \$608,459 for the Implementation of the OnBase Document Management Software and Conversion from SIRE.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would authorize the City Manager to execute Contract No. 11-2019 with Konica Minolta Business Solutions in an amount not to exceed \$608,459 for OnBase Electronic Content Management System.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1 and 5.

ACTION: Motion to approve items 12.2 by Budge second by Terry; Motion passed with a 5:0 roll call vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested a review of Ordinances passed over the last couple of years to provide Council with information that will allow fixes or the repeal of Ordinances that are not achieving the intended goal.

14. ADJOURNMENT

Mayor McGarvey adjourned to closed session in the Community Board Room at 7:05 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Closed Session to order in the Community Board Room at 7:10 PM.

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code: (4 cases).

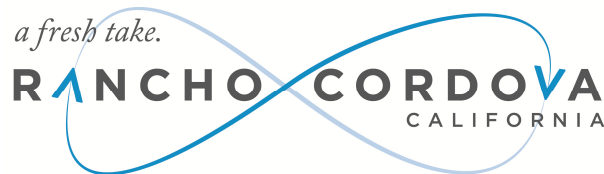
17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 7:45 PM.

Stacy Leitner, City Clerk



CITY COUNCIL MEETING

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

Tuesday, February 26, 2019

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the special meeting to order in the American River Community Room at 5:38 PM.

Council Members Present: McGarvey, Sander, Terry, Gatewood, Budge (departed at 7:40pm).

Council Members Absent: None.

Staff Members Present: Abhar, Behrends, Carr, Delaney, Goulart, Juran, Kniestedt, Leitner, Lewis, Norton, Pittman, Roach, Schelldorf, Siren, Simpson, Splendorio, Sparkman, Stricker, Ulm.

2. PUBLIC COMMENT

No public comment was provided.

3. SPECIAL MEETING ITEM

ACTION: Council input and public comments were received by staff. Based on Council direction, the information presented will be incorporated into the City's long-term goals and priorities and included in the upcoming budget cycle.

- 3.1 **Subject:** Continued Discussion and Direction for the City's Long and Mid-Term Vision, Short-Term Goals and Priorities and Preparation of the Fiscal Years 2019-2021 Budget.

4. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:01 PM.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive, flowing style.

Stacy Leitner, City Clerk

MEMORANDUM

DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician

SUBJECT: **A RESOLUTION DECLARING THE RESULTS OF THE MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON THE GOLD VALLEY CENTER PROJECT IN THE CITY OF RANCHO CORDOVA**



RECOMMENDATION

Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee on the Gold Valley Center project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Gold Valley Center project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Gold Valley Center project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

BACKGROUND

The City Council previously adopted a Resolution December 17, 2018 declaring its intention to impose the annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the Gold Valley Center project. A protest hearing was conducted on January 22, 2019 at which time no written protest was received from the property owner representing a majority of the parcel subject to the Fee. Council then adopted a Resolution authorizing the mailing of a property owner ballot for the purpose of submitting the Fee to a vote of the owners subject to the Fee. Only one parcel is subject to the fee.

The Clerk has tabulated the ballot returned by the property owner for the Gold Valley Center Project. If majority approval exists, Council may impose the annual Fee on the Gold Valley Center Project pursuant to the Ordinance. If a majority approval does not exist, the Stormwater Utility Fee shall not be imposed for the project. Council action is to adopt the Resolution declaring the results of the mail ballot election.

ATTACHMENTS

1. Resolution
2. Exhibit A - Ballot Measure

3. Exhibit B - City Clerk Certificate

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DECLARING THE RESULTS OF A MAIL BALLOT ELECTION
RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON GOLD
VALLEY CENTER PROJECT IN THE CITY OF RANCHO CORDOVA**

WHEREAS, on December 17, 2019 City Council adopted a Resolution declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") for Gold Valley Center project; and

WHEREAS, Article XIII D of the California Constitution (Proposition 218) requires the City to follow certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Proposition 218); and

WHEREAS, the City has determined that the Fee is a property related fee, subject to the provisions of Proposition 218; and

WHEREAS, before imposing the Fee, the City Council is required to hold a noticed public hearing on a written report (the "Written Report") containing a description of each parcel of real property within the City to which the Fee is applicable and the amount of the Fee for each such parcel for Fiscal Year 2019-2020 and to consider protests to the Fee and, if a majority protest is not received at the public hearing, the Council must submit the question of the imposition of the Fee to a vote of the owners of the property subject to the proposed Fee for approval before the proposed Fee may be levied; and

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed Fee on January 22, 2019 and took testimony, both written and oral; and

WHEREAS, having determined a written protest was not received from property owner representing a majority of the parcels subject to the Fee, the City Council adopted a Resolution authorizing the mailing of a property owner ballot (the "Ballot Measure") for the purpose of submitting the Fee to a vote of the owner of parcel subject to the Fee, and subject to approval by a majority vote of the owner of parcel subject to the Fee; and

WHEREAS, pursuant to the terms of Ordinance No. 7-2014 and the unanimous consent of the property owner, the Property Owner Balloting was conducted and completed and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Ballot Return in Connection with the Proposed Stormwater Utility Fee (the "Certificate"), a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

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

1. The above recitals are true and correct.
2. The Certificate is hereby accepted into the records of the City.
3. The Ballot Measure is authorized as set forth in Exhibit A attached hereto and by this reference incorporated herein.

4. The results of the Ballot Measure are as set forth in the Certificate on file with the City Clerk and attached to this Resolution as Exhibit B ("Certificate").
5. The City Clerk is authorized to declare the results of the mail ballot election relating to the imposition of the Stormwater Utility fee on the Gold Valley Center project.
6. Pursuant to said Certificate, if the Ballot Measure submitted was approved by a majority vote of the owner of parcel subject to the Fee, the Fee is hereby imposed pursuant to Ordinance No. 7-2014 on the Gold Valley Center project, otherwise, if the Ballot Measure submitted was not approved by a majority vote of the owner of parcel subject to the Fee, the imposition of the Fee is hereby abandoned for the Gold Valley Center project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 4th day of March, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

Rancho Cordova Stormwater Utility Fee – Official Property Owner Ballot

The person completing and submitting this Property Owner Ballot must be the owner of the property identified above or the representative of the owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the owner. The enclosed "Summary of Property Owner Ballot Procedures" has been provided to assist you in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot. One ballot will be counted per property.

Assessor's Parcel Numbers: 072-0670-003
Property Address: 3145 Gold Valley Drive
Designation: Vacant Land
Total Parcel(s) Area (acres): 1.73 acres
DMUs: 0
Proposed Max. FY 2018-2019 Annual Fee Amount: \$125.98 / DMU

Assessor's Parcel Numbers: 072-0670-003
Owner Name: SFC Leasing, LP.
Proposed Maximum FY 2018-2019 Annual Fee Amount: \$125.98 per DMU

In order to provide the City of Rancho Cordova with a dedicated funding source to repair, reconstruct and maintain the storm drain system and to protect water quality, shall the City impose an annual Stormwater Utility Fee as shown in the Rate Analysis Report, dated 8/7/2014?

☒ **YES** I support the proposed annual Stormwater Utility Fee
☐ **NO** I oppose the proposed annual Stormwater Utility Fee

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the owner, or the authorized representative of the owner, of the parcel identified above. Your ballot will not be counted if you do not sign below.

1-25-19
Date

GABE LEON
Printed Name

[Signature]
Signature

Vote Here

If approved by a majority of the returned ballots, the proposed maximum annual Storm Drain User Fee rate for FY 2018-2019 will be \$125.98 per Drainage Measurement Unit (DMU). The maximum rate per DMU will increase annually by the amount of the increase of the CPI. However, each year the City Council will hold a public hearing and determine the actual rate per DMU that will be charged. At the annual public hearing, the City Council will set the actual rate for the next year, which would be equal to or less than the annual maximum rate. The Council may decide to reduce the rate or set the rate to \$0 per DMU in any fiscal year.

Please mark your ballot in ink and return the entire page.

Upon completion, fold the ballot, place it in the addressed, return envelope and seal the envelope. Pursuant to the enclosed instructions, mail the ballot to the address shown on the return envelope, or deliver to the City Clerk at City Hall located at 1:30 Wednesday, February 13, 2019.

Please see the "Summary of Property Owner Ballot Procedures" on the enclosed sheet.

SFC Leasing
3430 Luyung Drive
Rancho Cordova, CA 95742

return to:

City of Rancho Cordova
City Clerk
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Exhibit B

**CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS
IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE
IN THE CITY OF RANCHO CORDOVA**

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee that the day for the return of mailed ballot, scheduled for February 13, 2019. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received:

1

Total "Yes" Ballots:

1

Total "No" Ballots:

0



Stacy Leitner, City Clerk

MEMORANDUM



DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: A RESOLUTION INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2019-2020

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 4.5%. This fee is applied in the new development areas of the City.

BACKGROUND

During the formation of the Stormwater Utility Fee, Council approved a written report entitled "Rate Analysis Report", dated August 7, 2014 (the "Written Report") prepared by Harris & Associates. The report is filed with the City Clerk and available for public inspection. On September 2, 2014, following a properly noticed public hearing, Council adopted Ordinance No. 7-2014 that established the Stormwater Utility Fee by adding Chapter 15.11 to the Rancho Cordova Municipal Code. The Annual Stormwater Utility Fee is applied to new development projects in the City which annex into the City's Stormwater Utility Fee area.

As established by the Written Report and Municipal Code section 15.11.040, "Levy of charge for storm drainage services," the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI). The change in CPI from December 2017 to December 2018 is 4.5%. By adoption of this Resolution, the Stormwater Utility Fee rates for Fiscal Year 2019-2020 are hereby increased by 4.5% from \$125.98 per Drainage Measurement Unit (DMU) to \$131.64 per DMU.

FISCAL IMPACT

There is no fiscal impact to the general fund. The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT

1. Resolution

ATTACHMENT 1**RESOLUTION NO. XX-2019****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR
FISCAL YEAR 2019-2020.**

WHEREAS, this Council approved a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels"). The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, on September 2, 2014, this Council adopted Ordinance No. 7-2014, adding Chapter 15.11 to the Rancho Cordova Municipal Code entitled "Annual Storm Water Utility Fee," thereby establishing the Stormwater Utility Fee; and

WHEREAS, pursuant to Section 15.11.040 of the Municipal Code and the Written Report, the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the change in CPI from December 2018 to December 2019 for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, as published by the United States Department of Labor, Bureau of Labor Statistics, is two and nine-tenths percent (4.5%).

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

1. The foregoing recitals are true and correct.
2. The Stormwater Utility Fee rates for Fiscal Year 2019-2020 are hereby increased by 4.5% from \$125.98 per Drainage Measurement Unit (DMU) to \$131.64 per DMU.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk
Resolution No. XX-2019

MEMORANDUM



DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF SUNRIDGE VILLAGE 1, SUBDIVISION NO. RC-03-027.01, EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT, AND APPROVAL OF A PHASING PLAN**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 03-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation, the recording of the final subdivision map for Sunridge Village 1, creating 98 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved the Tentative Map on March 2, 2015. A copy of the final map (Attachment 3) and copy of the vicinity map (Attachment 4) are included with this report.

Roads are offered for dedication with this subdivision. Cresleigh Homes Corporation has provided a performance and labor and material bond guaranteeing the construction of the public improvements. MSA Engineering has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Youngdahl Consulting Group dated July 2015.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2018/2019 estimated taxes have been secured with the Sacramento County Tax Collector.

A phasing plan identifying the timing of the completion of essential infrastructure is included for approval (Attachment 5).

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. Resolution
2. Subdivision Improvement Agreement Contract No. 03-2019
3. 8 ½ " X 11" Copy of Final Map
4. Vicinity Map
5. Phasing Plan

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF SUNRIDGE VILLAGE 1,
SUBDIVISION NO. RC-03-027.01, AND AUTHORIZING THE EXECUTION THE SUBDIVISION
IMPROVEMENT AGREEMENT CONTRACT NO. 03-2019**

WHEREAS, the City Council approved the Tentative Map for the Sunridge Village 1 Subdivision on April 17, 2006 per Resolution No. 55-2006; and

WHEREAS, the City Engineer has determined that the Final Map for Village 1 of the subdivision is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the phasing plan identifying the timing of essential infrastructure is included; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approve the Final Map and phasing plan of Sunridge Village 1, Subdivision No. RC-03-027.01 and authorizes the City Manager to execute a Subdivision Improvement Agreement No. 03-2019 on behalf of the City in connection with Cresleigh Homes Corporation in a form approved by the City Attorney and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____ day of _____, 20__, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and Cresleigh Homes Corporation, A California Corporation (hereinafter "Principal").

RECITALS

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

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

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

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

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

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.
2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.
3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated **Sunridge Village 1 – Subdivision No. RC-03-027-01** and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.
4. **Completion of Improvements.** In consideration of such approval, Principal

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

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

6. **Park Renovation Fee.** Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks designated in the development agreement and amendments thereto.

7. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 9 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

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

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

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

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

12. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

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

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$4,660,000.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. **Improvement Security As Condition Precedent.** The furnishing of the improvement security by Principal as required by paragraph 12 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

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

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 9 of this Agreement.

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

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

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

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

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

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the

obligations secured by the improvement security furnished pursuant to Paragraph 12 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

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

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

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

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

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement..

CITY OF RANCHO CORDOVA

PRINCIPAL

Robert J. McGarvey, Mayor



Robert Walter, Sr. Vice President

ATTEST:

Stacy Leitner, City Clerk

3047189.1

8/20/18

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____) SS
ON _____, BEFORE ME,
_____, A NOTARY PUBLIC, PERSONALLY APPEARED

_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

FINAL MAP OF SUBDIVISION NO. RC-03-027.01
SUNRIDGE VILLAGE 1
BEING ALL OF PARCEL 1 OF BOOK 230 OF PARCEL MAPS, PAGE 3, ALSO BEING PORTIONS
OF FRACTIONAL SECTIONS 9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019

MURRAY SMITH & ASSOCIATES
SHEET 1 OF 6

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP OF SUNRIDGE VILLAGE 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC DOUGLAS ROAD, RANCHO CORDOVA PARKWAY, COBBLE BROOK DRIVE, HETCH HECHY DRIVE, CANYONLANDS DRIVE, AURA WAY, AUDRIS WAY, LUCENT COURT, JALEN COURT, AND MAYA COURT SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OR ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET AND 23.5 FEET IN WIDTH LYING CONTIGUOUS TO RANCHO CORDOVA PARKWAY, COBBLE BROOK DRIVE, HETCH HECHY DRIVE, CANYONLANDS DRIVE, AURA WAY, AUDRIS WAY, LUCENT COURT, JALEN COURT, AND MAYA COURT AND ALL OF LOT 'A' AND LOT 'B' SHOWN HEREON, AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).
- (B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO COBBLE BROOK DRIVE, HETCH HECHY DRIVE, CANYONLANDS DRIVE, AURA WAY, AUDRIS WAY, LUCENT COURT, JALEN COURT, AND MAYA COURT SHOWN HEREON.
- (C) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A', ADJACENT TO DOUGLAS ROAD, AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).
- (D) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.). THE MAINTENANCE AND REPAIR OF THE WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- (E) AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (L.E.), SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. THE MAINTENANCE AND REPLANTING OF THE LANDSCAPE STRIP SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

SURVEYOR'S STATEMENT

THIS MAP OF SUNRIDGE VILLAGE 1 WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION IN JULY, 2006. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE FEBRUARY, 2020, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____, 2019
MICHAEL S. COSTA LS 6600
EXPIRATION DATE: DECEMBER 31, 2019



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF SUNRIDGE VILLAGE 1 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

CITY ENGINEER, ALBERT STRICKER
R.C.E 64057
EXPIRATION DATE: 09/30/2020

DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT

LAND SURVEYOR, CYRUS E. ABHAR
P.L.S. 7723
EXPIRATION DATE: 12/31/2019

DATE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS MAP OF SUNRIDGE VILLAGE 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS, AND ALL RIGHTS-OF-WAY SHOWN HEREON AS THE PUBLIC ROAD, WAYS, COURTS, PARKWAY, AND DRIVES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF.

DATED: _____
CLERK OF THE CITY COUNCIL
CITY OF RANCHO CORDOVA, CALIFORNIA

RECORDER'S STATEMENT

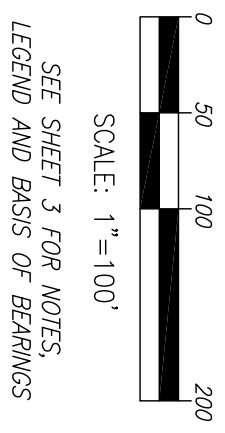
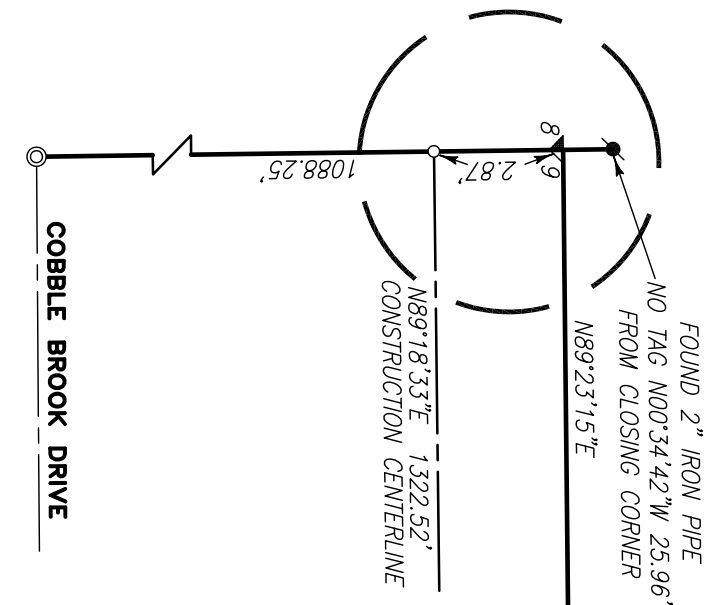
FILED THIS ____ DAY OF _____, 2019, AT ____ M IN BOOK ____ OF MAPS AT PAGE ____ AT THE REQUEST OF CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO.: _____

FEE: _____

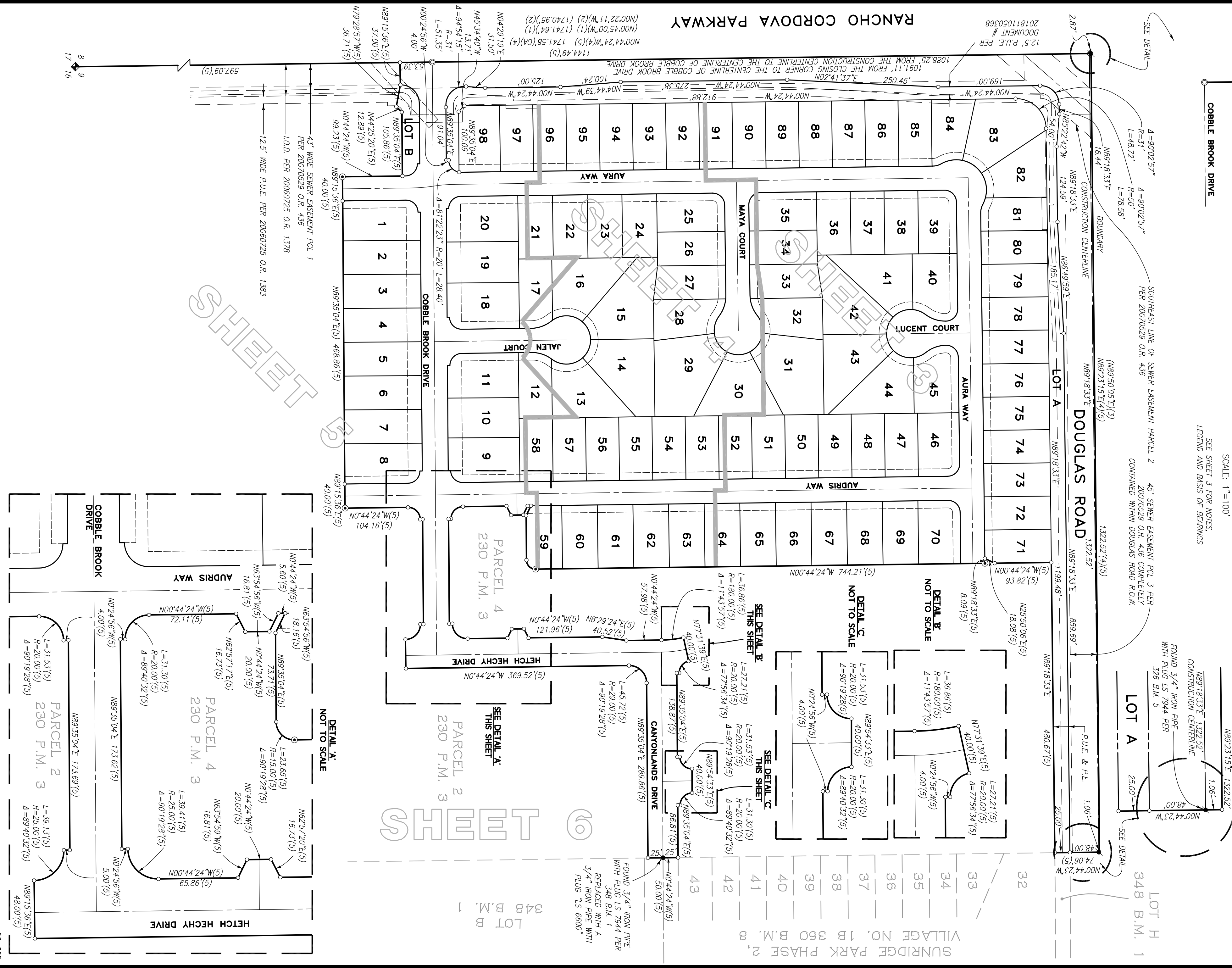
SIGNED: _____
COUNTY RECORDER

BY: _____
DEPUTY



FINAL MAP OF SUBDIVISION NO. RC-03-02.01
SUNRIDGE VILLAGE 1
BEING ALL OF PARCEL 1 OF BOOK 230 OF PARCELS MAPS, PAGE 3, ALSO BEING PORTIONS
OF FRACTIONAL SECTIONS 9 AND 16, TOWNSHIP 8 NORTH RANGE 7 EAST, MDLM
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
SCALE: 1"=100'

MURRAY SMITH & ASSOCIATES
SHEET 2 OF 6



NOTES

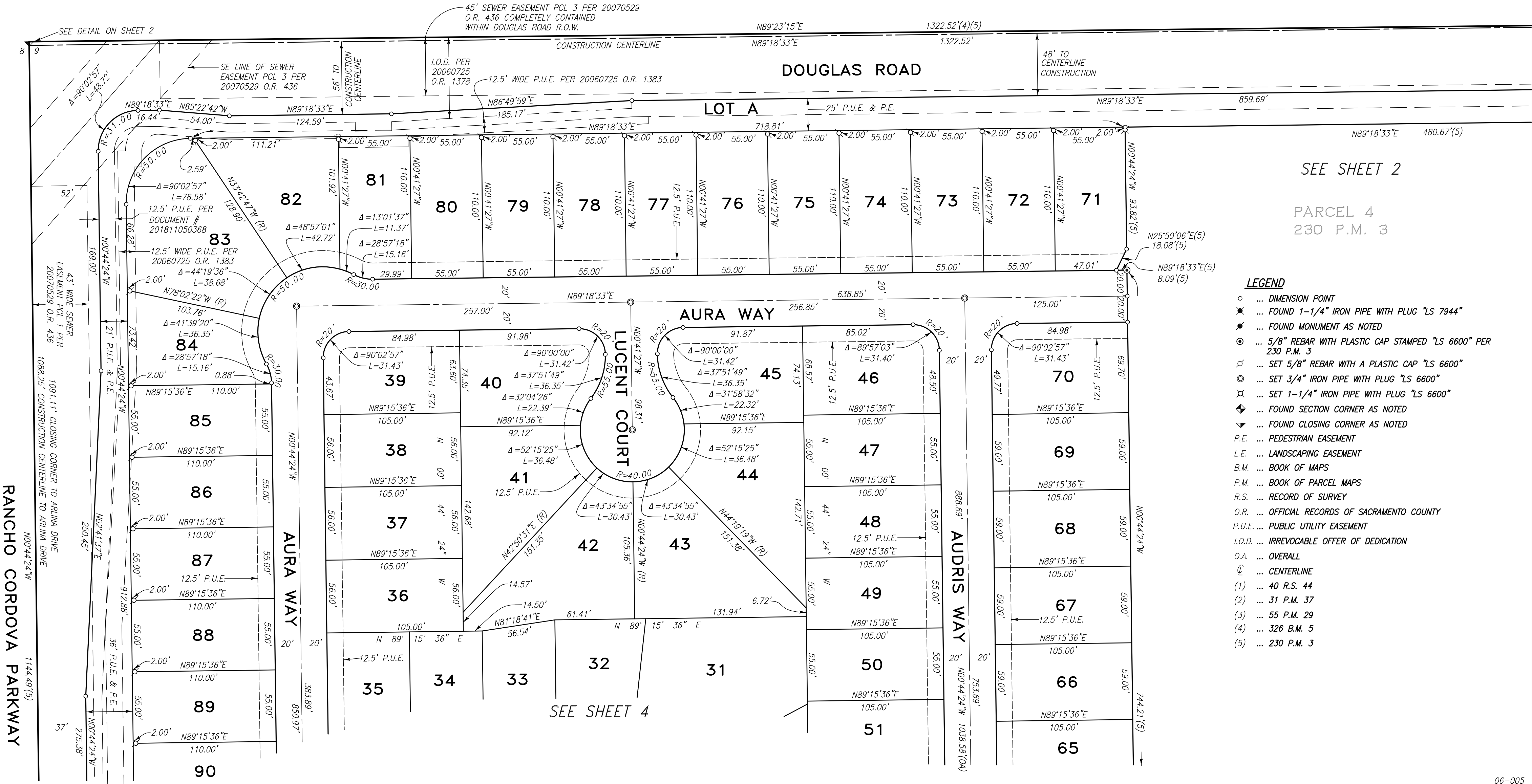
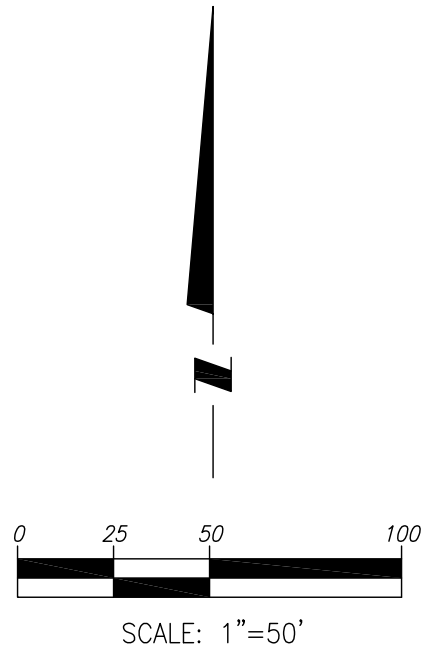
1. MEASUREMENTS ALONG CURVED LINES ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THERE IS A 5' POSTAL EASEMENT ADJACENT TO THE RIGHTS-OF-WAY SHOWN HEREON.
3. THE SUBDIVISION CONTAINS AN AREA OF 24.84 ACRES, GROSS MORE OR LESS, CONSISTING OF 98 RESIDENTIAL LOTS.
4. A PRELIMINARY SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY YOUNGDAHL CONSULTING GROUP PROJECT NO. E15210.000 DATED JULY 2015.
5. SET 5/8" REBAR AT REAR LOT CORNERS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO SOUNDWALLS AS SHOWN; CUT GASH IN TOP BACK OF WALK FOR FRONT LOT CORNERS.
6. LOTS A AND B SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF RANCHO CORDOVA BY SEPARATE DOCUMENT.
7. 5/8" REBAR SET AT 2.00' OFFSET TO REAR CORNERS ON LOTS 71 THROUGH 98.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF FRACTIONAL SECTION 9, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M., AS SHOWN ON BOOK 326 OF MAPS, PAGE 5 AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N00°44'24"W.

FINAL MAP OF SUBDIVISION NO. RC-03-027.01
SUNRIDGE VILLAGE 1
BEING ALL OF PARCEL 1 OF BOOK 230 OF PARCEL MAPS, PAGE 3, ALSO BEING PORTIONS OF FRACTIONAL SECTIONS 9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M. CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
SCALE: 1"=50'

MURRAY SMITH & ASSOCIATES
SHEET 3 OF 6



LEGEND

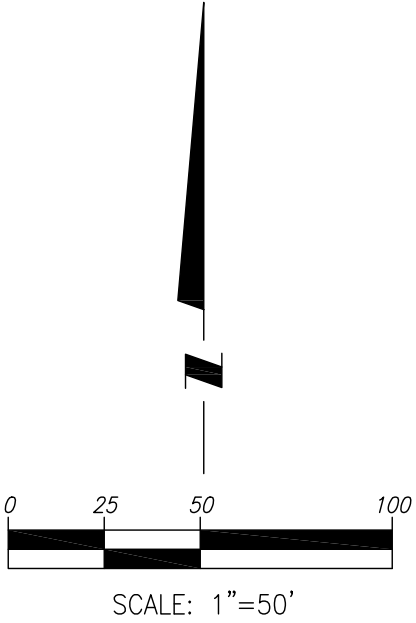
- ... DIMENSION POINT
- ✕ ... FOUND 1-1/4" IRON PIPE WITH PLUG "LS 7944"
- ... FOUND MONUMENT AS NOTED
- ⊙ ... 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 6600" PER 230 P.M. 3
- ⊗ ... SET 5/8" REBAR WITH A PLASTIC CAP "LS 6600"
- ⊙ ... SET 3/4" IRON PIPE WITH PLUG "LS 6600"
- ✕ ... SET 1-1/4" IRON PIPE WITH PLUG "LS 6600"
- ◆ ... FOUND SECTION CORNER AS NOTED
- ▼ ... FOUND CLOSING CORNER AS NOTED
- P.E. ... PEDESTRIAN EASEMENT
- L.E. ... LANDSCAPING EASEMENT
- B.M. ... BOOK OF MAPS
- P.M. ... BOOK OF PARCEL MAPS
- R.S. ... RECORD OF SURVEY
- O.R. ... OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. ... PUBLIC UTILITY EASEMENT
- I.O.D. ... IRREVOCABLE OFFER OF DEDICATION
- O.A. ... OVERALL
- ℄ ... CENTERLINE
- (1) ... 40 R.S. 44
- (2) ... 31 P.M. 37
- (3) ... 55 P.M. 29
- (4) ... 326 B.M. 5
- (5) ... 230 P.M. 3

MURRAY SMITH & ASSOCIATES
SHEET 4 OF 6



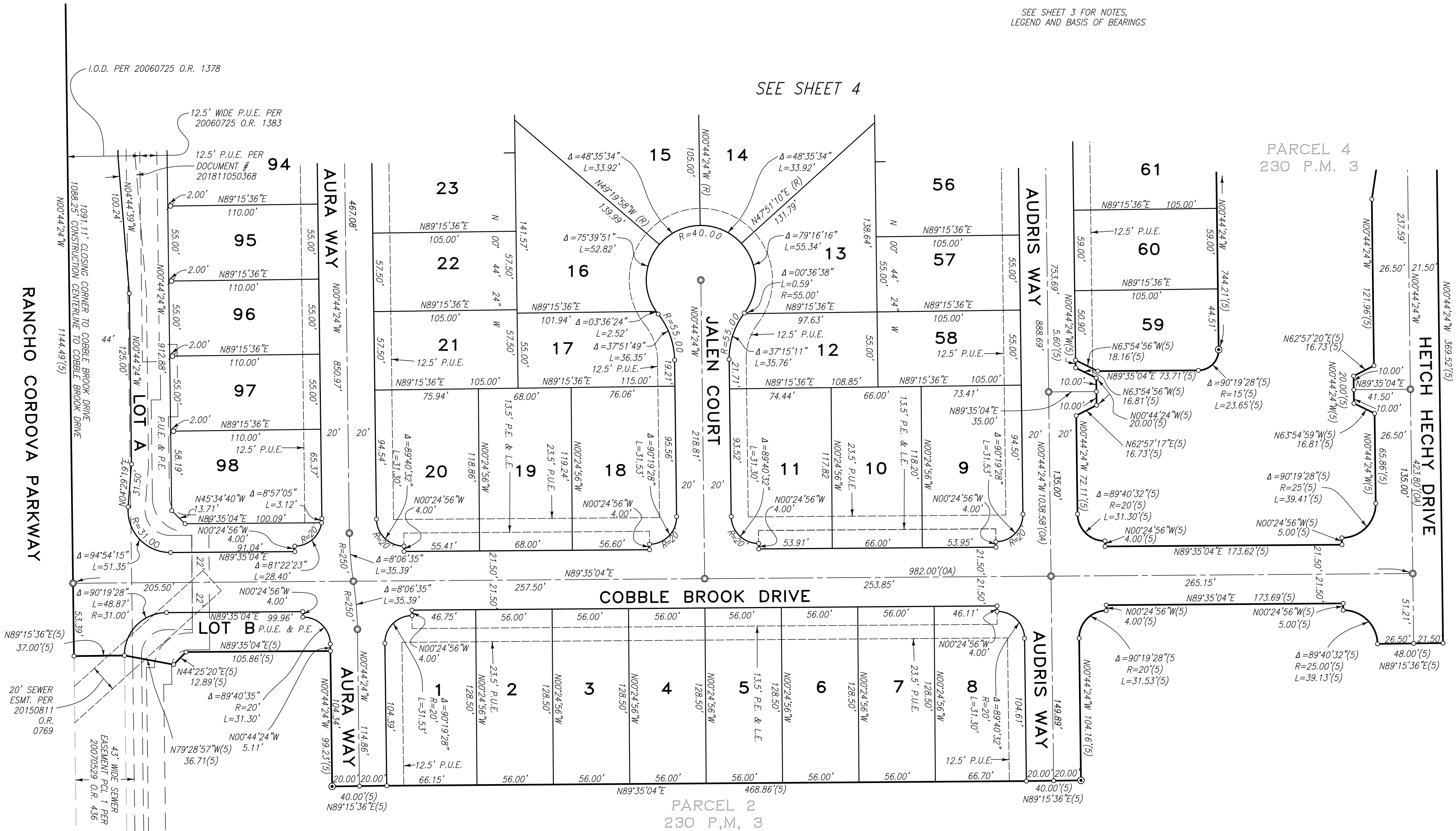
FINAL MAP OF SUBDIVISION NO. RC-03-027.01
SUNRIDGE VILLAGE 1
BEING ALL OF PARCEL 1 OF BOOK 230 OF PARCEL MAPS, PAGE 3, ALSO BEING PORTIONS
OF FRACTIONAL SECTIONS 9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
SCALE: 1"=50'

MURRAY SMITH & ASSOCIATES
SHEET 5 OF 6



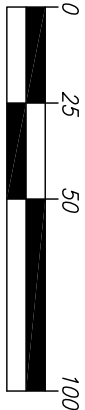
SEE SHEET 3 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

SEE SHEET 4



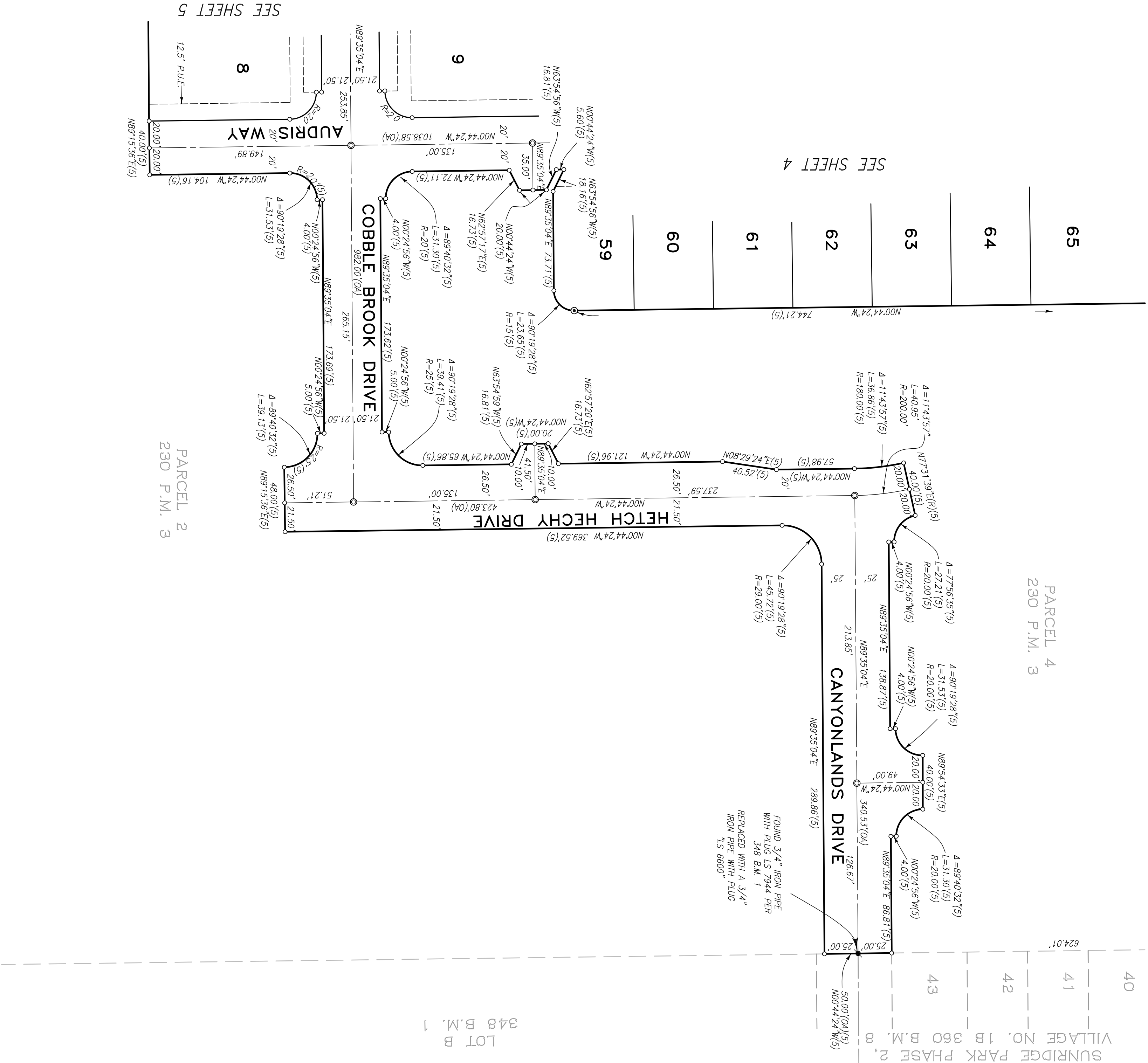
FINAL MAP OF SUBDIVISION NO. RC-03-027.01
SUNRIDGE VILLAGE 1
BEING ALL OF PARCEL 1 OF BLOCK 230 OF PARCEL MAPS, PAGE 3, ALSO BEING PORTIONS
OF FRACTIONAL SECTIONS 9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
SCALE: 1"=50'

MURRAY SMITH & ASSOCIATES
SHEET 6 OF 6



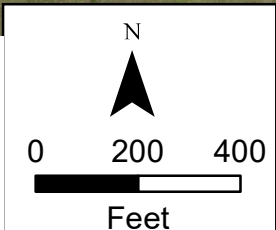
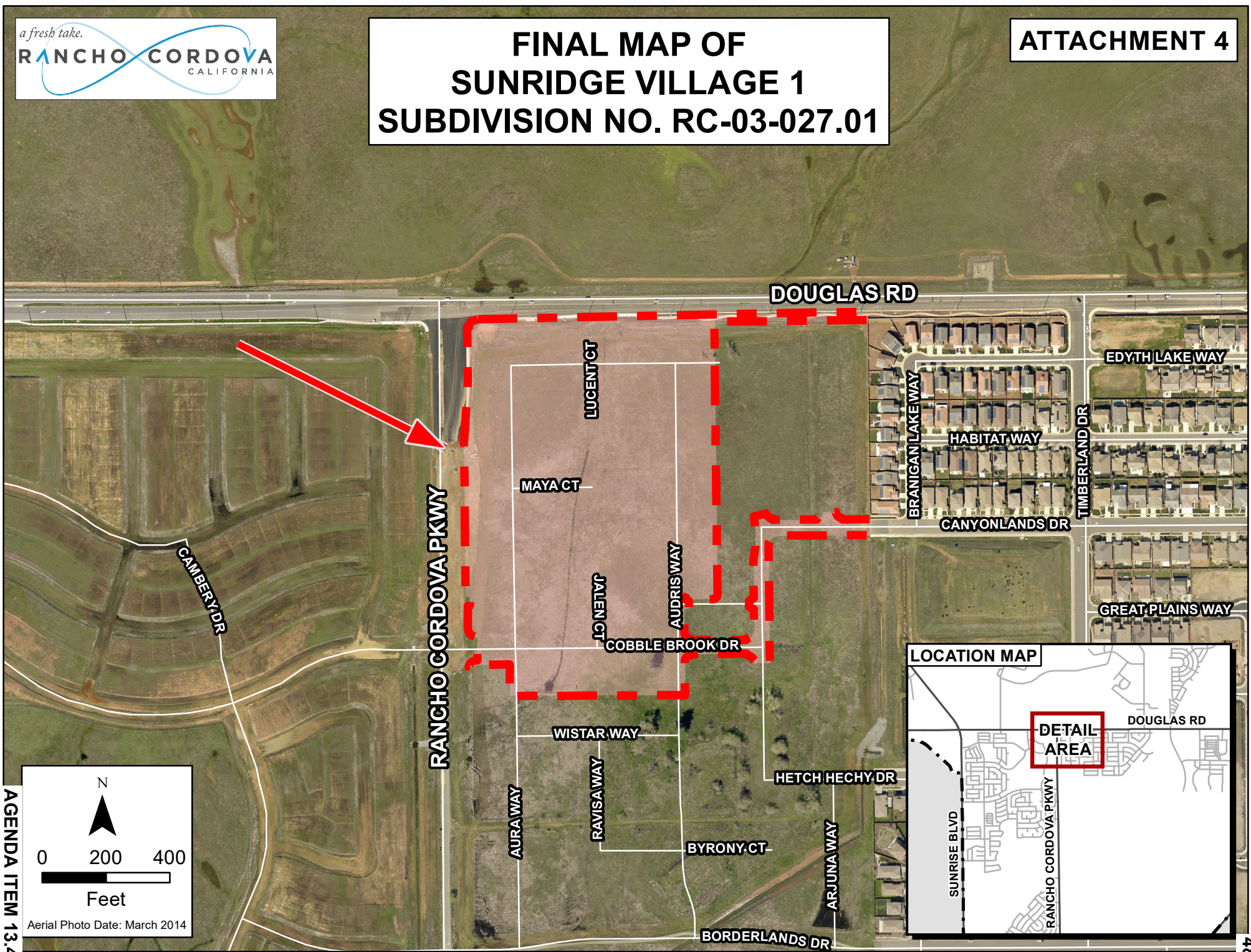
SCALE: 1"=50'

SEE SHEET 3 FOR NOTES,
LEGEND AND BASIS OF BEARINGS



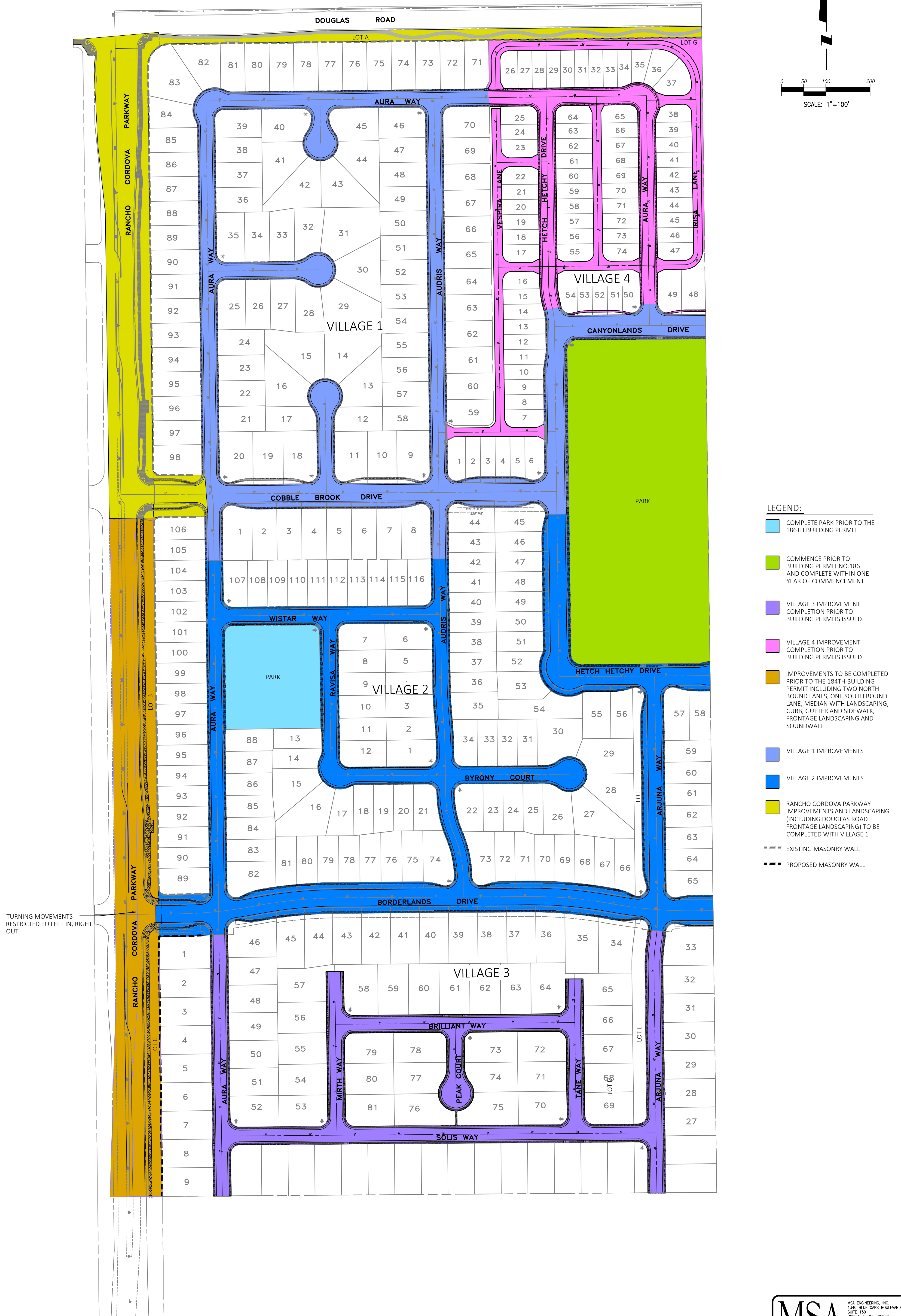
FINAL MAP OF SUNRIDGE VILLAGE 1 SUBDIVISION NO. RC-03-027.01

ATTACHMENT 4



Aerial Photo Date: March 2014

AGENDA ITEM 13.4



MEMORANDUM

DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor

SUBJECT: A RESOLUTION APPROVING THE FINAL MAP OF SUNRIDGE VILLAGE 2, SUBDIVISION NO. RC-03-027.02, EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT AND APPROVAL OF A PHASING PLAN



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 04-2019 ([Attachment 2](#)) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation and the recording of the final subdivision map for Sunridge Village 2, creating 116 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal code and the California Subdivision map Act. The City Council approved the Tentative Map on March 2, 2015. A copy of the final map ([Attachment 3](#)) and copy of the vicinity map ([Attachment 4](#)) are included with this report.

Roads are offered for dedication with this subdivision. Cresleigh Homes Corporation has provided a performance and labor and material bond guaranteeing the construction of the public improvements. MSA Engineering has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Youngdahl Consulting Group dated July 2015.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2018/2019 estimated taxes have been secured with the Sacramento County Tax Collector.

A phasing plan identifying the timing of the completion of essential infrastructure is included for approval ([Attachment 5](#)).

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. Resolution
2. Subdivision Improvement Agreement Contract No. 04-2019
3. 8 ½ " X 11" Copy of Final Map
4. Vicinity Map
5. Phasing Plan

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF SUNRIDGE VILLAGE 2,
SUBDIVISION NO. RC-03-027.02, AND AUTHORIZING THE EXECUTION THE SUBDIVISION
IMPROVEMENT AGREEMENT - CONTRACT NO. 04-2019**

WHEREAS, the City Council approved the Tentative Map for the Sunridge Village 2 Subdivision on April 17,2006 per Resolution No. 55-2006; and

WHEREAS, the City Engineer has determined that the Final Map for Village 2 of the subdivision is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the phasing plan identifying the timing of essential infrastructure is included; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approves the Final Map and phasing plan of Sunridge Village 2, Subdivision No. RC-03-027.02 and authorizes the City Manager to execute a Subdivision Improvement Agreement 04-2019 (Attachment 2) on behalf of the City in connection with Cresleigh Homes Corporation. in the form attached to the staff report on this item and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of March 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this 23rd day of January, 2019, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and Cresleigh Homes Corporation, A California Corporation (hereinafter "Principal").

RECITALS

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

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

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

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

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

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.
2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.
3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated **Sunridge Village 2 – Subdivision No. RC-03-027-02** and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.
4. **Completion of Improvements.** In consideration of such approval, Principal

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

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

6. **Park Renovation Fee.** Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks designated in the development agreement and amendments thereto.

7. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 9 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

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

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

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

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

12. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

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

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$3,423,350.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. **Improvement Security As Condition Precedent.** The furnishing of the improvement security by Principal as required by paragraph 12 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

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

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 9 of this Agreement.

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

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

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

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

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

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the

obligations secured by the improvement security furnished pursuant to Paragraph 12 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

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

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

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

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

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement..

CITY OF RANCHO CORDOVA

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

3047189.1

PRINCIPAL



Robert Walter, Sr. Vice President

8/20/18

FINAL MAP OF SUBDIVISION NO. RC-03-027.02
SUNRIDGE VILLAGE 2
BEING ALL OF PARCEL 2 OF BOOK 230 OF PARCEL MAPS,
PAGE 3 AND ALSO BEING PORTIONS OF FRACTIONAL SECTIONS
9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SHEET 1 OF 6

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP OF SUNRIDGE VILLAGE 2. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES TO THE PUBLIC BORDERLANDS DRIVE, HETCH HECHY DRIVE, AURA WAY, WISTAR WAY, AUDRIS WAY, ARJUNA WAY, RAVISA WAY, AND BYRONY COURT SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET, 13.5 FEET, 16 FEET, 16.5 FEET, 20 FEET, 22 FEET AND 23.5 FEET IN WIDTH LYING CONTIGUOUS TO BORDERLANDS DRIVE, HETCH HECHY DRIVE, AURA WAY, WISTAR WAY, AUDRIS WAY, ARJUNA WAY, RAVISA WAY, AND BYRONY COURT, AND ALL OF LOTS 'C' AND 'F', INCLUSIVE SHOWN HEREON, AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).
- (B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO THE BORDERLANDS DRIVE, HETCH HECHY DRIVE, AURA WAY, WISTAR WAY, AUDRIS WAY, ARJUNA WAY, RAVISA WAY, AND BYRONY COURT SHOWN HEREON.
- (C) RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.). THE MAINTENANCE AND REPAIR OF THE WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- (D) AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (L.E.), SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. THE MAINTENANCE AND REPLANTING OF THE LANDSCAPE STRIP SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____) SS

ON _____, BEFORE ME,
_____, A NOTARY PUBLIC, PERSONALLY APPEARED

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S STATEMENT

THIS MAP OF SUNRIDGE VILLAGE 2 WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION IN JULY, 2006. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE FEBRUARY, 2020, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____, 2019
MICHAEL S. COSTA LS 6600
EXPIRATION DATE: DECEMBER 31, 2019



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF SUNRIDGE VILLAGE 2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCH CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

CITY ENGINEER, ALBERT STRICKER DATE
R.C.E. 64057
EXPIRATION DATE: 9/30/20

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT

LAND SURVEYOR, CYRUS E. ABHAR DATE
P.L.S. 7723
EXPIRATION DATE: 12/31/2019

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS MAP OF SUNRIDGE VILLAGE 2 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS, AND ALL RIGHTS-OF-WAY SHOWN HEREON AS THE PUBLIC ROAD, WAYS, COURTS, PARKWAY, AND DRIVES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF.

DATED: _____
CLERK OF THE CITY COUNCIL
CITY OF RANCHO CORDOVA, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2019, AT _____, M IN BOOK ____ OF MAPS AT PAGE ____ AT THE REQUEST OF CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

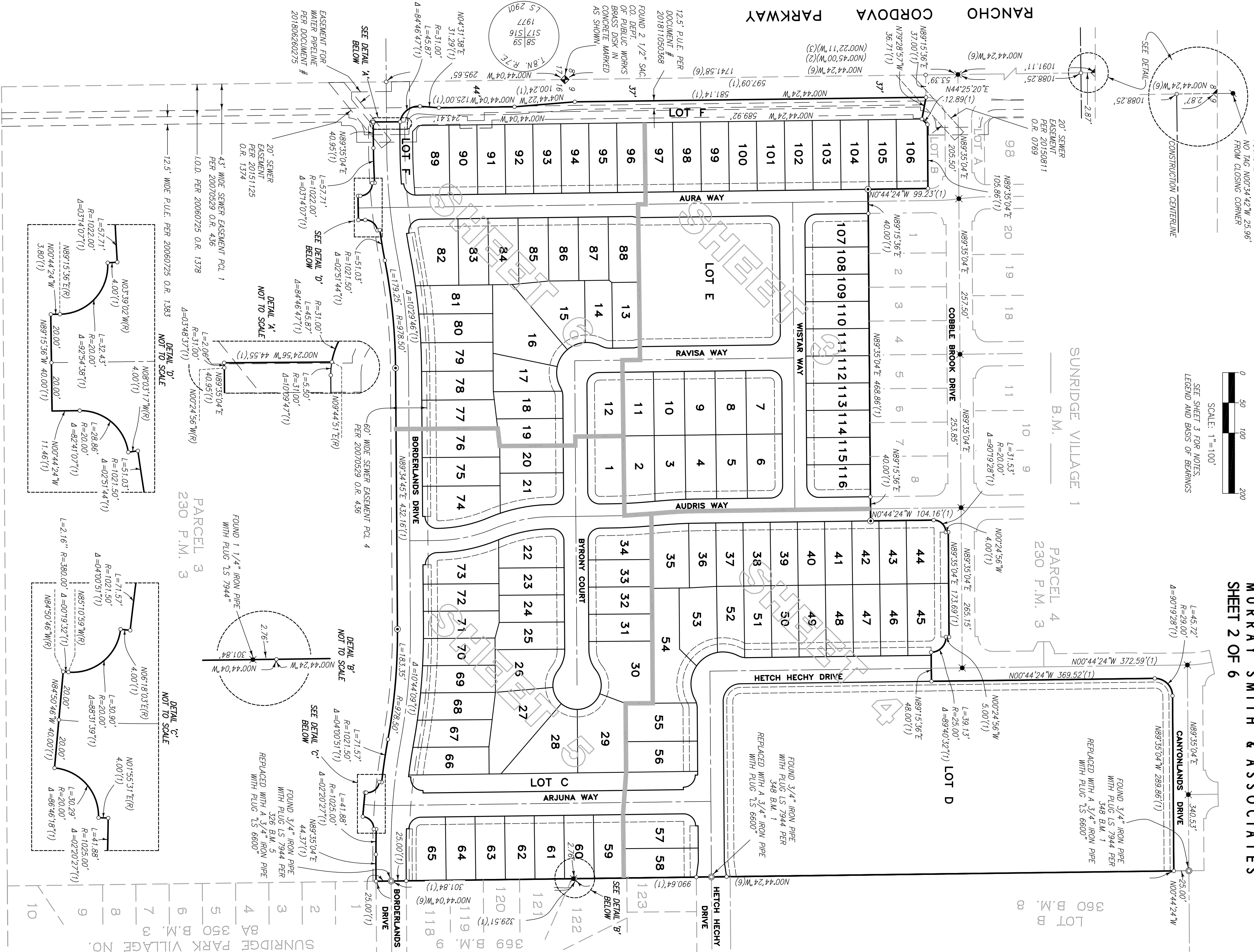
DOCUMENT NO.: _____

FEE: _____

SIGNED: _____
COUNTY RECORDER

BY: _____
DEPUTY

FINAL MAP OF SUBDIVISION NO. RC-03-027.02
SUNRIDGE VILLAGE 2
BENG ALL OF PARCEL 2 OF BOOK 230 OF PARCEL MAPS,
PAGE 3 AND ALSO BENG PORTIONS OF FRACTIONAL SECTIONS
9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, MD.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SCALE: 1"=100'
SHEET 2 OF 6

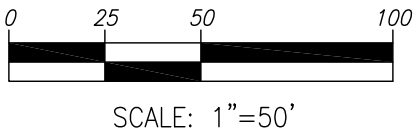


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF FRACTIONAL SECTION 9, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M., AS SHOWN ON BOOK 326 OF MAPS, PAGE 5 AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N00°44'24"W.

SUNRIDGE VILLAGE 1
B.M.

FINAL MAP OF SUBDIVISION NO. RC-03-027.02
SUNRIDGE VILLAGE 2
BEING ALL OF PARCEL 2 OF BOOK 230 OF PARCEL MAPS,
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9 AND 16, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SHEET 3 OF 6



NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THERE IS A 5' POSTAL EASEMENT ADJACENT TO THE RIGHTS OF WAY SHOWN HEREON.
3. THE SUBDIVISION CONTAINS AN AREA OF 28.25 ACRES GROSS, MORE OR LESS, CONSISTING OF 116 RESIDENTIAL LOTS.
4. A PRELIMINARY SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE & ASSOCIATES, INC. WKA NO. 6818.01 DATED OCTOBER 12, 2005, A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE SACRAMENTO COUNTY BUILDING INSPECTOR.
5. SET 5/8" REBAR AT REAR LOT CORNERS, EXCEPT AS SHOWN; CUT GASH IN TOP BACK OF WALK FOR FRONT LOT CORNERS.
6. LOTS 'C', 'E' AND 'F' SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF RANCHO CORDOVA.
7. LOT 'D' SHALL BE GRANTED IN FEE SIMPLE TO THE CORDOVA RECREATION AND PARK DISTRICT BY SEPARATE DOCUMENT.
8. 5/8" REBAR SET AT 2.00' OFFSET TO REAR CORNERS ON LOTS 89 THROUGH 1096

LEGEND

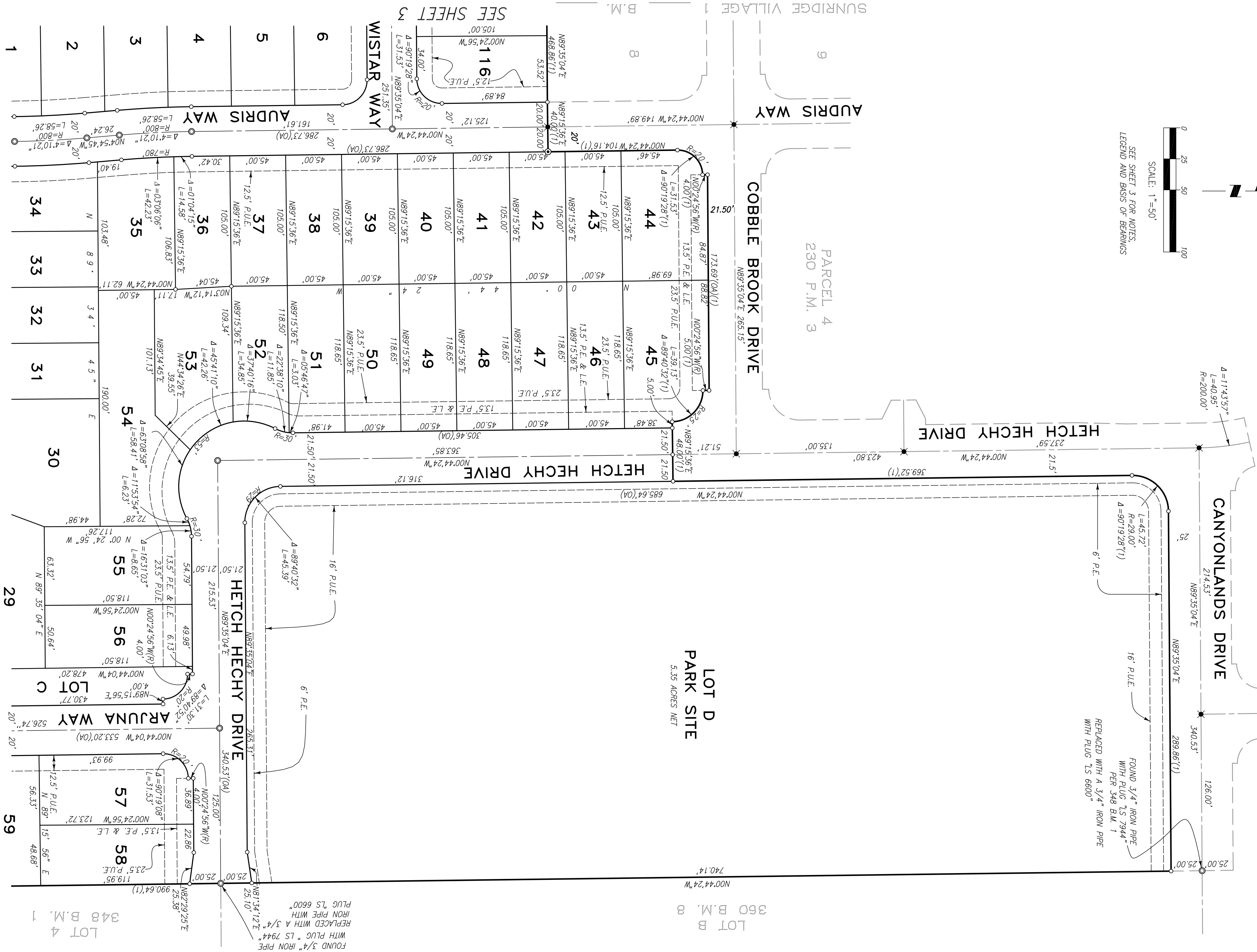
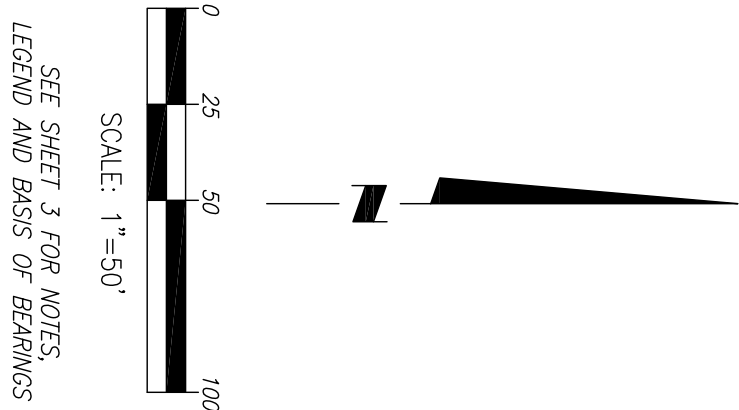
- ... DIMENSION POINT
- ✱ ... FOUND 3/4" IRON PIPE WITH PLUG "LS 6600"
- ✱ ... FOUND MONUMENT AS NOTED
- ⊙ ... 5/8" REBAR WITH CAP STAMPED "LS 6600" PER 230 P.M. 3
- ⊙ ... SET 3/4" IRON PIPE WITH PLUG "LS 6600"
- ⊙ ... SET 5/8" REBAR WITH CAP "LS 6600"
- ⊙ ... SET 1-1/4" IRON PIPE WITH PLUG "LS 6600"
- ✱ ... FOUND SECTION CORNER AS NOTED
- ▼ ... FOUND CLOSING CORNER AS NOTED
- P.E. ... PEDESTRIAN EASEMENT
- L.E. ... LANDSCAPE EASEMENT
- B.M. ... BOOK OF MAPS
- P.M. ... BOOK OF PARCEL MAPS
- R.S. ... RECORD OF SURVEY
- O.R. ... OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. ... PUBLIC UTILITY EASEMENT
- I.O.D. ... IRREVOCABLE OFFER OF DEDICATION
- (OA) ... OVERALL
- Ⓢ ... CENTERLINE
- (1) ... 230 P.M. 3
- (2) ... 40 R.S. 44
- (3) ... 31 P.M. 37
- (4) ... 55 P.M. 29
- (5) ... 316 B.M. 8
- (6) ... 326 B.M. 5

SEE SHEET 4

SEE SHEET 6

SEE SHEET 5

FINAL MAP OF SUBDIVISION NO. RC-03-027.02
SUNRIDGE VILLAGE 2
BENG ALL OF PARCEL 2 OF BOOK 230 OF PARCEL MAPS,
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CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SCALE: 1"=50'
SHEET 4 OF 6



SEE SHEET 5

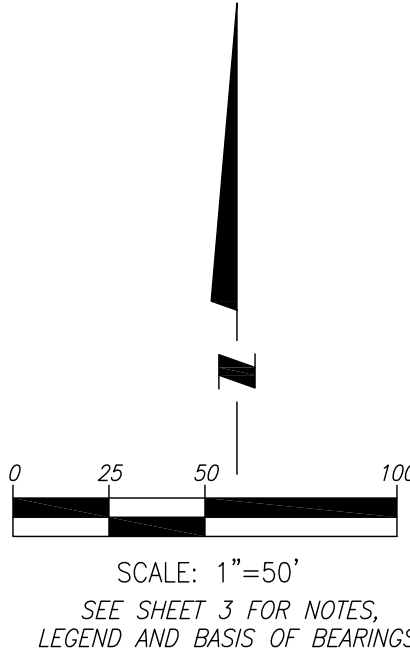
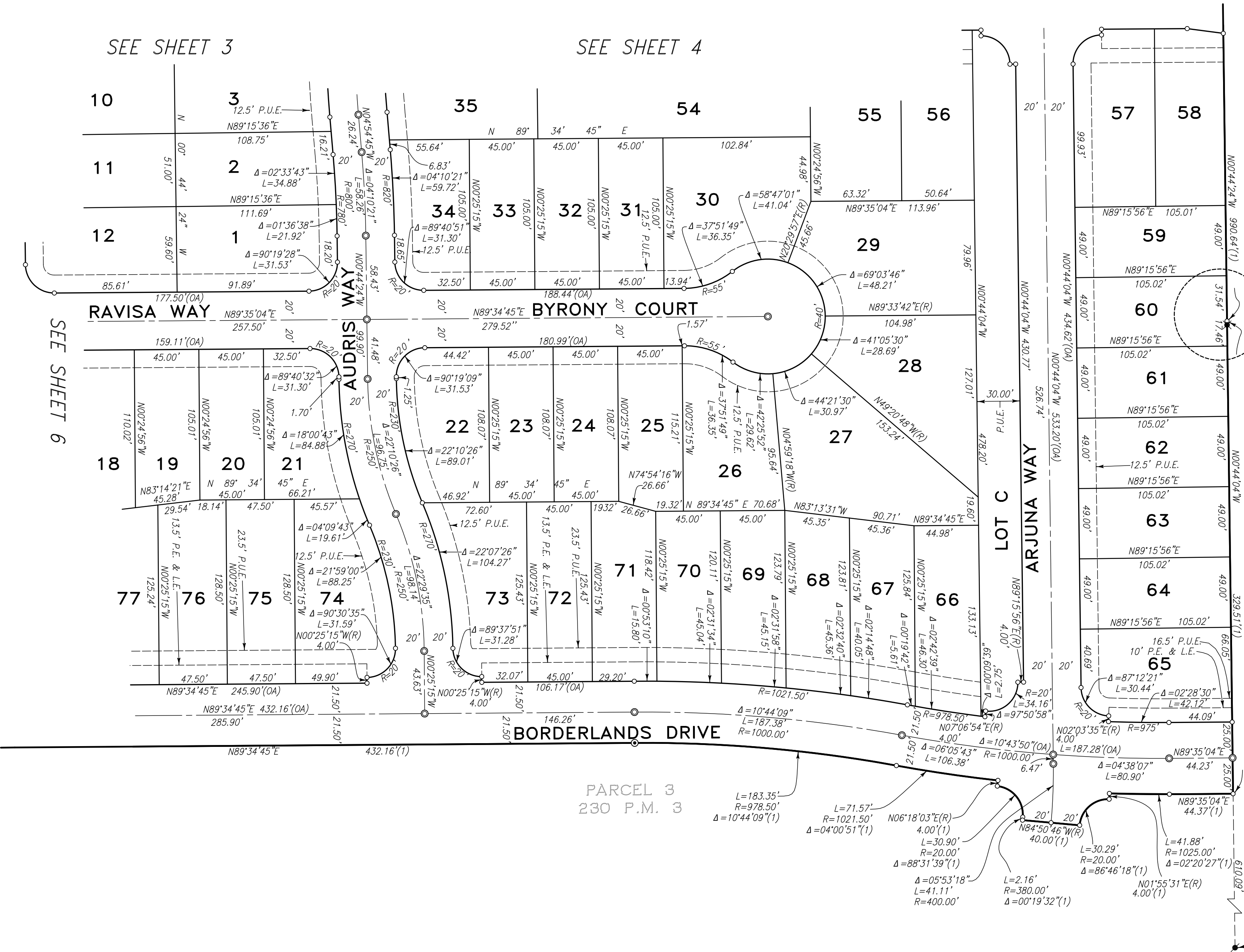
AGENDA ITEM 13.5

FINAL MAP OF SUBDIVISION NO. RC-03-027.02
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BEING ALL OF PARCEL 2 OF BOOK 230 OF PARCEL MAPS,
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CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SHEET 5 OF 6

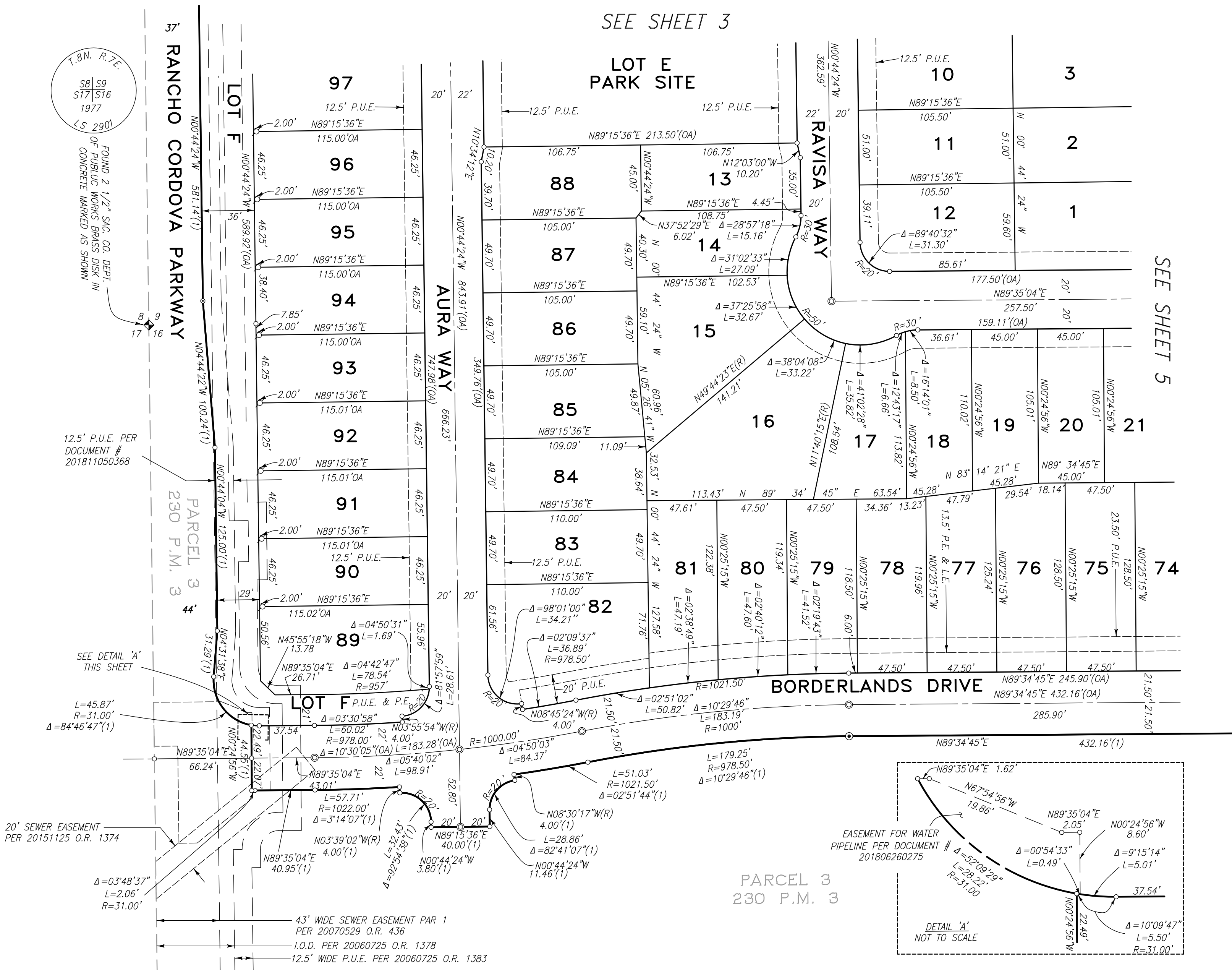
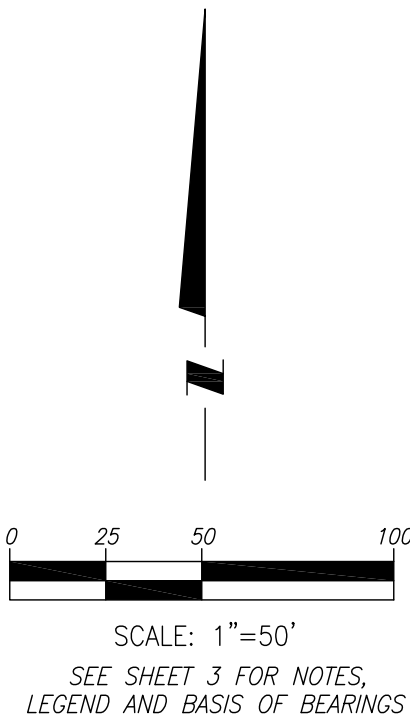
SCALE: 1"=50'

SEE SHEET 3

SEE SHEET 4

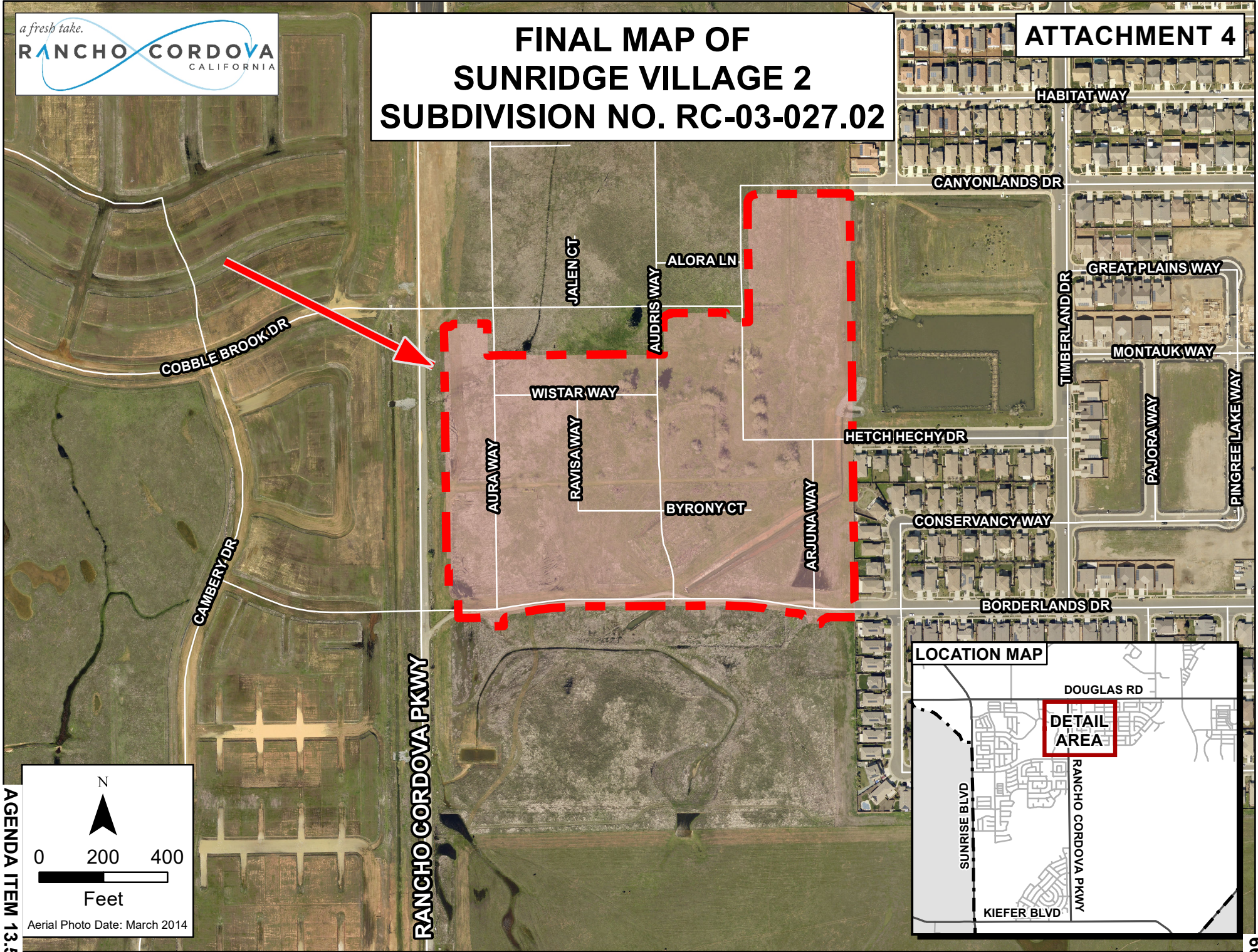


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FEBRUARY, 2019
MURRAY SMITH & ASSOCIATES
SHEET 6 OF 6

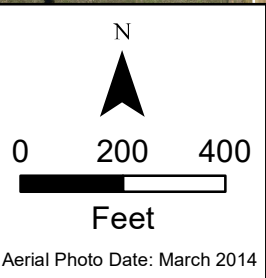


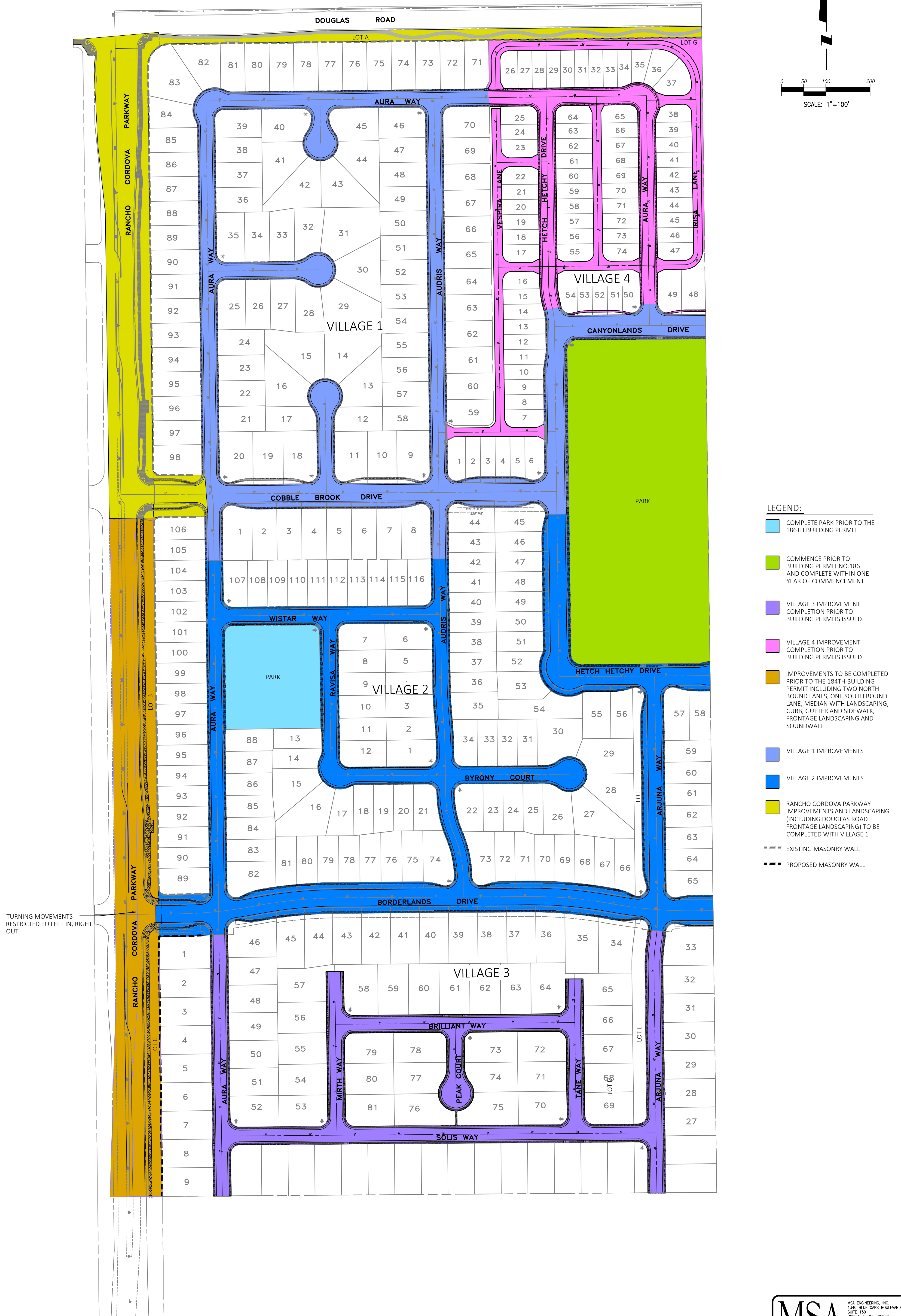
FINAL MAP OF SUNRIDGE VILLAGE 2 SUBDIVISION NO. RC-03-027.02

ATTACHMENT 4



AGENDA ITEM 13.5





MEMORANDUM

DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician



SUBJECT: A RESOLUTION DECLARING A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR THE TOWNE PLACE SUITES BY MARRIOTT PROJECT

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Towne Place Suites by Marriott project. The action also sets 1:30 p.m. on March 28, 2019 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

BACKGROUND

The Towne Place Suites by Marriott project has a condition of approval which requires funding for operation and maintenance of the storm drainage system. This condition will be satisfied by the participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

The property owner of the Towne Place Suites by Marriott project has requested the City annex the project to the City's Stormwater Utility Fee pursuant to the California Health and Safety Code Section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition.

On February 19, 2019, Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Ballot Relating to a Stormwater Utility Fee (the "Procedures") and designated March 4, 2019 at 5:30 p.m. as the time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Towne Place Suites by Marriott project.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will include the project generally known as the Towne Place Suites by Marriott project, see ATTACHMENT 2. The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection systems.

ATTACHMENT 1 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The resolution sets forth the tabulation of ballots on March 28, 2019 at 1:30 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting April 15, 2019 and additional actions will be recommended based the ballot results.

A "Rate Analysis Report" was approved by City Council on September 4, 2014 by Resolution 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see ATTACHMENT 3. The maximum annual fee will increase each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2018/2019 are summarized in the following table:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$125.98
Single Family Residential (SFR2)	0.22	\$138.57
Single Family Residential (SFR3)	0.30	\$148.03
Single Family Residential (SFR4)	0.40	\$157.46
Single Family Residential (SFR5)	1.00	\$157.46
Multi-Family Residential (MFR1)	5.00	\$1102.35
Commercial	1.00	\$1181.10
Industrial	1.00	\$1259.85
Schools	5.00	\$787.40
Private Recreation	1.00	\$393.69
Parks/Greenbelts	2.00	\$157.46
Public Property (with structures)	2.00	\$472.43

ATTACHMENTS

1. Resolution
2. Boundary Map
3. Rate Analysis Report

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION XX-2019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER
PROTEST AND AUTHORIZING THE MAILING OF A PROPERTY OWNER BALLOT
RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR
THE TOWNE PLACE SUITES BY MARRIOTT PROJECT**

WHEREAS, this Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, on February 22, 2019 the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on March 4, 2019; and

WHEREAS, the Council adopted Resolution 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 2014 (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, this Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Ballot Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing; and

WHEREAS, this Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcel subject to the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.
3. The date of the ballot tabulation shall be March 28, 2019 at 1:30 pm.
4. The date of the public hearing to report the results of the mailed ballot election shall be April 15, 2019 at 5:30 or as soon thereafter as the matter may be heard.

ATTACHMENT 1

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the ballot proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of March, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 18
(TOWNE PLACE SUITES BY MARRIOTT)





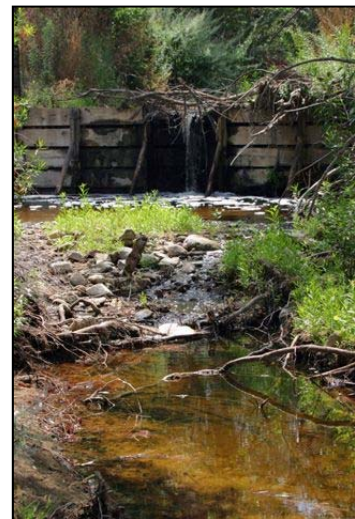
Rate Analysis Report

for the

Stormwater Utility Fee

For the

City of Rancho Cordova



August 7, 2014

Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

Proposition 218 Requirements

This fee must comply with the provisions of Article XIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

- 1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."
- 2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."
- 3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
- 4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."
- 5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	Residential Total	5,090	34,993
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	Total Non-residential	5,590	
	Total Residential & Non-Res	10,680	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

Infrastructure Type	Quantity	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

Rate Structure Analysis

Section 6.b of Article XIID of the State Constitution (Proposition 218) states that:

“The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.”

and

“No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.”

By definition, all properties that shed stormwater into the City’s stormwater drainage system use, or are served by, the City’s stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

$$(\text{Parcel Area}) \times (\text{Impervious Percentage}) = \text{Drainage Units}$$

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

$$(0.16 \text{ acres of area}) \times 50\% = 0.0800 \text{ Impervious Area} = 1 \text{ DMU}$$

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

<u>SFR Category</u>	<u>DMU/ Formula</u>
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

<u>MFR Category</u>	<u>Density</u>	<u>% Impervious</u>
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non- Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

Landuse Description	Number of Units	Total Area (acres)	Impervious Area (acres)	DMUs
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
TOTAL	34,993	7,190		47,124

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost (\$/unit)	Frequency	Total Cost/Year
Maintenance Costs:					
Trunk Lines (larger than 24") - TV Lines	158210	LF	\$ 7.50	25 years	\$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	\$ 3.00	10 years	\$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	\$ 7.50	25 years	\$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	\$ 0.75	1 year	\$ 49,009.83
Pipe Repairs	998920	LF	\$ 0.45	1 year	\$ 451,380.43
Creeks and Channels Mowing	80	AC	\$6,825	1 year	\$ 546,000.00
Creeks and Channels Herbicides	80	AC	\$680	1 year	\$ 54,400.00
HydroMod Basin Maintenance	320	AC	\$4,830	1 year	\$ 1,545,600.00
Basin De-silt	320	AC	\$1,000	25 years	\$ 12,800.00
Basins Herbicides	320	AC	\$761	1 year	\$ 243,360.00
Replacement Costs:					
Inlets	6400	EA	\$2,000	75 years	\$170,667
Manholes	4460	EA	\$3,500	75 years	\$208,133
66" Pipe	3950	LF	\$550	100 years	\$21,725
60" Pipe	10280	LF	\$475	100 years	\$48,830
54" Pipe	11140	LF	\$400	100 years	\$44,560
48" Pipe	10210	LF	\$325	100 years	\$33,183
42" Pipe	28620	LF	\$275	100 years	\$78,705
36" Pipe	42420	LF	\$225	100 years	\$95,445
30" Pipe	51050	LF	\$175	100 years	\$89,338
27" Pipe	540	LF	\$150	100 years	\$810
24" Pipe	91960	LF	\$125	100 years	\$114,950
21" Pipe	2230	LF	\$115	100 years	\$2,565
18" Pipe	100300	LF	\$105	100 years	\$105,315
15" Pipe	101300	LF	\$95	100 years	\$96,235
12" Pipe	529890	LF	\$85	100 years	\$450,407
10" Pipe	4170	LF	\$75	100 years	\$3,128

Total: \$5,011,917

Annual Fee Administration: \$45,000

Operating (Cash Flow) Reserve (10% of Maintenance Costs): \$344,792

Estimated Total: **\$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are \$5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **\$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	\$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	\$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	\$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	\$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	\$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	\$ 5,373.12
COMMERCIAL ¹	1.00	0.75	9.375	\$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	\$ 1,146.27
SCHOOLS	5.00	2.50	31.250	\$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	\$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	\$ 286.57
PUBLIC	2.00	0.60	7.500	\$ 859.70

¹ Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

- Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
 - The name, phone number, mailing address, and email address, if available, of the property owner.
 - The Assessor's Parcel Number (APN) of the property in question.
- If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
- Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
 - If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

- b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

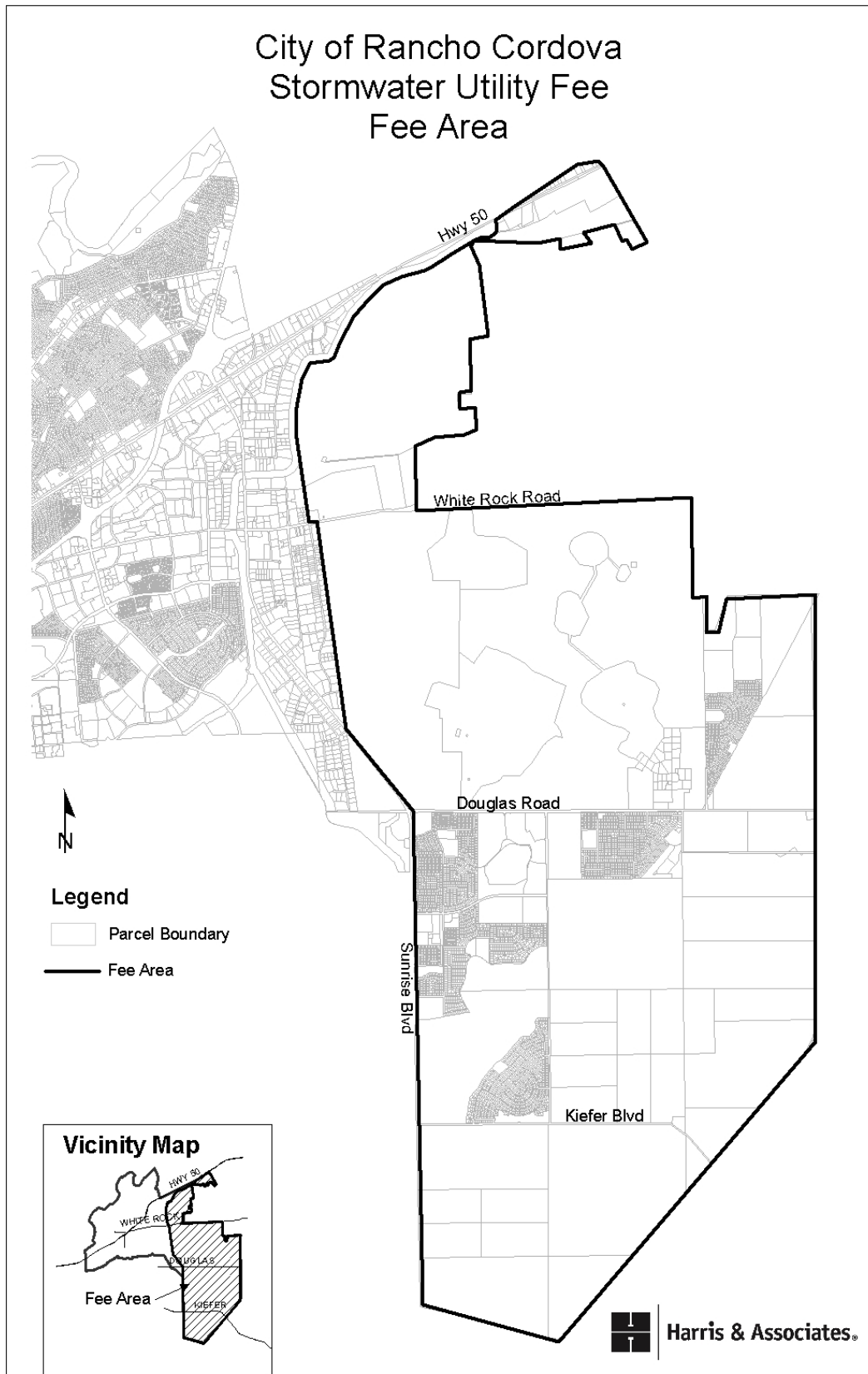
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A



APPENDIX B

Runoff Coefficient

Land Use	Impervious
Single Family Residential less than 0.166 acres	50%
Single Family Residential 0.166 acres to 0.250 acres	40%
Single Family Residential 0.251 acres to 0.330 acres	30%
Single Family Residential 0.331 acres to 0.500 acres	25%
Single Family Residential Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)	75%
Condominiums	70%
Commercial Downtown Areas ¹	80%
Commercial Neighborhood Areas	70%
Industrial	80%
Schools	50%
Parks	25%
Greenbelts	10%

Footnotes:

¹ City of Rancho Cordova Municipal Code Chapter 15.

Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

Appendix C

Cost Information

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
County North				
	OCUO	Drain Line Upgrade or Repair	\$ 630,912.90	\$ 630,912.90
	OFFO	Fence Repair	\$ 19,343.41	\$ 19,343.41
	OHKO	Inlet Outfall Repair	\$ 455,724.02	\$ 455,724.02
	OMSO	Erosion Control	\$ 26,189.60	\$ 26,189.60
	OY8O	Manhole Repair	\$ 63,362.44	\$ 63,362.44
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	36.39%	\$ 435,026.56	\$ 435,026.56
		Total Budget=	\$ 1,630,558.93	\$ 1,630,558.93
County South				
	OCUO	Drain Line Upgrade or Repair	\$ 105,317.24	\$ 105,317.24
	OFFO	Fence Repair	\$ 35,802.01	\$ 35,802.01
	OHKO	Inlet Outfall Repair	\$ 214,660.90	\$ 214,660.90
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 8,585.40	\$ 8,585.40
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 85,667.45	\$ 85,667.45
		Total Budget=	\$ 450,033.00	\$ 450,033.00
Rancho Cordova				
	OCUO	Drain Line Upgrade or Repair	\$ 222,809.74	\$ 229,850.53
	OFFO	Fence Repair	\$ 26,326.14	\$ 27,158.05
	OHKO	Inlet Outfall Repair	\$ 224,877.26	\$ 231,983.38
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 4,498.84	\$ 4,641.00
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 112,504.88	\$ 116,060.03
		Total Budget=	\$ 591,016.86	\$ 609,692.99
Total LF of Pipes				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
Cost/LF of pipe for Repairs				
		County	\$ 0.26	\$ 0.26
		Rancho	\$ 0.44	\$ 0.45

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	\$ 149,684.06	\$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 203,337.83	\$ 203,337.83
	OF8O	Sandbag Distribution	\$ 5,184.60	\$ 5,184.60
	OFCO	Drainage Response	\$ 82,451.66	\$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	\$ 552,150.54	\$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ 191,840.84	\$ 191,840.84
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ 2,720.90	\$ 2,720.90
	OMRO	Channel Cleaning Mechanical	\$ 49,087.50	\$ 49,087.50
	OORC	Rodent Control	\$ 32,695.06	\$ 32,695.06
	OTVD	Tree Removal	\$ 79,463.44	\$ 79,463.44
	OVDO	Dry Spoil Dumping	\$ 8,137.34	\$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	\$ 493,691.29	\$ 493,691.29
	Total Budget=		\$ 1,850,445	\$ 1,850,445
County	OCCO	Inspect Channels	\$ 1,797.15	\$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ -	\$ -
	OF8O	Sandbag Distribution	\$ 2,464.80	\$ 2,464.80
	OFCO	Drainage Response	\$ 1,293.11	\$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	\$ 144,294.58	\$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ 57,345.54	\$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ 32,935.75	\$ 32,935.75
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ 214,736.46	\$ 214,736.46
	OVDO	Dry Spoil Dumping	\$ -	\$ -

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 106,945.71	\$ 106,945.71
	Total Budget=		\$ 561,813	\$ 561,813
Rancho Cordova	OCCO	Inspect Channels	\$ -	\$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 413.30	\$ 413.30
	OF8O	Sandbag Distribution	\$ -	\$ -
	OFCO	Drainage Response	\$ -	\$ -
	OFDO	Concrete Channel Cleaning Bobcat	\$ 65,905.39	\$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLD0	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ -	\$ -
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ -	\$ -
	OVDO	Dry Spoil Dumping	\$ -	\$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 15,592.45	\$ 15,592.45
	Total Budget=		\$ 81,911	\$ 81,911
Total LF of Channels				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		Total Rancho Cordova	112,189	112,189
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		Total County	1,893,920	1,893,920
Cost/LF of Channel for Cleaning:				
		County	\$ 1.27	\$ 1.27
		Rancho	\$ 0.73	\$ 0.75

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
Pipes/Channels				
Hydro Cleaning	6"-24"	\$ 3.00	10 years	
TV Lines	all	\$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	\$ 0.75	each year	Within SWU Budget
	Sac County	\$ 1.27		
Pump Maintenance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
Hydromod Basin		cost/ac		
Maintenance		\$ 4,830.00	annul	see detailed estimate
Herbicides		\$ 325.00	2 x's/year	
Additional costs				
Pesticide Control Advisor		\$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	\$ 1,200
Mowing (2 x's/year)	\$ 200
Inspection 4 x's/year	\$ 1,600
Erosion Repair	\$ 800
Vegetation and Landscape Maintenance	\$ 800
Sub-total	\$ 4,600
Over-head Mark-up (5%)	\$ 230
Total Cost	\$ 4,830

Inspection Includes: Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for erosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

Appendix D

Detailed Land Use Data

December 20, 2013																													AC, Landuse & units derived from GIS/Aerials									
		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)				Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge				
	Land Use/ Zoning Description	AC	Units	AC	Units		AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012		AC 2013	Units 2012		Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units	Total Acres	Total Units
Residential:																																						
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698				3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899		142.3	694		35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156
	MD (6.1-12 DU/AC)																321.5	2,524																	322	2,524		
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 ^a		94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 ^c		105.4	685		17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231
	MD (14.0-29.9 DU/AC)			60.4	885																															60	885	
HDR	HD (18.1-40.0 DU/AC)														98.0	1,960	44.2	980		12.2	378 [*]				30.4	922			6.80	132.00					192	4,372		
	HD (30+ DU/AC)			29.5	825																	* These may be Attached														30	825	
	Residential Total	119.1	732	524.7	4,742		94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689		259.9	1,757		53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	5,090	34,993
Non-Residential:																																						
VC	Village Commercial			16.9											20.0		22.0								93.3											202		
LTC	Local Town Center			30.4											20.0										83.5											134		
RTC	Regional Town Center			0.9											113.0		58.4																			172		
BP	Business Park	6.6		65.0											86.0																					158		
MP	Industrial Park														283.0																					283		
Education:																																						
HS/MS	High School/Middle School			72.6											78.0		110.9 ^b								94.0 ^b											356		
MS	Middle School														20.0																					20		
ES	Elementary School			21.2							10.6				54.0														5.50			10.8					102	
Open Space & Public:																																						
CP	Community Park	11.4		60.7							7.8				107.0		44.9			29.3					52.3											313		
P/QP	Public/Quasi Public			2.0									3.2		7.5		12.3								10.6								1.1			37		
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8			67.5		17.0		8.6			6.4					0.71		17.20		3.70		21.2		7.0		194	
SWD	Storm Water Detention	4.0								15.0		9.6			39.0		53.5		24.3								4.00		17.40				9.5		9.6		186	
WP	Wetland Preserve	55.8							43.8		81.0		54.5		510.0																					745		
DP	Drainage Parkway														138.0		5.0								104.6				15.30					7.2		270		
PR	Private Recreation														54.0														4.20			4.3				63		
OS	Open Space			144.5											22.0													0.60		0.80						168		
OS/P	Open Space/Preserve														12.0		45.6		174.0						47.7										279			
LC	Landscape Corridors	1.1				2.8									82.0		19.2												2.70		1.30		13.4		0.7		123	
GB	Green Belts														51.0																					54		
ROW	Right-of-way	9.5		104.3					8.5		5.3		22.4		192.0		82.6		20.5			14.5			127.1				6.90		2.20					596		
BR/WP	Reservoir / Wetland Preserve			302.8													205.1											19.80								528		
S	Sewer Lift Station / Utility Substation			1.0																													6.6		6.4		14	
	Vacant (unknown dev plan)																															567.4		27.3			595	
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1			1,956.0		676.5		270.2			20.9			613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2		5,590	
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0		3,828.5	11,601.0	1,265.3	4,689.0		530.1	1,757.0		74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	10,680	

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.
^a Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)
^b Acreage for all schools
^c Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012 Amendment

AC estimated

MEMORANDUM

DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: CORDOVA COMMUNITY POOL REPLACEMENT CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW PERMIT; PROJECT NO. DD9831 – LOCATED WITHIN HAGAN PARK AT 2197 CHASE DRIVE

PROPERTY OWNERS: Cordova Recreation and Park District 2729 Prospect Drive, Suite 230 Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Cordova Recreation and Park District 2729 Prospect Drive, Suite 230 Rancho Cordova, CA 95670
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PROJECT: FILE: LOCATION: APN: ZONING: PLANNER:	The applicant is requesting a Conditional Use Permit and Minor Design Review for demolition of pools and construct two new pools, decking, pool equipment, lighting, and landscaping and construct a new 3,604 square foot building for pool equipment and locker/restrooms. DD9831 2197 Chase Drive within Hagan Park 056-0230-017 Parks and Open Space (POS) June Cowles, Senior Planner
---	---

RECOMMENDATION: That Council:

- 1) Determine the project Exempt per Section 15183, consistent with the General Plan and Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
- 2) Adopt the Resolution for Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review.

RESULT OF RECOMMENDED ACTION:

Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include demolition of the existing pools and construction of two new pools, decking, pool equipment, lighting, landscaping and construct a new 3,604 square-foot building for pool equipment and locker/restrooms within Hagan Park. Approval would allow the applicant to pursue necessary building permits for new construction.

EXISTING SITE CONDITIONS:

The Cordova Community Pool is located at 2197 Chase Drive, within Hagan Park and adjacent to the American River Parkway and Cordova High School. The park is 80 acres in size. The pool center was constructed in the early 1960's and was closed in 2015 due to pool and deck failure. **Figure 1; Site Location and Figure 2; Existing Site Conditions.**

Figure 1: Site Location

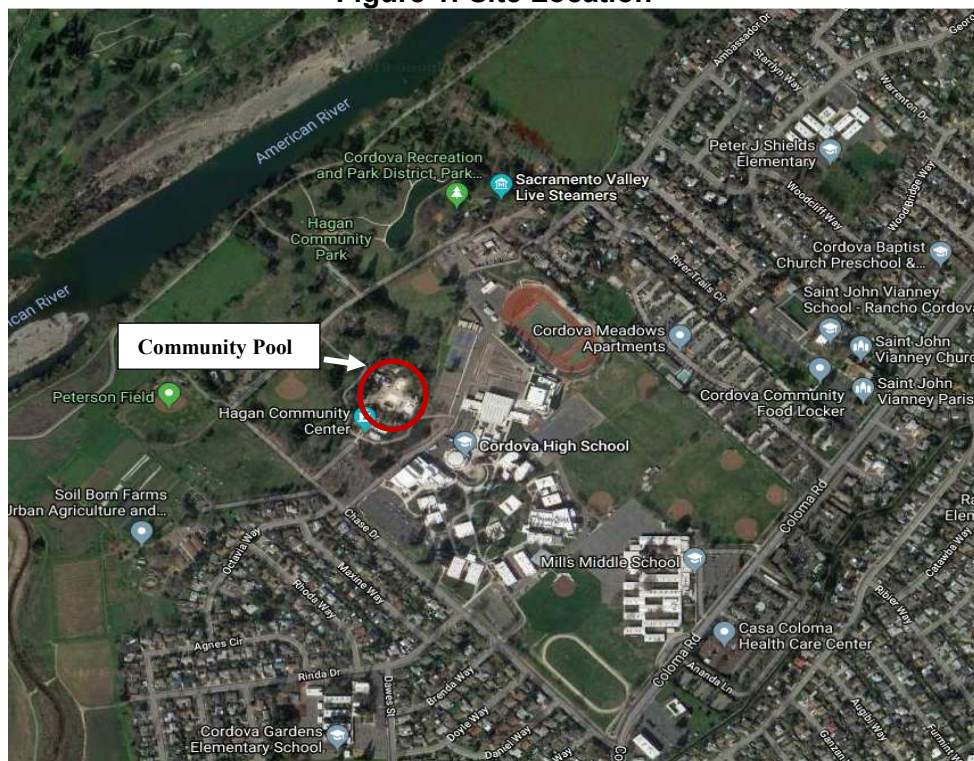
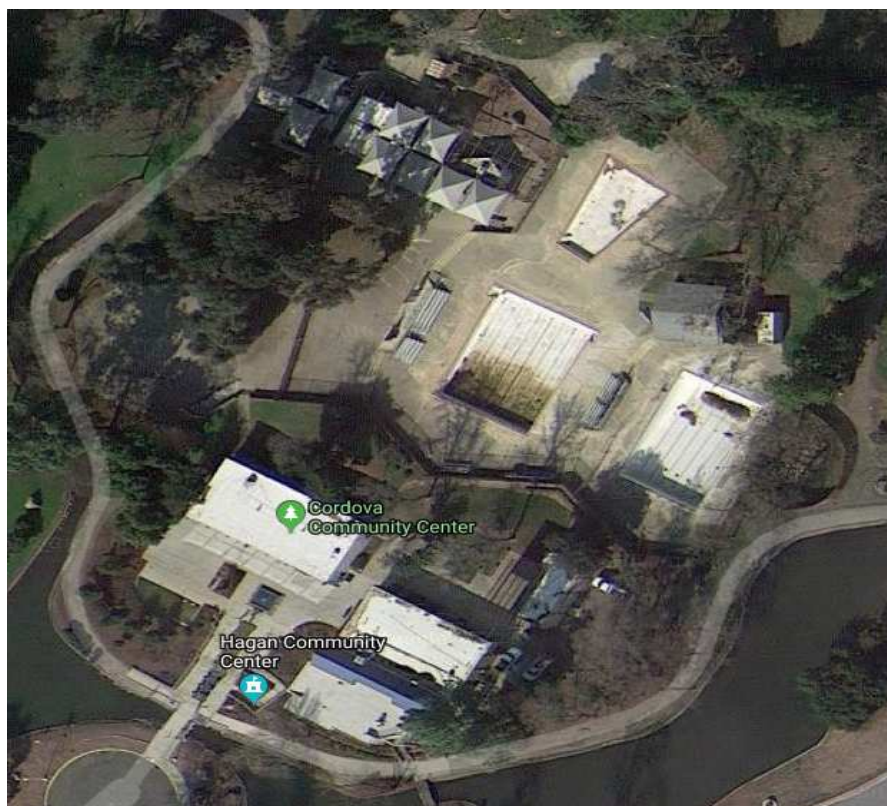


Figure 2: Existing Site Conditions



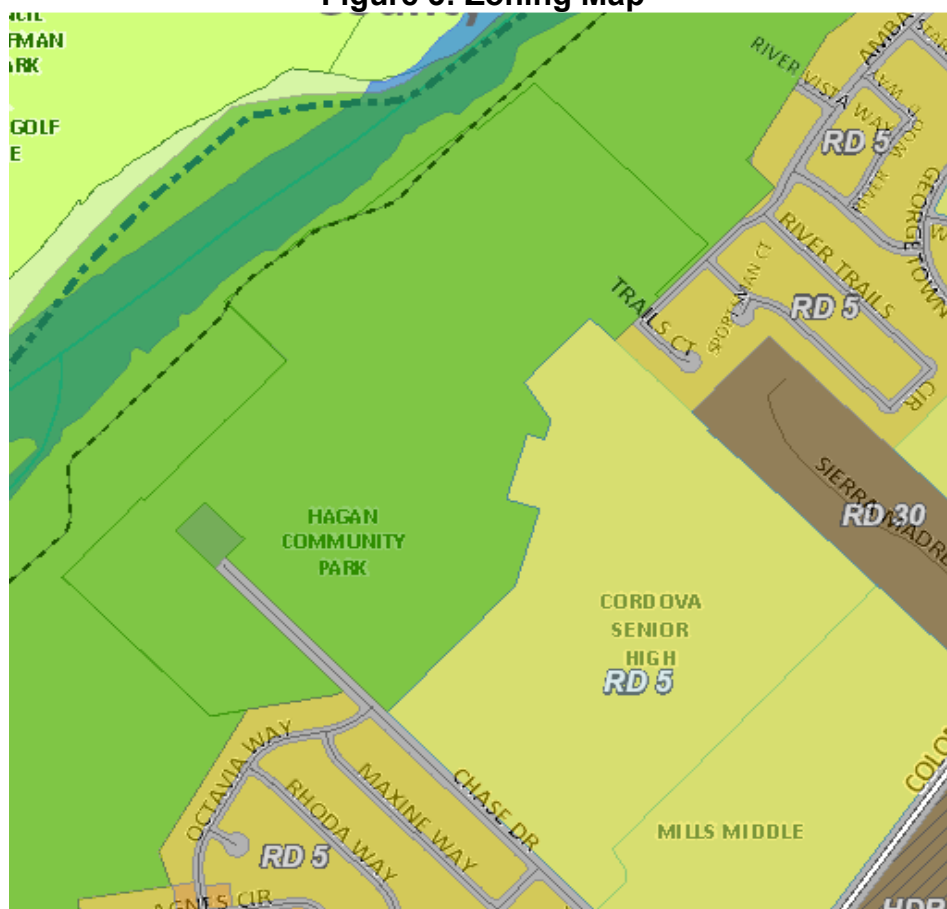
Surrounding Land Use:

The following Table provides the current use, General Plan/Community Plan, and zoning (Table 1 and Figure 3: Zoning Map).

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
2197 Chase Dr.	Community Pool	Open Space	Parks and Open Space
North	American River Buffer	Open Space	Parks and Open Space
East	Cordova High School	Public/Quasi Public	Residential 5
South	Single Family Homes	Low Density Residential	Residential 5
West	American River Buffer	Open Space	Parks and Open Space

Figure 3: Zoning Map



PROJECT DESCRIPTION:

The applicant, Cordova Recreation and Park District (CRPD), is proposing to demolish the 3 existing pools and reconstruct the site, **Figure 4: Proposed Site Plan**, as follows;

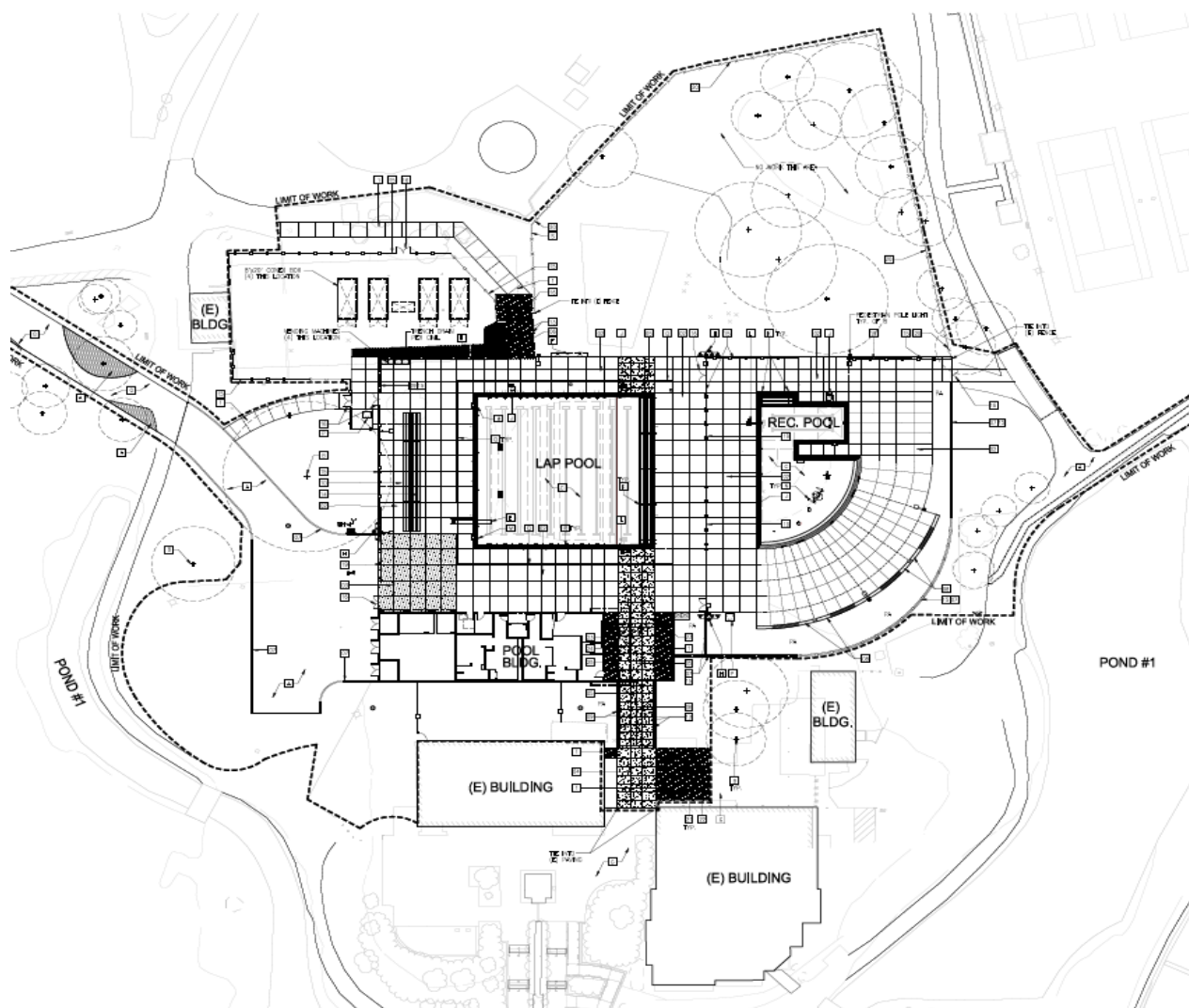
Phase 1:

- 1 new 10 lane Lap Pool.
- 1 new Recreational pool with 2 additional lap lanes
- New 3,604 square-foot equipment/locker room building
- New pool decking with pedestrian lighting
- ADA compliant access
- Open view new Fencing, and
- Replacement of existing fencing surrounding the area of trees, north of the pool area, to meet “no climb over” requirement.

Phase 2:

- Sports pool competition lighting (4 poles at 60 feet in height).

Figure 4: Proposed Site Plan



ANALYSIS:

The applicant is requesting a conditional use permit and minor design review for the Cordova Community Pool replacement and new construction of a building for pool equipment and locker/restroom building.

The entitlements that will be analyzed individually as follows;

- Conditional Use Permit
- Minor Design Review

CONDITIONAL USE PERMIT REVIEW:

The community pool is located within the Parkway corridor overlay zoning district that includes Authorized Uses 23.325.070 (E) and Development Standards 23.325.070 (H) as follows;

- Authorized Uses: Notwithstanding other provisions of this title, the following uses, buildings and structures, as shown in Table 23.325-4 (Development Setbacks) are authorized without the grant of a conditional use permit upon compliance with the provision of subsection (I) of this section (Submittal of Plans) and provided the buildings or structures meet the development standards specified in subsection (H) of this section (Development Standards); otherwise such uses, buildings, or structures shall not be erected or maintained without first obtaining a conditional use permit as set forth in subsection E (4) of this section.
- Development Standards: For uses, buildings, or structures on lots not protected by levees maintained by a public agency, and also not within the total setback distance in an erosion zone.
 - Accessory buildings shall not exceed 12 feet in height.
 - Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.
 - Dwellings and structures shall be finished in earthtones.

The proposed 3,604 square-foot mechanical equipment/locker room building is approximately 17 feet in height and the canopy is approximately 19 feet in height. Therefore, a Conditional Use Permit is required due to exceeding the 12 foot height standard. The proposed building will be located behind the existing community building and within the fenced in deck area.

Site Layout and Design:

The proposed building is located within the fenced in pool deck area and behind the existing community building. The building will be utilized as housing the pool equipment and locker/rest rooms. The existing adjacent buildings are approximately 16 feet in height. The proposed buildings modern architecture is consistent with the existing adjacent building architecture. **See Figure 5: Existing Adjacent Building.** The community center area is surrounded by natural landscaping within the park.

Figure 5: Existing Adjacent Buildings



The Conditional Use Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.134.030 as follows:

- A. *Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access and operation has been designed to integrate into the surrounding buildings and landscaping. The site design, and building design are consistent with the existing adjacent building architecture and located in an accessible location for the building use. The project includes conditions to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

- B. *Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and shields and a survey for nesting birds prior to grading the site. The proposed building will house the pool equipment and locker rooms/restrooms for the community pools. The proposed building size and architecture is consistent with the existing buildings on the site.

- C. *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. The existing pools and equipment will be removed so that new pools and pool equipment can be built. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the pool replacement.

- D. *Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.325.070 Parkway corridor overlay as proposed with the Conditional Use Permit

- E. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible*

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code.

MINOR DESIGN REVIEW:

Site Design:

The 3 existing pools will be demolished and replaced with two pools and decking that include accommodations for several of the CRPD swimming programs. A new 3,604 square-foot building for pool equipment and locker/restrooms will be constructed. The new building will be located between the pool area and the existing community building.

Building Elevations:

The design includes modern architecture that include horizontal lines; roof line and canopy and glass entry features. **Figure 6: Building Elevations, Materials, and Colors.**

Building Material and Colors:

The proposed building materials include the following;

- 3 different types of CMU block
- Composite panel
- Metal
- Phenolic panel
- Glass windows

The colors are a mix of brown tones, orange accents, and grey color metal and phenolic panels. The applicant states that the colors chosen correlate to the layers of color within the American River cliff formations.

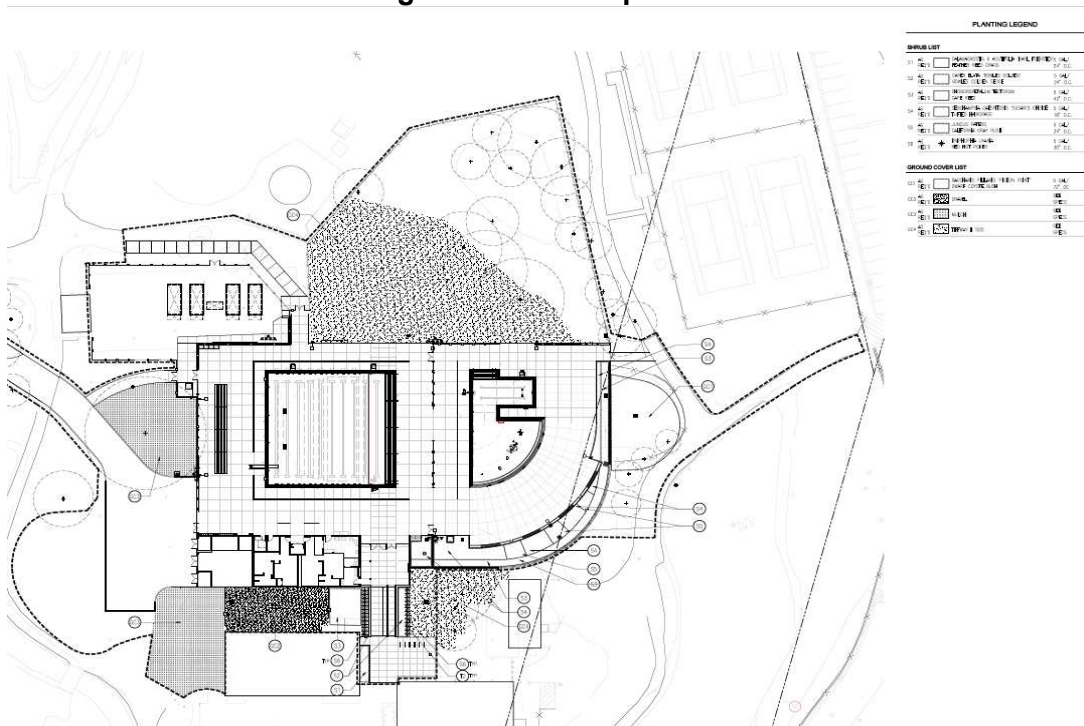
Figure 6: Building Elevations, Materials, and Colors



Landscape Plan:

The proposed CRPD pool replacement includes grading the area around the pool and pool deck. Approximately 16 trees are proposed to be removed due to poor health or re-grading the area. The landscape plan shows shrubs and ground cover. **Figure 7: Landscape Plan.**

Figure 7: Landscape Plan



Lighting Plan:

Phase 1: The proposed pool replacement project includes installing lighting on the new building and installing pedestrian lighting within the pool deck area and pathways.

Phase 2: Sports lighting for swim competitions are included as Phase 2. The sports lighting will be installed once funding has been secured. However, the electrical service will be installed during Phase 1. The proposed sports lighting includes as follows:

- 4 Sports light poles at 60 feet in height. Located within the pool deck area.

The applicant has included lighting cut-sheets and light details for the sports lighting. (See Attachment 4). Competition swim meets include lighting requirements which are consistent with the proposed sports lighting package. The lights have been designed to provide direct lighting on the pool and pool deck area. The sport lighting fixtures include shields and are directed downward to the pool area to ensure that light does not spill over to adjacent properties. A condition of approval has been included to the project stating "Sport lights shall be turned off within one hour after the end of the event."

City Design Guidelines and Parkway Corridor

The proposed project has been reviewed in accordance with and consistent with the City Design Guidelines and the Parkway Corridor development standards based on the criteria below.

- The proposed building architecture is consistent with the existing community building.
- The proposed building includes various materials and colors that are consistent with surrounding building and area.
- The building design utilizes various materials, colors, windows and a canopy that break-up the massing of the façade.
- The proposed height is consistent with the existing buildings
- The proposed colors are earthtone in nature.

MINOR DESIGN REVIEW FINDINGS:

The Minor Design Review Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.140.070, as follows:

- 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 proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, Design Guidelines, and the Parkway Corridor development standards with the approved Conditional Use Permit as the proposed building is consistent in height and architecture with the existing community building. The new pools replacement is included in the General Plan Goals of creating a premier system of public parks and recreation programs that meet the needs of all residents. In addition, the building design is consistent in architecture and location with the adjacent buildings.

- 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 proposed design includes a 3,604 square-foot building within the pool area. The design and height are consistent with the existing adjacent community building. The proposed building will be located between the community building and the reconstructed pool. Material and colors are consistent with the Parkway Corridor development standards with the approval of the Conditional Use Permit and the City Design Guidelines.

- 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 project design is consistent with the existing buildings in the area. The design, color, and materials have been designed to integrate and compliment the surrounding buildings and area. The project includes sports lighting as Phase 2. Lighting cut sheets have been provided showing minimum light spill out to 150 feet from the pool area. Light fixtures include shields. A condition of approval has been included that requires the sport lights shut off one hour after the event.

- D. *Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. There are no revisions to entrances or modes of transportation. Bike racks have been included in the site plan.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

The project site is located within the Open Space designation and within Hagan Park. Recreation uses and associated structures are allowed within the open space and park area.

Zoning Ordinance:

The project site is zoned Parks and Open Space (POS) and is located within Hagan Park and the Park Corridor overlay area. The recreation associated structures to include pools are allowed within the POS zoning district. The proposed project with the approval of the Conditional Use Permit is consistent with the Park Corridor development standards.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15183, consistent with the General Plan and Section 15302, Replacement or Reconstruction. A description of the evidence for the exemption is found in the findings included in Attachment 1.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit and Minor Design

Review for the Cordova Recreation and Park District Cordova Community pool replacement project subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution
2. Project Plans – **Exhibit A** to the Resolution
3. Conditions of Approval – **Exhibit B** to the Resolution
4. Competitive Lighting Cut Sheets
5. 500' Radius Map with Mailing Labels
6. PowerPoint Presentation

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2019

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND MINOR
DESIGN REVIEW FOR CORDOVA COMMUNITY POOL REPLACEMENT PROJECT NO.
DD9831**

WHEREAS, Cordova Recreation and Parks District (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit and Minor Design Review approval for the Cordova Community Pool replacement; and

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

WHEREAS, the project site located is within Hagan Park, which is 80 acres of open space land. The pool replacement consist of removal of existing pools and decking with two new pools, decking, lighting, landscaping, and a new 3,604 square foot building for pool equipment and locker/restroom. The replacement of the pools and immediate surrounding area would not result in any significant effects to the environment, and therefore was determined to be Exempt per California Environmental Quality Act Section 15183 (Consistent with the General Plan) and Section 15302 (Replacement or Reconstruction) ; 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. The CEQA exemption found in California Code of Regulation Title 14, sections 15183 (Consistent with the General Plan) and Section 15302 (Replacement or Reconstruction) is adequate exemptions according to the Guidelines of the California Environmental Quality Act.

- A. **Finding:** The project has been analyzed, and is exempt per California Environmental Quality Act Guidelines Section 15183 and 15302, "Consistent with the General Plan, and Replacement or Reconstruction."

Evidence: The proposed project site location is within an existing developed site that includes the community pool within a park. The new pools, decking, landscaping, lighting, and new building square footage is 3,604 and is defined as a small structure; are all within the existing pool area and is considered replacement or reconstruction and consistent with the General Plan CEQA exemption.

2. Approve the **Conditional Use Permit** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code section 23.134.030 and evidence as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic,

ATTACHMENT 1

noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access and operation has been designed to integrate into the surrounding buildings and landscaping. The site design, and building design are consistent with the existing adjacent building architecture and located in an accessible location for the building use. The project includes conditions to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and shields and a survey for nesting birds prior to grading the site. The proposed building will house the pool equipment and locker rooms/restrooms for the community pools. The proposed building size and architecture is consistent with the existing buildings on the site.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. The existing pools and equipment will be removed so that new pools and pool equipment can be built. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the pool replacement.

- D. **Finding:** The project meets the requirements of the zoning code including design standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.325.070 Parkway corridor overlay as proposed with the Conditional Use Permit.

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code.

3. To approve the Design Review, subject to the Minor Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.070:

- A. **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special

ATTACHMENT 1

planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, Design Guidelines, and the Parkway Corridor development standards with the approved Conditional Use Permit as the proposed building is consistent in height and architecture with the existing community building. The new pools replacement is included in the General Plan Goals of creating a premier system of public parks and recreation programs that meet the needs of all residents. In addition, the building design is consistent in architecture and location with the adjacent buildings.

- 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 proposed design includes a 3,604 square-foot building within the pool area. The design and height are consistent with the existing adjacent community building. The proposed building will be located between the community building and the reconstructed pool. Material and colors are consistent with the Parkway Corridor development standards with the approval of the Conditional Use Permit and the City Design Guidelines.

- 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 project design is consistent with the existing buildings in the area. The design, color, and materials have been designed to integrate and compliment the surrounding buildings and area. The project includes sports lighting as Phase 2. Lighting cut sheets have been provided showing minimum light spill out to 150 feet from the pool area. Light fixtures include shields. A condition of approval has been included that requires the sport lights shut off one hour after the event.

- D. **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. There are no revisions to entrances or modes of transportation. Bike racks have been included in the site plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of March, 2019 by the following vote:

ATTACHMENT 1**AYES:****NOES:****ABSENT:****ABSTAIN:**

Robert McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

SUM Total	Date
Preliminary Design Progress & Coordination Set	07/23/2018
SCHEMATIC DESIGN	06/14/2018
DESIGN DEVELOPMENT	10/05/2018

CODE AI 3
E R



LEGEND

FIRE-RESISTANCE RATING RE- UREMENTS TABLE 601

1. STRUCTURAL FRAME - 1 HOUR
2. EXTERIOR BEARING WALLS - 1 HOUR
3. INTERIOR BEARING WALLS - 1 HOUR
4. EXTERIOR NONBEARING WALLS - 0 HOUR
WITH SIDE YARDS OF 30 FEET OR MORE
5. INTERIOR NONBEARING WALLS - 0 HOUR
6. FLOOR CONSTRUCTION - 1 HOUR
7. ROOF CONSTRUCTION - 1 HOUR

**FIRE-RESISTANCE RATING RE- UREMENTS FOR EXTERIOR WALLS
PER TABLE 602**

1 HOUR PROTECTED = 5'-0"
1 HOUR PROTECTED = 5'-0" OR 10'-0"
1 HOUR PROTECTED = 10'-0" OR 30'-0"
NO PROTECTION REQUIRED = 3'-0" OR 3'-0"

EGRESS WIDTH PER CHAPTER 10

CHS 1005.3.2.1 DOOR EGRESS WIDTHS: 2'-0" EGRESS WIDTH WITH OCCUPANT LOADS OF 50 OR MORE

CHS 1006.2.1 PROVIDE 2 EITS IN ALL SPACES WITH OCCUPANT LOADS OF 50 OR MORE

CHS 1005.5.1 LOSS OF ANY ONE EIT SHALL NOT REDUCE CAPACITY TO LESS THAN 50% OF REQUIRED CAPACITY

CHS 1006.2.1.1 THREE EITS SHALL BE PROVIDED FROM ANY SPACE WITH AN EGRESS WIDTH OF 10 FEET OR MORE

CHS 1006.2.1.2 FOUR EITS SHALL BE PROVIDED FROM ANY SPACE WITH AN EGRESS WIDTH GREATER THAN 1.000.

BUILDING USE: □	POOL/TOILET: SHOWER: LOC: ER ROOM
OCCUPANCY: □	B ASSEMBLY UNDER 50 OCCUPANTS: □
INCIDENTAL USES 508.2: □	STORAGE / CUSTODIAL
CONSTRUCTION TYPE: □	TYPE V-A
FIRE PROTECTION: □	SPRIN: LERED
BUILDING HEIGHT PROPOSED: □	18' 8" □ 3 STORIES □
ALLOWABLE HEIGHT TABLE 504.3: □	50' 0"
ALLOWABLE STORIES TABLE 504.4: □	3 STORIES
BUILDING PLAN AREA: □	3,804 SF
BUILDING ROOF OVERHANG AREA: □	738 SF
BUILDING AREA PROPOSED: □	4,342 SF
ALLOWABLE AREA T.S. CBC 506.2: □	18,800 SF
AREA MODIFICATIONS: □	NOT APPLICABLE
<u>OCCUPANT LOAD FACTOR TABLE 1004.1.2: □</u>	
50 GROSS =	LOC: ER ROOM
100 GROSS =	BUSINESS AREAS
300 GROSS =	STORAGE / MECH EQUIPMENT
50 GROSS =	SWIMMING POOL SEE SHEET 50.04: □
15 GROSS =	SWIMMING DECK SEE SHEET 50.04: □

POOL TOILET SHOWER LOCKER ROOM
B ASSEMBLY UNDER 50 OCCUPANTS
STORAGE / CUSTODIAL

TYPE V-A
SPRINKLERED

18' 8" 1 STORIES
50' 0"

3.604 SE

4342 SF
18,000 SF

NOT APPLICABLE

T
G0.04

XXX	←	SQUARE FOOTAGE
XXX	←	OCCUPANCY LOAD
X 1:XX	←	OCCUPANCY LOAD FACTOR
X EXITS	←	NUMBER OF REQUIRED EXITS OVER ONE OCCUPANCY GROUP

OCCUPANCY GROUP LEGEND:

A-5	-	ASSEMBLY OUTDOOR ACTIVITIES
B	-	OFFICE
S-1	-	STORAGE MODERATE HAZARD
S-2	-	STORAGE LOW HAZARD

☐ INDIVIDUAL ROOM OCCUPANCY LOAD

☐ COMBINED ROOM OCCUPANCY LOAD

FURTHEST TRAVEL DISTANCE FROM ANY POINT TO NEAREST EX

1-HR. RATED CONSTRUCTION

 CMU WALL

REQUIRED	YES	REQUIRED	ECRE
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PROVIDED XX" ← PROVIDED EGRES

	FIRE EXTINGUISHER CABINET
	AED CABINET

GENERAL FIRE NOTES

- PER 2016 CALIFORNIA FIRE CODE (CFC) 503.1.1: FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EA. FACILITY, BLDG. OR PORTION OF A BLDG. HEREFTER CONSTRUCTED OR MOVED INTO OR W/II THE JURISDICTION WHEN ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXT. WALL OF THE 1ST STORY OF THE BLDG. IS LOCATED MORE THAN 150'-0" FR. FIRE APPARATUS ACCESS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXT. OF THE BLDG. OR FACILITY.
- PER 2016 CFC 503.2.1: FIRE APPARATUS ROADS SHALL HAVE 1 UN-OBSTRUCTED 24'-0" WIDE TRAVEL LANE. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERT. CLEARANCE OF 13'-6" MIN. APPROVED SECURITY GATES SHALL BE 18'-0" MIN. WIDE, & SHALL BE IN ACCORDANCE W/ CFC 503.6.
- PER 2016 CFC 503.2.3: FIRE APPARATUS ROADS SHALL BE DESIGNED & MAINTAINED TO SUPPORT IMPOSED LOADS OF FIRE APPARATUS (80,000#) & SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ALTERNATIVE DRIVING SURFACES SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER, & SHALL BE SUBJECT TO APPROVAL BY LOS ANGELES COUNTY FIRE AUTHORITY.
- PER 2016 CFC 503.2.4: THE REQ. TURNING RAD. OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.
- PER 2016 CFC 503.2.5: DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150' IN LENGTH SHALL BE PROVIDED W/ AN APPROVED AREA FOR TURNING AROUND APPARATUS. ALL TURNAROUNDS SHALL BE APPROVED BY A FIRE CODE OFFICIAL. ROADS 600' OR LONGER IN LENGTH MAY NOT TERMINATE IN A RAD. OR HAMMERHEAD TURNABOUT, BUT MUST BECOME PART OF AN INTER-LYING TOP CIRCULATION SYSTEM.

GENERAL FIRE NOTES (continued)

- PER 2016 CFC 506.1: PROVIDE A KNOX KEY BOX SHALL BE INSTALLED 5' ABV. FIN. GR. IN AN ACCESSIBLE LOCATION APPROVED BY THE FIRE CODE OFFICIAL. NUMBER, TYPE AND MOUNTING LOCATION OF KNOX BOXES SHALL BE DETERMINED BY FIRE DEPARTMENT. KEY BOXES FOR ACCESSING PROPERTIES SHALL BE SUB-MASTERED FOR LAW ENFORCEMENT ACCESS. SUB-MASTERING KEY BOXES FOR BLDGS. IS NOT REQ. INSTALLATION SHALL BE APPROVED BY FIRE CODE OFFICIAL.
- VEHICULAR ACCESS MUST BE MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- ON-SITE FIRE PROTECTION COMPONENTS (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE COMPLETED, TESTED, & APPROVED PRIOR TO OCCUPANCY.
- THE INSPECTION, HYDROSTATIC TESTING & FLUSHING OF THE FIRE HYDRANT SYSTEM &/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE, & NO UNDERGROUND PIPING SHALL BE COVERED W/ EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPT. REPRESENTATIVE HAS BEEN NOTIFIED & GIVEN NO LESS THAN 48 HRS. IN WHICH TO INSPECT SUCH INSTALLATIONS.
- ALL REQ. PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED & ACCEPTED PRIOR TO START OF CONSTRUCTION.
- PER 2016 CFC 505.1: FOR INDIVIDUAL STRUCTURES, PROVIDE ADDRESS NUMBERS THAT ARE AT LEAST 6" HIGH WITH A 1/2" STROKE THAT ARE VISIBLE AND CONTRASTING IN COLOR TO BACKGROUND. MOUNTING LOCATION TO BE PROVIDED ON THE STREET FACE OF BLDG., & SHALL BE VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY, OR SHALL BE DETERMINED BY FIRE DEPT.

GENERAL FIRE NOTES (continued)

-
- ALL-WEATHER ACCESS ROADWAYS & ALL REQ. PUBLIC FIRE HYDRANTS SHALL BE IN PLACE & OPERATIONAL BEFORE BRINGING COMBUSTIBLE BLDG. MATERIALS OR PORTABLE UNITS ON-SITE.
- PER 2016 CFC 304.3: COMMERCIAL DUMPSTERS OR CONTAINERS W/ AN INDIVIDUAL CAPACITY OF 1.5 CU. YD. OR GREATER SHALL NOT BE STORED OR PLACED W/ 5' OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- PROVIDE "NO PARKING-FIRE LANE-TOW AWAY" SIGNS FOR THE FIRE LANE OR FIRE DEPARTMENT TURN-AROUND THAT COMPLY WITH THE CA. VEHICLE CODE. CONTACT FIRE DEPARTMENT FOR EXACT WORDING AND SIZE OF SIGNS. NUMBER, LOCATION AND SIZE OF SIGNS SHALL BE AS REQUIRED BY LOS ANGELES COUNTY FIRE AUTHORITY AND THE CA. VEHICLE CODE.

SCOPE OF WORK

THE PROJECT SCOPE CONSISTS OF DEMOLITION OF EXISTING POOL STRUCTURES, INSTALLATION OF TWO NEW POOLS, WITH CONTIGUOUS POOL DECK, AND POOL BUILDING STRUCTURE HOUSING LOCKER ROOMS, TICKET BOOTH, LIFEGUARD KIOK AND POOL EQUIPMENT ROOM.

CIVIL ENGINEERING REVIEW

CALIFORNIA REGISTERED CIVIL ENGINEER CERTIFIES THAT FIRE DEPARTMENT ACCESS WILL SUPPORT 80,000 POUNDS AS REQUIRED FOR THE NEW PORTION OF THE FIRE DEPARTMENT ACCESS, PER GENERAL NOTE NO. 3.

KEYNOTES

- 05.02 EXTERIOR MAN-GATE WITH PANIC BARS IN THE DIRECTION OF TRAVEL, SEE LANDSCAPE DETAILS
- 28.01 EMERGENCY RESPONDER RADIO COVERAGE FOR NEW CONSTRUCTION, REFER TO ELECTRICAL & LOW VOLTAGE DRAWINGS AND SPECIFICATIONS
- 32.01 "NO PARKING - FIRE LANE" SIGNAGE ALONG FIRE ACCESS ROAD
- 32.02 NO PARKING, STRIPING OF LOADING ZONE
- 32.04 MAINTENANCE AND EMERGENCY ACCESS GATE
- 32.05 KNOX LOCK KEY BOX PER UL 1037 AT GATE
- 32.06 MAN-GATES TO REMAIN IN FULL OPEN POSITION DURING POOL OCCUPANCY HOURS OF OPERATION

LEGEND

- CFC 503.2.1: 20'-0" WIDE FIRE ACCESS LANE (MINIMUM) AND 13'-6" VERTICAL CLEARANCE MINIMUM
- 150 FOOT HOSE LENGTH
- PRIMARY PATH OF TRAVEL TO MAIN RIGHT OF WAY
- OCCUPANT LOAD (# OF PERSONS)
- CUMULATIVE OCCUPANT LOAD (# OF PERSONS COLLECTED FROM TWO OR MORE AREAS)

POOL DECK OCCUPANT LOAD

LAP POOL DECK
35 BUILDING OCC.
130 LAP POOL OCC.
844 LAP DECK OCC.
1009 OCCUPANTS = 4 EXITS, EACH 52" MIN. CLEAR

RECREATION POOL DECK
57 REC. POOL OCC.
650 REC. DECK OCC.
707 OCCUPANTS = 3 EXITS, (1) @ 72", (2) @ EACH 35.4" MIN. CLEAR

1,716 TOTAL OCCUPANTS AT POOL DECK

CBC 1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS, THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FOR ANY SPACE WITH AN OCCUPANT LOAD OF 501 TO 1000. FOUR EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 1,000.

LAP DECK EXITS: 1,009 / 4 = 253 * 0.2 = 51" CLEAR WIDE GATE MIN.

RECREATION DECK EXITS: 707 / 3 = 236 * 0.2 = 47" CLEAR WIDE GATE MIN. (IF EQUALLY DISTRIBUTED) SEE ANALYSIS ABOVE FOR ACTUAL DISTRIBUTION.

FIRE SEPARATION DISTANCE

ON SOUTH OF POOL BUILDING = <30'-0"
ON EAST OF POOL BUILDING = <30'-0"

CBC TABLE 602 WITH FIRE SEPARATION DISTANCE 10≤ X <30 FOR TYPE VA CONSTRUCTION WITH A OCCUPANCY REQUIRES 1 HOUR FIRE-RESISTANCE RATING.

CBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, FOR 30' OR GREATER, SPRINKLERED IS NO LIMIT.

AREA OF EAST ELEVATION = 1,644 SF
UNPROTECTED OPENING = 0 SF (NO OPENINGS)

CODE & FIRE FLOW REQUIREMENTS

POOL BUILDING AND POOL DECK
BUILDING USE: B-OCCUPANCY (LESS THAN 50 OCCUPANTS)
OUTDOOR ASSEMBLY: A-5 OCCUPANCY AT POOL DECK

CONSTRUCTION TYPE: V-A

FIRE PROTECTION: SPRINKLERED
ALLOWABLE BUILDING AREA: 18,000 SF

TOTAL BUILDING AREA: 4,342 SF (INCLUDING ROOF CANOPY)

CFC TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS
TYPE V-A, 0-8,200 SF = 1,500FPM, 2 HOURS DURATION

CFC TABLE C102.1
REQUIRED NUMBER AND SPACING OF THE FIRE HYDRANTS
1,750 OR LESS = 1 HYDRANT, 500 BETWEEN HYDRANTS, 250 FEET MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT.

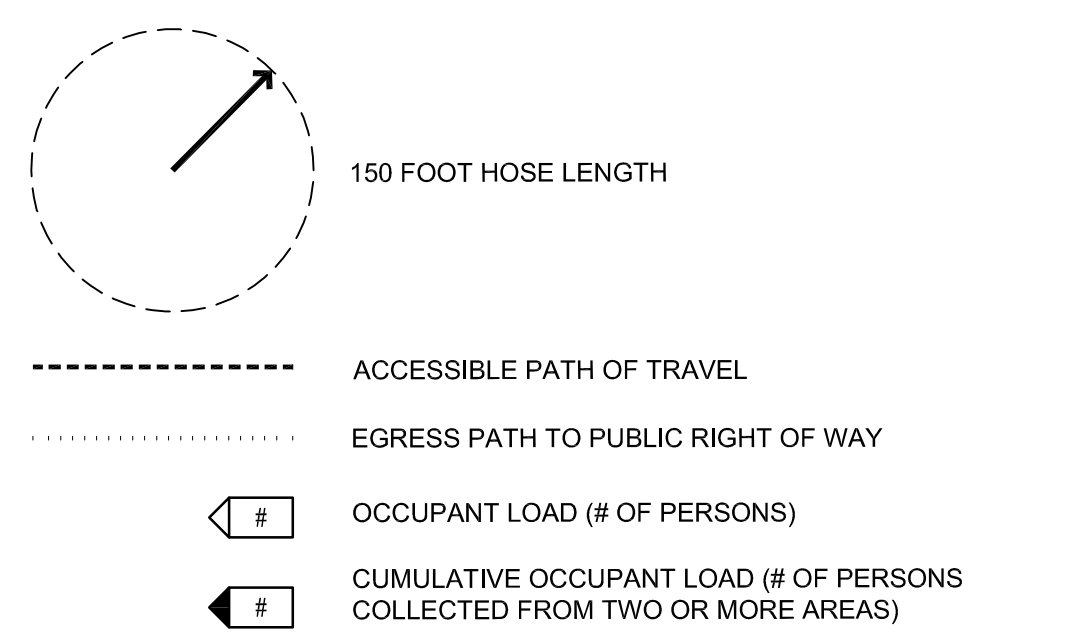


THE PROJECT SCOPE CONSISTS OF DEMOLITION OF EXISTING POOL STRUCTURES. INSTALLATION OF TWO NEW POOLS, WITH CONTIGUOUS POOL DECK, AND POOL BUILDING STRUCTURE HOUSING LOCKER ROOMS, TICKET BOOTH, LIFEGUARD KIOK AND POOL EQUIPMENT ROOM.

CALIFORNIA REGISTERED CIVIL ENGINEER CERTIFIES THAT FIRE DEPARTMENT ACCESS WILL SUPPORT 80,000 POUNDS AS REQUIRED FOR THE NEW PORTION OF THE FIRE DEPARTMENT ACCESS, PER GENERAL NOTE NO. 3.

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32.02	NO PARKING, STRIPING OF LOADING ZONE
32.04	MAINTENANCE AND EMERGENCY ACCESS GATE
32.05	KNOX LOCK KEY BOX PER UL 1037 AT GATE
32.06	MAN-GATES TO REMAIN IN FULL OPEN POSITION DURING POOL OCCUPANCY HOURS OF OPERATION

■ ■ ■ ■ ■ ■ ■ ■ CFC 503.2.1: 20'-0" WIDE FIRE ACCESS LANE (MINIMUM)
AND 13'-6" VERTICAL CLEARANCE MINIMUM



LAP POOL DECK
35 BUILDING OCC.
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CBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, FOR 30' OR GREATER, SPRINKLERED IS NO LIMIT.

POOL BUILDING AND POOL DECK
BUILDING USE: B-OCCUPANCY (LESS THAN 50 OCCUPANTS)
OUTDOOR ASSEMBLY-A-S OCCUPANCY AT POOL DECK

CONSTRUCTION TYPE: V-A

FIRE PROTECTION: SPRINKLERED
ALLOWABLE BUILDING AREA: 18,000 SF

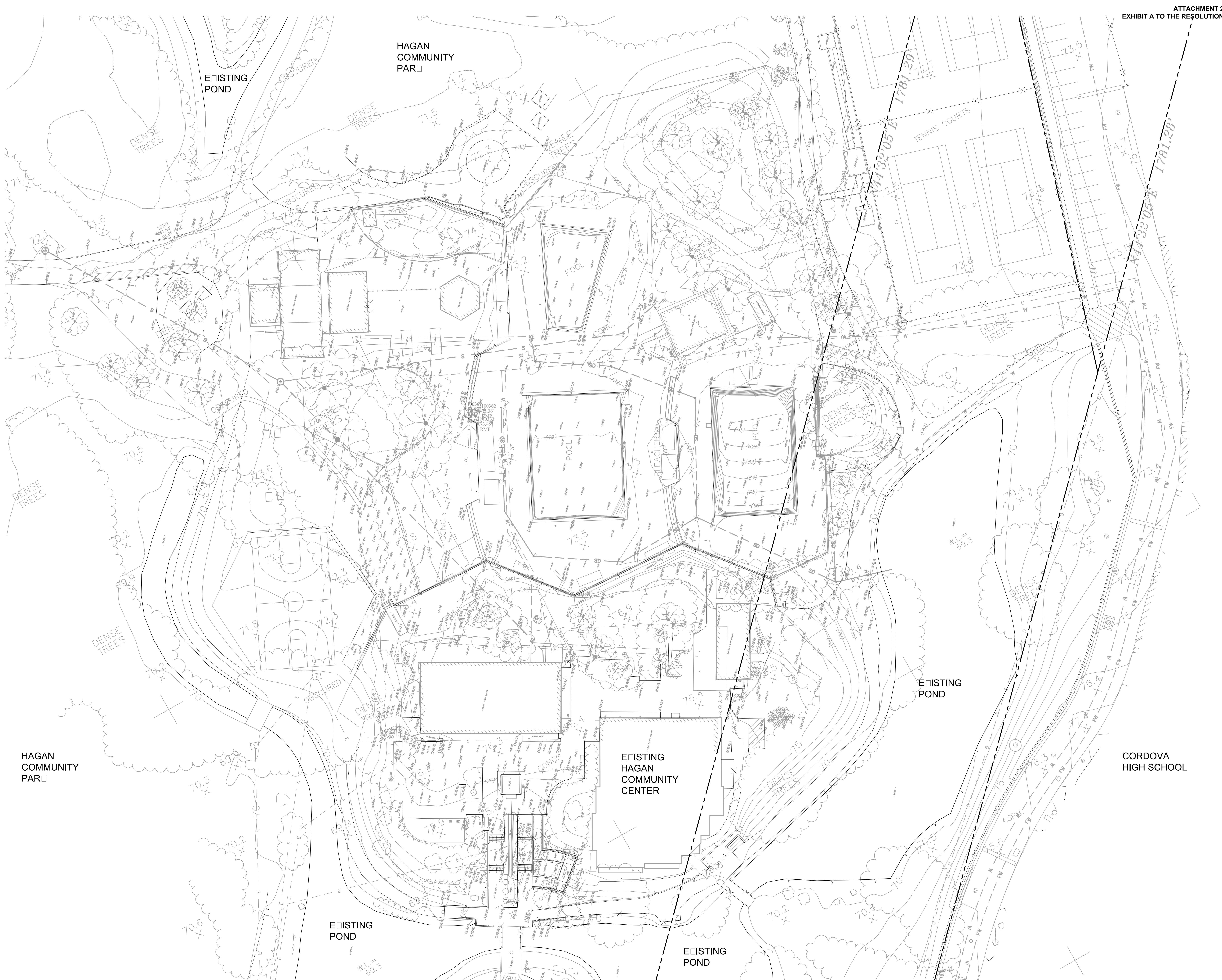
TOTAL BUILDING AREA: 4,342 SF (INCLUDING ROOF CANOPY)

CFC TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS
TYPE V-A, 0-8,200 SF 1,500GPM, 2 HOURS DURATION

CFC TABLE C102.1
REQUIRED NUMBER AND SPACING OF THE FIRE HYDRANTS
1,750 OR LESS 1 = HYDRANT, 500 BETWEEN HYDRANTS, 250 FEET MAX DISTANCE
FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT.

PROPERTY ZONING: POS (PARKS AND OPEN SPACE)
GENERAL PLAN MAP DESIGNATION: PARKS AND OPEN SPACE

AGENDA ITEM 15.1



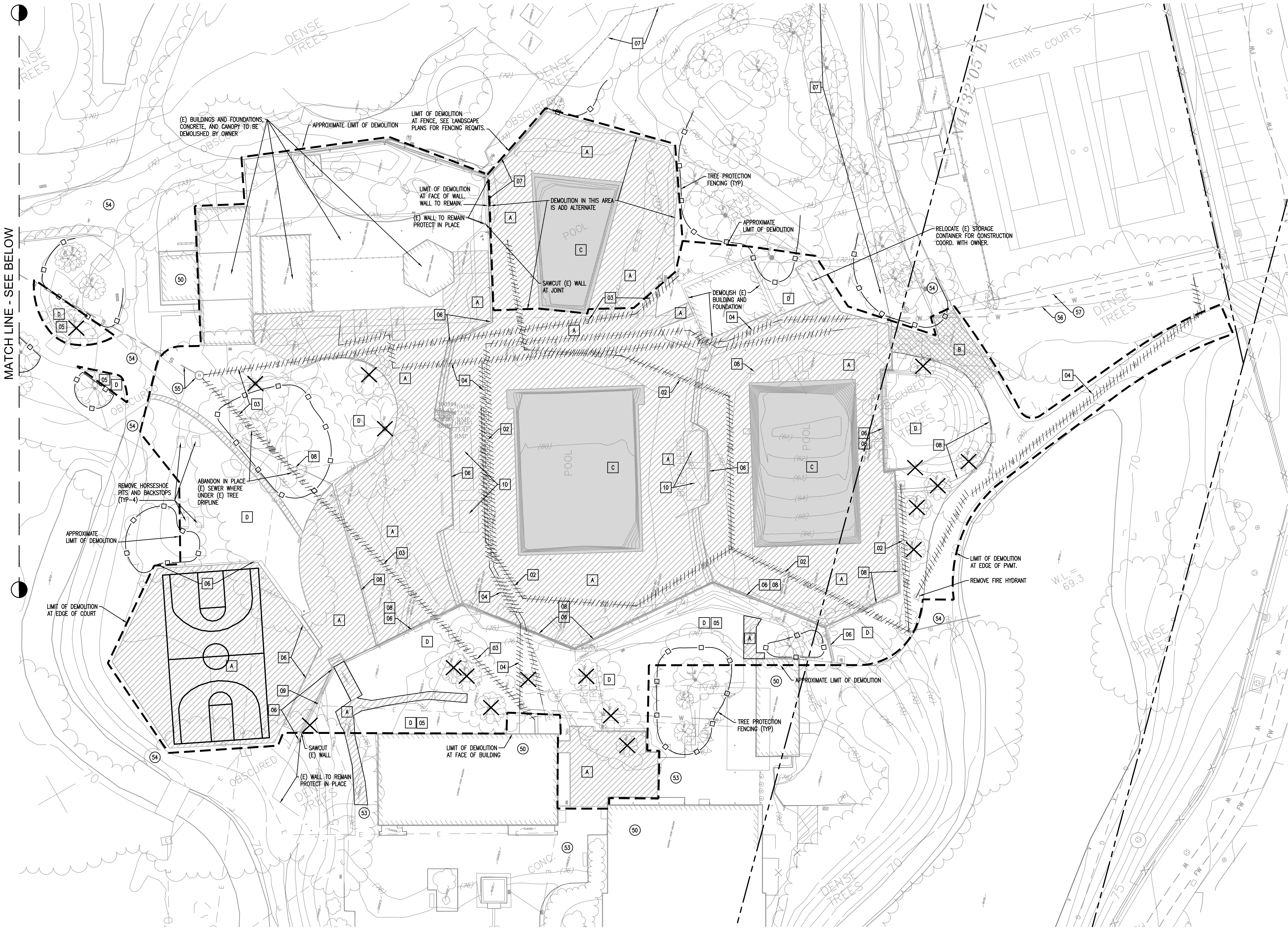
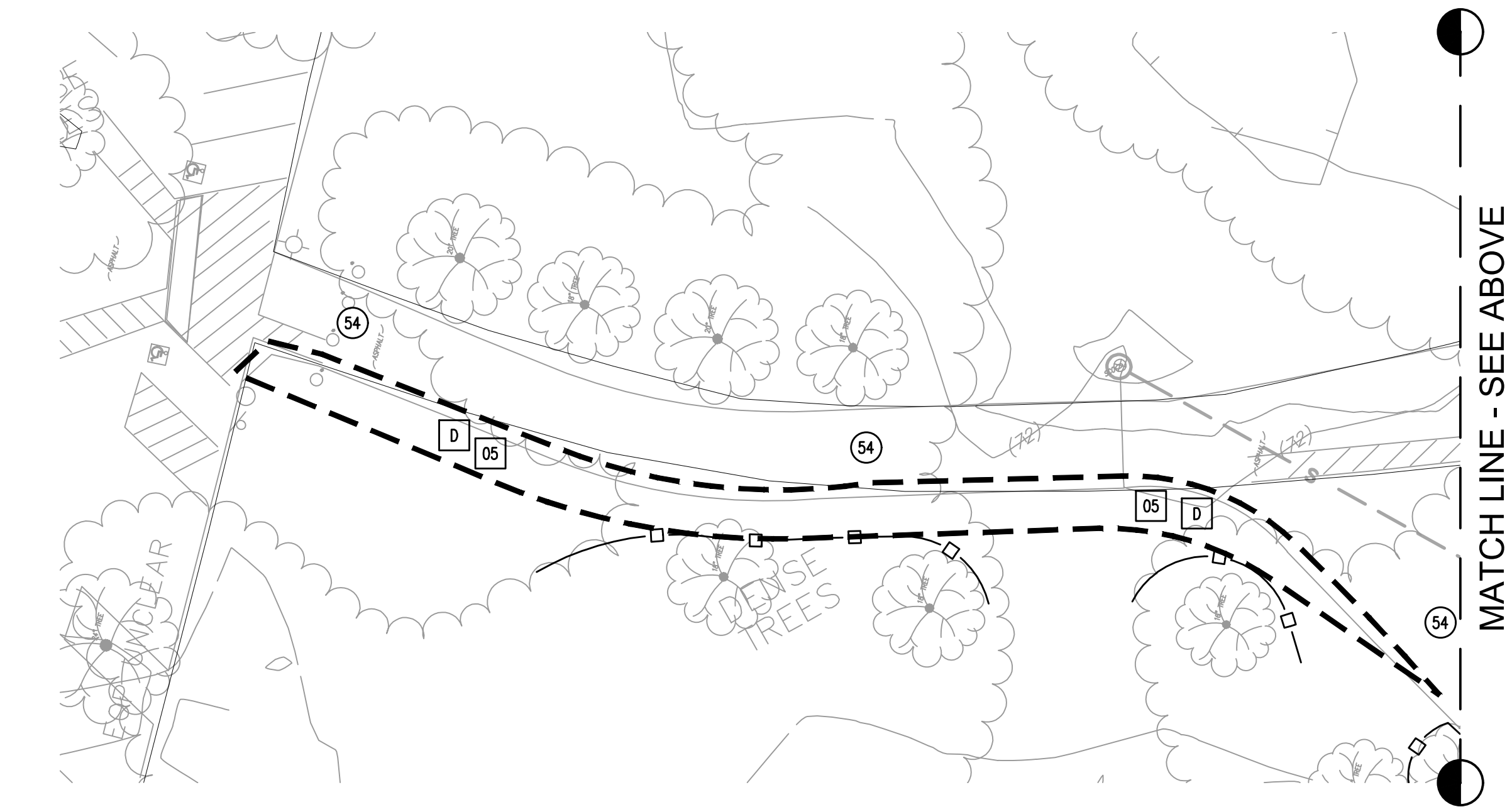
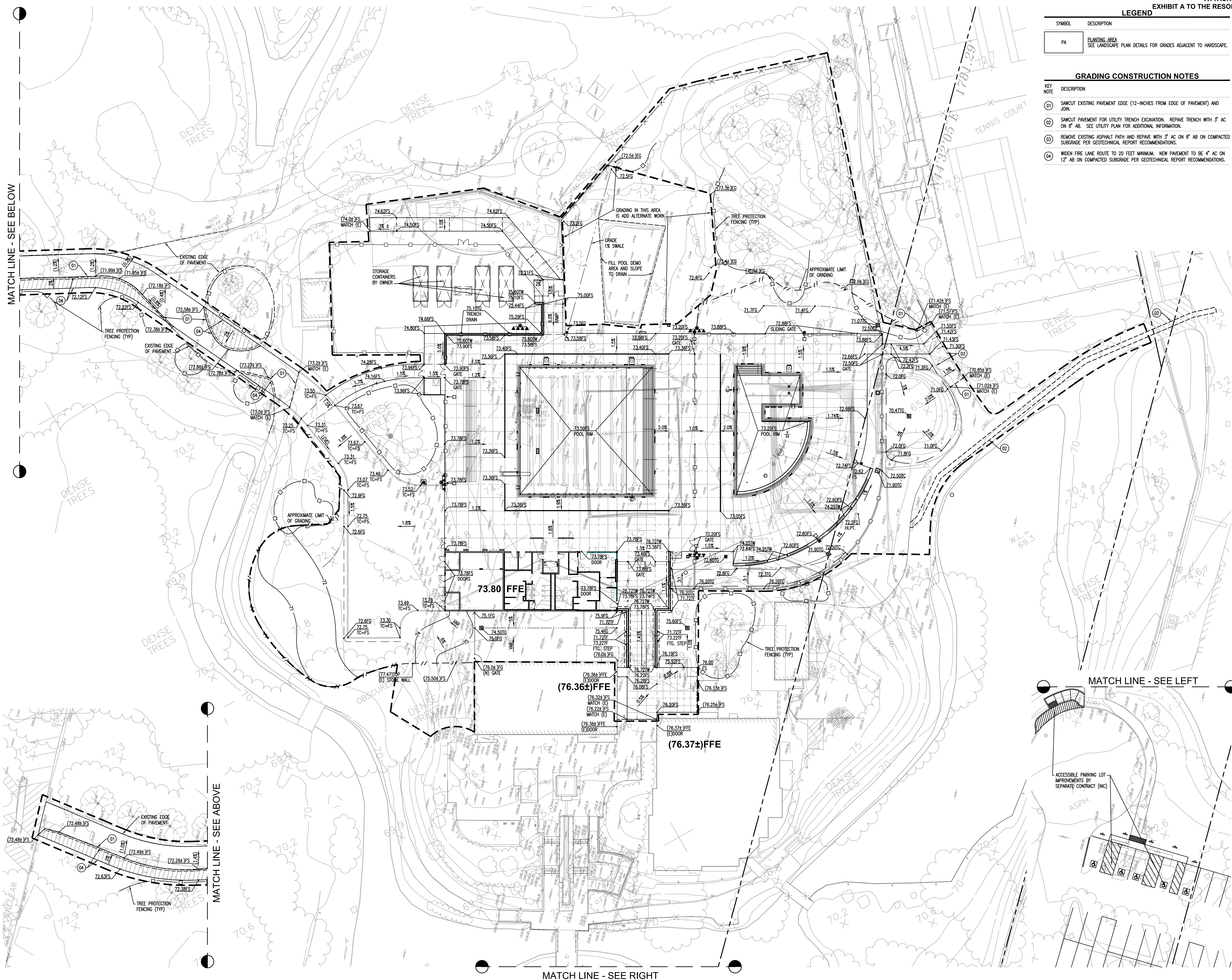


EXHIBIT A TO THE RESOLUTION	
DEMOLITION NOTES	
-SEE DEMOLITION NOTES, SHEET C0.01.	
DEMOLITION LEGEND	
LABEL	DESCRIPTION
A	REMOVE (E) CONCRETE PAVEMENT/SIDEWALK/POOL DECK/CONCRETE STAIRS, SEE DEMOLITION NOTE 10, SHEET C0.01.
B	REMOVE (E) AC PAVEMENT, SEE DEMOLITION NOTE 10, SHEET C0.01.
C	REMOVE (E) POOL STRUCTURE, DIVING BOARD STRUCTURES AND FOOTINGS, AND SUPPORTING UTILITIES.
D	REMOVE (E) LANDSCAPING. SEE LANDSCAPE AND IRRIGATION PLANS FOR IMPROVEMENTS.
X	REMOVE (E) TREE, SEE DEMOLITION NOTE 5, SHEET C0.01.
○	(E) TREE TO REMAIN AND BE PROTECTED, SEE DEMOLITION NOTE 5 SHEET C0.01 AND TREE PROTECTION FENCE DETAIL 20, SHEET C7.01.
- - -	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION NOTE 6 AND 10 SHEET C0.01.
- - -	APPROXIMATE LIMIT OF WORK LINE.
- - -	REMOVE (E) UTILITY, SEE DEMOLITION NOTES 2, 4, 8, AND 9, SHEET C0.01.
DEMOLITION KEYNOTES	
KEY NOTE	DESCRIPTION
01	REMOVE (E) CURB.
02	REMOVE (E) STORM DRAIN PIPE AND APPURTENANCES. SEE GRADING AND DRAINAGE PLAN FOR IMPROVEMENTS.
03	REMOVE (E) SANITARY SEWER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
04	REMOVE (E) WATER PIPE AND APPURTENANCES. SEE UTILITY PLAN FOR IMPROVEMENTS.
05	REMOVE (E) IRRIGATION WATER LINE AND APPURTENANCES WHERE IN CONFLICT WITH NEW WORK. SEE IRRIGATION PLANS FOR IMPROVEMENTS.
06	REMOVE (E) RETAINING WALL AND FOOTING.
07	REMOVE (E) FENCE MESH. FENCE POSTS TO REMAIN. SEE LANDSCAPE PLANS FOR LIMITS OF DEMOLITION AND IMPROVEMENTS.
08	REMOVE (E) FENCE AND FOOTINGS, SEE LANDSCAPE PLANS FOR IMPROVEMENTS.
09	REMOVE (E) LIGHT STANDARD AND FOOTING. SEE ELECTRICAL PLANS FOR IMPROVEMENTS.
10	REMOVE (E) BLEACHERS AND STORE FOR REUSE. COORDINATE LOCATION WITH OWNER.
PROTECTION KEYNOTES	
50	PROTECT (E) BUILDING, FOUNDATION AND OTHER STRUCTURAL FEATURES AND BUILDING UTILITIES.
51	PROTECT (E) CANOPY AND COLUMNS, AND OTHER STRUCTURAL FEATURES AND CANOPY UTILITIES.
52	PROTECT (E) CURB.
53	PROTECT (E) CONCRETE PAVEMENT/SIDEWALK.
54	PROTECT (E) AC PAVEMENT.
55	PROTECT (E) SANITARY SEWER FACILITIES.
56	PROTECT (E) WATER SERVICE FACILITIES.
57	PROTECT (E) GAS FACILITIES.

Rev	Date	Description
1	07/23/2018	Initial
2	08/13/2018	Revised: Design & Construction Set
3	08/22/2018	Revised: Design & Construction Set
4	08/22/2018	Revised: Design & Construction Set
5	08/22/2018	Revised: Design & Construction Set
6	08/22/2018	Revised: Design & Construction Set
7	08/22/2018	Revised: Design & Construction Set
8	08/22/2018	Revised: Design & Construction Set
9	08/22/2018	Revised: Design & Construction Set
10	08/22/2018	Revised: Design & Construction Set
11	08/22/2018	Revised: Design & Construction Set
12	08/22/2018	Revised: Design & Construction Set
13	08/22/2018	Revised: Design & Construction Set
14	08/22/2018	Revised: Design & Construction Set
15	08/22/2018	Revised: Design & Construction Set
16	08/22/2018	Revised: Design & Construction Set
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40	08/22/2018	Revised: Design & Construction Set
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44	08/22/2018	Revised: Design & Construction Set
45	08/22/2018	Revised: Design & Construction Set
46	08/22/2018	Revised: Design & Construction Set
47	08/22/2018	Revised: Design & Construction Set
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55	08/22/2018	Revised: Design & Construction Set
56	08/22/2018	Revised: Design & Construction Set
57	08/22/2018	Revised: Design & Construction Set
58	08/22/2018	Revised: Design & Construction Set
59	08/22/2018	Revised: Design & Construction Set
60	08/22/2018	Revised: Design & Construction Set
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95	08/22/2018	Revised: Design & Construction Set
96	08/22/2018	Revised: Design & Construction Set
97	08/22/2018	Revised: Design & Construction Set
98	08/22/2018	Revised: Design & Construction Set
99	08/22/2018	Revised: Design & Construction Set
100	08/22/2018	Revised: Design & Construction Set



KEY NOTE	DESCRIPTION
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- NOTE:
A) ALL PRECAST DRAIN INLETS TO HAVE AN APPROVED "NO DUMPING DRAINS TO RIVER" 3" X 5" ROUNDED CORNERED RECTANGLES STYLE #NDO OR 4" DIAMETER ROUND STYLE #SDO ABRASION AND UV RESISTANT DURACAST STYLE MARKER BY DSA MANUFACTURING OR EQUIVALENT APPLIED TO THE CONCRETE COLLAR AROUND DRAIN INLET USING RAPID SET URETHANE ADHESIVE OR QUICKSTIK EPOXY PUTTY ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
http://www.dasmanufacturing.com/product_guide.html

B) SEE DETAIL 06 SHEET C7.01 FOR STORM DRAIN TRENCHING AND BACKFILL



Cordova Pool Replacement

2197 Cane Drive
Rancho Cordova CA 95670

Developed ☐ or
Cordova Recreation and Park District[illegible]

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SUMMIT	Date
Preliminary Design Process & Coordination Set	07/23/2019
Scenario Design SUMMIT	08/13/2019
Design Development SUMMIT	09/26/2019
50% Construction Document	01/15/2019

Doc. No. 17196.10

Date	01/15/2019
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Corrected by A. Roßner

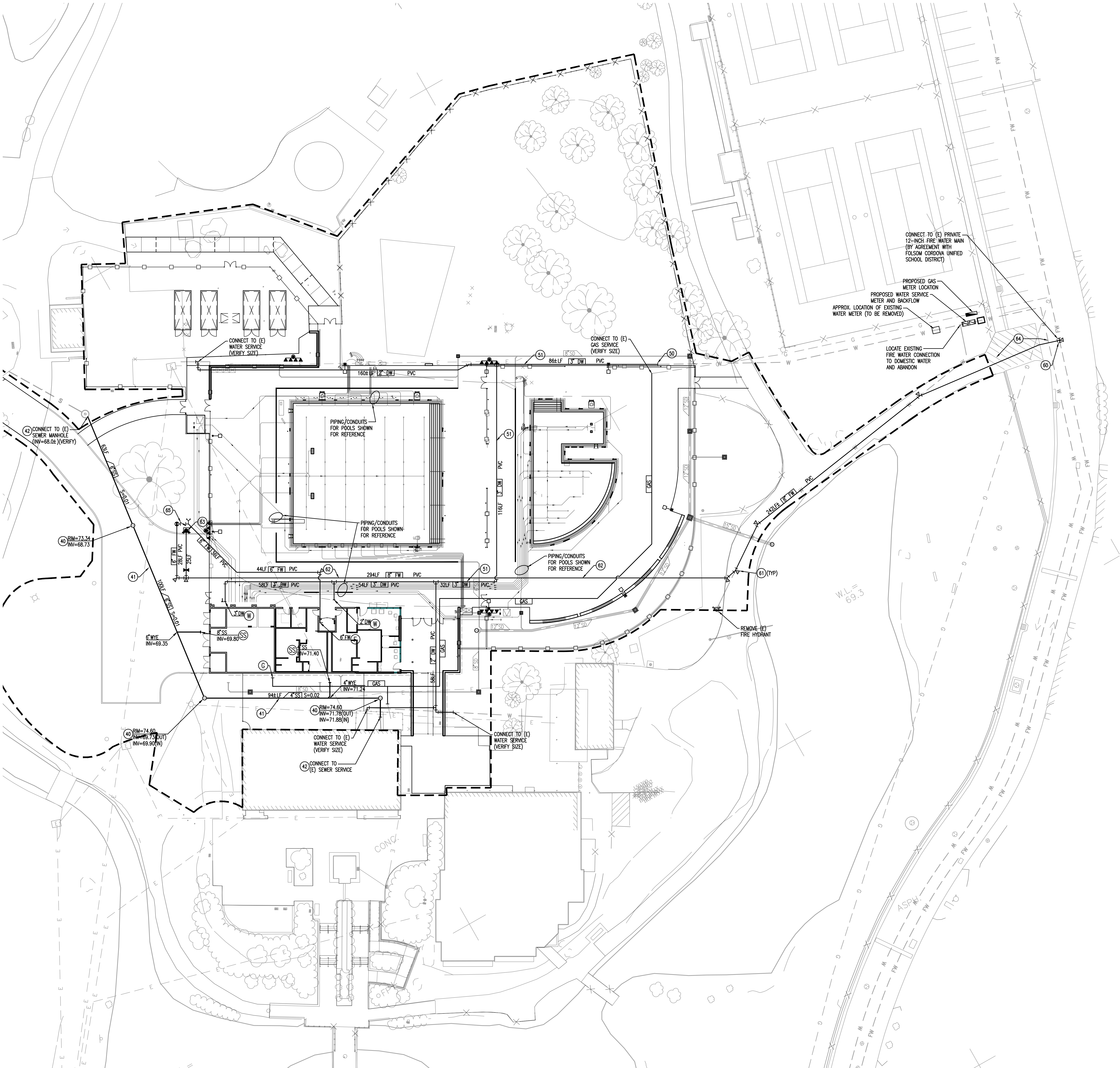
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STORM |

2020

CLO

AGENDA ITEM 15.1



- ATTACHMENT 2

EXHIBIT A TO THE RESOLUTION

GAS CONSTRUCTION NOTES
- INSTALL GAS SERVICE. SEE PLUMBING PLANS FOR SIZE AND DETAILS.

FO
- CONSTRUCTION NOTES:

1) UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM CLEARANCE AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE. SANITARY SEWER TO CROSS UNDER POTABLE WATER.

2) CONTRACTOR SHALL VERIFY SIZE AND LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING CROSSING AND JOINING UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.

3) CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITIES (SEWER AND STORM DRAIN) BEFORE OTHER UTILITIES. CONSTRUCTION OF THESE GRAVITY UTILITIES TO START FROM THE DOWNSTREAM ENDS.

4) EXISTING UTILITIES ARE COMPILED BASED ON PREVIOUS BASE FILES, FIELD SURVEY AND FIELD VERIFICATION. POTHOLES IS RECOMMENDED TO VERIFY ANY AND ALL UTILITIES KNOWN OR UNKNOWN WHICH MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

5) PRIOR TO THE REMOVAL OF ANY WET OR DRY UTILITY LINES, THE CONTRACTOR SHALL CONFIRM WITH OWNER REPRESENTATIVE WHETHER THESE UTILITY LINES ARE STILL ACTIVE OR NOT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.

6) CONTRACTOR TO ADJUST TO FINISH GRADE ALL EXISTING UTILITY BOXES, SEWER CLEANOUT COVERS, PULL BOXES AND VALVE COVERS NOT SPECIFICALLY SHOWN WITHIN THE LIMITS OF WORK.

7) SEE DETAIL 03, SHEET C7.01 FOR UTILITY TRENCHING AND BACKFILL.

8) SAWCUT, REMOVE AND REPLACE EXISTING CURB AS REQUIRED FOR TRENCHING. MATCH EXISTING CURB.

- FIRE WATER CONSTRUCTION NOTES:

INSTALL 6-INCH FIRE SPRINKLER SERVICE TO BUILDING. SEE DETAIL 17, SHEET C7.01 FOR FIRE RISER DETAIL.
- 60

CONNECT TO EXISTING WATER SERVICE LINE WITH FLANGED COUPLING ADAPTER USING STAINLESS STEEL NUTS, BOLTS, AND WASHERS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 61

INSTALL THRUST BLOCKING PER DETAIL 12, SHEET C7.01. TYPICAL FOR ALL BENDS, TEES AND CROSSES.
- 62

PLACE PVC C900 DR-18 WITH 30" MIN. COVER AND 36" MIN. COVER WHERE SURFACE LOADS ARE EXPECTED.
- 63

INSTALL FIRE HYDRANT PER DETAIL 10, SHEET C7.01.
- 64

SAWCUT AND REMOVE EXISTING PAVEMENT PER PLAN. REPLACE PAVEMENT PER DETAIL 03, SHEET C7.01.
- 65

INSTALL FDC, FV (WITH TAMPER SWITCH) AND CHECK VALVE PER DETAIL 13, SHEET C7.01. LATERAL SHALL BE PVC C900 DR-14.

- WATER CONSTRUCTION NOTES:

INSTALL WATER SERVICE LATERAL TO 5' OUTSIDE FACE-OF-BUILDING. SIZE AS SHOWN. PLUG AND MARK END. VERIFY WATER CONNECTION WITH PLUMBING PLANS.
- 50

CONNECT TO EXISTING DOMESTIC WATER SERVICE LINE (VERIFY SIZE).
- 51

PLACE PVC (SCH 40) WITH 30" MIN. COVER.
- 52

SUPPLY AND INSTALL GATE VALVE PER DETAIL 15, SHEET C7.01.

- SEWER CONSTRUCTION NOTES:

INSTALL SEWER SERVICE LATERAL TO 5' OUTSIDE FACE-OF-BUILDING. SIZE AS SHOWN. SLOPE = 0.02 (MIN.) PLUS AND MARK END. VERIFY SEWER SERVICE CONNECTION WITH PLUMBING PLANS.
- 40

CONSTRUCT SEWER CLEANOUT PER DETAIL 02, SHEET C7.01.
- 41

PLACE PVC SDR 35 (ASTM D 3034). SIZE AS SHOWN.
- 42

ASSUMED LOCATION AND INVERT OF EXISTING SEWER LINE. VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

431 J Street, Suite 107
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LPA

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info@lpainc.com
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CORDOVA

Recreation & Park District

Cordova Pool Replacement

2197 Circle Drive
Rancho Cordova, CA 95670

Developed for
Cordova Recreation and Park District

UTIL

118

C4.0

Rev	Date	By	Check	Appr
1	07/23/2018	SC	SC	SC
2	08/13/2018	SC	SC	SC
3	08/28/2018	SC	SC	SC
4	01/15/2019	SC	SC	SC

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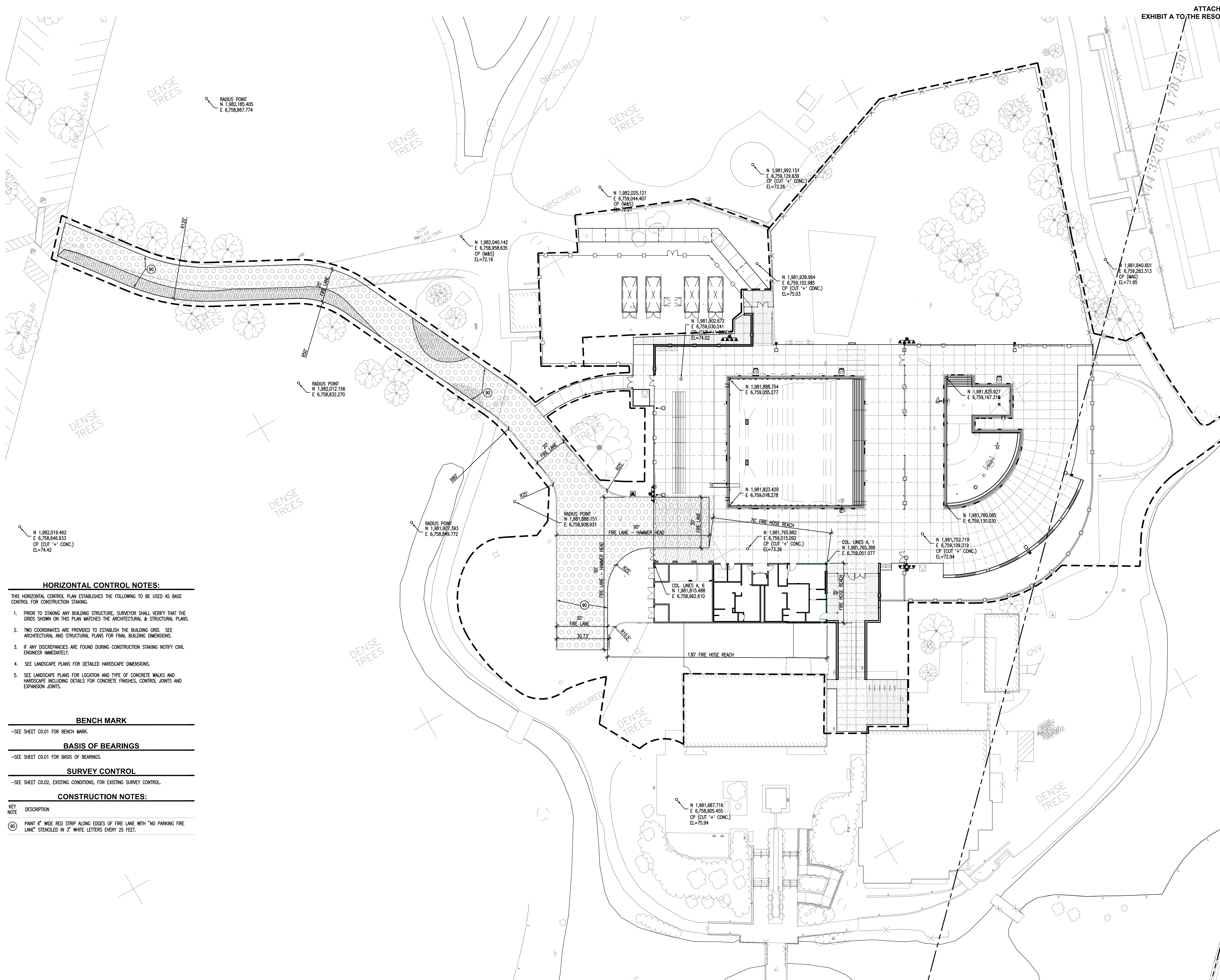
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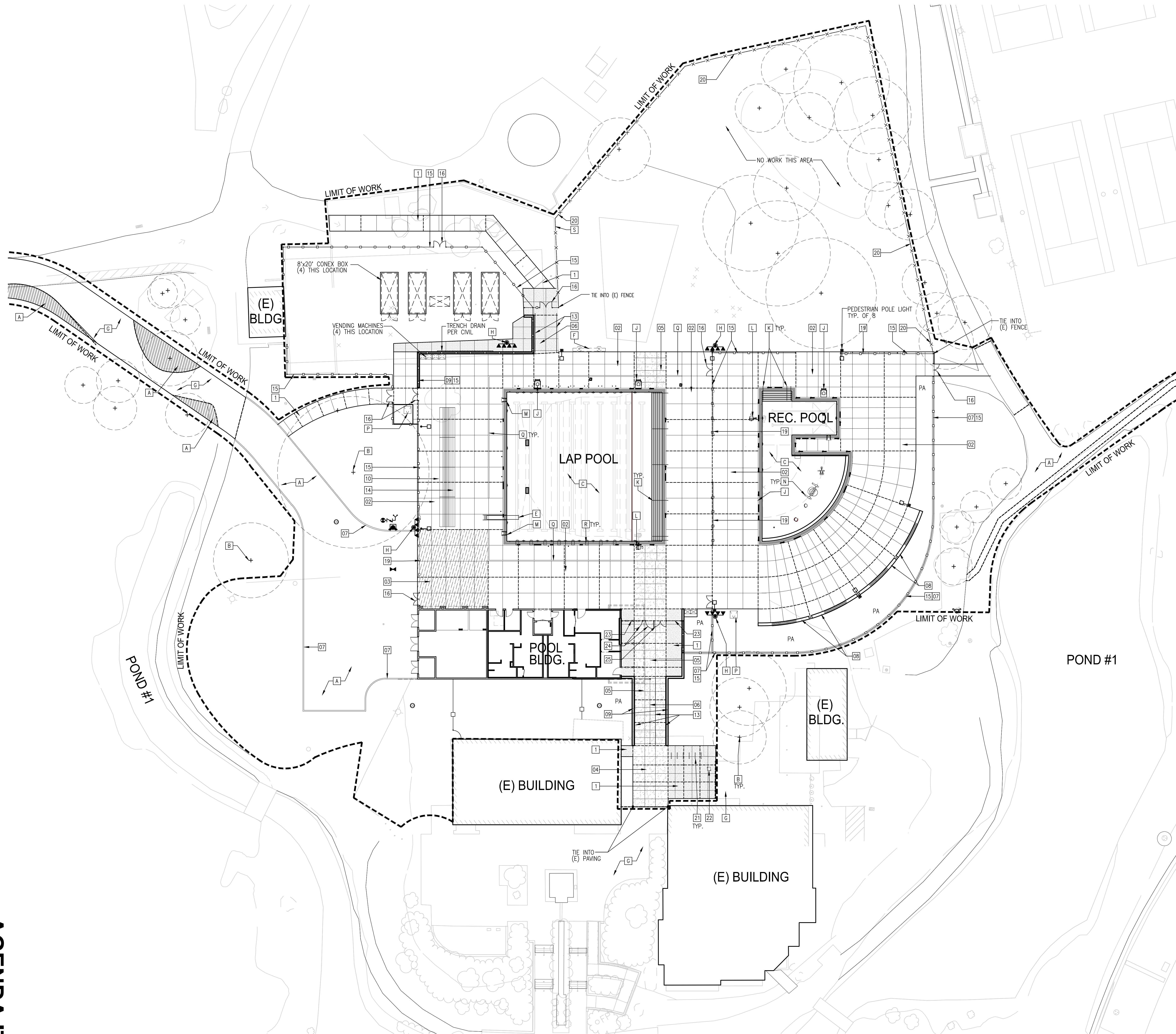
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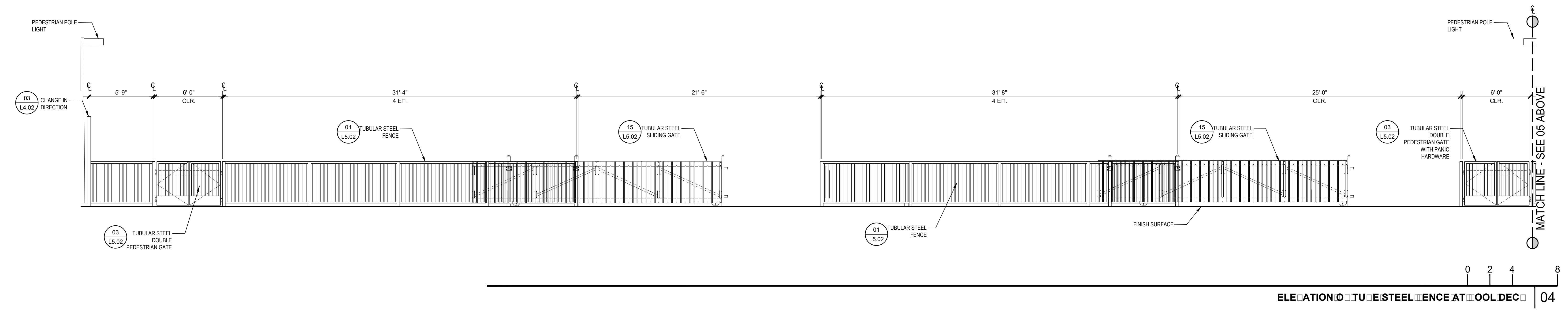




KEY NOTE		DESCRIPTION	DET/SH/	COLOR / FINISH
1		CONCRETE PAVING-PEDESTRIAN	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM FINISH
02		CONCRETE PAVING-POOL DECK	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM FINISH
03		CONCRETE PAVING-VEHICULAR	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM FINISH
04		ACCENT CONCRETE PAVING-PEDESTRIAN	01/ L5.01	NATURAL GRAY/ MEDIUM SANDBLAST
05		ACCENT CONCRETE PAVING-POOL DECK	01/ L5.01	NATURAL GRAY/ MEDIUM SANDBLAST
06		CONCRETE RAMP	01/ L5.01	NATURAL GRAY/ MEDIUM SANDBLAST
07		CONCRETE MOWCURB	08/ L5.01	NATURAL GRAY/ HEAVY TROWEL
08		C.I.P. CONCRETE SEAT WALL WITH WOOD CAP	18/ L5.01	NATURAL GRAY/ TOPCAST 15 SIDES & SMOOTH TOP
09		CMU RETAINING WALL	17/ L5.01	BASALTE GROUND FACE CMU 484
10		CMU FREESTANDING WALL	17/ L5.01	BASALTE GROUND FACE CMU 484
11		NOT USED	-/-	-
12		BULLETIN BOARD	-/-	-
13		HANDRAIL AT RAMP	01/ L5.03	GALVANIZED STEEL
14		BLEACHERS	-/-	-
15		TUBULAR STEEL FENCE	01/ L5.02	BRONZE
16		TUBULAR STEEL DOUBLE PEDESTRIAN GATE W/ PANIC HARDWARE	03/ L5.02	BRONZE
17		TUBULAR STEEL SINGLE PEDESTRIAN GATE W/ PANIC HARDWARE	02/ L5.02	BRONZE
18		NOT USED	-/-	-
19		TUBULAR STEEL SLIDING GATE	-/-	BRONZE
20		CHANLINK FABRIC ON (E) FENCE	-/-	SEE SITE FURNISHINGS
21		BIKE RACK	PER MANUF	SEE SITE FURNISHINGS LEGEND, L.0.01
22		SKATEBOARD RACK	PER MANUF	URETHANE PAINT SYSTEM LEGEND, L.0.01
23		PERFORATED PANEL FENCE	01/ L5.04	URETHANE PAINT SYSTEM COLOR TBD
24		PERFORATED PANEL SINGLE PEDESTRIAN GATE W/ PANIC HARDWARE	-/-	URETHANE PAINT SYSTEM COLOR TBD
25		PERFORATED PANEL DOUBLE PEDESTRIAN GATE W/ PANIC HARDWARE	09/ L5.04	COLOR TBD

KEY NOTE	DESCRIPTION	COMMENTS
[A]	A.C. PAVING	PER CIVIL
[B]	EXISTING TREE	PROTECT IN-PLACE
[C]	POOL	PER POOL PLANS
[D]	EXISTING WALL	PROTECT IN-PLACE
[E]	DWING BOARD	PER POOL PLANS
[F]	FUTURE SCOREBOARD	PROVIDE CONDUIT STUB-OUT PER ELECTRICAL
[G]	EXISTING PAVING	PROTECT IN-PLACE
[H]	FUTURE EVENT LIGHTING	PROVIDE CONDUIT STUB-OUT PER ELECTRICAL
[J]	LIFEGUARD'S CHAIR	PER POOL PLANS
[K]	POOL HANDRAIL	PER POOL PLANS
[L]	CHAIR LIFT	PER POOL PLANS
[M]	POOL LADDER	PER POOL PLANS
[N]	SPLASH PLAY ELEMENTS	FER POOL PLANS
[P]	SURGE TANK	PER POOL PLANS
[Q]	SLOT DRAIN	FER CIVIL
[R]	STARTING PLATFORMS	PER POOL PLANS
[S]	EXISTING TUBE STEEL FENCING	PROTECT IN PLACE. STRIP AND PAINT BRONZE TO MATCH (N) FENCING

DESCRIPTION	COMMENTS
	CONCRETE PAVING – VEHICULAR
	CONCRETE PAVING – PEDESTRIAN
	ACCENT CONCRETE PAVING – PEDESTRIAN
	NEW A.C.









2197 Chase Drive
Rancho Cordova, CA 95670

Developed for
Cordova Recreation and Park District

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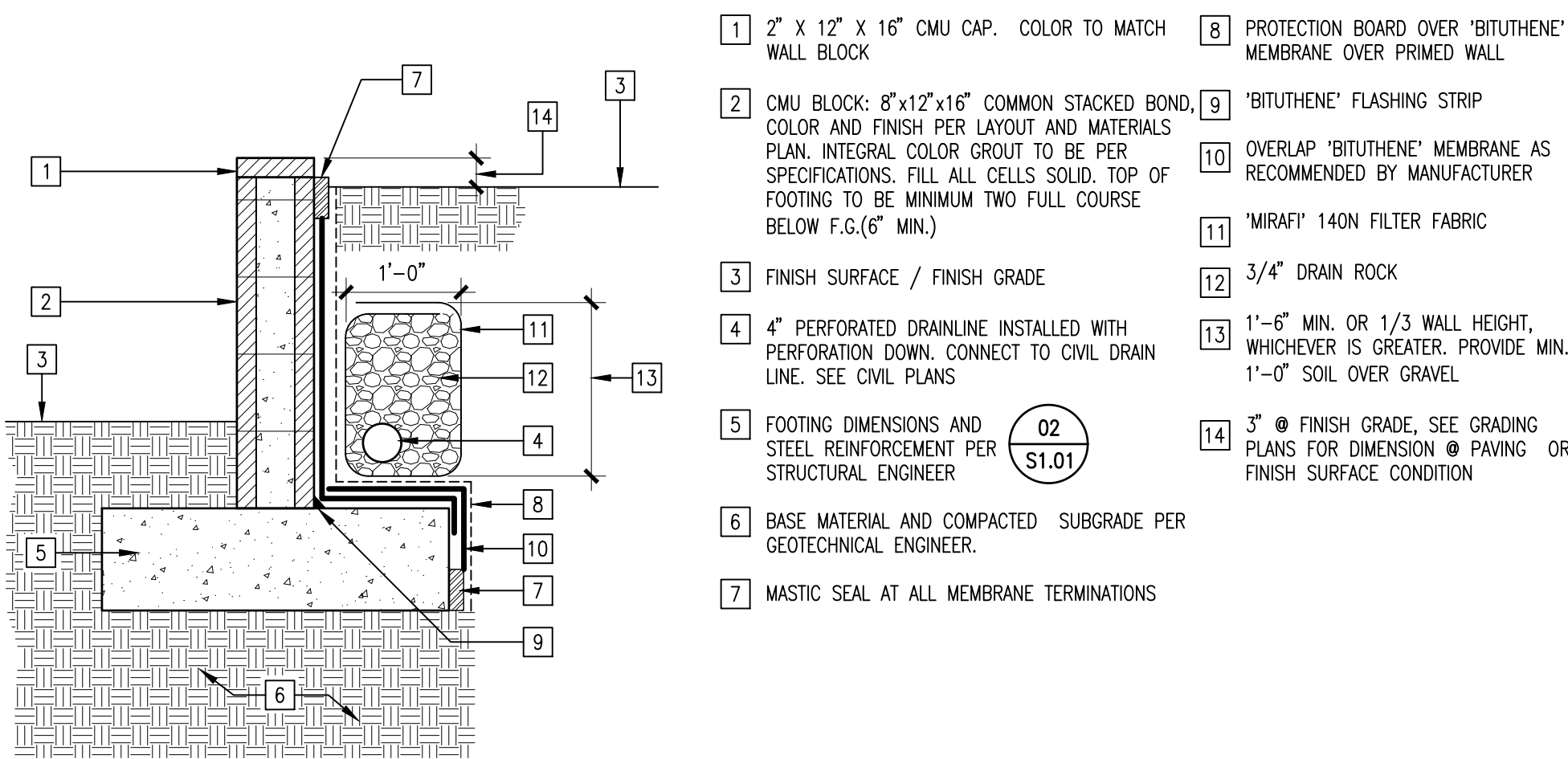
Submittal	Date
DESIGN DEVELOPMENT - 30% SUBMITTAL	09.28.18
CONSTRUCTION DOCUMENTS - 50% SUBM.	01.15.18

Job. No.	17196.10
Date	JAN. 16, 2018
Checked by	
Scale	1/4" = 1'-0"

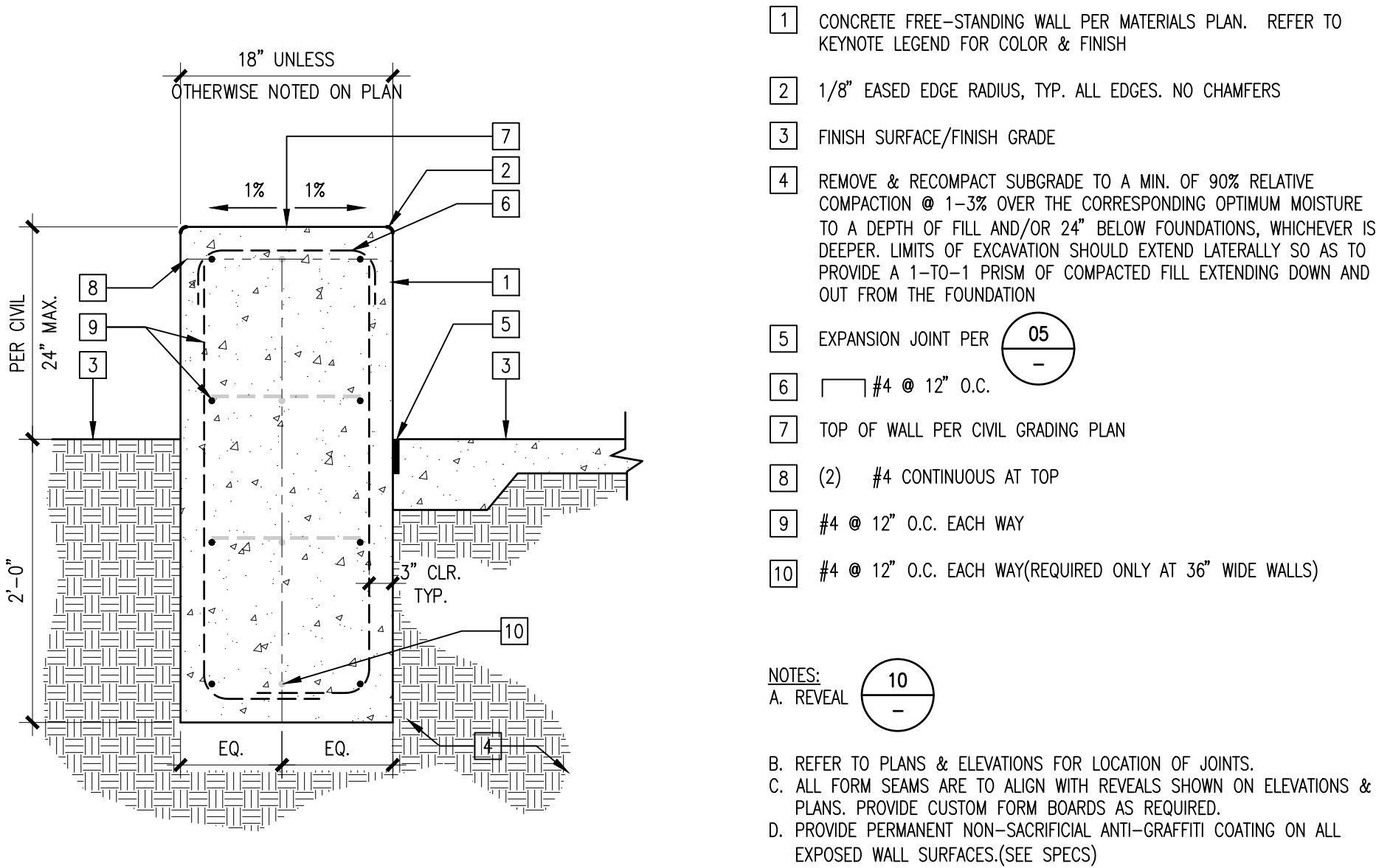
SECTION 1 AND ELEMENTS

SEC1
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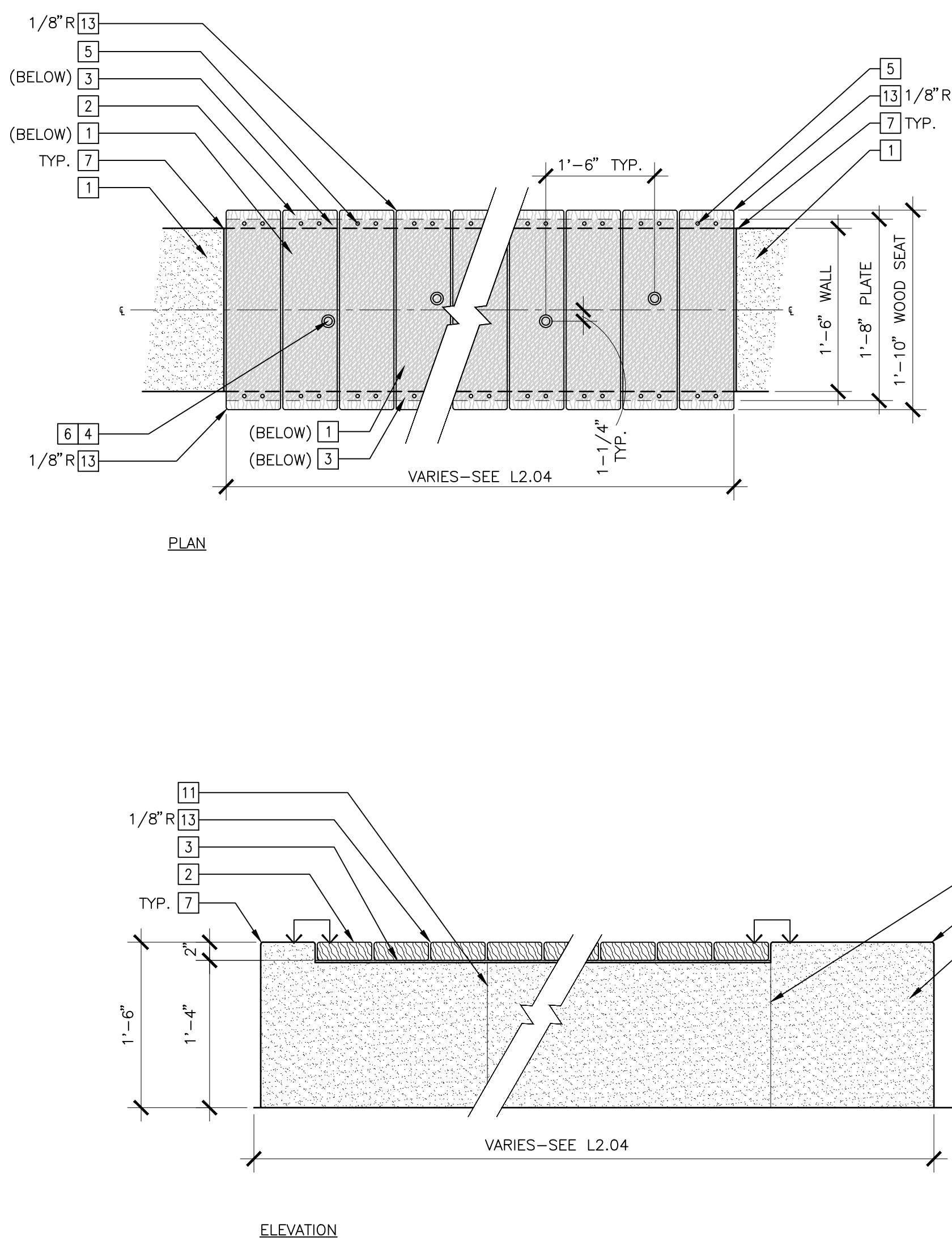
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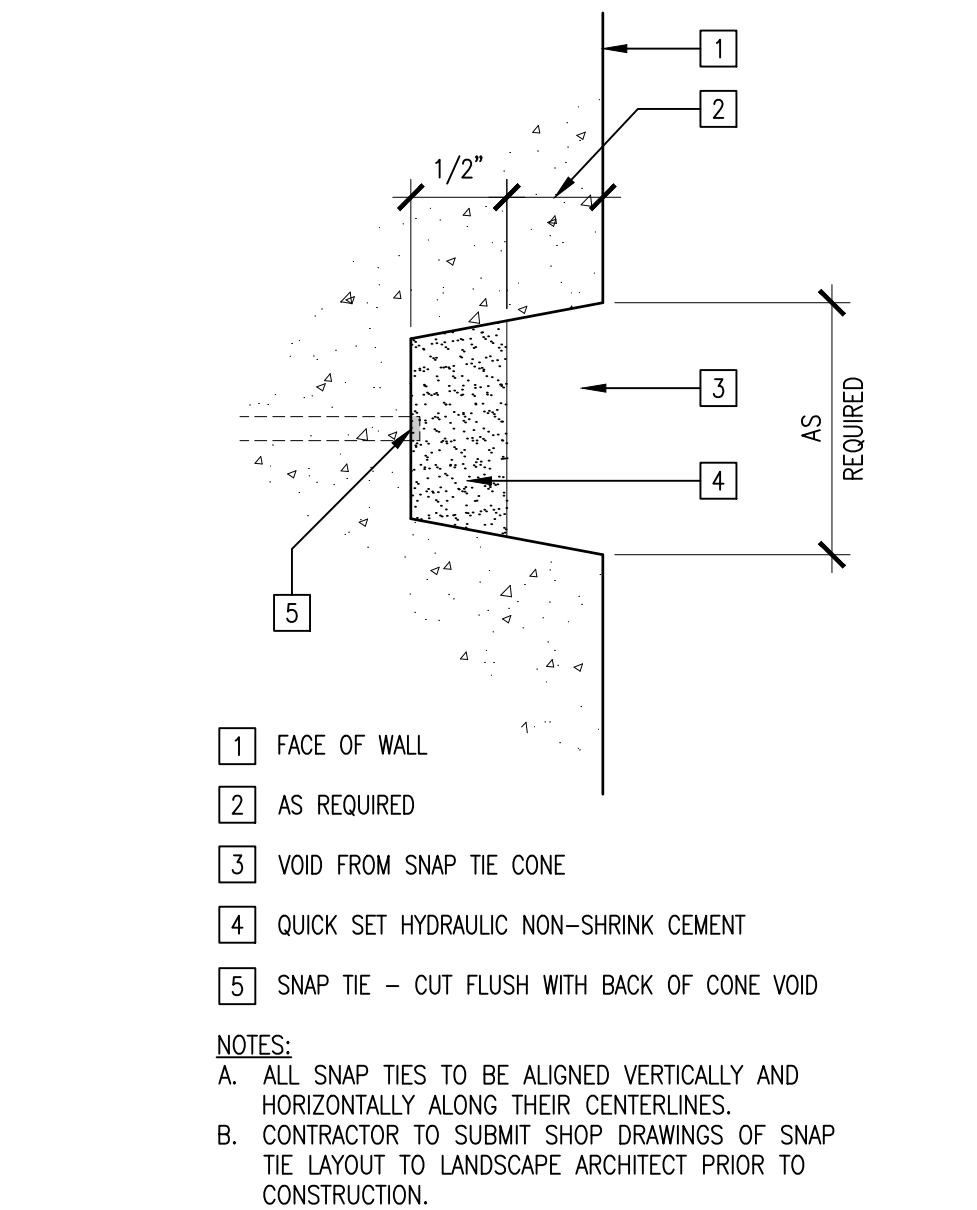
CMU BLOCK RETAINING WALL 3/4" = 1'-0" DT32WD14 17



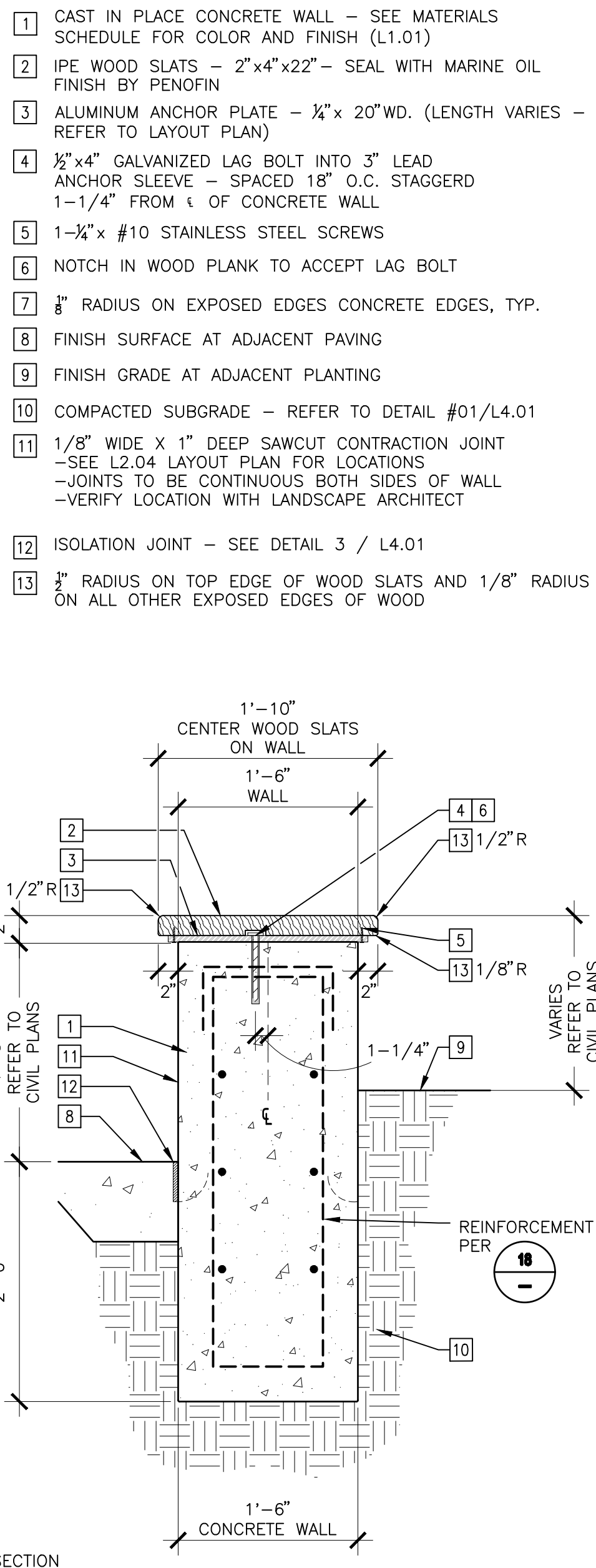
CONCRETE FREE-STANDING WALL 1" = 1'-0" DT32WD12 18

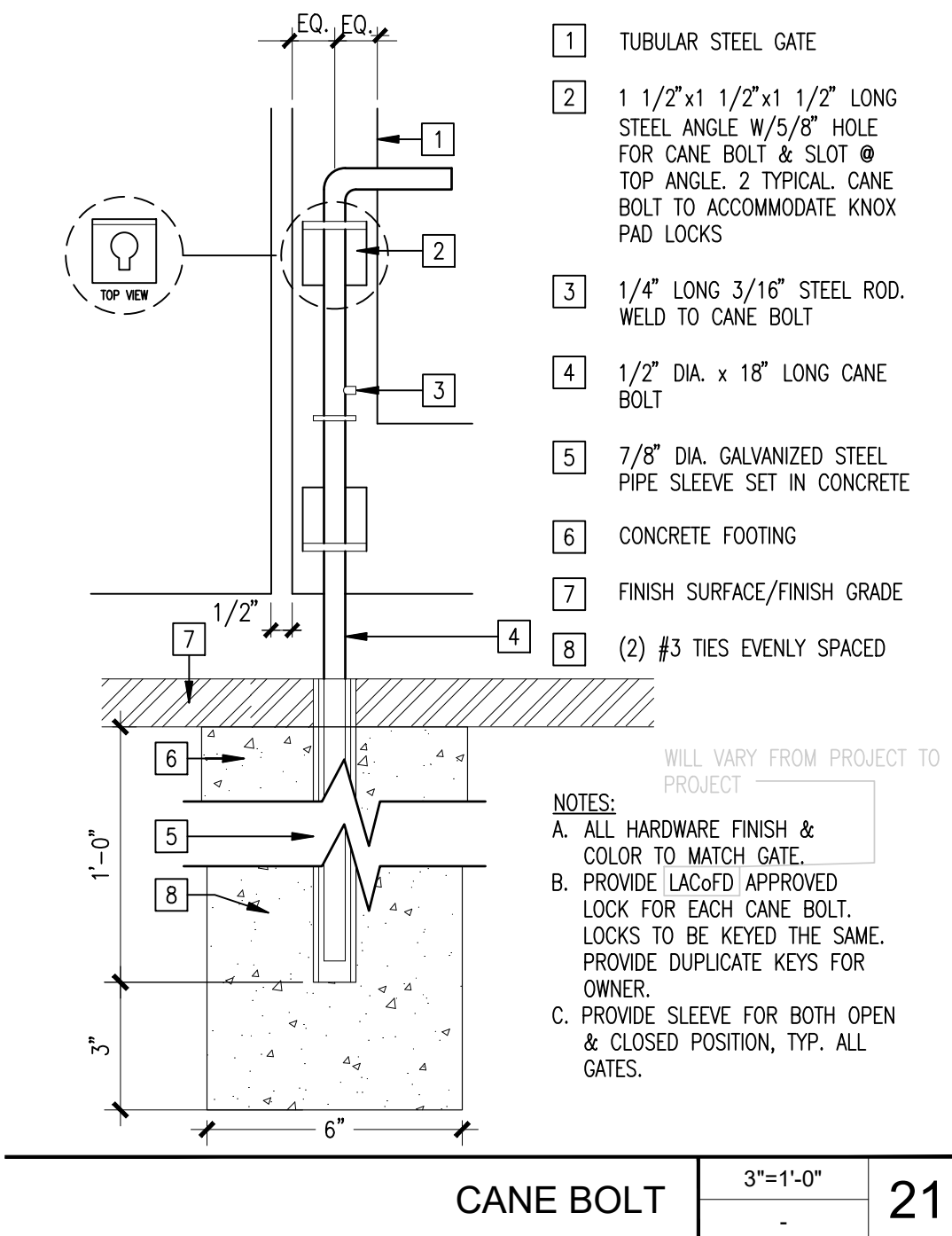


CAST IN PLACE CONCRETE SEAT ALL IT WOOD SLATS ON TO 1" = 1'-0" DT32WD16 16

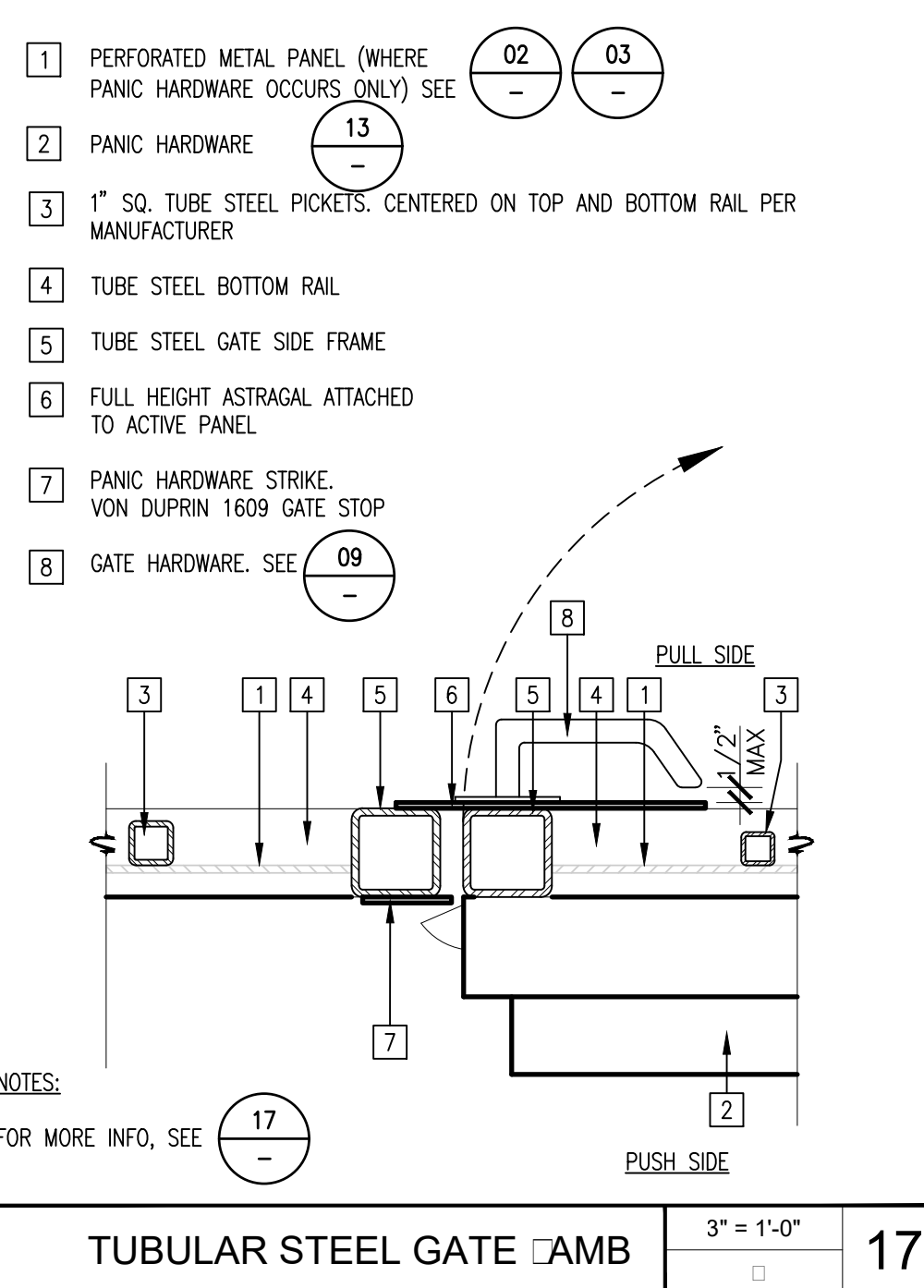


INFILL AT SNAP TIE VOID FULL DT32WD52 14

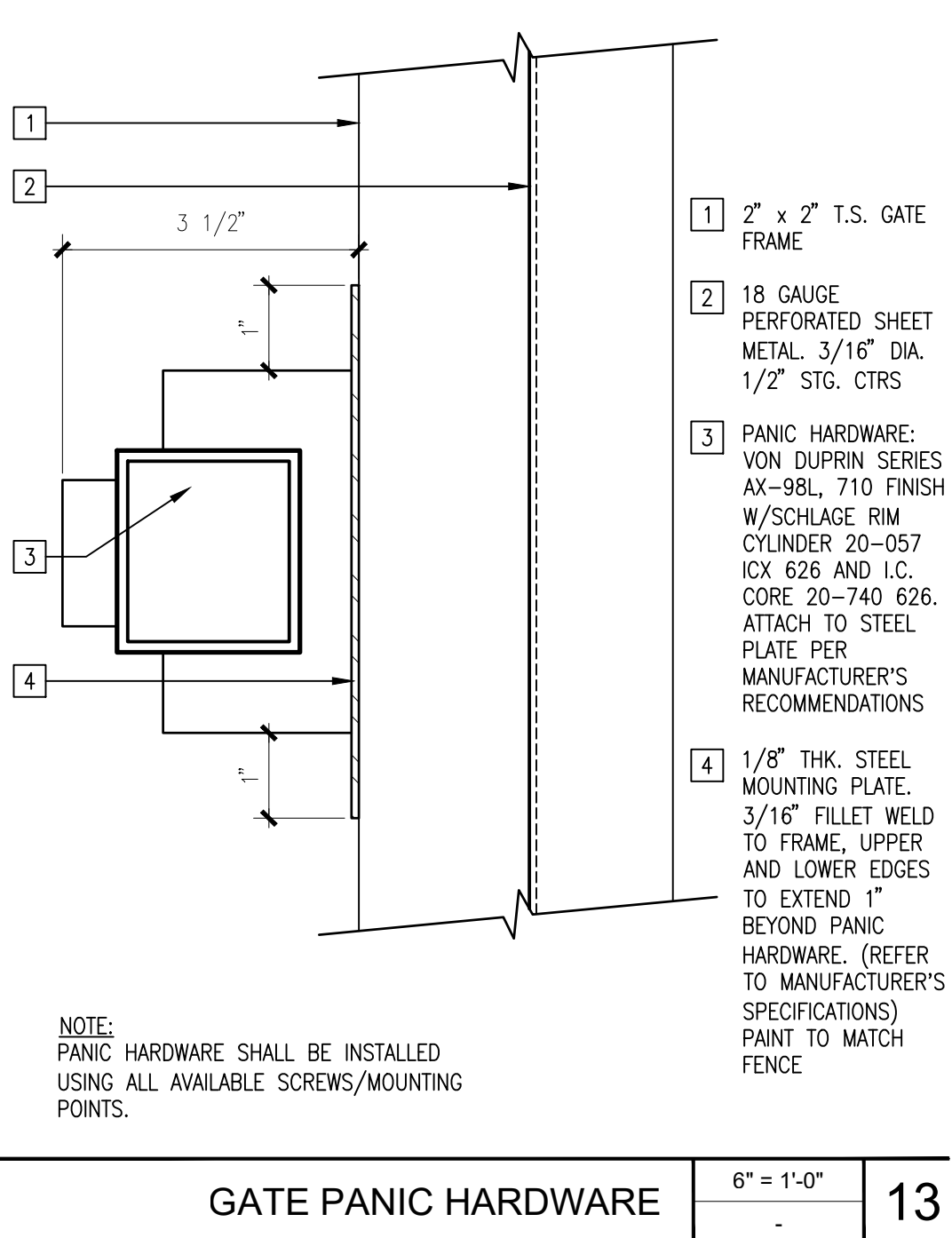




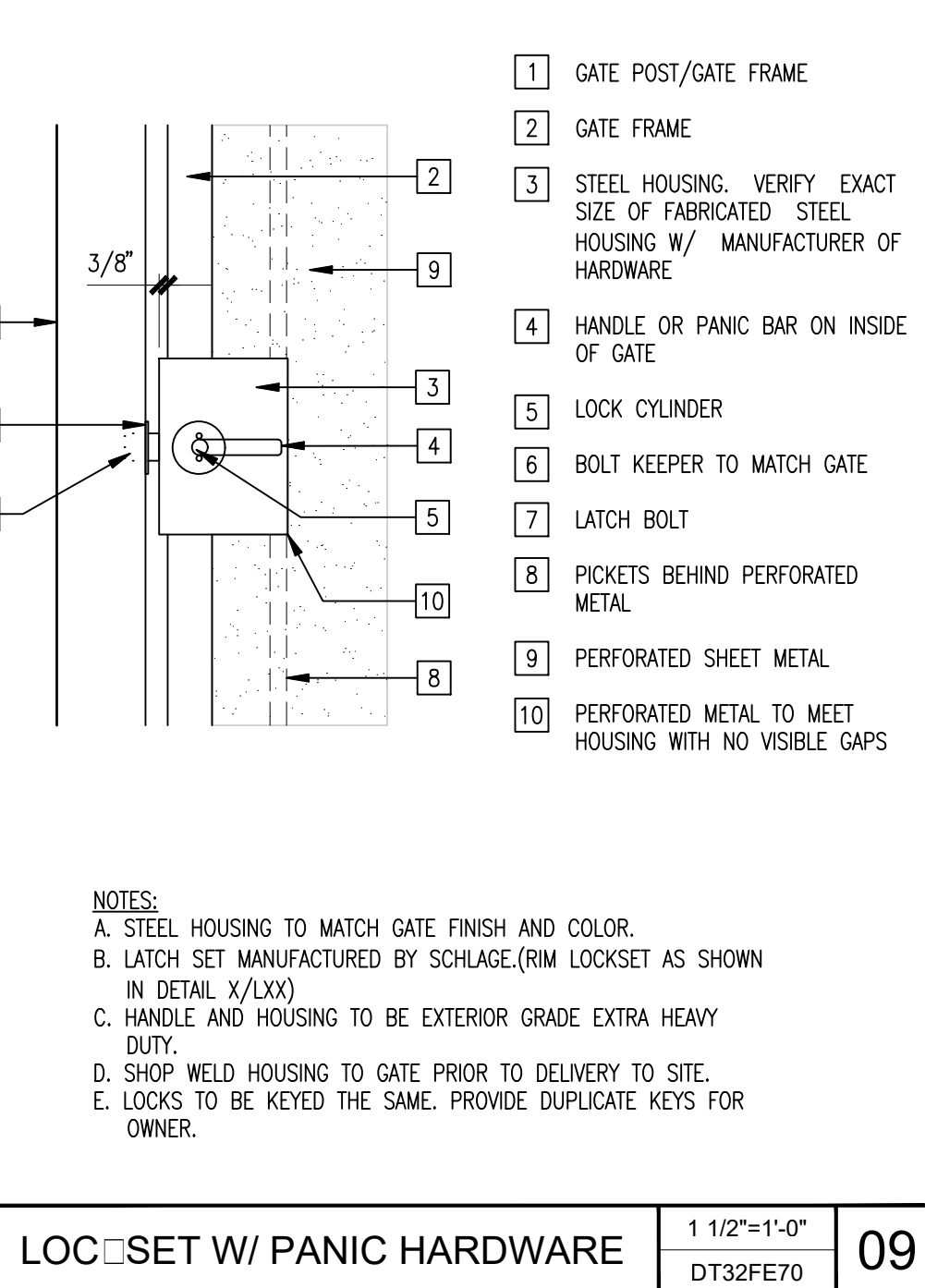
CANE BOLT 3"x1'-0" 21



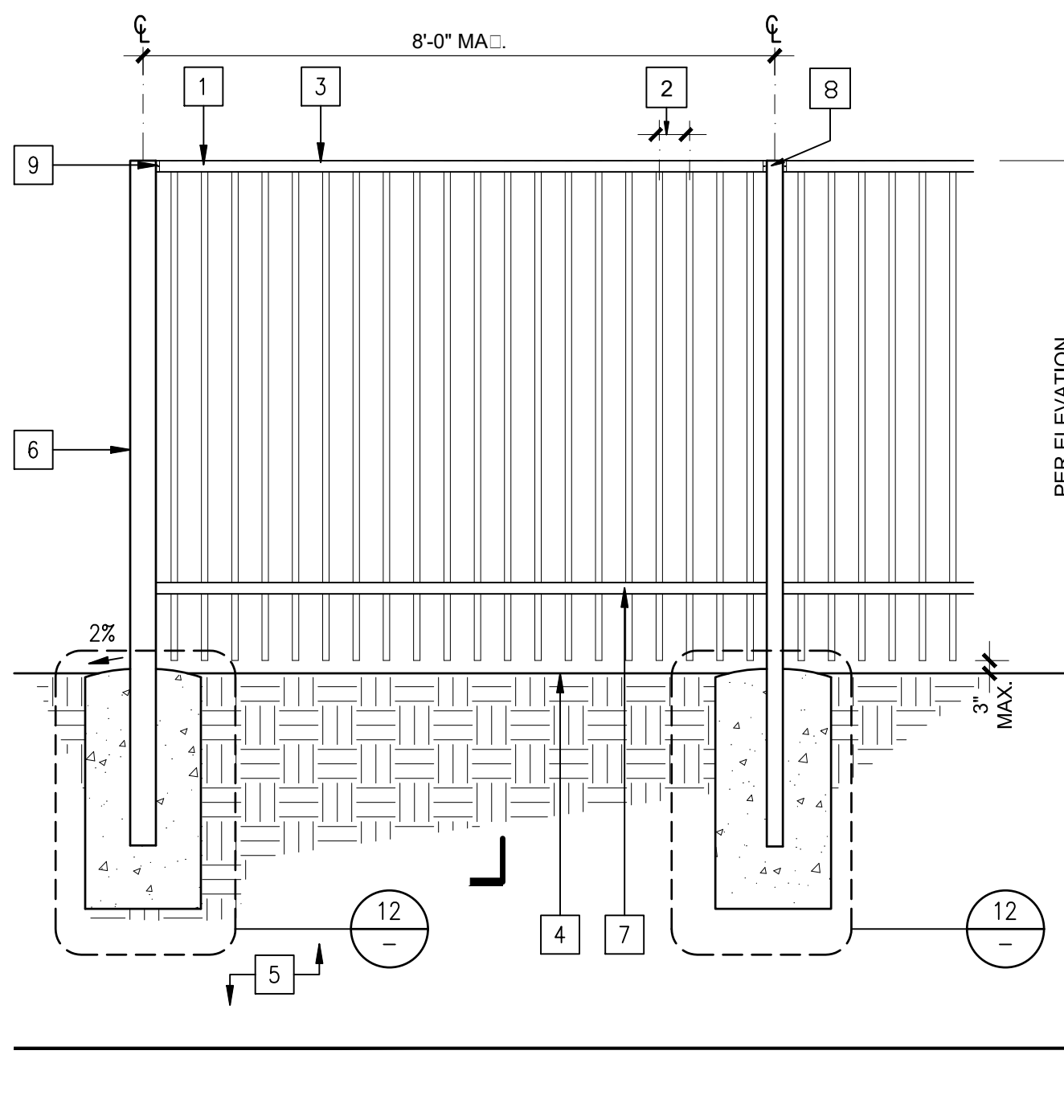
TUBULAR STEEL GATE 3"x1'-0" 17



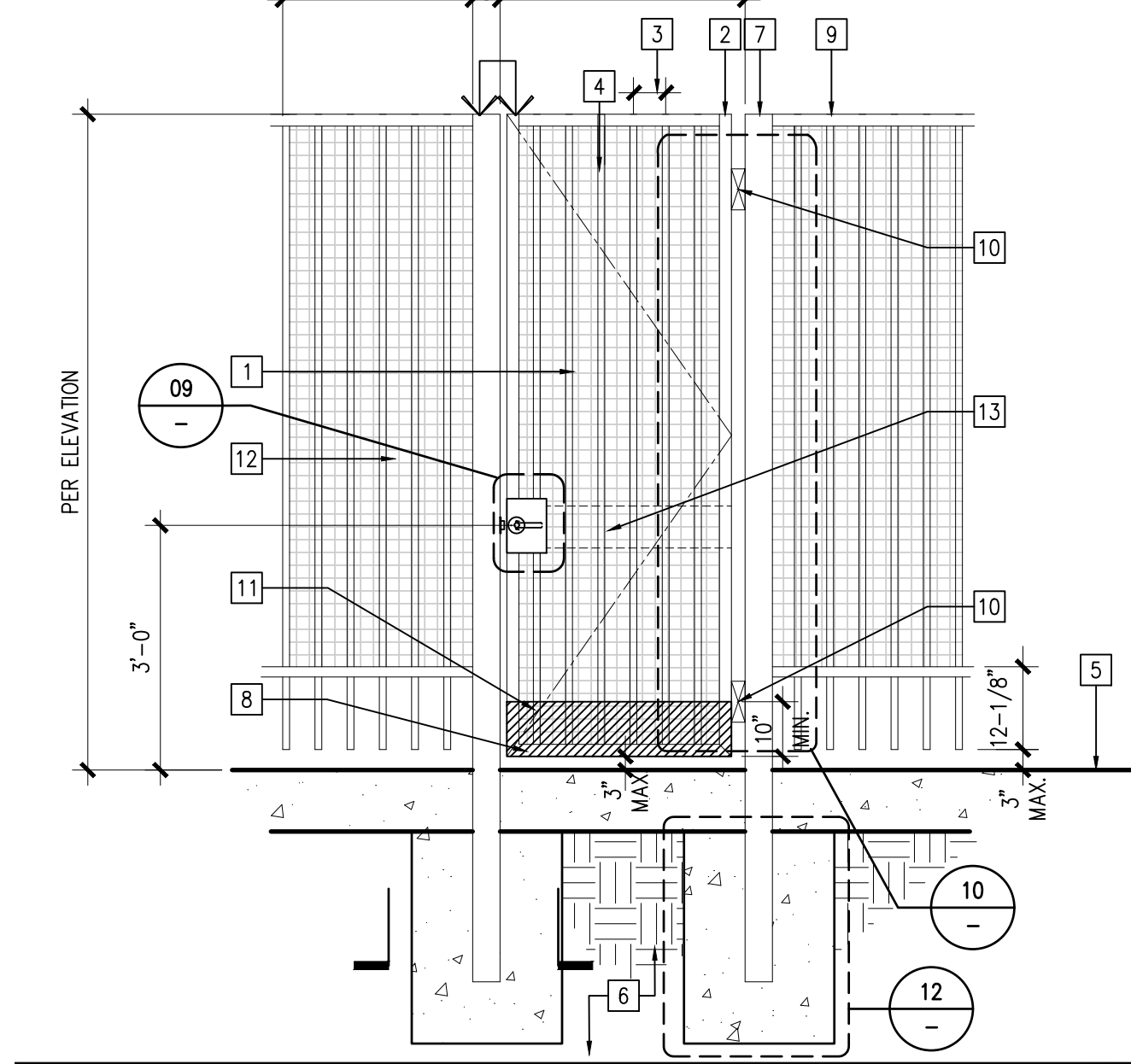
GATE PANIC HARDWARE 6"x1'-0" 13



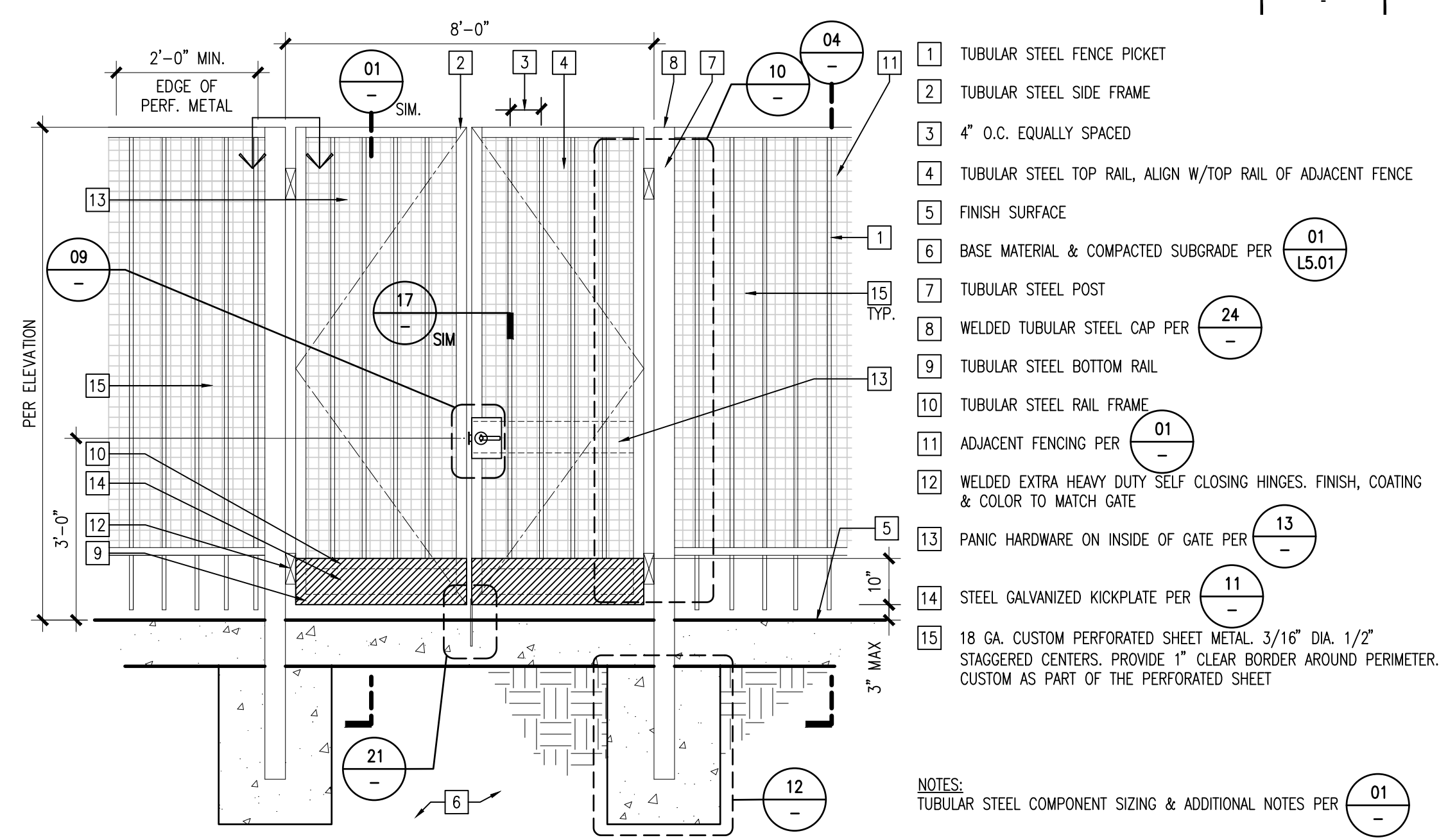
LOCK SET W/ PANIC HARDWARE 1 1/2"x1'-0" DT32FE70 09



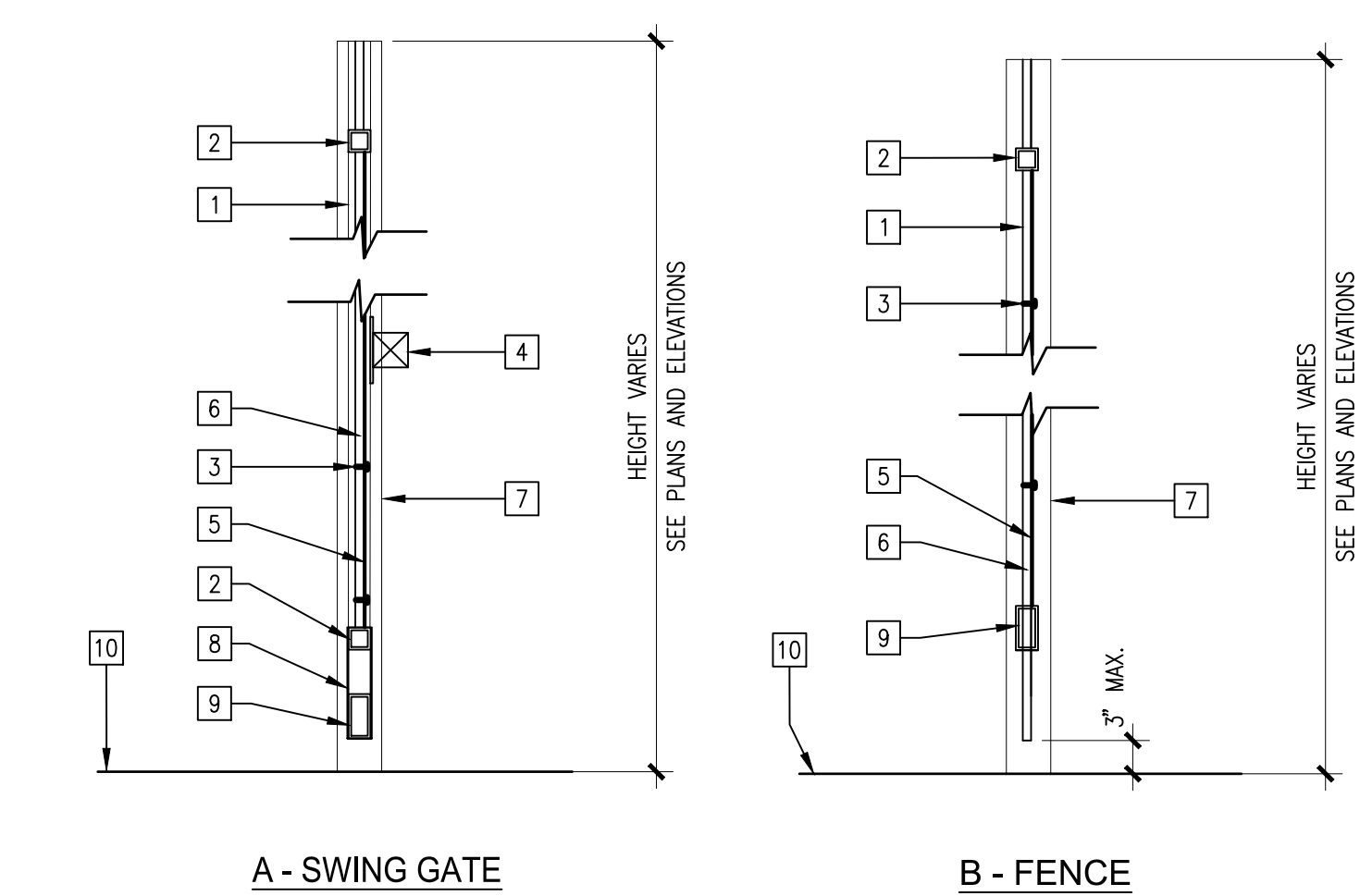
TUBULAR STEEL FENCE 1 1/2"x1'-0" 01



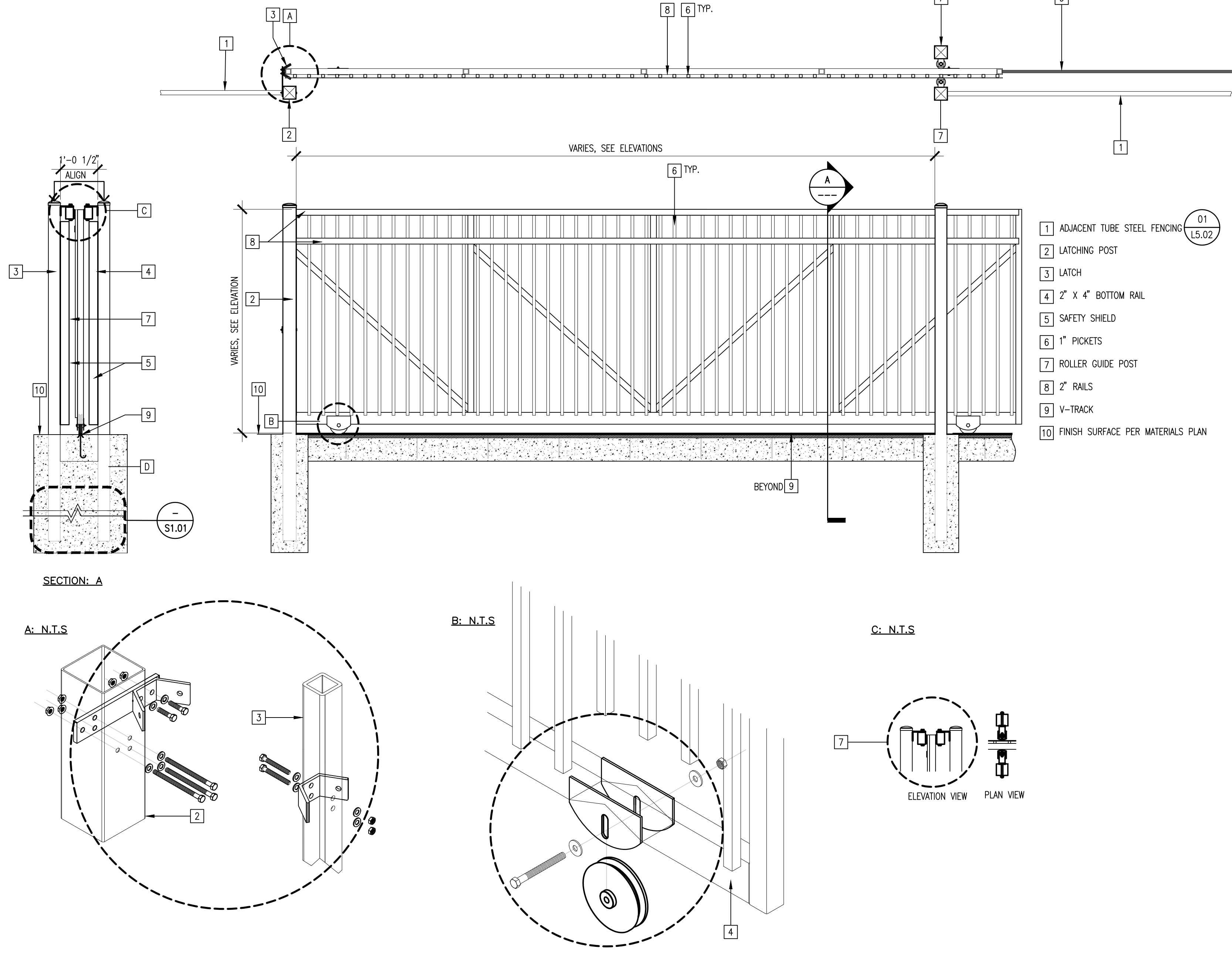
TUBULAR STEEL SINGLE PEDESTRIAN GATE W/ PANIC HARDWARE 1 1/2"x1'-0" 02



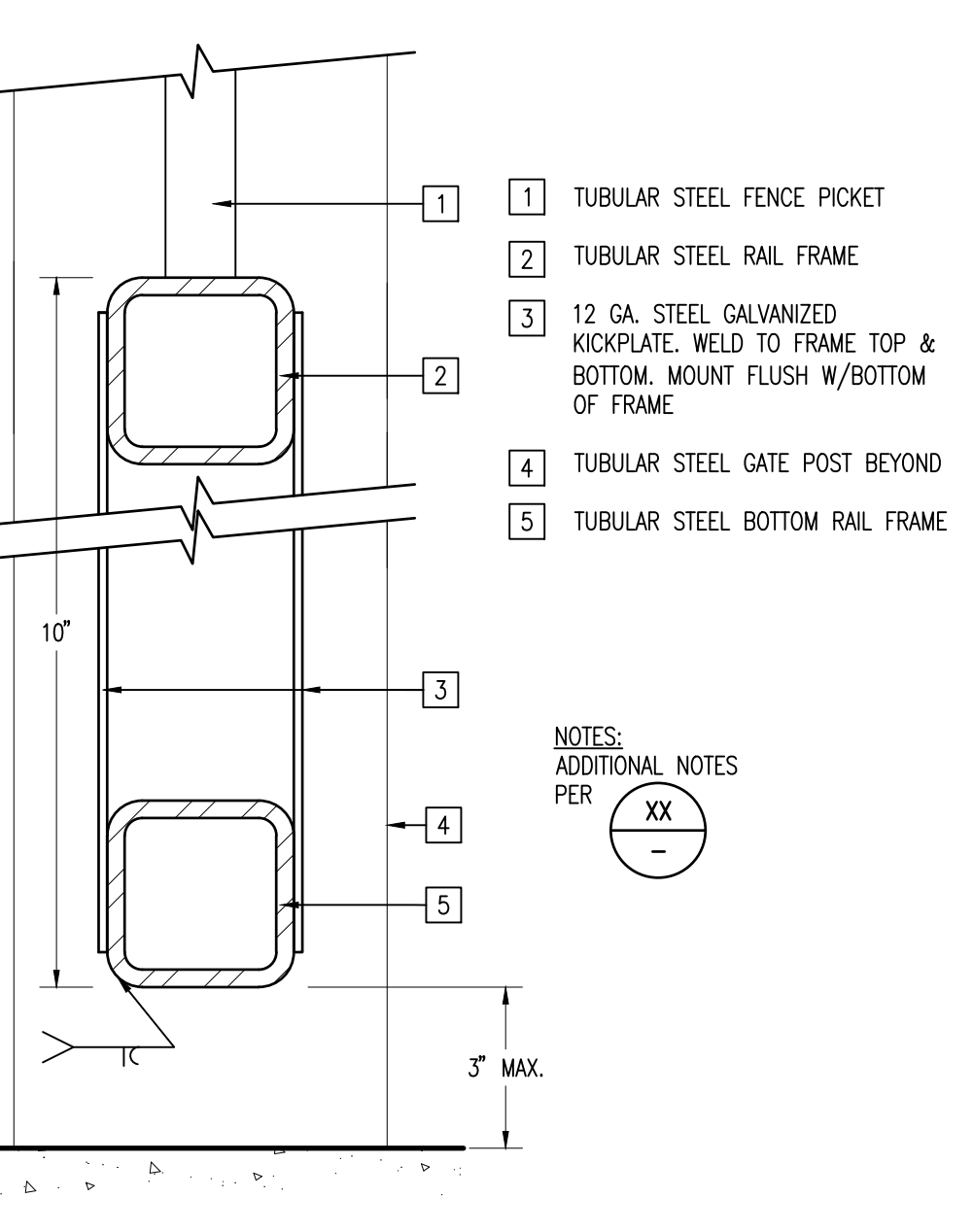
TUBULAR STEEL PEDESTRIAN GATE W/SINGLE PANIC HARDWARE & PERFORATED METAL 1 1/2"x1'-0" 03



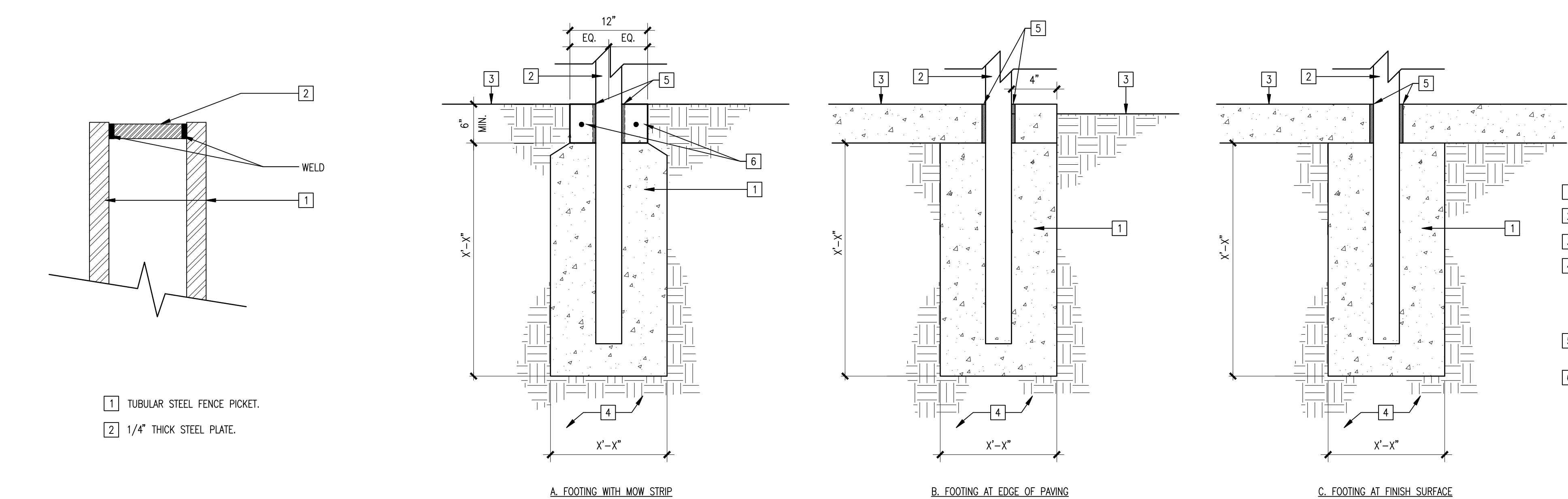
TUBE STEEL GATE/FENCE CONNECTION 3/4"x1'-0" 04



TUBE STEEL VEHICULAR SLIDING GATE 1 1/2"x1'-0" DT02DGG3 15



GATE 6"x1'-0" 11



TUBULAR STEEL FOOTING 1"x1'-0" 12



- NOTES:**
- A. ALL COMPONENTS ARE TO BE HOT DIPPED GALVANIZED STEEL, REFER TO SPEC.
 - B. GRIND ALL WELDS SMOOTH.
 - C. 1/8" EDGES TYPICAL ALL CORNERS.
 - D. COLD GALVANIZED ALL FIELD WELDS.
 - E. ALL HANDRAILS TO BE 4" FROM FACE OF WALL.
 - F. PROVIDE HANDRAILS ON BOTH SIDES OF RAMP W/INTERMEDIATE RAILS PER PLAN, TYPICAL.



- | | | |
|---|--|--------------------------------|
| 1 | STEEL POST | <div>01</div> <div>L5.01</div> |
| 2 | ADVANCE FINISH SURFACE PER MATERIALS PLAN | |
| 3 | BOTTOM RAIL @ RAMP ONLY | |
| 4 | CONCRETE FOOTING | |
| 5 | COMPACT TO 90% | |
| 6 | CAST IN PLACE, CORE DRILL, OR PROVIDE SLEEVE.
SET POSTS W/ NON SHRINK GROUT. IF CORE DRILL IS
PROVIDED FINAL SECTION IS TO MATCH FOOTING
DIMENSION. CORE DRILL OR SLEEVE TO BE SMALLER
THAN COVER PLATE. (2) SMALL OVERLAPPING CORE
HOLES MAY BE REQUIRED | |

NOTES:

 - A. ALL COMPONENTS ARE TO BE HOT DIPPED GALVANIZED. STEEL, REFER TO SPEC.
 - B. REFER TO 03/02 FOR SIZES.



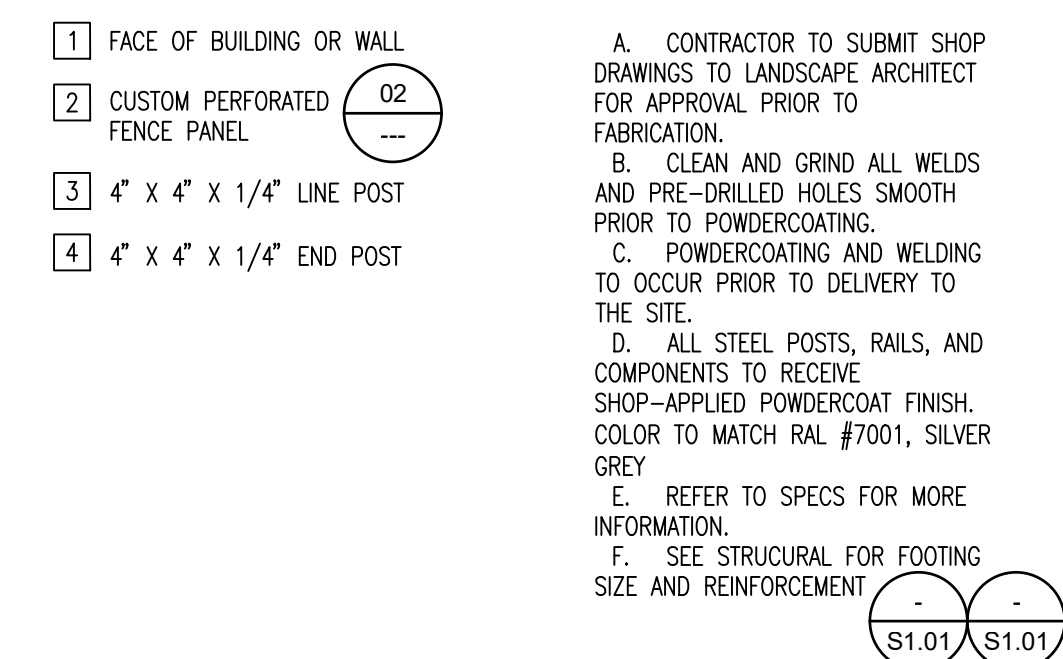
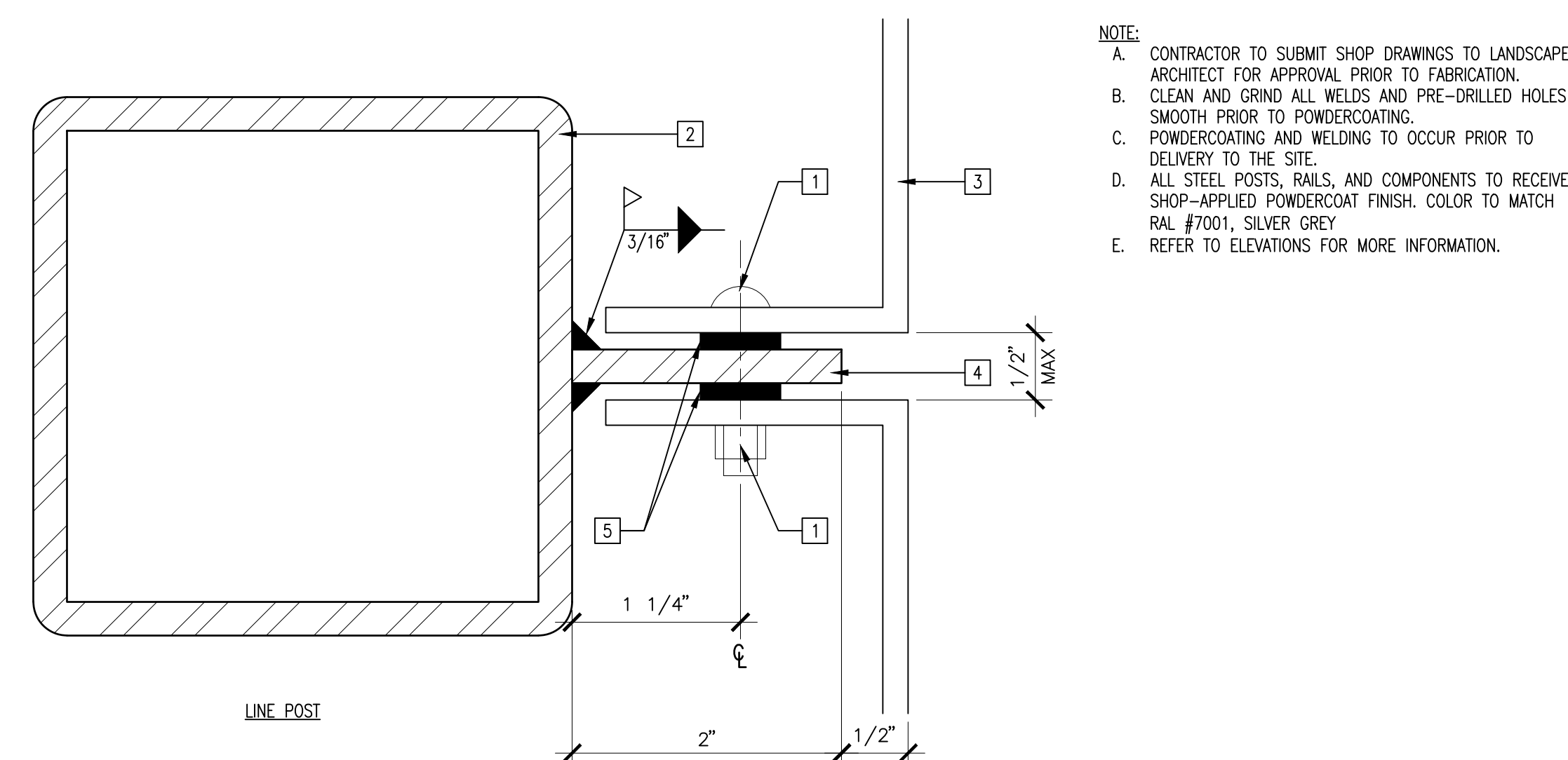
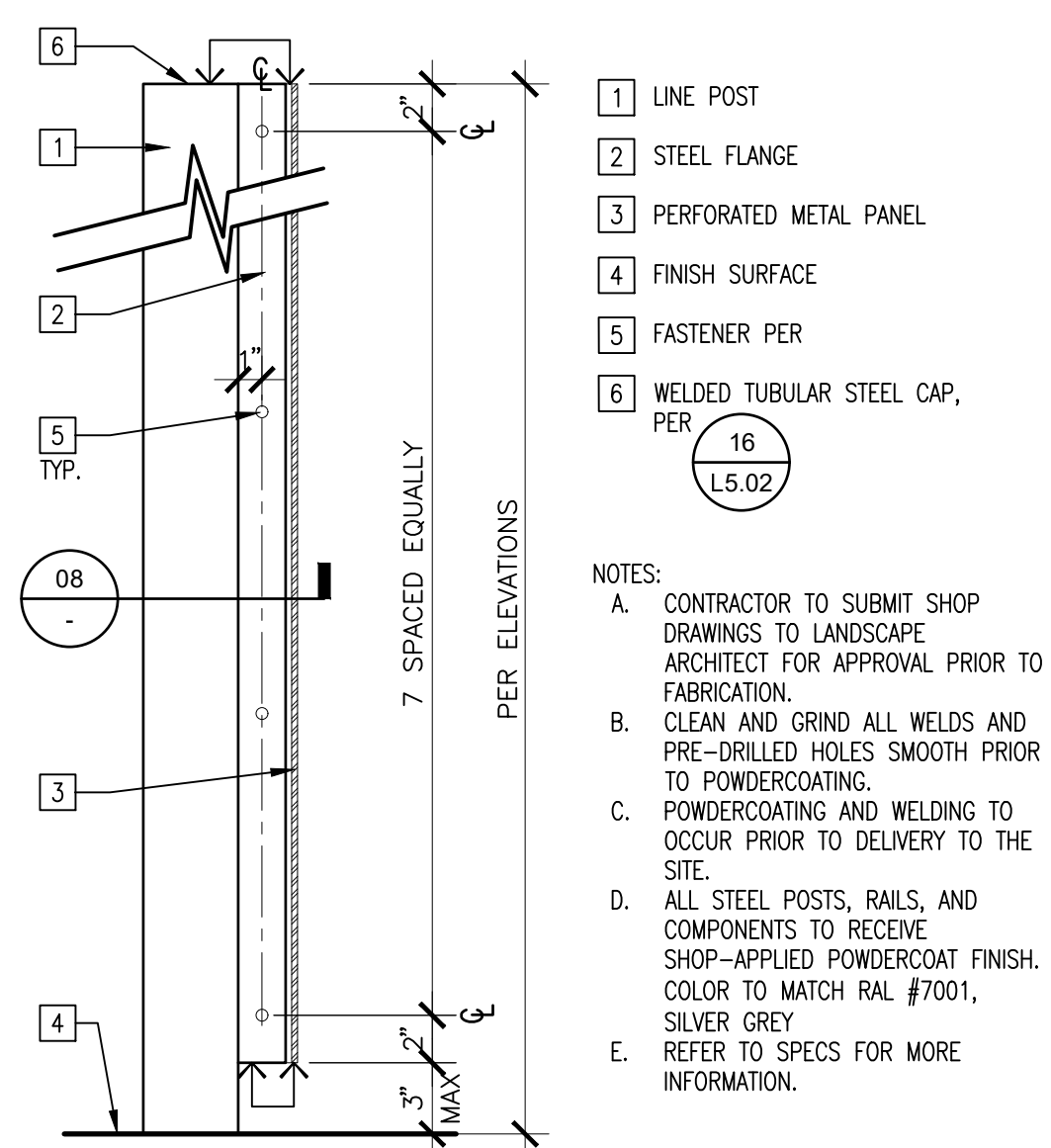
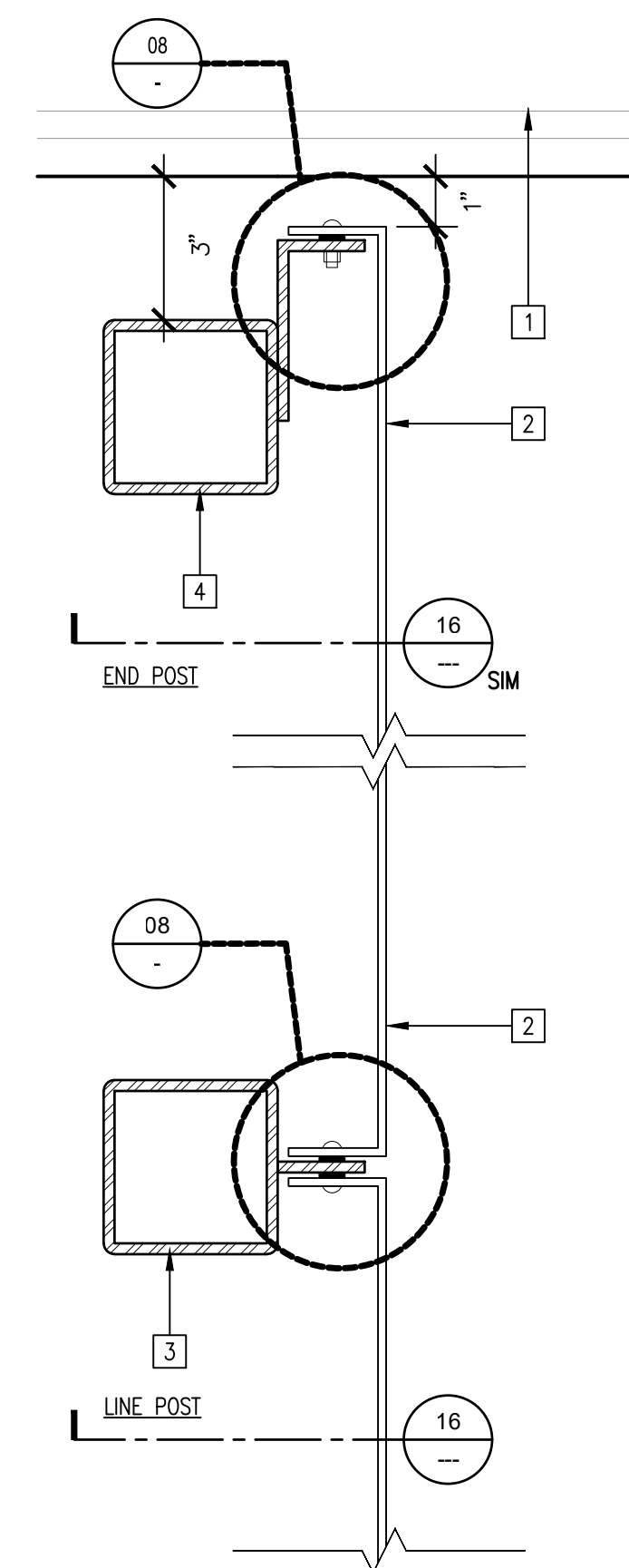
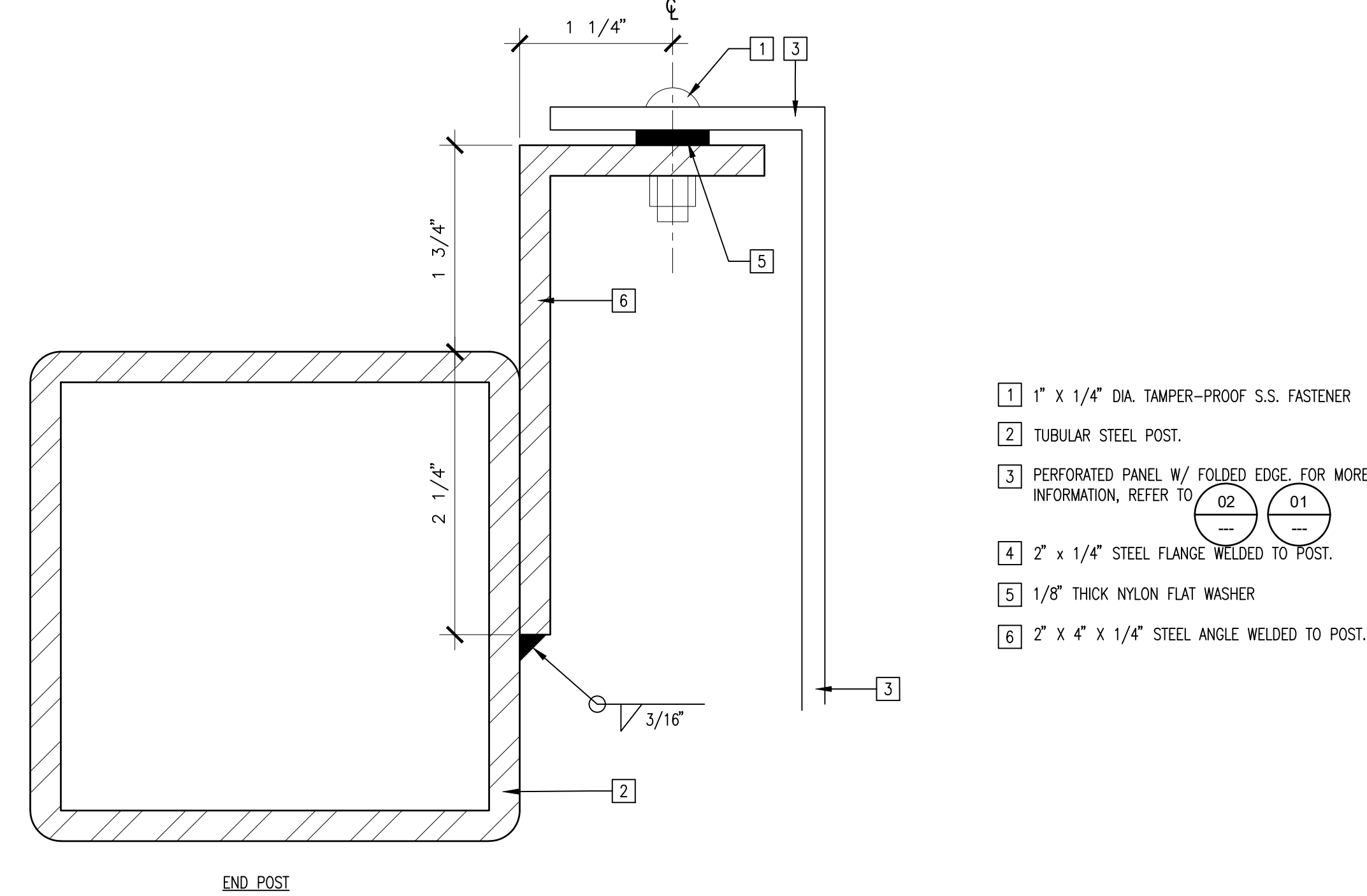
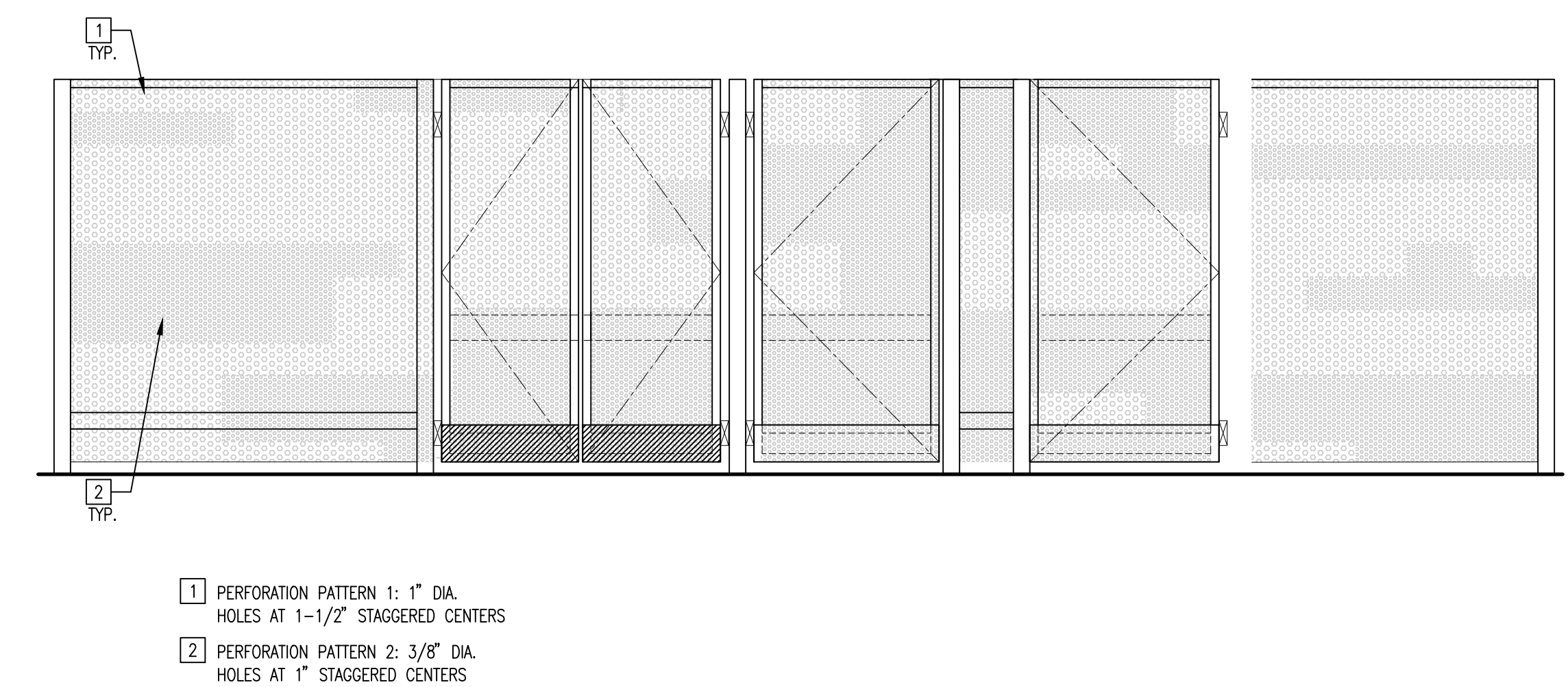
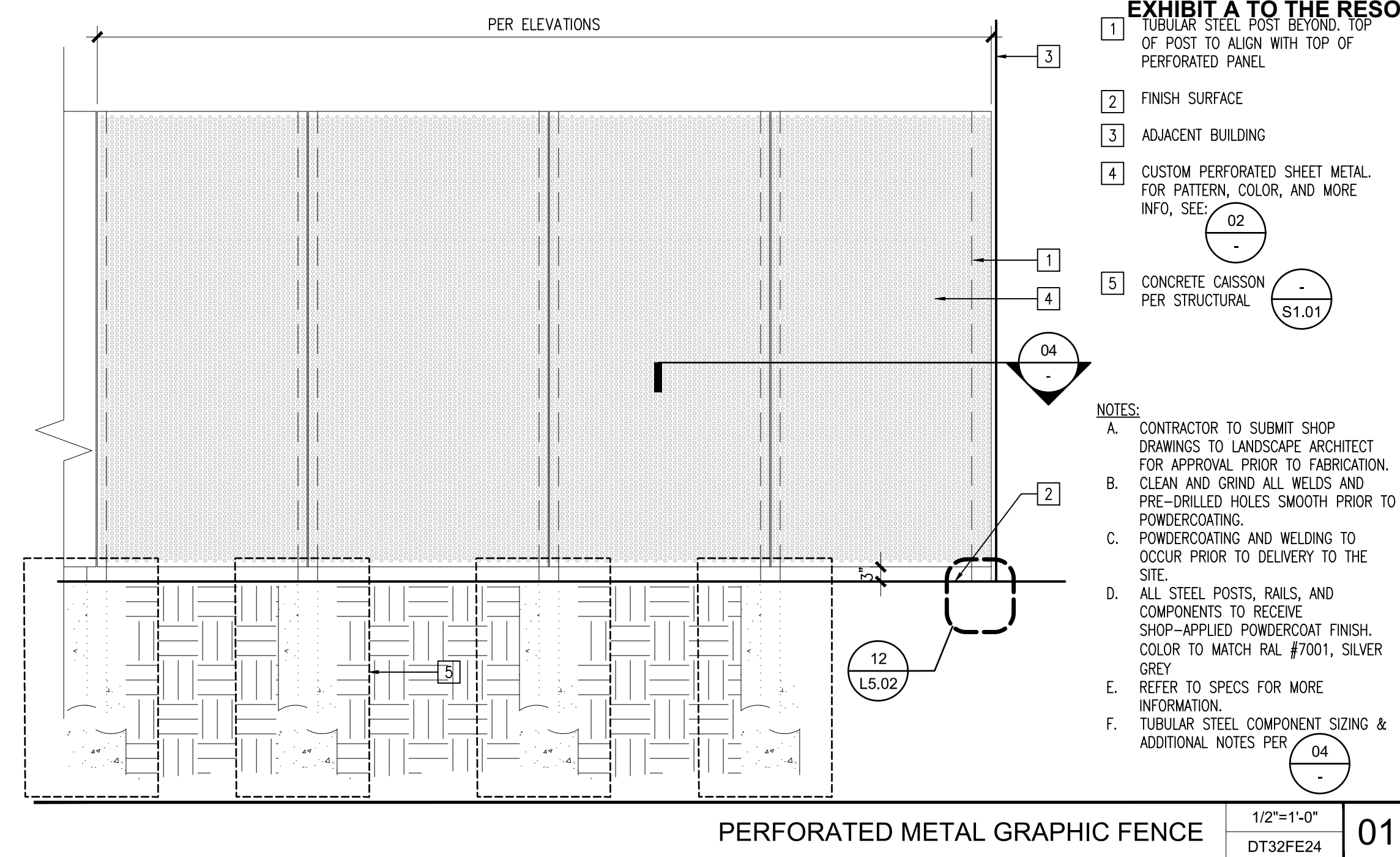
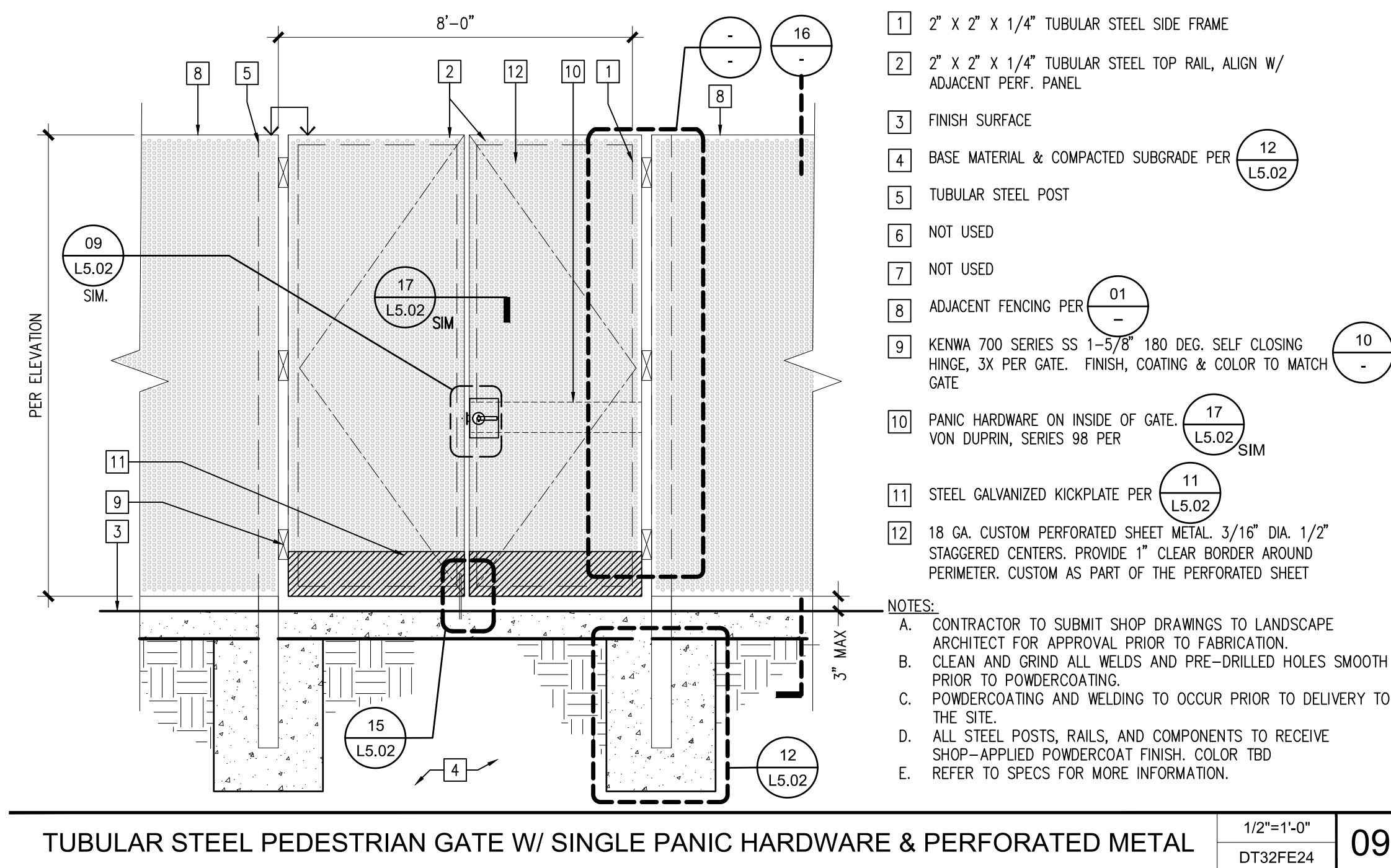
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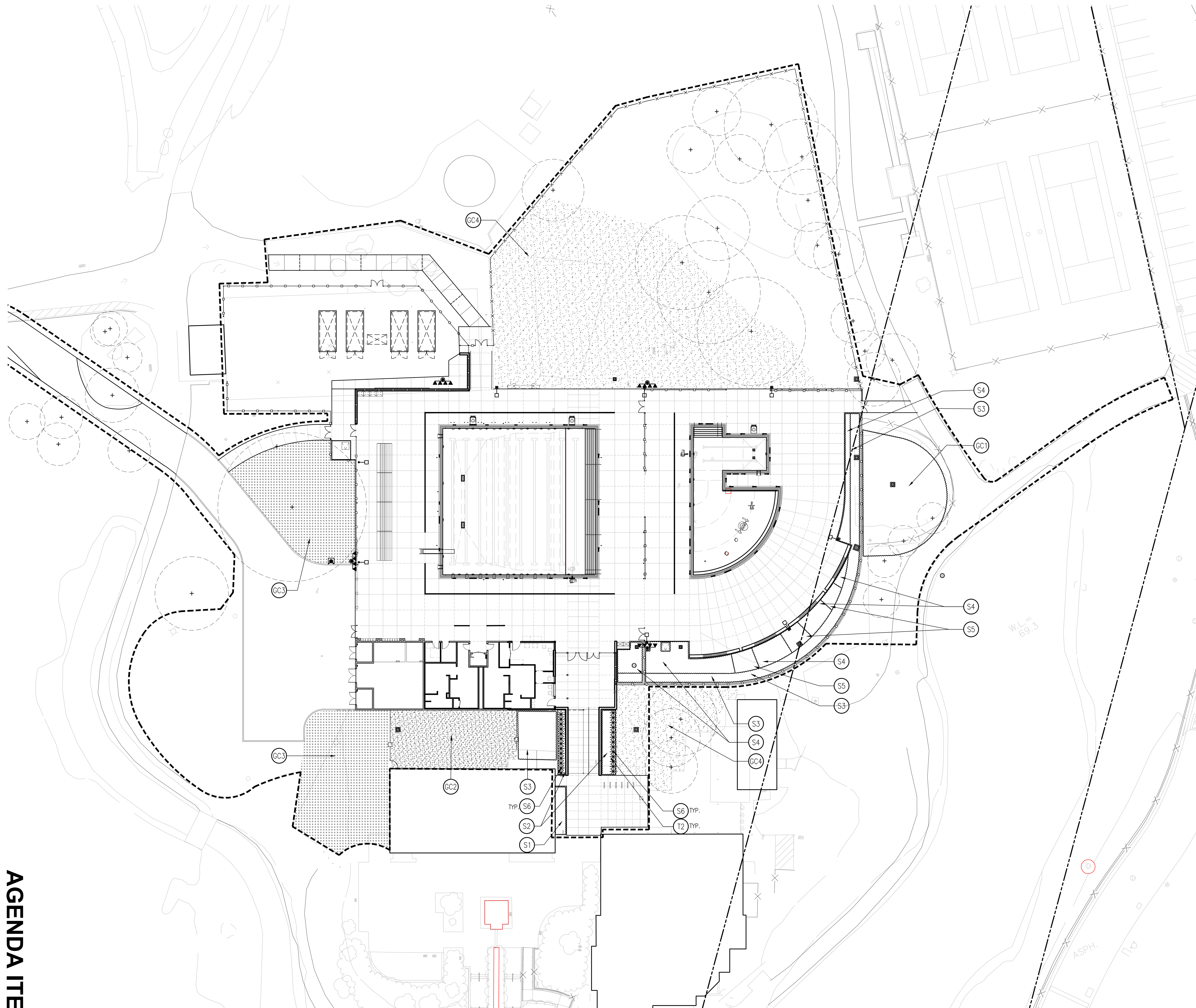
Submittal	Date
DESIGN DEVELOPMENT – 30% SUBMITTAL	09.28.18
CONSTRUCTION DOCUMENTS – 50% SUBM.	01.15.18

Scale _____ AS SHOWN _____

35

L5.0 ☐





SHRUB LIST			
S1	AS REQ'D	 CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'S GAL/ FEATHER REED GRASS 24" O.C.	
S2	AS REQ'D	 CAREX ELATA 'BOWLES' GOLDEN' BOWLES' GOLDEN SEDGE 5 GAL/ 24" O.C.	
S3	AS REQ'D	 CHONDROPETALUM TECTORUM CAPE REED 5 GAL/ 42" O.C.	
S4	AS REQ'D	 DESCHAMPSIA CAESPITOSIS 'SUSAN'S CHOICE' TUFTED HAIRGRASS 5 GAL/ 18" O.C.	
S5	AS REQ'D	 JUNCUS PATENS CALIFORNIA GRAY RUSH 5 GAL/ 24" O.C.	
S6	AS REQ'D	 KNIPIOPHIA UVARIA RED HOT POKER 5 GAL/ 30" O.C.	
GROUND COVER LIST			
GC1	AS REQ'D	 BACCHARIS PILLARIS 'PIGEON POINT' DWARF COYOTE BUSH 5 GAL/ 72" OC	
GC2	AS REQ'D	 GRAVEL SEE SPECS	
GC3	AS REQ'D	 MULCH SEE SPECS	
GC4	AS REQ'D	 TIFFWAY II SOD SEE SPECS	

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE:

1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL, (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.
2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE RESUBMITTED WITH THE REQUIRED INFORMATION.
3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, LAMPING, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT TO THE FOLLOWING CRITERIA:
- a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120v CORD AND PLUG.
- b. SITE LIGHTING FIXTURES - PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS, PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.), IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS - THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:
- 1) POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.
- 2) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
- 3) ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES WILL BE SUBTRACTED FROM THE CONTRACT COST.
- c. INTERIOR LIGHTING FIXTURES - SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTE FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK).
- 1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
- d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; 2) BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATINGS (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 6) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.
- e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT ZONE.
- f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.
- g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.
4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.
5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.
6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.
7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.
8. ALL FLUORESCENT LIGHTING FIXTURES ARE TO BE SEASONED IN ORDER TO MAXIMIZE LAMP LIFE. CONTINUOUSLY ILLUMINATE LAMPS FOR A NO LESS THAN 30-HOURS UNLESS OTHERWISE SPECIFIED OR REFERENCED BY MANUFACTURER DATA. CONTRACTOR TO RE-LAMP AND REPLACE ALL MALFUNCTIONING LAMPS AND BALLASTS.
9. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING.
10. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-FI RATED RECESSED LIGHTING FIXTURES.
11. ALL FLUORESCENT LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2) #12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS (1) AT EACH CORNER OF THE FIXTURE) - SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.
12. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.
13. APPROVED LAMP MANUFACTURERS ARE AS FOLLOWS: OSRAM-SYLVANIA; GE; PHILIPS; AND VENTURE (MH ONLY). BELOW ARE FLUORESCENT LAMP COLOR TEMPERATURE GUIDELINES TO BE USED UNLESS OTHERWISE NOTED OR SPECIFIED:
- 3500° FOR ALL OPEN AND PRIVATE OFFICE ENVIRONMENTS
 - 3500° FOR ALL SUPPORT AREAS (ELEC/MECH ROOMS, JANITORS CLOSETS, ETC.)
 - 3000° FOR ALL LOBBIES, CORRIDORS, AND FRONT OF HOUSE AREAS
14. ALL FLUORESCENT FIXTURES MUST BE SUPPLIED WITH "QUICK DISCONNECT" SAFETY BALLASTS WHICH ARE UL AND CSA CERTIFIED IN ACCORDANCE WITH NEC 410.73(G) AND CEC 30-308(4).
15. ALL BALLASTS FOR FLUORESCENT AND HID FIXTURES ARE TO BE ELECTRONIC WHEN AVAILABLE. PROVIDE END OF LIFE SHUT DOWN FOR ALL COMPACT FLUORESCENT LAMPS. ADDITIONALLY, ALL BALLASTS ARE TO BE PROVIDED WITH THE REQUIRED UL AND CBM LABELS AND MUST CONFORM TO T-24 STANDARDS AND REQUIREMENTS FOR PERFORMANCE AND EFFICIENCY.
16. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER PRINTS.
17. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW:
- a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON PLANS.
- b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:
- 1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS - OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.
- 2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.
- 3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.
- 4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY/BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACKS TO BE MOUNTED IN THE MASTER FIXTURE.
- 5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.
18. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:
- a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:
- 1a.1" - FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "1" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1" (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF ANY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES).
- 1" - REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT "1": a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY BATTERY PACK WHICH ALSO SPECIFIED TO BE A NIGHT LIGHT. (ALL CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF ANY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES)
- b. EMERGENCY BATTERY PACKS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

FLUORESCENT LINEAR T8 LAMPS: (STANDARD OUTPUT)

8'-0" T8	1-LAMP	1400 LUMENS	BODINE #B50 OR EQUAL
4'-0" T8	1-LAMP	1350 LUMENS	BODINE #B50 OR EQUAL
4'-0" T8	2-LAMP	1350 LUMENS	BODINE #B50 OR EQUAL
3'-0" T8	1-LAMP	1250 LUMENS	BODINE #B50 OR EQUAL
3'-0" T8	2-LAMP	1100 LUMENS	BODINE #B50 OR EQUAL
2'-0" T8	1-LAMP	1050 LUMENS	BODINE #B50 OR EQUAL
2'-0" T8	2-LAMP	950 LUMENS	BODINE #B50 OR EQUAL

FLUORESCENT LINEAR T8 LAMPS: (SUPER SAVER)

4'-0" T8	1-LAMP	1250 LUMENS	BODINE #B50 OR EQUAL
4'-0" T8	2-LAMP	1100 LUMENS	BODINE #B50 OR EQUAL

FLUORESCENT LINEAR T5/T5HO LAMPS:

4'-0" T5HO	1-LAMP	1250 LUMENS	BODINE #LP600 OR EQUAL
3'-0" T5HO	1-LAMP	1125 LUMENS	BODINE #LP600 OR EQUAL
2'-0" T5HO	1-LAMP	725 LUMENS	BODINE #LP600 OR EQUAL
4'-0" T5	1-LAMP	1325 LUMENS	BODINE #LP600 OR EQUAL
3'-0" T5	1-LAMP	1025 LUMENS	BODINE #LP600 OR EQUAL
2'-0" T5	1-LAMP	750 LUMENS	BODINE #LP600 OR EQUAL

COMPACT FLUORESCENT LAMPS:

13W CFL	1-LAMP	700 LUMENS	BODINE #B84CG OR EQUAL
18W CFL	1-LAMP	900 LUMENS	BODINE #B84CG OR EQUAL
26W CFL	1-LAMP	700 LUMENS	BODINE #B84CG OR EQUAL
32W CFL	1-LAMP	1250 LUMENS	BODINE #B84CG OR EQUAL
42W CFL	1-LAMP	1250 LUMENS	BODINE #B54CG OR EQUAL
57W CFL	1-LAMP	1150 LUMENS	BODINE #B75C OR EQUAL
70W CFL	1-LAMP	1300 LUMENS	BODINE #B75C OR EQUAL

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE (CONT.):

LED LAMPS:

BODINE #BSL23 OR #BSL72Z OR EQUAL IF AVAILABLE

NOTE: ALL LED FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS SHALL HAVE THE BATTERY PACKS FACTORY INSTALLED AND TESTED AT THE FIXTURE MANUFACTURER'S FACILITY TO ENSURE UL LISTING OF THE FIXTURE IS MAINTAINED. FIELD INSTALLATION OF LED EMERGENCY BATTERY PACKS IS STRICTLY PROHIBITED. NOTIFY ENGINEER OF RECORD SHOULD SPECIFIED FIXTURE NOT HAVE ADEQUATE SPACE TO ACCOMMODATE THE EMERGENCY BATTERY PACK. CONTRACTOR TO MODIFY BASE BID TO INCLUDE ALL NECESSARY EQUIPMENT FOR A COMPLETE AND OPERATIONAL, ADEQUATELY SIZED MINIWAVE INVERTER SYSTEM TO BE MOUNTED IN NEAREST ELECTRICAL ROOM IN THE EVENT THE BATTERY PACK CAN NOT BE INSTALLED IN THE FIXTURE.

NOTE: ALL BATTERY PACKS ARE TO BE FACTORY INSTALLED IN FIXTURE ASSEMBLIES WHEN APPLICABLE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING FIXTURE MANUFACTURERS TO VERIFY SPECIFIED (OR APPROVED SUBSTITUTE) FIXTURE HAS ADEQUATE SPACE WITHIN THE FIXTURE TO MOUNT THE EMERGENCY BATTERY PACK. IF IT IS DETERMINED THE BATTERY PACK CANNOT BE MOUNTED IN THE FIXTURE THEN CONTRACTOR SHALL INCLUDE ALL COSTS REQUIRED FOR REMOTE MOUNTING THE EMERGENCY BATTERY PACK ABOVE NEAREST ACCESSIBLE CEILING. ENSURE DISTANCE FROM FIXTURE TO REMOTE BATTERY PACK LOCATION DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED DISTANCES. COORDINATE ALL ACCESS PANELS WITH ARCHITECT OF RECORD PRIOR TO INSTALL.

c. ALL LIGHTING FIXTURES WITH EMERGENCY BATTERY PACKS ARE TO BE PROVIDED WITH INTEGRAL TEST SWITCHES AND CHARGE LIGHTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). IN THE EVENT INTEGRAL TEST SWITCHES ARE NOT ALLOWED NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION OF REMOTE TEST SWITCHES. TEST SWITCHES TO BE INSTALLED IN FIXTURES WITH A MINIMUM OF 18" OF ADDITIONAL WIRING TO ALLOW FOR GENERAL FIXTURE MAINTENANCE.

19. INSTALL ALL EXIT SIGNS IN ACCORDANCE WITH THE LOCAL AHJ AND FIRE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PARTS, PIECES, AND MOUNTING HARDWARE FOR EXIT SIGNS, AS WELL AS, ENSURING THE EXIT SIGNS ARE MOUNTED IN AN APPROVED VISIBLE LOCATION. VERIFY ALL REQUIRED CHEVRONS, MIRRORS, AND FACES AS REFERENCED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO ORDERING OF EQUIPMENT.
20. TRACK LIGHTING FIXTURE SPECIFICATIONS ARE TO BE COORDINATED, VERIFIED AND CONFIRMED WITH EQUIPMENT MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING AND INSTALLING. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE, FUNCTIONAL AND OPERATIONAL INSTALLATION. TRACK LENGTHS ARE AS SPECIFIED ON THE FIXTURE SCHEDULE.
21. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES PER LOCAL AND NATIONAL BUILDING, ELECTRICAL AND SEISMIC CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED MOUNTING HARDWARE AND BRACING MATERIALS FOR COMPLETE AND CODE COMPLIANT INSTALLATION. COORDINATE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
22. CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND QUANTITIES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IN ADDITION, CONTRACTOR SHALL ALSO COORDINATE ANY FIXTURE SPECIFIC DIMENSIONS WITH ARCHITECTURAL, RCP, NOTIFY ARCHITECT & ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO FINALIZING FIXTURE ORDER WITH THE DISTRIBUTOR.
23. CONTRACTOR TO INCLUDE IN BASE BID A MINIMUM OF 2-HOURS FOR A ONE TIME AIMING AND ADJUSTMENT TIME OF ALL MULTI-HEAD AND DIRECTIONAL FIXTURE ASSEMBLIES. AIMING AND ADJUSTMENT TO BE SCHEDULED FOR AT NIGHT AND AFTER HOURS WITH THE ARCHITECT, ENGINEER, AND OWNER PRESENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN APPROPRIATE TIME PRIOR TO ORDERING THE FINAL PUNCH WALK FOR THE PROJECT.
24. HIGH INTENSITY DISCHARGE (HID) BALLAST REQUIREMENTS ARE TO FOLLOW THE GUIDELINES REFERENCED BELOW:

- a. ALL HID BALLASTS ARE TO BE HIGH POWER FACTOR ENCAPSULATED CORE & COIL, CORE & COIL, OR F-CAN TYPE. FOR FIXTURES 175W AND LOWER BALLASTS ARE TO BE PROVIDED WITH A CLASS "A" OR BETTER SOUND RATING; FOR FIXTURES WITH 175W TO 400W BALLASTS ARE TO HAVE A CLASS "B" SOUND RATING. ALL HID BALLASTS ARE TO HAVE A ZERO DEGREE MINIMUM START TEMPERATURE. ALL FIXTURES WITH METAL HALIDE LAMPS RATED AT 150W OR LESS SHALL BE PROVIDED WITH ELECTRONIC HID BALLASTS. ALL FIXTURES WITH LAMPS RATED FROM 175W TO 500W ARE TO BE PROVIDED WITH PULSE START METAL HALIDE BALLASTS PER SECTION 1602, CCR TITLE 20 EFFICIENCY STANDARD.
- b. IGNITER SELECTION FOR REMOTE HID BALLASTS ARE TO BE COORDINATED WITH THE FIXTURE MANUFACTURER'S ON A PER FIXTURE BASIS AND ARE TO BE DETERMINED USING THE DISTANCE REQUIREMENTS FOR EACH FIXTURE. IN INSTANCES WHERE DISTANCE LIMITATIONS FOR ELECTRONIC HID BALLASTS EXCEED OPERATING REQUIREMENTS THE USE OF MAGNETIC BALLASTS IS PERMITTED FOR FIXTURE WATTAGES OF 150W OR LESS.

25. SUPPLEMENTARY OVERCURRENT PROTECTION PANEL FOR TRACK LIGHTING SYSTEMS TO BE PROMINENTLY LABELED AS FOLLOWS:

NOTICE: THIS PANEL FOR TRACK LIGHTING ENERGY CODE COMPLIANCE ONLY. THE OVERCURRENT PROTECTION DEVICES IN THIS PANEL SHALL ONLY BE REPLACED WITH THE SAME OR LOWER AMPERAGE. NO OTHER OVERCURRENT PROTECTIVE DEVICE SHALL BE ADDED TO THIS PANEL, ADDING TO, OR REPLACEMENT OF EXISTING OVERCURRENT PROTECTIVE DEVICES) WITH HIGHER CONTINUOUS AMPERE RATING, WILL VOID THE PANEL LISTING AND REQUIRE RESUBMITTAL AND RE-CERTIFICATION OF CALIFORNIA TITLE 24, PART 6 COMPLIANCE DOCUMENTATION.

LIGHTING FIXTURE SUBSTITUTION NOTES

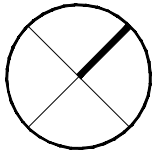
1. ALL LIGHTING FIXTURES AND CONTROLS SHALL BE PROVIDED AS SPECIFIED. NO FIXTURE/CONTROL SUBSTITUTIONS WILL BE CONSIDERED OR ACCEPTED, IN SITUATIONS WHERE OWNER CHOOSES TO CONSIDER "VALUE ENGINEERING ALTERNATIVES" ALL FIXTURE SUBSTITUTIONS MUST BE SUBMITTED PER NOTE 3 OF THE "GENERAL NOTES - LIGHTING FIXTURE SCHEDULE". IN ADDITION TO MEETING THESE REQUIREMENTS CONTRACTOR SHALL PROVIDE LINE ITEM PRICING COMPARISONS BETWEEN THE SPECIFIED FIXTURE AND THE PROPOSED ALTERNATIVE FIXTURE TO THE ENGINEER OF RECORD/OWNER/ARCHITECT - PRICING SHALL BE REPRESENTATIVE OF THE FINAL COST PER UNIT TO THE OWNER AND INCLUSIVE OF ALL MARK-UPS. ALL FIXTURES WHICH ARE NOT SUBMITTED PER THESE REQUIREMENTS WILL BE REJECTED AS INCOMPLETE.
2. SUBSTITUTION = IN ORDER FOR A PRODUCT TO BE CONSIDERED AN EQUAL PRODUCT ALL REQUIREMENTS IDENTIFIED IN THE "GENERAL NOTES - LIGHTING FIXTURES/SCHEDULE" AND PROJECT SPECIFICATIONS MUST BE SUBMITTED WITHIN 30 DAYS OF CONTRACT AWARD. ANY PRODUCTS SELECTED WHICH DO NOT MEET THESE REQUIREMENTS WILL BE DETERMINED NOT TO BE AN EQUAL AND THEREFORE NOT A CONSIDERATION FOR THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COPY OF THE FIXTURE SCHEDULE AND LIGHTING/FIXTURE SCHEDULE GENERAL NOTES TO ALL REPRESENTATIVE AGENCIES/DISTRIBUTORS.
3. REFER TO "BALLAST SCHEDULE" ON SHEET E0.40 FOR FIXTURE BALLAST INFORMATION.

NOTES:

1. REFER TO CONTROL DIAGRAMS FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE LED DIMMING DRIVERS THAT DO NOT HAVE VOLTAGE LEAK ACROSS WIRES, AND IS COMPATIBLE WITH LIGHTING CONTROL SYSTEM

LIGHTING FIXTURE SCHEDULE

Type	Source	Name	Description	System Wattage	Electrical	Location	Condition	Manufacturer	Specification	Fixture Image
P1	LED	50" Pendant Mounted Vandal Proof LED	"Vision 8" series, vandal resistant LED pendant, 49.68" in length, marine grade, extruded aluminum housing with polycarbonate lens, 3000K, 82CRI, damp listed, top of fixture to be mounted at 9' AFF, provide all required mounting hardware, provide EM per plan	50w	120-277v, 0-10v Dimming to 10%	Locker Rooms	Interior(Damp)	LUMINAIRE	LUMINAIRE #VPF84-50-3000K-DIM-120-277-CP-XX-EMB722-PNDKT	
P1-H	LED	50" Pendant Mounted High Output Vandal Proof LED	"Vision 8" series, vandal resistant LED pendant, 49.68" in length, marine grade, extruded aluminum housing with polycarbonate lens, 3000K, 82CRI, damp listed, to be mounted at 10' AFF, provide all required mounting hardware, provide EM per plan	100W	120-277v, non-dimming	Fire Riser	Interior	LUMINAIRE	LUMINAIRE #VPF84-100-3000K-DIM-120-277-CP-XX-PNDKT	
R1	LED	Recessed Mounted 1x4 LED troffer	"GTL" series, recessed mounted 1x4, to be mounted into gyp ceiling, provide all required mounting hardware, provide EM per plan	19w	120-277v, 0-10v Dimming to 10%	Restrooms and Entryways	Interior	LITHONIA	LITHONIA #GTL-F-4-20L-XX-GZ10-LP830-E10WLCP, Dry wall kit #DGA14	
R2	LED	6" Dead Front Recessed Shower Downlight	"Evo" series, 6" recessed downlight, wet listed, dead front housing, to be mounted into gyp ceiling. Provide EM per plan	24w	120-277v, 0-10v Dimming to 10%	Showers	Interior(Wet)	GOTHAM	GOTHAM #EVO-30-20-6-DFR-MVOLT-GZ10-E10WCPR	
R3	LED	Recessed Mounted 2x4 LED Troffer	"2BLT4" series, recessed mounted 2x4, to be mounted into lay-in ceiling grid system, Provide emergency battery pack per plan,	24w	120-277v, 0-10v Dimming to 10%	Lifeguard Kiosk/Manager Alcove/Ticket Office	Interior	LITHONIA	LITHONIA #2BLT4-30L-SDP-GZ10-LP830-E10WLCP	
R4	LED	5' Recessed Mounted LED Wall Slot	"20L" series, 5' LED perimeter wall slot,	27w	Universal Voltage, 0-10v dimming to 1%	Locker Entry Vestibule	Interior	LITECONTROL	LITECONTROL #20L-5'-04-C1-30K-D040-D01-1C-UNV-1BLP1	
S1	LED	50" Corrosion Resistant Surface Mounted LED	"BS100LED-PG" series, 4' corrosion resistant surface mounted LED, provide all required mounting hardware, provide emergency battery per plan	50w	120-277v, non-dimming	Pump Room/Chem Storage	Interior	ILLUMINA	ILLUMINA #BS100LED-PG4-SA-LO-WT35-120-277V-SM	
S1-H	LED	50" Corrosion Resistant High Output Surface Mounted LED	"BS100LED-PG" series, 4' corrosion resistant surface mounted LED, provide all required mounting hardware, provide emergency battery per plan	70w	120-277v, non-dimming	Pump Room/Chem Storage	Interior	ILLUMINA	ILLUMINA #BS100LED-PG4-SA-HO-WT35-120-277V-SM	
S2	LED	5' Surface Mounted Linear LED Tapeligh	"ALS500T" series, 5' surface mounted LED tape light, to be mounted to underside of exterior canopy, 8w/ft, 1584 lm/ft, 100% frosted lens, finish to be coordinated with architecture, provide all required mounting hardware	20w	120-277v, 0-10v Dimming to .1%	Ticketing Canopy	Exterior	CALI	CALI #ALS500T-F-XX-LED-3.0K-8W-10V-HO-DAMP-UNV-60"	
W1	LED	Wall Mounted LED Sconce	"FIN" series, wall mounted LED, die cast aluminum housing, integral driver 20 degree forward throw, fixture mounting to be coordinated with architect	35w	120-277v, 0-10v Dimming to 30%	Pool Deck	Exterior	WAC	WAC #WP-LED1135-30-aXX	
LN1	LED	14' Pedestrian Pole light	"GALLEON" Series, 14' LED pedestrian pole, T4 forward throw optics	340w	120-277v,	Pool Deck	Exterior	MCGRAW EDISON	MCGRAW EDISON #GLEON-AF-01-LED-E1-14FT-XX-8030	



SITE PHOTOMETRIC PLAN | 01

DIGALERT

DIAL BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

TWO WORKING DAYS BEFORE YOU DIG

SITE PLAN KEY

NOTES TO THE RESOLUTION

1

EXISTING DISTRIBUTION BOARD LOCATED OUTSIDE NEAR PARKING POND SHALL REMAIN IN PLACE.

2

DEMOLISH AND REMOVE EXISTING ELECTRICAL DISTRIBUTION BOARD AND PANELBOARDS AS INDICATED. REMOVE EXISTING FEEDER BACK TO THE MAIN BREAKER AND SAFE OFF CONDUIT.

3

STUB AND CAP 1.5" FOR FUTURE USE. PROVIDE PULL STRING IN CONDUIT.

4

EXISTING PULLBOX.

5

PROVIDE NEW FEEDER IN EXISTING DUCT BANKS AS INDICATED.

6

PROVIDE NEW UNDERGROUND PULLBOX. PROVIDE NEW CONDUIT FROM PULLBOX TO NEW ELECTRICAL ROOM AS INDICATED.

7

EXISTING CONDUIT AND PATHWAY.

11

EXISTING WALL-MOUNTED PULL BOX.

12

INSTALL 3/2" CONDUITS WITH MANHOLE INNERDUCT FROM EXISTING WALL-MOUNTED NEMA BOX OVER ROOF TO NEW UNDERGROUND PULL BOX. ADD NEMA BOXES AS NEEDED.

13

INSTALL 24"x36" UNDERGROUND PULL BOX.

14

TRENCH WITH 3/2" CONDUITS WITH MANHOLE INNERDUCT FOR TECHNOLOGY SYSTEMS.

15

INSTALL 12-STRAND FIBER OPTIC OSP CABLE FROM EXISTING MDF TO NEW IDF.

16

INSTALL 4/2" CONDUITS FOR TECHNOLOGY AND TIMING SYSTEMS

17

INSTALL 3/2" CONDUITS FOR TECHNOLOGY AND TIMING SYSTEMS

18

INSTALL 2/2" CONDUITS FOR TECHNOLOGY SYSTEM

19

DATA OUTLET WITH 2-CATEGORY 6 CABLES

19

CAMERA LOCATION. PROVIDE 2-CATEGORY 6 CABLES WIRELESS ACCESS POINT. PROVIDE 2-CATEGORY 6 CABLES. AUDIO SPEAKER.

20

TRENCH TO EXISTING BUILDING FOR FUTURE NEEDS. COORDINATE ELECTRICAL ROUTING WITH OWNER.

SITE PLAN GENERAL NOTES

1. MINIMUM CONDUIT SIZE SHALL BE 3/4" - U.O.N.

2. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG. - U.O.N.

3. ALL SITE BRANCH CIRCUITS SHALL INCLUDE A NEC SCHEDULED EQUIPMENT GROUND CONDUCTOR.

4. ALL ELECTRICAL EQUIPMENT MOUNTED OUTDOORS SHALL BE WEATHERPROOF NEMA 3R.

5. ALL CONDUIT ONLY SHALL BE PROVIDED WITH A NYLON PULL STRING.

6. SEE ARCHITECTURAL/LANDSCAPE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF FUTURES PULLBOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.

SITE UTILITY GENERAL NOTES

THESE NOTES ESTABLISH MINIMUM QUALITY LEVELS AND COORDINATION REQUIREMENTS RESPECTIVE UTILITY COMPANY PLANS AND REQUIREMENTS TAKE PRECEDENCE OVER THESE NOTES WITH REGARD TO RESPECTIVE UTILITY COMPANY CONDUIT AND UNDERGROUND STRUCTURE SYSTEMS.

1. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133 OR APPLICABLE STATE AND LOCAL DIG SAFE OR UNDERGROUND ALERT HOTLINES PRIOR TO CONSTRUCTION START.

2. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.

3. VAULTS, MAINTENANCE HOLES (MH) AND CONDUITS SHALL MAINTAIN A MINIMUM COVER OF 24" BELOW FINAL SURFACE AT ALL CONDITIONS. INCLUDE ALL COSTS IN BASE BID TO MEET UTILITY COMPANY REQUIREMENTS WHICH MAY REQUIRE GREATER MINIMUM CONDUIT DEPTHS.

4. VAULTS, MH AND PULLBOXES (PB) SHALL BE EQUIPPED WITH NO-CUT PANELS OR PRE-CAST INDIVIDUAL CONDUIT OPENINGS. CONDUITS SHALL ONLY ENTER AND EXIT ON END/SHORT WALLS. CONDUITS MAY NOT ENTER AND EXIT ON SIDE/LONG WALLS, CEILINGS OR FLOORS UNLESS OTHERWISE NOTED.

5. CUT DUCTS FLUSH WITH INTERIOR VAULT/MH/PB WALL.

6. GROUT AROUND DUCT ENTRANCES ON VAULT/MH/PB WALLS.

7. SLURRY BACKFILL AROUND DUCTS WITHIN 5 FEET OF VAULT/MH/PB TO PREVENT SHEARING.

8. CONDUITS PASSING UNDER THE BUILDING PERIMETER SHALL BE ENCASED IN LIGHTWEIGHT CONCRETE OR WATER-IMPERVIOUS CLAY TO PREVENT WATER INFILTRATION. SEE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

9. CONDUIT BEND RADIUS FOR BUILDING ENTRANCES AND AT POLES SHALL BE A MINIMUM OF 24" FOR CONDUITS WITH LESS THAN 2" INTERNAL DIAMETER AND A MINIMUM OF 48" FOR CONDUITS WITH MORE THAN 2" INTERNAL DIAMETER.

10. PREFERRED CONDUIT SWEEP RADIUS BETWEEN VAULTS IS 25 FEET. UNDER NO CIRCUMSTANCES SHALL THE CONDUIT SWEEP RADIUS BE LESS THAN 12.5 FEET. MAXIMUM OF 90 DEGREES PER SWEEP AND LIMITED TO NO MORE THAN 2-90 DEGREE SWEEPS BETWEEN VAULTS.

11. VAULTS/MH/PB ARE TO BE EQUIPPED WITH RACING, GROUNDING LUGS, AND BOLT-DOWN LIDS UNLESS OTHERWISE NOTED.

12. VAULTS AND MH TO BE EQUIPPED WITH ROUND COVERS, EXTENSION RINGS AS REQUIRED, LADDERS AND 3 SEGMENTS OF 6 FOOT HIGH CABLE RACING PER EACH LONG WALL.

13. LABEL ALL NON-UTILITY COMMUNICATION VAULT/MH/PB COVERS WITH "COMMUNICATIONS" UNLESS OTHERWISE NOTED ON PLANS.

14. COORDINATE FINAL VAULT/MH/PB OPENING HEIGHT WITH G.C. PRIOR TO ROUGH-IN TO ENSURE FINAL GRADE DOES NOT SLOPE INTO VAULT/MH/PB OPENING.

15. CONTRACTOR TO PROVIDE A MINIMUM OF 8" DEEP COMPACTED 1/2" DIAMETER GRAVEL UNDER ALL VAULTS, MH, OR PB TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE ON THE FLOOR AND BE ABLE TO DISSIPATE WATER OUT OF THE VAULT, MH OR PB.

16. ALL VAULTS/MH/PB, WITHOUT GROUNDING LUGS SHALL HAVE AN 8"x34" COPPER GROUND ROD DRIVEN THRU THE FLOOR TO ALLOW GROUNDING OF ITEMS WITHIN.

17. ALL VAULTS/MH/PB SHALL BE PROVIDED WITH TRAFFIC RATED COVERS WHEN LOCATED IN PAVED AREAS UTILIZED FOR VEHICLE TRAFFIC.

18. IF THE WATER OR MOISTURE BARRIER ON OR NEAR THE FOUNDATION OF A BUILDING IS DISTURBED IN ANY MANNER BY EXCAVATION OR OTHER CONSTRUCTION WORK, THE MOISTURE BARRIER MUST BE REPAIRED FOLLOWING THE RECOMMENDATIONS OF THE MANUFACTURER OF THE ORIGINAL BARRIER PRODUCT.

19. THE CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS TO COMPLY WITH ALL REQUIREMENTS FOR CONFINED SPACE ENTRY PER THE OSHA REQUIREMENTS 29 CFR-1910.146-29 CFR-1910.268, ETC. DURING ANY CONFINED SPACE ENTRY.

20. ANY DUCTS LEAVING A VAULT, MH OR PB ROUTED INTO A FACILITY SHALL BE PLUGGED AT EACH END USING REMOVEABLE MECHANICAL PLUGS DESIGNED TO PREVENT WATER AND GAS FROM ENTERING THE FACILITY.

21. SEE ELECTRICAL SPECIFICATIONS AND PLAN DETAILS FOR ADDITIONAL REQUIREMENTS REGARDING UNDERGROUND CONDUITS AND IN-GRADE VAULT/MH/PB/UNCTION BOXES.

LPA

4211 Street Suite 107
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e. info@lpainc.com

Cordova Pool Replacement

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Rancho Cordova, CA 95670

Developed for
Cordova Recreation and Park District

17196.10

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1"=20'-0"

ELEC1

SITE

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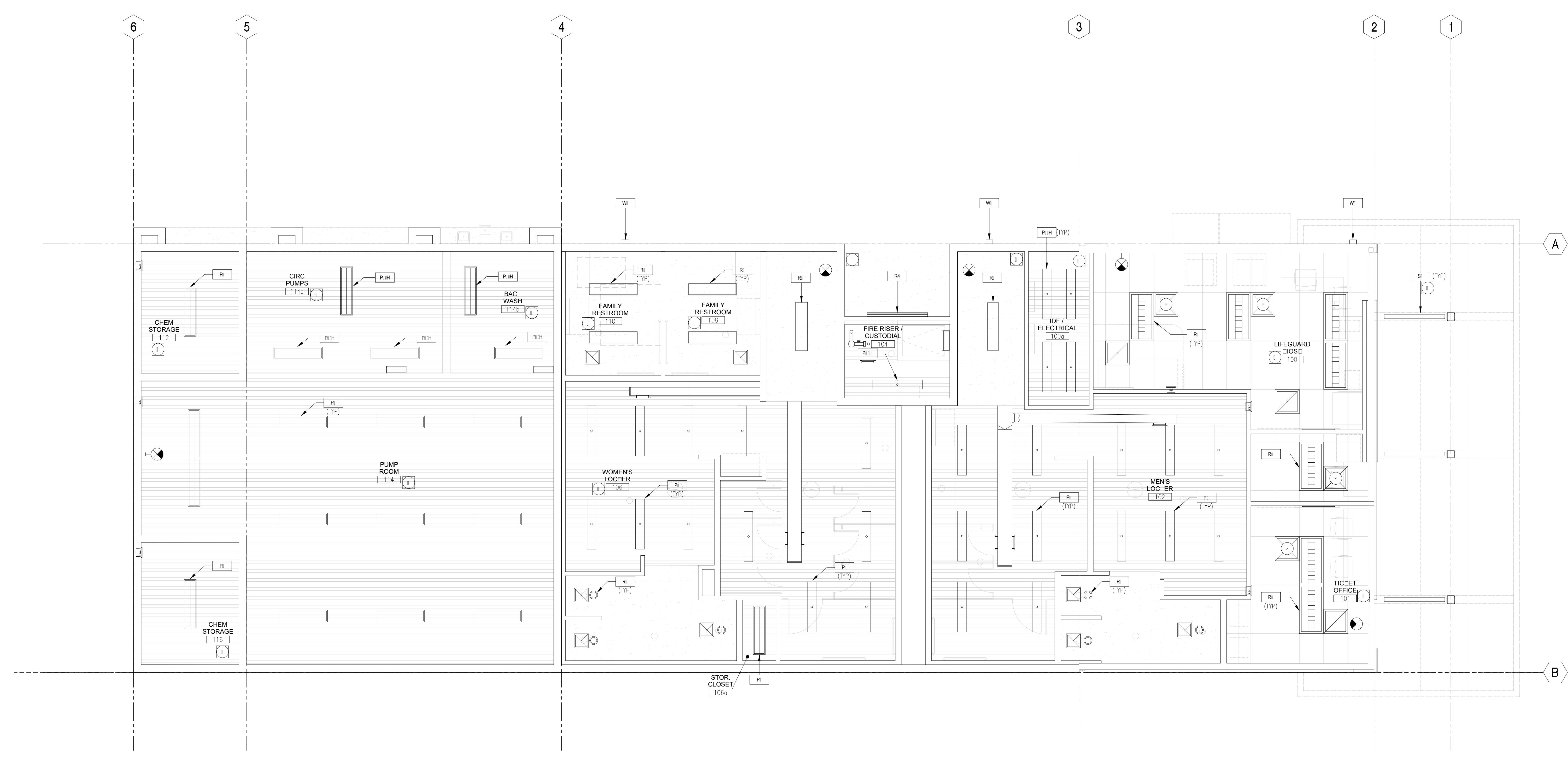
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AGENDA ITEM 15.1

			LIGHTING PLAN GENERAL NOTES	LIGHTING PLAN KEYNOTES
			1. REFER TO ARCHITECTURAL PLANS FOR EJECT LOCATION & ELEVATION OF ALL LIGHTING FIXTURES AND ALL DEVICES. ALL WALL-MOUNTED DEVICE HEIGHTS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH-IN. 2. VERIFY EJECT CEILING CONSTRUCTION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING HARDWARE. 3. ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF THE UNIFORM BUILDING CODE AS WELL AS ANY LOCAL CODES. 4. ALL COVE MOUNTED FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE. CONTRACTOR TO FIELD MEASURE COVE LENGTH AND ORDER QUANTITY OF FIXTURES AS REQUIRED. 5. ALL DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ONE/CHANNEL. 6. ALL FLUORESCENT DIMMING ZONES/CHANNELS SHALL BE PROVIDED WITH 3 LINE VOLTAGE CONDUCTORS/ NEUTRAL/ DIMMED HOT/ SWITCHED HOT/ OR 2 LINE VOLTAGE CONDUCTORS/2 CONTROL CONDUCTORS AS REQUIRED BY THE CONTROL/BALLAST TYPE. 7. ALL EMERGENCY BATTERY PACK FIXTURES SHALL BE PROVIDED WITH A CONSTANT HOT CONNECTION TO THE CHARGING LEAD. SEE GENERAL LIGHTING FIXTURE SCHEDULE NOTES FOR MORE INFORMATION. 8. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EJECT SIGN CHEVRONS AND NUMBER OF FACES PER EJECT SIGN. ANY DISCREPANCIES BETWEEN EJECT SIGNS SHOWN ON THE ELECTRICAL AND ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING EJECT SIGNS. 9. WHEN EXPOSED CEILINGS OR OPEN GRID CONDITIONS OCCUR, THE CONTRACTOR WILL NEED TO PROVIDE THE FOLLOWING ITEMS: - ALL BRANCH CIRCUITS SHALL BE IN EMT. - ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY TRAINED AND IN PARALLEL TO STRUCTURES OR DUCT WORK. THE TERM "TRAINED" MEANS ALL PARALLEL CONDUITS SHALL MAINTAIN THE SAME SPATIAL RELATIONSHIP WITH EACH OTHER FOR ENTIRE RUN TO INCLUDE RADIUS BENDS AND SWEEPS. VISUALLY OBSTRUCTIBLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST. 10. ALL LED REMOTE INDICATORS FOR DUCT DETECTORS AND FIRE/SMOKE DAMPERS REQUIRED BY THE LOCAL AHJ SHALL BE LOCATED IN CEILINGS IN COORDINATION WITH ARCHITECT PRIOR TO ANY ROUGH-IN. 11. RECESSED FIXTURES LOCATED IN A FIRE-RATED CEILING OR WALL SHALL BE PROVIDED WITH A 5-SIDED RATED ENCLOSURE SO CONSTRUCTED AS TO ALLOW CODE AND MANUFACTURER-REQUIRED CLEARANCES BETWEEN THE FIXTURE AND THE ENCLOSURE. 12. REFER TO GENERAL POWER PLAN NOTES AND COMMUNICATIONS PATHWAYS GENERAL NOTES FOR ADDITIONAL REQUIREMENTS WHEN POWER AND/OR DATA DEVICES ARE SHOWN ON THIS PLAN. 13. CONTRACTOR TO INCLUDE AN ALLOWANCE TO CORE AND SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.	1. CONTRACTOR TO PROGRAM LIGHTING CONTROLS WITHIN THIS ROOM FOR PARTIAL ON FUNCTIONALITY AS INDICATED; REFER TO ARCHITECTURAL DRAWINGS FOR EJECT MOUNTING LOCATIONS TO SWITCHES PRIOR TO ROUGH-INS; COORDINATE ALL LIGHTING CONTROL CONFIGURATIONS WITH FACILITIES ENGINEER AS REQUIRED. 2. FIXTURE CONDUIT TO BE CONCEALED WITHIN CANOPY STRUCTURE, ROUTED INSIDE COLUMNS AND BEAMS; REMOTE POWER CONNECTION; CONFIRM LENGTH OF WHIP WITH STRUCTURAL SHOP DRAWINGS PRIOR TO ORDERING.



CMU 1 - BASALITE
PRECISION CMU 375



CMU 2 - BASALITE
GROUND FACE CMU 484



CMU 3 - SPECTRA
GLAZE LIGHT
MUSHROOM BROWN



COMPOSITE PANEL 1
TERRA COTTA



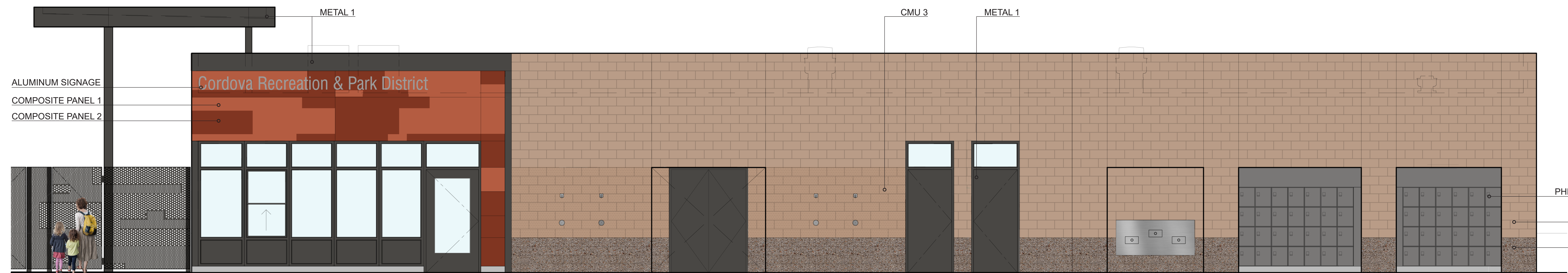
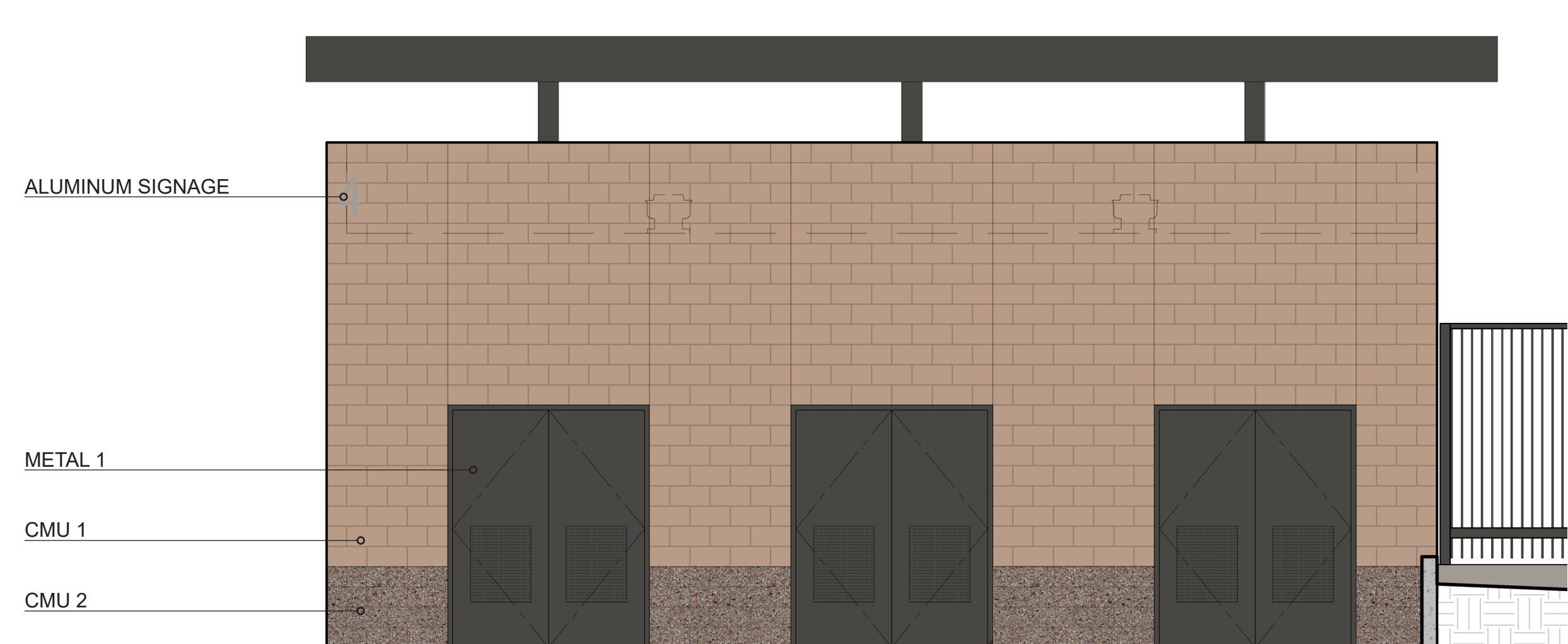
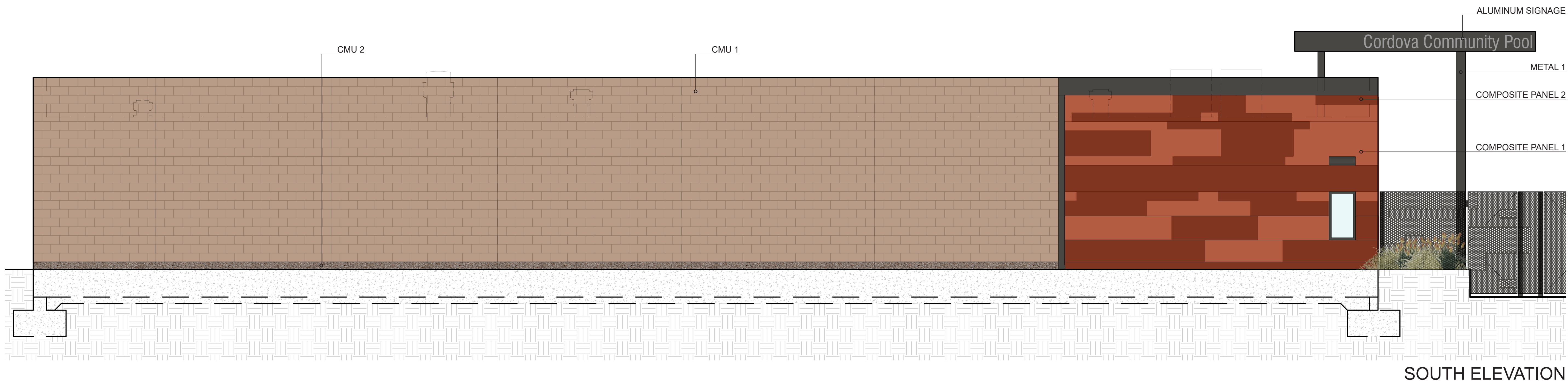
COMPOSITE PANEL 2
SIENNA BROWN



METAL 1 - DURANAR XL
CHOCOLATE BRONZE



PHENOLIC 1 - 1097
CITADEL



Cordova Community Pool Reconstruction DD9831 Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Minor Design Review and Conditional Use Permit for the Cordova Community Pool replacement project that includes a proposed new 3,604 square-foot building for pool equipment and locker/restrooms. The proposal also includes demolition of the existing pools and decking and replacement of two pools, decking, and pool equipment, lighting and landscaping within the existing Cordova Community Pool area within Hagan Park, as described in the City Council staff report dated March 4, 2019, and Exhibit A with the conditions herein, for Project No. DD9831.	Project Description	On-Going	Planning	
2.	The 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.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
4.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning	
5.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account	General	On-Going	Finance	

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
7.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	On-going	Planning/ Building	
8.	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.	Construction	On-Going	Public Works	
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
Prior to Issuance of Building Permits					

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
10.	The existing redwood trees are to remain part of the approved landscape plan. Prior to any construction activity, a pre-construction determinate survey shall be required for work that will commence during the migratory bird nesting season (February 1 through August 31). This survey is to determine if there is active onsite nesting by birds protected under the Migratory Bird Treaty Act (MBTA) would be affected by construction activities. If all construction activity would occur outside this time, the survey is not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department and the California Department of Fish and Wildlife shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Wildlife.	Survey	Prior to Grading or Approval of Building Permit, whichever comes first	Planning	
11.	The applicant shall comply with the Fire conditions as follows; a. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. b. Show the design for an approved fire apparatus turnaround. Fire apparatus turnarounds shall conform to Sac Metro Fire Districts Fire Prevention Standard #3. Fire access turnaround shall be located within 50 feet of the end of the access roadway. c. Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire	Fire	Prior to Approval of Building Permit		

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

**ATTACHMENT 3
EXHIBIT B TO THE RESOLUTION**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. d. Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." e. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. f. Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire				

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	access turn-around shall be located within 50 feet of the end of the access roadway.				
12.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, and walkway lighting prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
13.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
14.	Sport Lights shall be turned off within one hour after the end of the event.	Lighting	On-going and Prior to Issuance of Building Permit (timer)	Planning and Building	
15.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, if required as required by City Ordinance.	Improvements	Prior to Issuance of Building Permits	Public Works	
16.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Landscape	Prior to Issuance of Building Permit	Public Works	
Prior to Final inspection/Certificate of Occupancy					

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
17.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department	Landscape	Prior to Final inspection of the first building	Public Works	
18.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans.	Fire	Prior to Final Building Inspection	Fire	
19.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Final Inspection/ Certificate of Occupancy	Fire	
20.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Public Works	

Cordova Community Pool Reconstruction DD9831 Conditions of Approval

**ATTACHMENT 3
EXHIBIT B TO THE RESOLUTION**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	landscaping performance bond will be released.				
21.	Gates shall be in accordance with Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire	Prior to Final Inspection	Fire	

Cordova Pool

Rancho Cordova, CA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
P1, P3	60'	60'	3	TLC-LED-1150	3.45 kW	A
P2, P4	60'	60'	4	TLC-LED-1150	4.60 kW	A
4			14		16.10 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Pool	16.1 kW	14

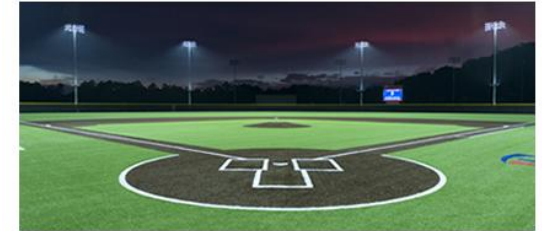
Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1150	LED 5700K - 75 CRI	1150W	121,000	>81,000	>81,000	>81,000	14

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
150' Spill	Horizontal Illuminance	0	0	0.02	945.12		A	14
150' Spill	Max Candela Metric	750	7.18	4165	580.50	104.50	A	14
150' Spill	Max Vertical Illuminance Metric	0.01	0	0.07	752.04		A	14
Pool Deck	Horizontal Illuminance	33.9	7	61	9.12	4.84	A	14
Pool	Horizontal Illuminance	57.4	49	65	1.32	1.17	A	14
Rec Pool	Horizontal Illuminance	33.5	25	47	1.87	1.34	A	14

ATTACHMENT 4

From Hometown to Professional

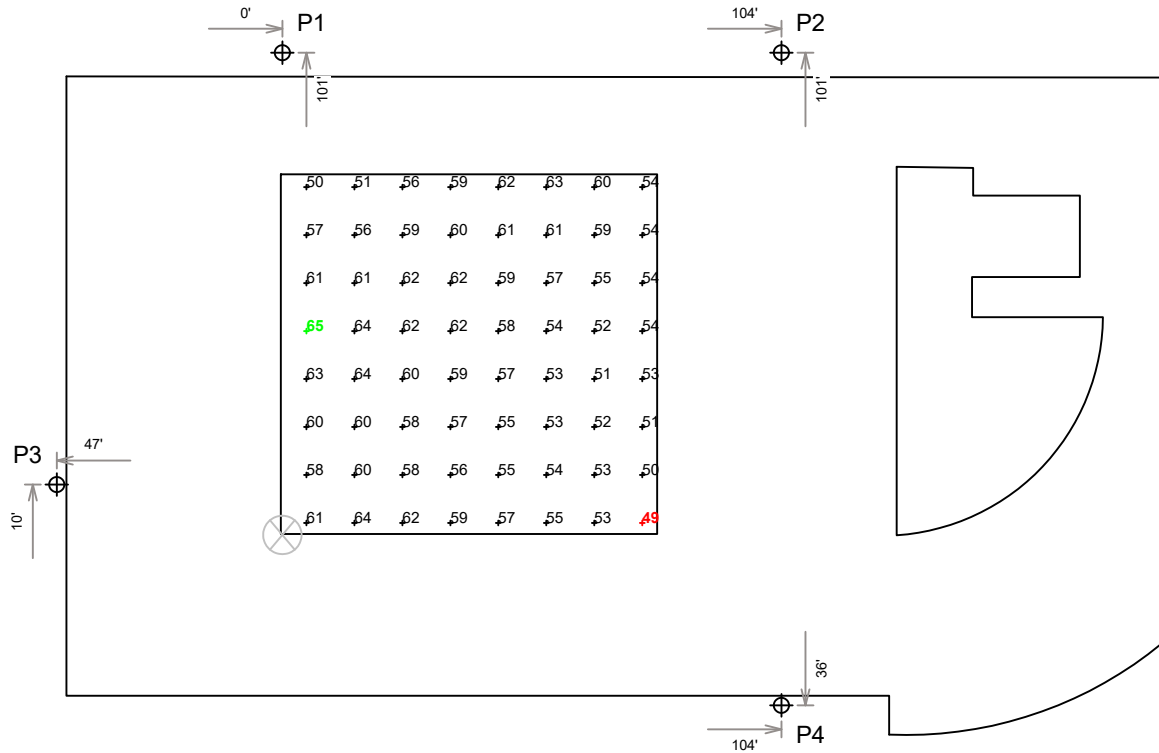


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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



Cordova Pool ATTACHMENT 4

Rancho Cordova, CA

GRID SUMMARY

Name: Pool
Size: 78' x 75'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Guaranteed Average: 50
 Scan Average: 57.36
 Maximum: 65
 Minimum: 49
 Avg / Min: 1.17
Guaranteed Max / Min: 2
 Max / Min: 1.32
 UG (adjacent pts): 1.14
 CU: 0.24
 No. of Points: 64

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 14
Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

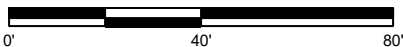
Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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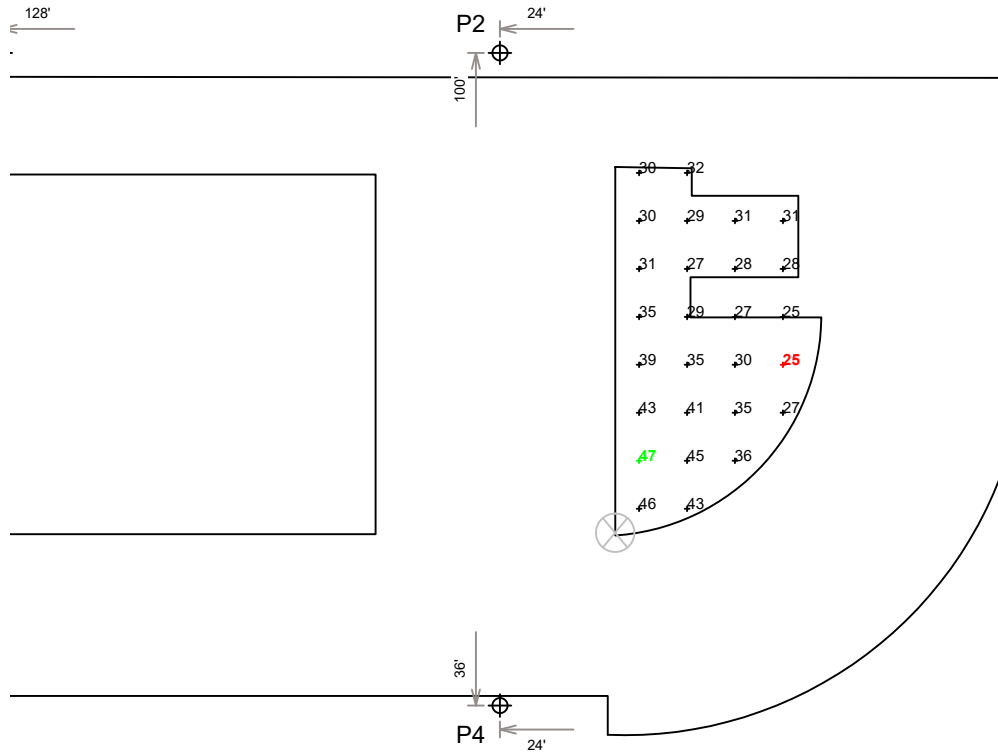
SCALE IN FEET 1 : 40



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



Cordova Pool ATTACHMENT 4

Rancho Cordova, CA

GRID SUMMARY

Name: Rec Pool
Size: 45' x 75'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Guaranteed Average: 30
 Scan Average: 33.51
 Maximum: 47
 Minimum: 25
 Avg / Min: 1.33
Guaranteed Max / Min: 2
 Max / Min: 1.87
 UG (adjacent pts): 1.31
 CU: 0.06
 No. of Points: 27

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 14
Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

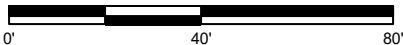
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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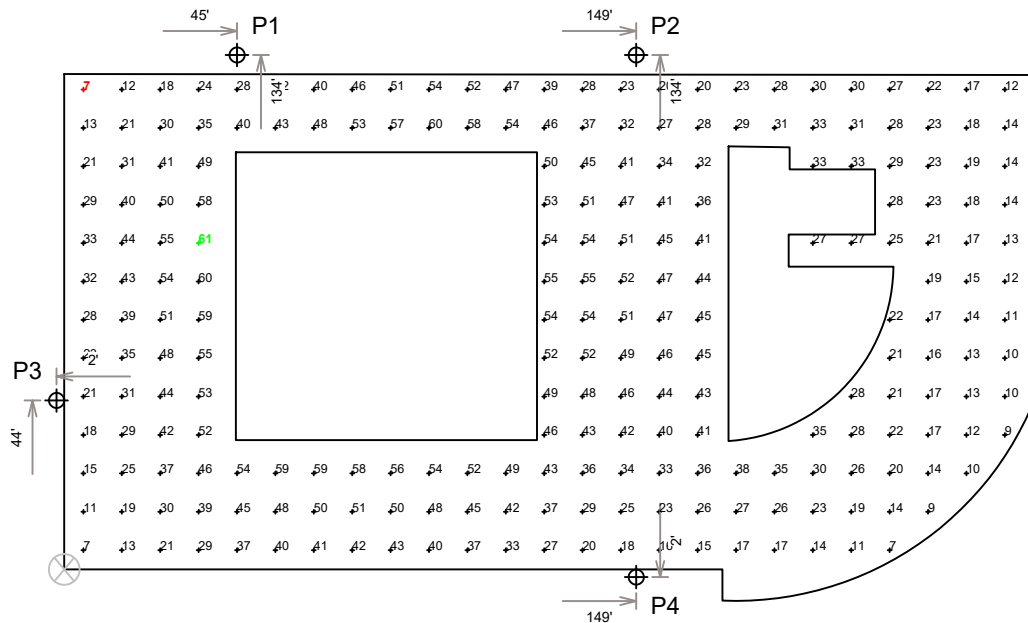
SCALE IN FEET 1 : 40



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



ATTACHMENT 4

Cordova Pool

Rancho Cordova, CA

GRID SUMMARY

Name: Pool Deck
Size: 252' x 130'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 33.87

Maximum: 61

Minimum: 7

Avg / Min: 5.05

Max / Min: 9.12

UG (adjacent pts): 1.94

CU: 0.51

No. of Cuts: 229

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI

Luminaire Output: 121,000 lumens

No. of Luminaires: 14

Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

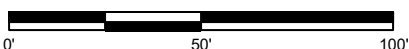


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ILLUMINATION SUMMARY

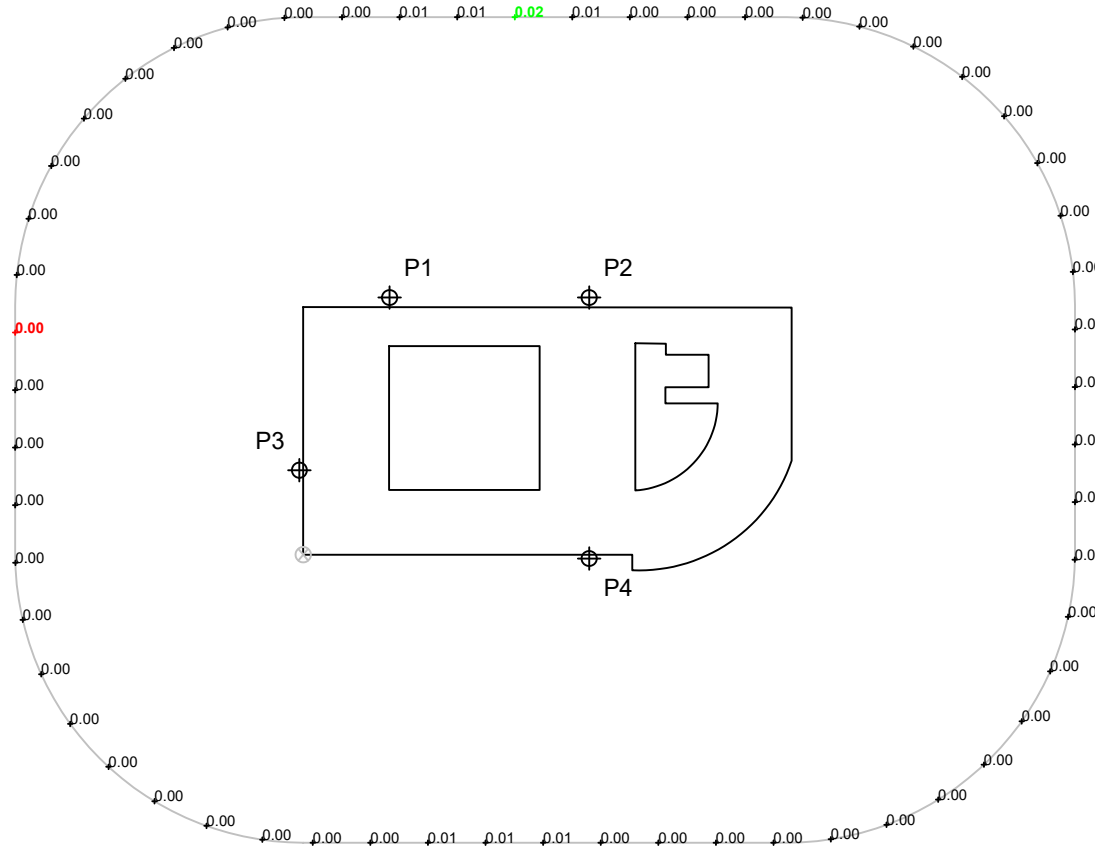
SCALE IN FEET 1 : 50



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



Cordova Pool ATTACHMENT 4

Rancho Cordova, CA

GRID SUMMARY

Name: 150' Spill
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.0026
Maximum: 0.02
Minimum: 0.00
No. of Points: 57

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 14
Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

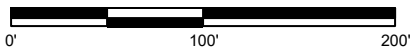


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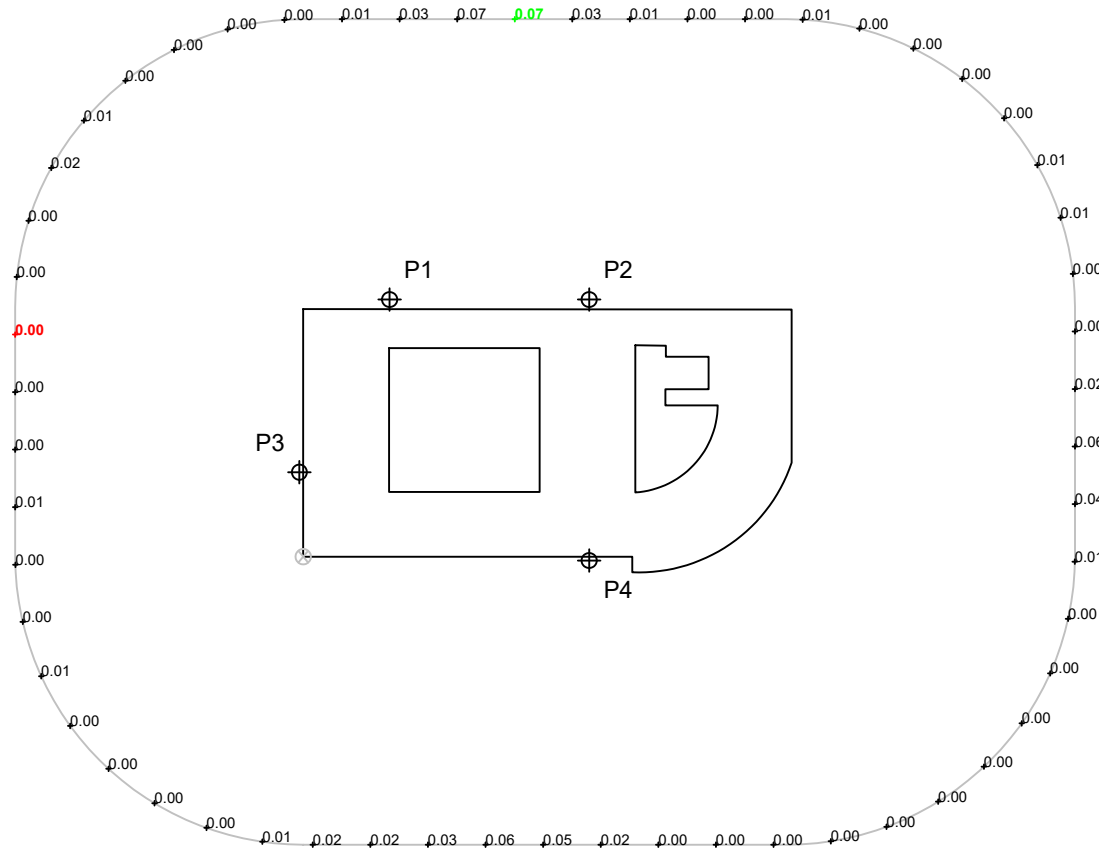
SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



Cordova Pool ATTACHMENT 4

Rancho Cordova, CA

GRID SUMMARY

Name: 150' Spill
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED MAX VERTICAL FOOTCANDLES

Entire Grid
Scan Average: 0.0120
Maximum: 0.07
Minimum: 0.00
No. of Points: 57

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 14
Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

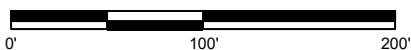


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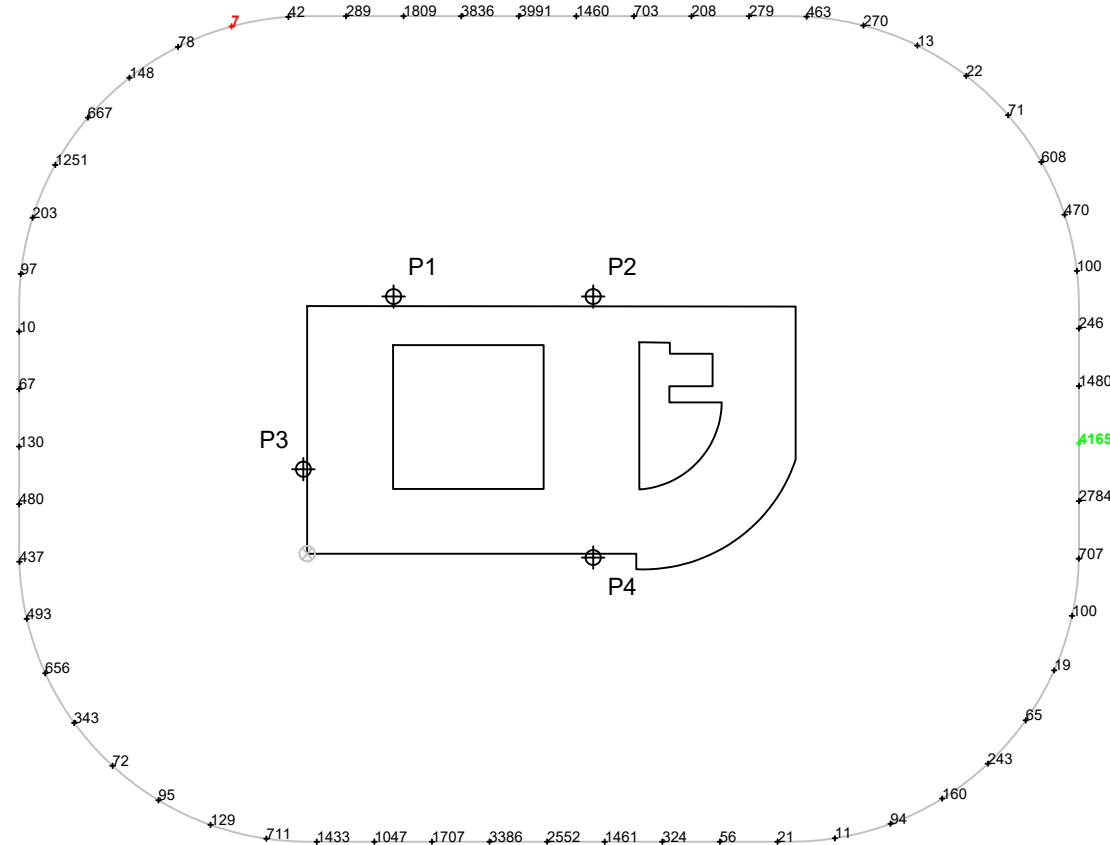
SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	60'	-	60'	TLC-LED-1150	3	3	0
2	P2, P4	60'	-	60'	TLC-LED-1150	4	4	0
4	TOTALS					14	14	0



Cordova Pool

Rancho Cordova, CA

GRID SUMMARY

Name: 150' Spill
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED CANDELA (PER FIXTURE)

Entire Grid
Scan Average: 750.3330
Maximum: 4165.16
Minimum: 7.18
No. of Points: 57

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 lumens
No. of Luminaires: 14
Total Load: 16.1 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LAYOUT

INCLUDES:

- Pool
- Pool Deck
- Rec Pool

Electrical System Requirements:

Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements:

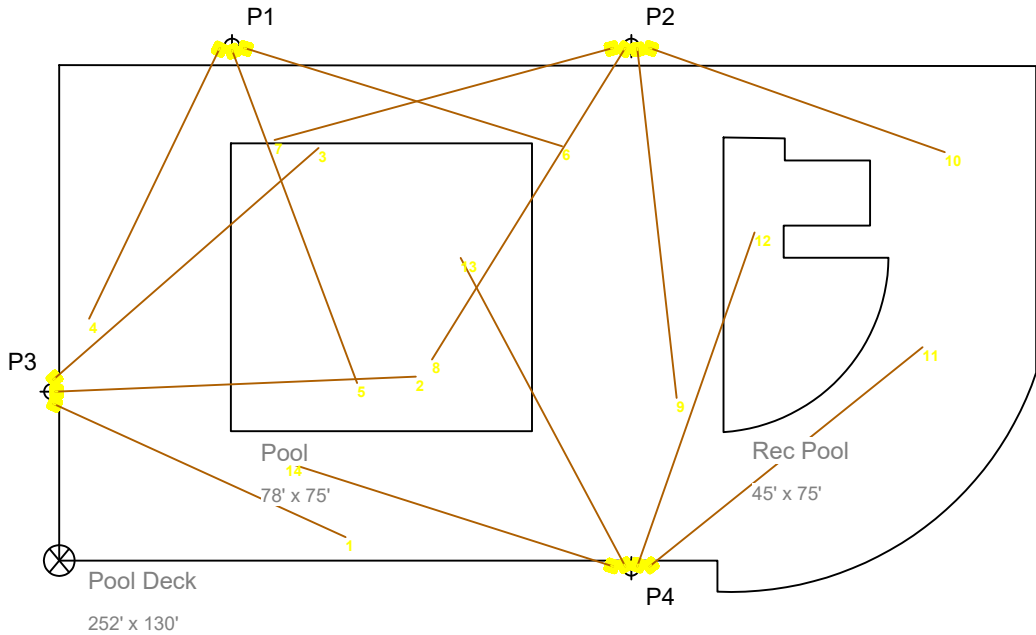
Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
2	P1, P3	60'	-	60'	TLC-LED-1150	3
2	P2, P4	60'	-	60'	TLC-LED-1150	4
4	TOTALS					14

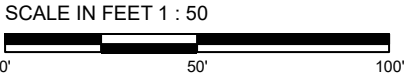
SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1150	6.8	6.5	5.9	5.1	4.1	3.7	3.0

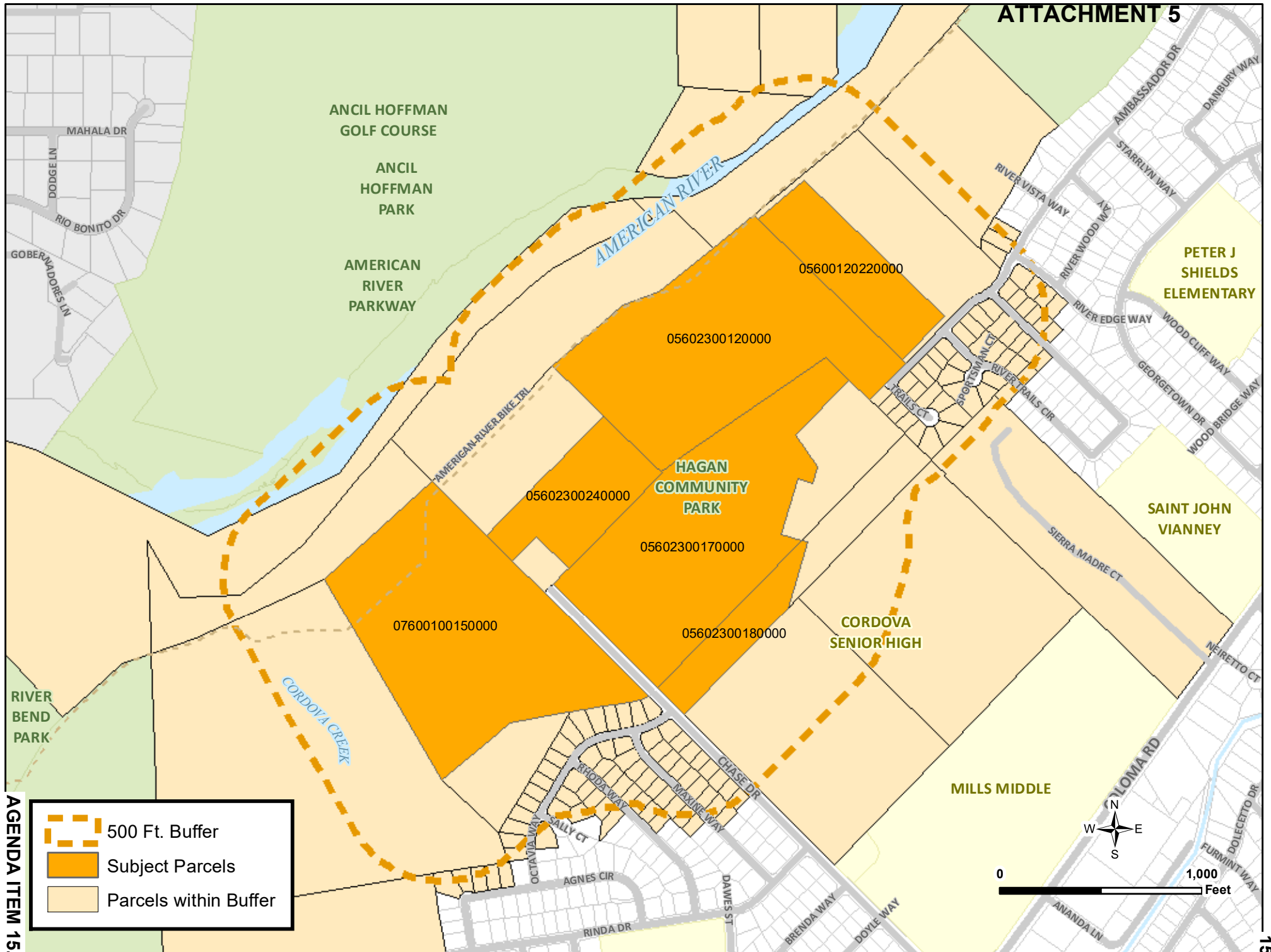


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Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



2017 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

AMBRIZ GABRIEL
2216 TRAILS CT
RANCHO CORDOVA CA 95670

ARENS SAMANTHA
10391 AMBASSADOR DR
RANCHO CORDOVA CA 95670

B/M STEWART FAMILY TRUST
2213 MAXINE WAY
RANCHO CORDOVA CA 95670

BAGSHAW JAMES A/JULIE A
10263 OCTAVIA WAY
RANCHO CORDOVA CA 95670

BODDY PATSY A
2232 MAXINE WAY
RANCHO CORDOVA CA 95670

BOWEN ROBERT J/DANIELLE E
2264 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

BRUNSMAN ANTHONY F
10356 AMBASSADOR DR
RANCHO CORDOVA CA 95670

BUCHOLZ TAMMY J
10249 OCTAVIA WAY
RANCHO CORDOVA CA 95670

BURK DEANE E
2262 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

BURT FAMILY IRREV TRUST
3990 ELWOOD CT
CONCORD CA 94519

BYERS VIRGINIA M
2208 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

BYPASS TRUST/WINSTON/BETTY
WONG FAMILY TR
PO BOX 255037
SACRAMENTO CA 95865

CHIPLEY JACK E/VERONICA
10393 AMBASSADOR DR
RANCHO CORDOVA CA 95670

CLARK RALPH E
719 RIVER RNCH UNIT 15
ELKO NV 89801

CONSTANCE MAY PRICE REVOCABLE
TRUST
2204 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

CORDOVA MEADOWS
1724 10TH ST 120
SACRAMENTO CA 95811

CORDOVA RECREATION/PARK DIST
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

COTTER PAUL
2221 MAXINE WAY
RANCHO CORDOVA CA 95670

COUNTY OF SACRAMENTO
10361 ROCKINGHAM DR STE 100
SACRAMENTO CA 95827

COVEY CASEY W
10291 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CRANDALL JOAN
2224 MAXINE WAY
RANCHO CORDOVA CA 95670

CRETER MELISSA A
2220 TRAILS CT
RANCHO CORDOVA CA 95670

CULHANE FAMILY TRUST
8640 PARK VISTA DR
GRANITE BAY CA 95746

CURRENT RESIDENT
10209 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10225 AGNES CIR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10229 AGNES CIR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10256 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10257 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10275 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10299 OCTAVIA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10341 AMBASSADOR DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10389 AMBASSADOR DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10439 COLOMA RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2140 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2197 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2197 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2200 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2201 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2201 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2201 TRAILS CT
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2204 RIVER EDGE WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2205 RHODA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2208 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2208 RHODA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2208 TRAILS CT
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2211 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2213 RHODA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2217 MAXINE WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2217 RHODA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2220 CHASE DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2221 RHODA WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2312 SIERRA MADRE CT OFC
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
6700 TARSHES DR
CARMICHAEL CA 95608

CURRENT RESIDENT
6700 TARSHES DR
CARMICHAEL CA 95608

DANNY/SHARON L REALI REVOCABLE
TRUST
10360 AMBASSADOR DR
RANCHO CORDOVA CA 95670

DAVID/MAXINE CLARK 1996 FAMILY
34 RIVER BLUFF LN
CARMICHAEL CA 95608

DOUGLAS R/NANCY A HILTON TRUST
10378 AMBASSADOR DR
RANCHO CORDOVA CA 95670

EDITH/DANIEL GARCIA REVOCABLE
FAMILY TRUST
2233 MAXINE WAY
RANCHO CORDOVA CA 95670

EDWARD/JANINE SHAPLEY LIVING
TRUST
6115 HOT SPRINGS DR
EL DORADO HILL CA 95762

EJIASA GODWILL
10225 OCTAVIA WAY
RANCHO CORDOVA CA 95670

ELLEN L BOLING FAMILY 2015
REVOCABLE TRUST
10370 AMBASSADOR DR
RANCHO CORDOVA CA 95670

ESPINOZA JUANA/MARCOS B
2268 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

FAIN JENNIFER R/EVAN O
10364 SPORTSMAN CT
RANCHO CORDOVA CA 95670

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DR
RANCHO CORDOVA CA 95742

FOUST REVOCABLE TRUST
2180 BELVEDERE CIR
ROSEVILLE CA 95678

GARCIA JOHN F
7784 SUNSET AVE
FAIR OAKS CA 95628

GAVRILCHIK PAVEL/SOFIYA/ANDREY
2204 TRAILS CT
RANCHO CORDOVA CA 95670

HADDOX LARRY
2209 RHODA WAY
RANCHO CORDOVA CA 95670

HAGEMER JOEL T
2200 RHODA WAY
RANCHO CORDOVA CA 95670

HALL MELISSA R
2200 RIVER EDGE WAY
RANCHO CORDOVA CA 95670

HARRIS MICHAEL R/JODY A
10217 OCTAVIA WAY
RANCHO CORDOVA CA 95670

HAYES MARY
10366 AMBASSADOR DR
RANCHO CORDOVA CA 95670

HAYES RYAN
2205 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

HERRERA BREANNA
10267 OCTAVIA WAY
RANCHO CORDOVA CA 95670

HO HAI VAN/NGUYEN THANH VO VO
2209 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

HOPKINS DIANE J
10348 AMBASSADOR DR
RANCHO CORDOVA CA 95670

HOPPER ERIKA/JASON S/RALPH E
PHILLIPS/RUTH
2217 TRAILS CT
RANCHO CORDOVA CA 95670

HURTADO LUIS
2229 RHODA WAY
RANCHO CORDOVA CA 95670

HYDE LAYNE J/PEGGY J
10271 OCTAVIA WAY
RANCHO CORDOVA CA 95670

INNEH VICTOR/MINH NGOC VO
2208 RIVER EDGE WAY
RANCHO CORDOVA CA 95670

IVERSON KAREN M
2204 MAXINE WAY
RANCHO CORDOVA CA 95670

JOAN E MAGNESS LIVING TRUST
10241 OCTAVIA WAY
RANCHO CORDOVA CA 95670

JOHN CARSON/PARALEE ANN TARPLEY
DECLARATION OF TR
10287 OCTAVIA WAY
RANCHO CORDOVA CA 95670

JOHN J/CAROLYN L WILT FMLY
REVOCABLE TRUST
10363 SPORTSMAN CT
RANCHO CORDOVA CA 95670

JOHN SAM/DEBORAH LYNN BARRIS
REVOCABLE TRUST
2206 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

JONES HOLLY J
10233 AGNES CIR
RANCHO CORDOVA CA 95670

JONES JANICE C/LARRY
2228 MAXINE WAY
RANCHO CORDOVA CA 95670

KAESTNER JOAN P
2216 RHODA WAY
RANCHO CORDOVA CA 95670

KHAN SYLVIA SHAMIM/CHRISTOPHER
WILLIAM WADDELL
6976 BOBOLINK WAY
SACRAMENTO CA 95831

KRUTS VALENTINA/VITALIY S
10270 OCTAVIA WAY
RANCHO CORDOVA CA 95670

LABBE PAUL L
10361 SPORTSMAN CT
RANCHO CORDOVA CA 95670

LAFONTSEE BONNIE L
2224 CHASE DR
RANCHO CORDOVA CA 95670

LAPP JOHN D/VALERIE A COFFEY-LAPP
10360 SPORTSMAN CT
RANCHO CORDOVA CA 95670

LARACY TIMOTHY
2203 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

LARRY T/JUANITA K COOPER REV
FAMILY TRUST
10233 OCTAVIA WAY
RANCHO CORDOVA CA 95670

LUSTIG ERIC
2204 CHASE DR
RANCHO CORDOVA CA 95670

MALDONADO MARCOS/BEATRIZ
10217 AGNES CIR
RANCHO CORDOVA CA 95670

MATTHEWS JEAN A/CHRISTOPHER B
2228 CHASE DR
RANCHO CORDOVA CA 95670

MC MANN JOHN P/PAMELA M
2215 TRAILS CT
RANCHO CORDOVA CA 95670

MC MULLIN KENNETH H/LINDA F
10248 SALLY CT
RANCHO CORDOVA CA 95670

MCCORMICK MICHAEL M/RUTH A
CONNELLY
2220 MAXINE WAY
RANCHO CORDOVA CA 95670

MCKEOWN CHAD M/LESLIE K
2212 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

MCMANN MICHAEL J/LISA S
2209 TRAILS CT
RANCHO CORDOVA CA 95670

MEYER OKSANA/ALEXANDR GIY
2200 TRAILS CT
RANCHO CORDOVA CA 95670

MILLER LAURA/RAYMOND
10352 AMBASSADOR DR
RANCHO CORDOVA CA 95670

MORAN BERTHA/ANTONIO
116 THORNDIKE WAY
FOLSOM CA 95630

MULVILLE SHERYL L/ROBERT W
10240 SALLY CT
RANCHO CORDOVA CA 95670

MYERS CRYSTAL G/RAYMOND F SARKIN
2216 CHASE DR
RANCHO CORDOVA CA 95670

PAUL F/REBECCA L READ 2004 FAMILY
TRUST/ERIK READ
5005 OLIVE OAK WAY
CARMICHAEL CA 95608

PEDERSEN HARRIETT L
2209 MAXINE WAY
RANCHO CORDOVA CA 95670

PELL DOUGLAS E/GARY L
2220 RHODA WAY
RANCHO CORDOVA CA 95670

PETERSON HYO CHE
2225 RHODA WAY
RANCHO CORDOVA CA 95670

PHILLIPS RALPH E/RUTH
2224 TRAILS CT
RANCHO CORDOVA CA 95670

PINCH KATHERINE
10221 AGNES CIR
RANCHO CORDOVA CA 95670

ROGERS DAVID C/SANDRA K
10216 OCTAVIA WAY
RANCHO CORDOVA CA 95670

ROUSH MELINDA
2212 RHODA WAY
RANCHO CORDOVA CA 95670

SACTO REGIONAL CO SANITATION DIST
10060 GOETHE RD
SACRAMENTO CA 95827

SALAZAR MARTIN R/JANET T
2261 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

SAMMY L & LINDA M TRUJILLO
REVOCABLE LV
2212 TRAILS CT
RANCHO CORDOVA CA 95670

SANDRA PAIGE MULLIKIN REVOCABLE
LIVING TRUST
2260 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

SARA F WALTER REVOCABLE LIVING
TRUST 20
2207 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

SCHLESINGER DEBRA L
10282 OCTAVIA WAY
RANCHO CORDOVA CA 95670

SEBASTIEN OLIVIER V/ANNA B
2216 MAXINE WAY
RANCHO CORDOVA CA 95670

SEGURA JOHN M/DONNA M
10283 OCTAVIA WAY
RANCHO CORDOVA CA 95670

SHEFFIELD SHAWNA R/JAMES J
2202 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

SHERLI CAHOON REVOCABLE LIVING
TRUST
2225 MAXINE WAY
RANCHO CORDOVA CA 95670

SMITH FRANKIE/SANDY F
624 VALLEJO WAY
SACRAMENTO CA 95818

SPARKS BEATRICE/GREGGORY
2212 CHASE DR
RANCHO CORDOVA CA 95670

STEWART MICHELLE
2205 TRAILS CT
RANCHO CORDOVA CA 95670

TERZI IVAN/MARIYA
2212 RIVER EDGE WAY
RANCHO CORDOVA CA 95670

TOM W/MAY W GEE 2012 TRUST
1156 VISCAINO AVE
SUNNYVALE CA 94086

TRUONG HIEU
PO BOX 279726
SACRAMENTO CA 95827

TWEEDY ROBERTA L
2229 MAXINE WAY
RANCHO CORDOVA CA 95670

UECKER KEVIN B
10362 SPORTSMAN CT
RANCHO CORDOVA CA 95670

URBINA RENE K
2201 MAXINE WAY
RANCHO CORDOVA CA 95670

VILLA JEFFREY S/MARIE A
10279 OCTAVIA WAY
RANCHO CORDOVA CA 95670

WAINSCOTT AARON/LESLIE J
2800 CHAD CT
SACRAMENTO CA 95827

WALTERS THOMAS W
4731 QUAD CT
FAIR OAKS CA 95628

WILLIAM C/JESSICA F SCHEMEL FAMILY
TRUST
10374 AMBASSADOR DR
RANCHO CORDOVA CA 95670

WOLFGAM BRAD
2266 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

WOLFGAM BRADLY/ANABEL
10365 SPORTSMAN CT
RANCHO CORDOVA CA 95670

YANG NHIA R/MARTHA LEE
2212 MAXINE WAY
RANCHO CORDOVA CA 95670

YANTJE/FENI J WONGSO LIVING TRUST
10288 OCTAVIA WAY
RANCHO CORDOVA CA 95670

YEAGER JEREMY L
2237 MAXINE WAY
RANCHO CORDOVA CA 95670

ZAJAC LAURA
10295 OCTAVIA WAY
RANCHO CORDOVA CA 95670

ZAMPIERI KRISTI ANNE
2208 MAXINE WAY
RANCHO CORDOVA CA 95670

Cordova Community Pool Replacement

Rancho Cordova City Council

June Cowles, Senior Planner
March 4, 2019

AGENDA ITEM 15.1



CityOfRanchoCordova.org

Project Request

The applicant, Cordova Recreation and Park District (CRPD), is requesting a Minor Design Review for the following;

- Replacement of the existing pools with two new pools, decking, pool equipment, lighting, landscaping, and a new 3,604 square foot building for pool equipment and locker/restrooms.

A Conditional Use Permit is for the 17 to 19 foot high new 3,604 square foot building.

Cordova Community Pool Site Location

ATTACHMENT 6



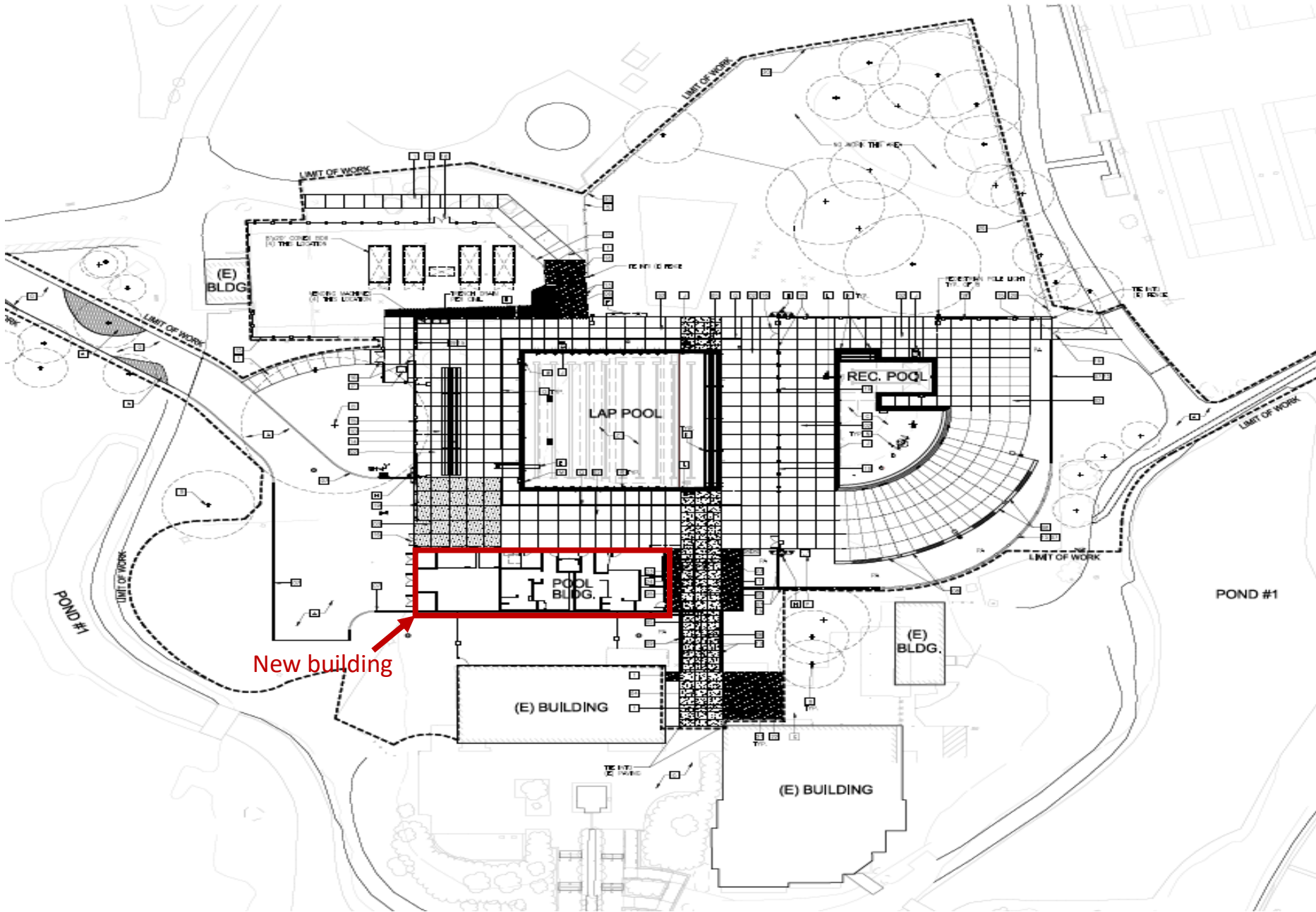
Cordova Pool Existing Site

ATTACHMENT 6



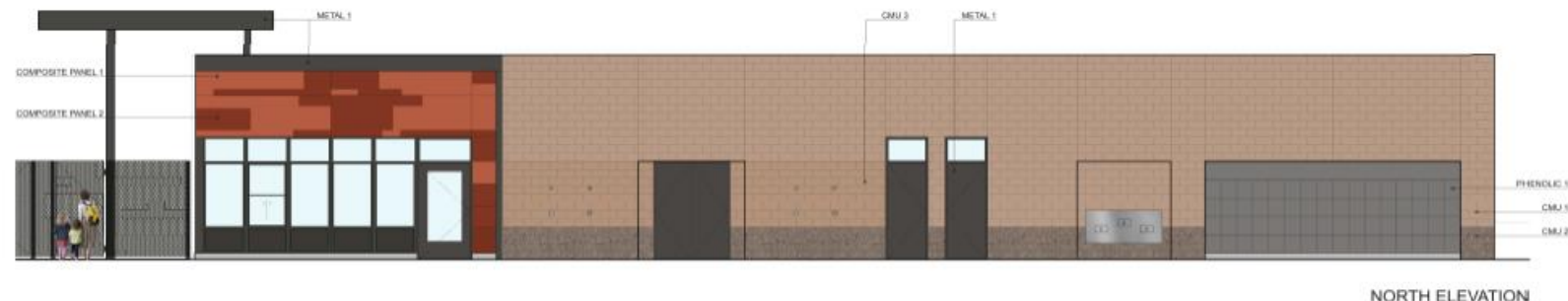
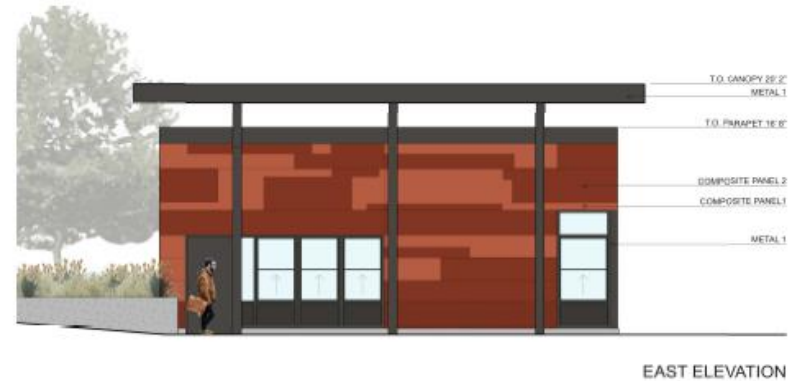
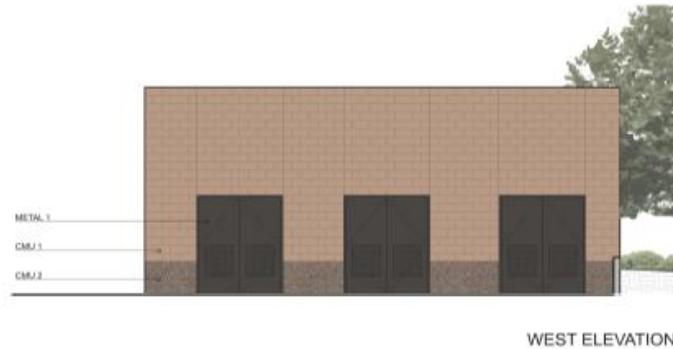
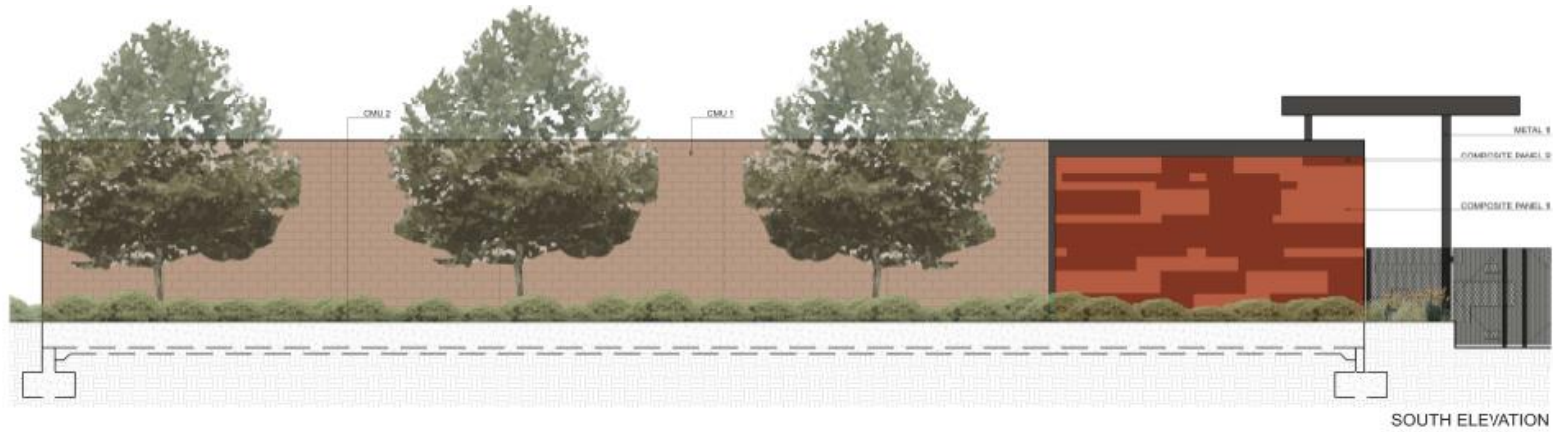
Proposed Site Plan

ATTACHMENT 6



Proposed Elevations and Material

ATTACHMENT 6



CMU 1 - BASALITE
PRECISION CMU 375



CMU 2 - BASALITE
GROUND FACE CMU 484



CMU 3 - SPECTRA
GLAZE LIGHT
MUSHROOM BROWN



COMPOSITE PANEL 1
TERRA COTTA



COMPOSITE PANEL 2
SIENNA BROWN



METAL 1 - DURANAR XL
CHOCOLATE BRONZE



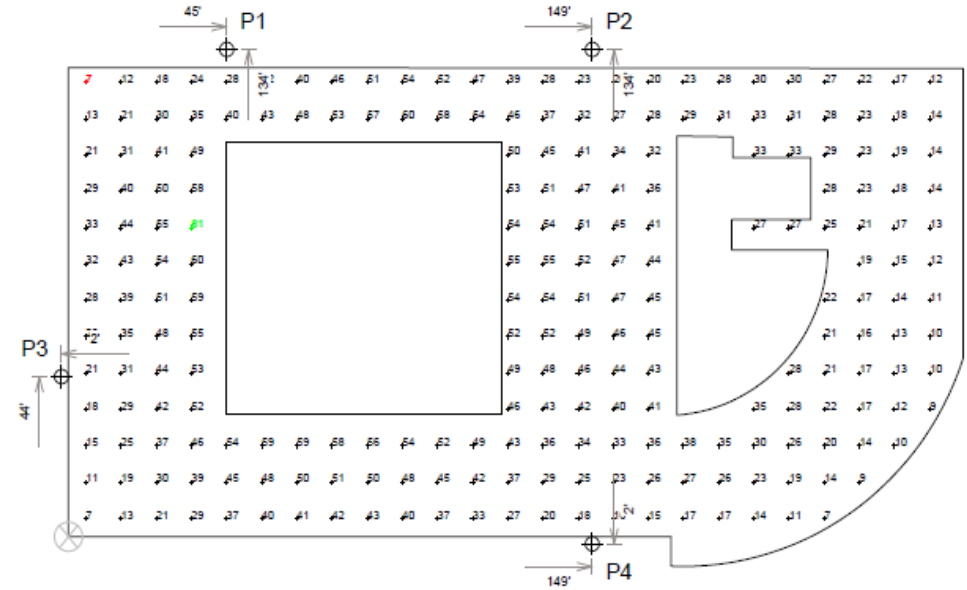
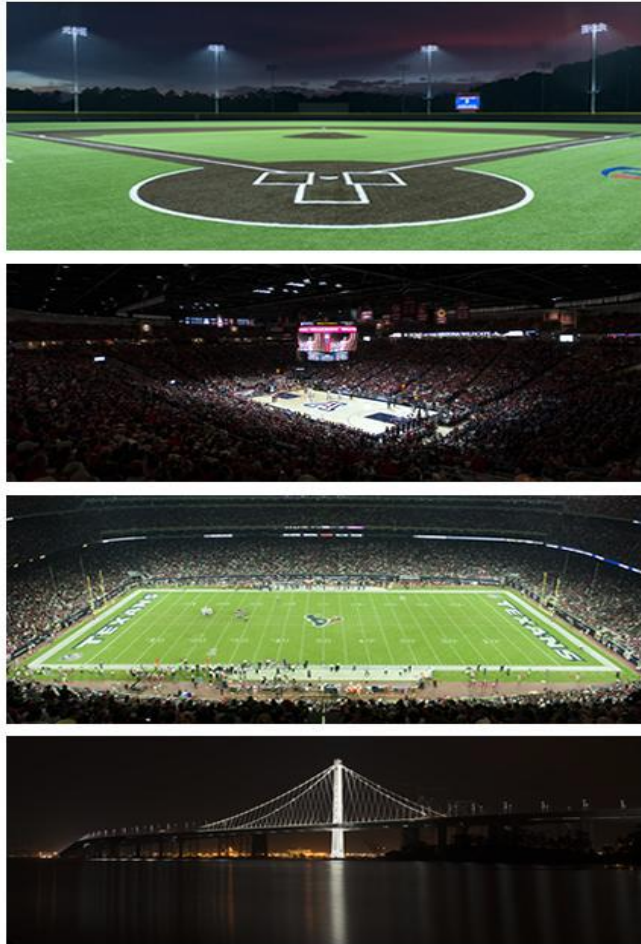
PHENOLIC 1 - 1097
CITADEL

Lighting Details

ATTACHMENT 6

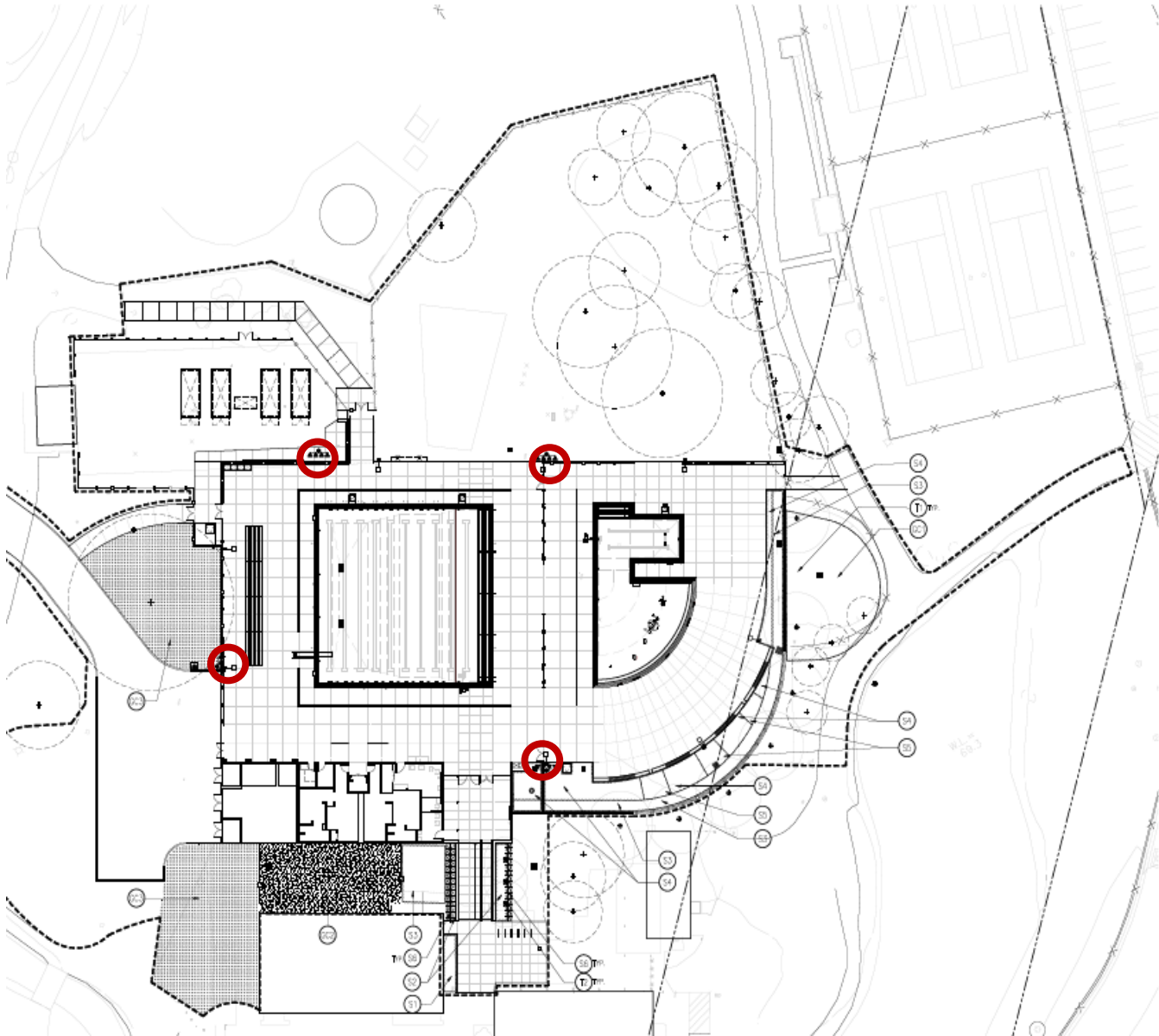
Phase 2: Proposed Four Sports Lights are included for competition swim meets. Proposed 60 foot high lights are consistent with the competition swim meet requirements.

From Hometown to Professional



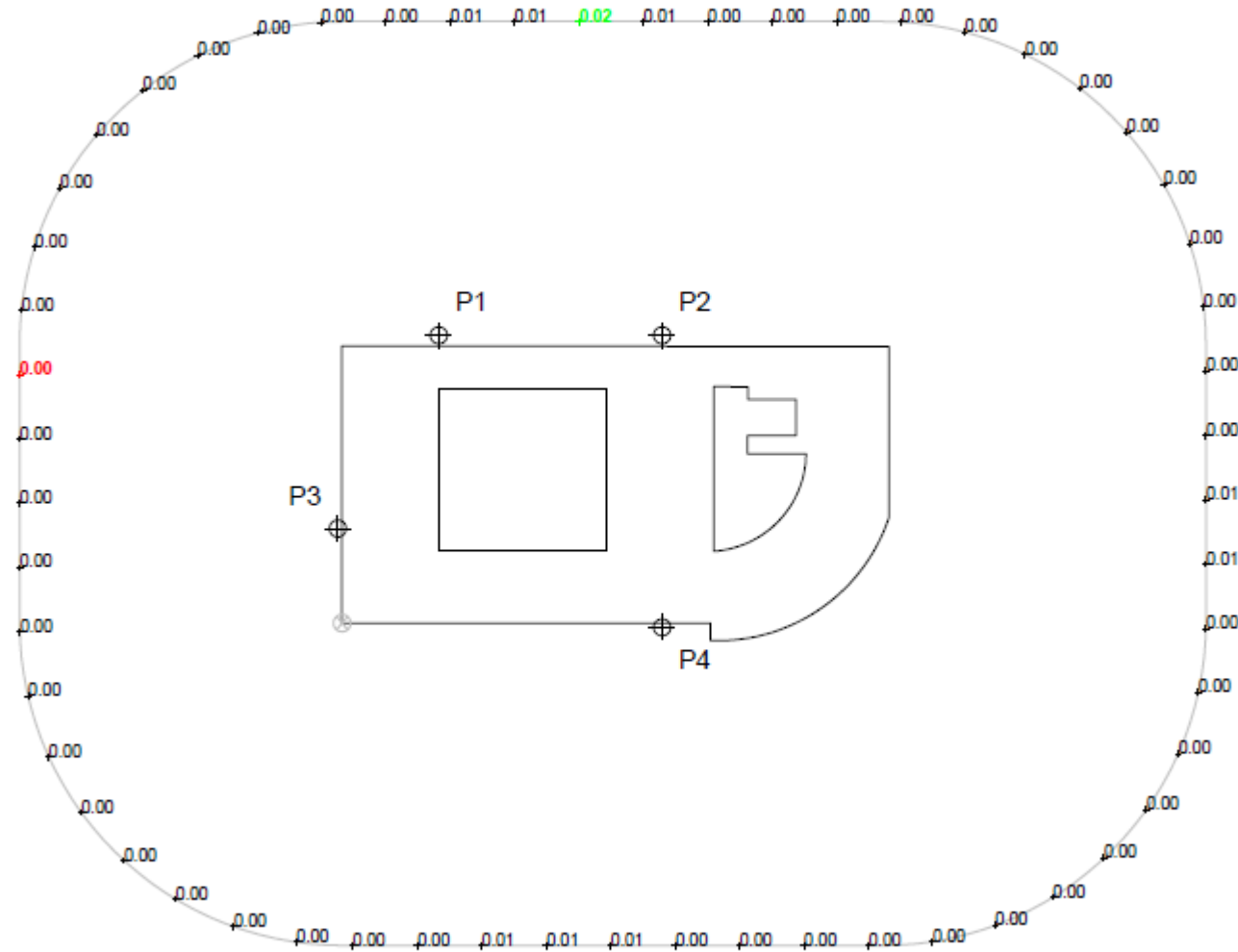
Landscape and Sports Lighting Location

ATTACHMENT 6



PLANTING LEGEND					
TREE LIST		(N) - NO COMMON NAME	(N) - PLANT NOTE		
REF.	QTY.	SYN.	COMMON NAME	HEIGHT	SPACING
T1	+		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
T2	+		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
SHRUB LIST					
S1	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S2	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S3	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S4	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S5	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S6	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
S7	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
GROUND COVER LIST					
G1	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
G2	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.
G3	40		BRANDER'S OAK (BRANDER'S OAK)	30' HGT.	40' DIA.

ATTACHMENT 6



A Conditional Use Permit is required within the Parkway Corridor Overlay District for structures that are over 12 feet in height.

The proposed 3,064 square-foot building is 17 feet in height with a canopy height of 19 feet in height. The new building will be located behind the existing community building which is approximately 16 feet in height.



- The proposed building site location and design has been designed to integrate into the surrounding buildings and landscaping.

Environmental

The project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15183 (consistent with the General Plan) and Section 15302 (Replacement or Reconstruction).

Recommended Motion

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit and Minor Design Review for the Cordova Community Pool Replacement subject to the findings, Project Plans and Conditions of Approval.

Questions???

MEMORANDUM



DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **AN ORDINANCE AMENDING THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO TITLE 4 BUSINESS REGULATIONS AND DISCUSSION AND DIRECTION ON FUTURE CODE AMENDMENTS**

RECOMMENDATION

Introduce and waive first reading of the Ordinance and receive a report and direct staff on potential future code amendments.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions to incorporate a permitting requirement and regulations related to street vendors that are consistent with State law. No formal action is requested of Council at this time on the discussion of future code amendments.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. The State Legislature has found and declared that sidewalk vending benefits the State as a whole as it promotes entry-level entrepreneurship and economic development for certain members of the community. Recently passed legislation makes sidewalk vending a matter of statewide concern and permitting cities to regulate it insofar as it is consistent with state law. The proposed amendments in this staff report address the new State law. There are also two discussion items that staff is seeking direction from the City Council on. Those will be discussed later in this staff report after the proposed amendments.

ANALYSIS

Attachment 3 includes all draft amendments to Title 4 Business Regulations, Draft amendments are shown with track changes with new draft language underlined and language proposed for removal with strike-throughs. Only those chapters and/or sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Municipal Code. A summary of the changes is provided below. As a note, Attachment 2 includes all the code amendments in a non-track change format. This is provided as an exhibit to the Ordinance. The items that staff is seeking discussion and direction on from the Council are discussed after the summary of the proposed amendments.

Title 4, Chapter 4.54 Regulations and Prohibitions

On January 1, 2019 a new State law went into effect regarding regulation of sidewalk vendors within the public right of way and finding this to be a matter of statewide concern. To summarize the law, with some limited exceptions, a local authority can now no longer prevent sidewalk vending from operating within specific parts of the public right-of-way, except when the restriction is directly related to objective health, safety, or welfare concerns. Additionally, a local authority can adopt additional requirements such as regulating the time, place and manner of sidewalk vending to the extent they are also directly related to objective health, safety, and welfare concerns. However, these restrictions cannot be unduly restrictive. An example of this is that a local authority could not impose stricter hours of operation on a sidewalk vendor than it would impose on other businesses or uses along the same street. State law also grants the local authority the ability to require a license or permit.

While the City doesn't have anywhere near the number of sidewalk vendors that many large metropolitan cities have, there's still a need to provide some standards and include a permit in order to protect the health, safety and welfare of the community. Staff is proposing to amend an existing section of the Municipal Code that currently regulates street businesses. Attachment 3 includes these suggested amendments, but a summary is provided below.

Section 4.54.005 Definitions

New definitions have been added and some have been updated.

Section 4.54.010 Prohibitions

Clarifying language has been incorporated into some of the existing code. Additionally, a prohibition from a later section was moved up so that all prohibitions can be found in one section.

Section 4.54.015 Exceptions

Minor word changes are proposed.

Section 4.54.020 Sidewalk vendors

This section outlines the requirement for sidewalk vendors to obtain a zoning certification permit to operate on sidewalks within the City. There are various standards that a sidewalk vendor must abide by. Failure to abide by the standards results in a citation and administrative fines that are set by State law. The fine does increase for each offense. Any sidewalk vendor can request a hearing to contest the administrative fines assessed or contest an ability-to-pay determination.

The permitting and standards proposed are consistent with State law and narrowly tailored to address health, safety and welfare concerns. The standards include:

1. Maintaining a 4 ft. wide clear path of travel on the sidewalk for compliance with the California Building Code and ensure accessible, clear passage for disabled persons or those with wheelchairs.
2. Providing a trash receptacle for patrons and keeping the area clean during operation and upon leaving.
3. Not locating on a sidewalk within the immediate vicinity of a construction zone or traffic control area.
4. Not locating within the immediate vicinity of special events, swap meets or farmers markets.

The zoning certification process is an over the counter permit that will be issued the same day, unless incomplete information is provided. The permit will include the specific standards that must be met at all times and each sidewalk vendor must have a copy of the approved permit on hand while vending on City sidewalks. This will help ensure accountability and the maintenance of sanitary and safe conditions.

As stated above, the City does not have a large amount of sidewalk vendors and this area is highly regulated under State law, so at this time there is not a need for an excessive amount of regulations. Planning and Neighborhood Services staff will closely monitor permit activity and compliance. If in the future there is a need for additional regulations, staff will work with the City Attorney's office to bring back additional standards that are consistent with State law.

DISCUSSION ITEMS

As previously mentioned, staff is seeking discussion and direction from the City Council on potential code amendments that would be brought back for consideration in the second quarter of this year.

Solar Canopies

In January, staff brought a discussion item to the Council regarding some inquiries received for the desire to remove existing parking lot shade trees and replace them with solar shade structures. As a quick reminder the code currently states that parking lots shall include shade trees to cover 50 percent of the total parking area with tree canopies within 15 years of securing a building permit. This leaves little discretion over allowing solar canopies to count towards the required shade requirements.

The Council was open to exploring a code change to allow solar canopies to count towards parking lots shade, but wanted to see some additional examples of how these structures have been incorporated into a parking lot. Attachment 4 includes various examples of existing solar parking lots in the region and other parts of the state. Staff has provided some examples that have done a fairly good job of providing a balance of solar canopies and landscaping. There are also some examples of less desirable solar parking lots.

As part of the discussion staff is suggesting the Council consider a code amendment to include the following:

1. Solar canopies can be installed over interior parking stalls only.
2. Solar canopies cannot be installed over parking stalls adjacent to the public right-of-way, which includes sidewalks, landscape corridors and/or streets.
3. Existing property boundary tree canopies shall be maintained.

4. Internal landscape islands shall be planted with landscaping that can grow and thrive with limited direct sunlight.
5. Internal pedestrian sidewalks shall be kept free and clear of solar canopies.

Staff would not suggest trying to limit how much shade provided by solar canopies can count towards the 50% parking lot shade requirements. Each development will differ in layout and design, making it difficult to come up with what an acceptable percent is and what that looks like for every site.

Based upon the direction that the City Council gives staff, the tree ordinance may also need to be amended to address the removal of trees due to the installation of solar shade canopies. The ordinance currently does not speak to this particular circumstance and whether or not mitigation would be required.

Food & Alcohol Sales – Accessory Use

Various uses in the Zoning Code routinely operate with a primary use in mind, but offer incidental or accessory uses as part of the business. While in most cases, this doesn't pose a problem with interpretation of the intent of the code and the accessory use, there are a few cases where it has created a stumbling block, resulting in unnecessary permitting.

The best example of this are uses centered around hotels and indoor recreation and entertainment. These uses include but are not limited to, indoor sports facilities, bowling alleys, movie theaters, and other indoor entertainment uses. In terms of hotels, this includes regular and extended stay hotels. Recently, there have been two requests for uses that fall into the indoor recreation and entertainment category and one for a hotel. The operators of the fitness and recreation uses want to have a snack bar serving prepackaged foods that can easily be heated up and be able to serve beer and wine. The hotel operator wants to have a small bar (no restaurant) inside for hotel guests. Unfortunately, the only category these uses fall into is a restaurant and a bar. This is mainly because the code doesn't address these types of accessory uses, nor do the definitions of these primary uses speak to incidental food or alcohol sales. Generally these types of amenities are offered as part of many indoor recreation and entertainment uses, as well as hotels and staff is seeking a potential code amendment to clarify any ambiguity and issues with interpretation of the code.

Staff is suggesting that amendments be done to the code to allow incidental food sales as part of the approval for indoor recreation and entertainment uses. In many cases these uses are permitted by right. However, there are zones within the City that require an Administrative or Conditional Use Permit. In that case, the food sales could be permitted as part of the discretionary permit.

In regards to incidental alcohol sales, staff is suggesting that incidental alcohol sales require approval of an Administrative Use Permit. This will allow staff to ensure that all the appropriate conditions of approval are placed upon on-site consumption/sale of alcohol and give the City the ability to revoke the use permit if ultimately conditions are not complied with. Staff contacted eighteen cities within the region to find out how they treat these incidental alcohol sales to find out what the standard in the area seems to be. Only a few cities actually permitted alcohol sales by right as an incidental use to a primary use. Most cities require a use permit, but on a minor level that is equivalent to an administrative use permit. There are a few cities that require a Conditional Use Permit, regardless if the use is primary or incidental. Staff is suggesting the administrative use permit, which would reduce the overall processing timeline, but does still result in the requirement to make findings and place conditions of approval on the sales of

alcohol. However, in the case that the primary use requires a Conditional Use Permit, the alcohol sales would be considered as part of that review process.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed sidewalk vending ordinance is not a “project” within the meaning of CEQA because it seeks to regulate sidewalk vendors that are already present in the City and no significant expansion of sidewalk vending activity can reasonably be anticipated to occur. Because no expansion of activity is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

1. Minor Alteration of Existing Public Facilities: Subpart c of State CEQA Guideline 15301, referred to as a Class 1 exemption, exempts from the requirements of CEQA any project resulting in permitting or minor alteration of existing public facilities, such as sidewalks or streets, involving negligible or no expansion of use beyond that existing at the time of a lead agency’s determination. Here, the proposed ordinance will allow for regulated uses of City sidewalks in a manner no more intense than is the case on the date the City Council adopts the ordinance. As such, the project is categorically exempt from the requirements of CEQA.

2. Regulation of Working Conditions: State CEQA Guideline 15324 exempts from the requirements of CEQA a project taken by a regulatory agency to regulate working conditions where there will be no demonstrable physical changes outside the place of work. Prior to the adoption of the proposed sidewalk vending ordinance, sidewalk vendors are operating outside of public health and labor department oversight and regulation. The proposed ordinance will solely impact the sidewalk vendor places of work. As a result, the proposed ordinance qualifies as categorically exempt pursuant to State CEQA Guideline 15324 and Los Angeles City CEQA Guideline, Art. III, Sec. 1, Class 24, Cat. 3.

FISCAL IMPACT

There is no anticipated fiscal impact of the proposed action on City finances.

ATTACHMENTS

1. Ordinance
2. Exhibit A of Ordinance
3. Draft Amendments in track change format
4. Solar Canopy Parking Lot Photographs
5. Presentation

ATTACHMENT 1**CITY OF RANCHO CORDOVA****ORDINANCE NO. XX-2019****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 4 (BUSINESS REGULATIONS), CHAPTER 4.54 REGULATIONS AND PROHIBITIONS OF THE RANCHO CORDOVA MUNICIPAL CODE****THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:****Section 1. Purpose and Declarations.**

WHEREAS, the City conducts periodic updates of the provisions of the Municipal Code to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, certain amendments to the Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions are necessary to regulate sidewalk vending consistent with recently adopted state law; and

WHEREAS, the State Legislature has found and declared that sidewalk vending benefits the State as a whole as it promotes entry-level entrepreneurship and economic development for certain members of the community,

WHEREAS, the State Legislature has recently passed legislation making sidewalk vending a matter of statewide concern and permitting cities to regulate it insofar as it is consistent with state law; and

WHEREAS, the State Legislature has also found and declared that the safety and welfare of the public is promoted by proper, local regulation of sidewalk vending; and

WHEREAS, there is a need to regulate the sale of food and merchandise in the public right-of-way to protect the public's objective health, safety, or welfare; and

WHEREAS, requiring a permit to vend on sidewalks directly relates to objective health, safety, and welfare of the public because it increases vendor awareness and accountability in following federal, state, and local safety laws and regulations, including such laws pertaining to maintenance of sanitary conditions and disability access standards and regulations; and

WHEREAS, on March 4, 2019 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect

ATTACHMENT 1

on the environment...” The proposed sidewalk vending ordinance is not a “project” within the meaning of CEQA because it seeks to regulate sidewalk vendors that are already present in the City and no significant expansion of sidewalk vending activity can reasonably be anticipated to occur. Because no expansion of activity is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

1. **Minor Alteration of Existing Public Facilities:** Subpart c of State CEQA Guideline 15301, referred to as a Class 1 exemption, exempts from the requirements of CEQA any project resulting in permitting or minor alteration of existing public facilities, such as sidewalks or streets, involving negligible or no expansion of use beyond that existing at the time of a lead agency's determination. Here, the proposed ordinance will allow for regulated uses of City sidewalks in a manner no more intense than is the case on the date the City Council adopts the ordinance. As such, the project is categorically exempt from the requirements of CEQA.

2. **Regulation of Working Conditions:** State CEQA Guideline 15324 exempts from the requirements of CEQA a project taken by a regulatory agency to regulate working conditions where there will be no demonstrable physical changes outside the place of work. Prior to the adoption of the proposed sidewalk vending ordinance, sidewalk vendors are operating outside of public health and labor department oversight and regulation. The proposed ordinance will solely impact the sidewalk vendor places of work. As a result, the proposed ordinance qualifies as categorically exempt pursuant to State CEQA Guideline 15324 and Los Angeles City CEQA Guideline, Art. III, Sec. 1, Class 24, Cat. 3.

B. The proposed amendments directly relate to objective health, safety, and welfare concerns. The proposed amendments would incorporate permit requirements and regulations for sidewalk vendors consistent with state law. The attached amendments focus on regulations to ensure the protection of the public's health, safety, and welfare. Requiring that vendors maintain accessible paths of travel on sidewalks is consistent with leading pedestrian disability and access travel guides which require no less than four (4) feet of clear width for accessible travel, including (1) the American Association of State Highway and Transportation Officials' *Guide for the Planning Design and Operation of Pedestrian Facilities*, which recommends a minimum clear width for a sidewalk of four feet [AASHTO, 2004, Sec. 3.2.3]; (2) the Institute of Transportation Engineers' *Design and Safety of Pedestrian Facilities*, which recommends residential sidewalk clearance widths ranging from four feet to five feet and for commercial areas a sidewalk width minimum of five feet; and (3) the Federal Highway Administration's *Designing Sidewalks and Trails for Access: Best Practices and Design Guide Part 2*, which recommends a minimum width of five feet of sidewalk that is free of obstacles [FHWA, 2001, Ch.4]. In addition, the 2016 California Building Code, Section 11B-403.5.1(3) requires a clear width for sidewalks and walks of a minimum of four (4) feet. Overall, the proposed amendments objectively serve the health, safety, and welfare of the public by assuring the community of clear paths on sidewalks, including individuals with wheelchairs or with extra accessibility requirements and needs. Further, the proposed amendments would not allow vendors to set up within the immediate vicinity of construction zones or traffic controlled areas, would reduce any potential conflicts between the vending operations and the construction zone or other controlled traffic area that could otherwise result in accidents or injury. Providing regulations within the guidelines of the state law will directly relate to objective health, safety, and welfare concerns and promote economic opportunity for people to support

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themselves and their families. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City as they implement state law.

Section 3. Amendments to Title 4 Business Regulations

The City Council hereby adopts the amendments to Chapter 4.54 Regulations and Prohibitions of Title 4 of the Rancho Cordova Municipal Code (Business Regulations), as shown and incorporated in **Exhibit A** to this ordinance.

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 on the ____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

Rancho Cordova

Municipal Code Amendments

ATTACHMENT 2
Exhibit A to the Ordinance

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

Title 4 Business Regulations

Chapter 4.54 Regulations and Prohibitions

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 4.54

Regulations and Prohibitions

Article 1 Street Businesses

4.54.000 Purpose

4.54.005 Definitions

4.54.010 Prohibitions

4.54.015 Exceptions

4.54.020 Sidewalk Vendors.

4.54.000 Purposes.

Regulation of the sale of merchandise or food upon the public streets and sidewalks within the City of Rancho Cordova is necessary for the purpose of promoting the free and safe flow of vehicular and pedestrian traffic, and are directly related to the objective health, safety, and welfare of the public. It is hereby found that the use of such rights-of-way for such purposes in violation of the prohibitions of this article would constitute an interruption of the free flow of traffic and pose a serious and dangerous hazard to the public. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.005 Definitions.

As used in this article, the following terms shall be ascribed the following meanings:

“Food” means any type of edible substance or beverage.

“Merchandise” means any tangible thing or item that is not food, and shall not mean services or the provision thereof.

“Person or persons” means one or more natural person, individuals, groups, businesses, business trusts, companies, corporations, joint ventures, joint stock companies, partnerships, entities, associations, clubs or organizations composed of two or more individuals (or the manager, lessee, agent, officer or employee of any them), whether engaged in business, nonprofit or any other activity.

“Public streets” shall mean that portion of any county, state or public road or highway within the City of Rancho Cordova which is utilized for motor vehicle or bicycle traffic, including any improved shoulder adjacent to traffic lanes, and excluding sidewalks.

“Sidewalk” shall mean any right-of-way within the City of Rancho Cordova which is improved for public pedestrian traffic, including paved walks and pathways.

“Sidewalk vendor” means natural person(s) or individual(s) who sell food or merchandise from a pushcart, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one’s person, upon a public sidewalk or other pedestrian path.

ATTACHMENT 2

Exhibit A to the Ordinance

“Stand” shall mean any fixed, temporary, permanent or mobile rack, counter, shelving, vehicle or other structure or device utilized for the purpose of transporting, storing, carrying or displaying merchandise or food for the purpose of vending.

“Vend” or “Vending” means to sell, offer for sale, expose or display for sale, solicit offers to purchase, or to barter food or merchandise, or to require someone to negotiate, establish or pay a fee before providing food or merchandise, even if characterized as a donation.

[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.010 Prohibitions.

Except as otherwise provided by this Article, it shall be unlawful for any person to:

- A. Vend food or merchandise upon the public streets; or
- B. Vend upon a sidewalk in violation of the regulations provided by RCMC 4.54.020; or
- C. Vend upon a public street from a vehicle within 350 feet of the grounds of any public school in which children at or below the twelfth grade level are enrolled, and which is in session.

[Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.015 Exceptions.

The provisions of this article shall not be applicable to or deemed to prohibit:

- A. The placement of newspaper racks upon sidewalks; or
- B. The vending of food or merchandise by the taking of orders or delivering of commodities from any vehicle which is parked upon a public street not longer than required in order to complete a single transaction adjacent to the premises or residence of the customer, patron or purchaser. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

ATTACHMENT 2

Exhibit A to the Ordinance

4.54.020 Sidewalk Vendors.

A. Permit required. No person or persons will be allowed to vend food or merchandise upon sidewalks within the City limits without first obtaining approval of a zoning certification permit from the Planning Division. A permit is required for each sidewalk vendor.

B. Application requirements. The request for a zoning certification shall include:

1. The name and current mailing address of the sidewalk vendor.
2. A description of the food or merchandise offered for sale or exchange.
3. A copy of the California seller's permit number (CA Department of Tax and Fee Administration sales tax number), if any.
4. A copy of any and all required Health Department food permits issued by any state or local government, if food is being vended.
5. If the sidewalk vendor is an agent, representative, contractor, or employee of an individual, company, partnership, business, person, or corporation, the name and business address of such principal must be included on the application.

C. Health, Safety, and Welfare Regulations

1. At all times, the sidewalk vendor shall maintain at least one four (4) foot width path of travel for pedestrian travel.
2. The four (4) foot clear path of travel must be free and clear of any obstacles including, but not limited to, tents, chairs, signage, or any other objects that reduce the required width of clearance.
3. The sidewalk vendor is not permitted to locate on a sidewalk within the immediate vicinity of a construction zone or traffic controlled area for construction purposes of any kind.
4. The sidewalk vendor is not permitted to locate with the immediate vicinity of an area designated for a temporary use permit issued by the City for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of sidewalk vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit.
5. The sidewalk vendor is not permitted to be located in areas within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.
6. The sidewalk vendor shall provide a trash receptacle for patrons to dispose of any trash, as well as ensure that the area is kept clean during hours of operation and upon leaving the location.

D. Enforcement

1. A sidewalk vendor who is issued a citation in violation of this section shall be subject to the following fines:

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Exhibit A to the Ordinance

- a. Vending which violates a requirement of this section, other than failure to possess a valid permit:
 - (1) An administrative fine of \$100 for a first violation.
 - (2) An administrative fine of \$150 for a second violation within one year of the first violation.
 - (3) An administrative fine of \$200 for each additional violation within one year of the first violation.
 - (4) A violation occurring after twelve (12) consecutive months with no violation, shall be considered a first violation.
 - (5) A Vendor's permit may be revoked or suspended for the remainder of its term upon a fourth or subsequent violation.
- b. Vending without a valid permit:
 - (1) An administrative fine of \$250 for a first violation.
 - (2) An administrative fine of \$500 for a second violation within one year of the first violation.
 - (3) An administrative fine of \$1000 for each additional violation within one year of the first violation.
 - (4) A violation occurring after 12 consecutive months with no violation shall be considered a first violation.
 - (5) The administrative fines listed in this paragraph shall be reduced from \$250 to \$100, \$500 to \$150 and \$1000 to \$200 upon submission of proof of a valid permit to the Neighborhood Services office.
2. Additional fines, fees, assessments, or any other financial conditions beyond those authorized by subsection D.1. shall not be assessed.
3. When assessing an administrative fine pursuant to subsection D.1., the community development director, or his or her designee, shall take into consideration the sidewalk vendor's ability to pay the fine based upon a sworn statement and good cause, which demonstrates the sidewalk vendor's inability to pay the assessed administrative fine. Good cause shall exist where the sidewalk vendor shows that he or she cannot pay the administrative fine amount without using moneys that normally would pay for the common necessities of life for the sidewalk vendor and the sidewalk vendor's family. . Notice shall be given to the sidewalk vendor of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination shall be available. The sidewalk vendor may request an ability-to-pay determination at the adjudication stage or after such adjudication during the time the fine remains unpaid, including when a fine is delinquent or has been referred to a comprehensive collection program. If the sidewalk vendor meets the criteria set forth herein, the City shall accept, in full satisfaction 20 percent of the total administrative fine amount imposed pursuant to subsection D.1.
4. A violation of the requirements herein that regulate or prohibit sidewalk vendors shall not be punishable as an infraction or misdemeanor.
5. Any sidewalk vendor may request a hearing to contest the administrative fine assessed pursuant to subsection D.1., and/or contest an ability-to-pay determination. Any request for a hearing must be filed in writing with the neighborhood services department within 10 days of the issuance of the administrative fine or ability-to-pay determination,

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Exhibit A to the Ordinance

whichever applies. Failure to timely request a hearing constitutes a waiver of the right to appeal and a failure to exhaust administrative remedies.

- a. Hearing Date. The hearing officer shall set the date for the hearing and determination. The hearing dates shall not be less than 10 days, nor more than 60 days after the date on which the copy of the notice of appeal was submitted to neighborhood services.
- b. At the hearing, the contesting shall be given the opportunity to testify and to present evidence concerning the penalty.
- c. Hearing Officer's Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a decision to uphold, dismiss or modify the administrative fine. The hearing officer shall state the reasons for the decision and, if in writing, shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.
- d. All fines owed after the hearing officer's decision are due within 30 days of the decision. The City may use all procedures available to it to collect any unpaid fee.

ATTACHMENT 3 Track Changes

Chapter 4.54

Regulations and Prohibitions

Article 1 Street Businesses

4.54.000 Purpose

4.54.005 Definitions

4.54.010 Prohibitions

4.54.015 Exceptions

4.54.020 ~~Food~~ Sidewalk vendors.

4.54.000 Purposes.

Regulation of the sale of ~~merchandise~~ merchandise or food upon the public streets and sidewalks within the ~~city~~ City of Rancho Cordova is necessary for the purpose of promoting the free and safe flow of vehicular and pedestrian traffic, and are directly related to the objective health, safety, and welfare of the public. It is hereby found that the use of such rights-of-way for such purposes in violation of the prohibitions of this article would constitute an interruption of the free flow of traffic and pose a serious and dangerous hazard to the public. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.005 Definitions.

As used in this article, the following terms shall be ascribed the following meanings:

“Food” means any types of edible substance or beverage.

“Merchandise” means any tangible thing or item that is not ~~food~~, and shall not mean services or the provision thereof.

~~“Merchandise” shall mean any item of personal property, including, but not limited to, written materials, foods and wares.~~

“Person or persons” means one or more natural person, individuals, groups, businesses, business trusts, companies, corporations, joint ventures, joint stock companies, partnerships, entities, associations, clubs or organizations composed of two or more individuals (or the manager, lessee, agent, officer or employee of any them), whether engaged in business, nonprofit or any other activity.

“Public streets” shall mean that portion of any county, state or public road or highway within the ~~city~~ City of Rancho Cordova which is utilized for motor vehicle or bicycle traffic, including any improved shoulder adjacent to traffic lanes, and excluding sidewalks.

“Sidewalk” shall mean any right-of-way within the ~~city~~ City of Rancho Cordova which is improved for public pedestrian traffic, including paved walks and pathways.

ATTACHMENT 3 Track Changes

“Sidewalk vendor” means natural person(s) or individuals(s) who sells food or merchandise from a pushcart, ~~stand~~, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one’s person, upon a public sidewalk or other pedestrian path.

“Stand” shall mean any fixed, temporary, permanent or mobile rack, counter, shelving, vehicle or other structure or device utilized for the purpose of transporting, storing, carrying or displaying ~~merchandise-merchandise~~ or food for the purpose of ~~conducting sales of merchandise~~vending.

~~“Stationary sidewalk vendor” means a sidewalk vendor who vends from a fixed location.~~

“Vend” or “Vending” means to sell, offer for sale, expose or display for sale, solicit offers to purchase, or to barter food or merchandise, or to require someone to negotiate, establish or pay a fee before providing food or merchandise, even if characterized as a donation.

[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.010 Prohibitions.

Except as otherwise provided by ~~RCMC 4.54.015~~this Article, it shall be unlawful for any person to:

A. ~~Hawk or peddle~~ Vend food, goods or merchandise upon the public streets; or

B. ~~Place a stand or merchandise~~Vend upon a sidewalk ~~for the purpose of hawking or peddling~~vending food, goods or merchandise ~~that violates their violation of development standards~~the regulations provided by RCMC 4.54.0320; or or Title 5, Division 1, Part 1, Chapter 6.2 Sidewalk Vendors of the California Government Code.

C. Vend upon a public street from a vehicle ~~Operate a vehicle from which food, goods or merchandise is sold or offered for sale under the authority conferred by RCMC 4.54.015(B) shall park a vehicle, roam or stand for purposes of sale within 350 feet of the grounds of any public school in which children at or below the twelfth grade level are enrolled, and which is in session.~~
[Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.015 Exceptions.

The provisions of this article shall not be applicable to or deemed to prohibit:

A. The placement of newspaper racks upon sidewalks; or

B. The ~~peddling or hawking~~vending of ~~food, goods or merchandise~~merchandise by the taking of orders or delivering of commodities from any vehicle which is parked upon a public street not longer than required in order to complete a single transaction adjacent to the premises or residence of the customer, patron or purchaser. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

ATTACHMENT 3 Track Changes

4.54.020 ~~Food Sidewalk vendors~~Vendors.

A. Permit required. No person or persons will be allowed to ~~v~~end ~~f~~food ~~, goods or merchandise upon sidewalks within the incorporated e~~City limits without first obtaining approval of a zoning certification permit from the Planning Division. A permit is required for each sidewalk vendor.

B. Application requirements. The request for a zoning certification shall include:

1. The name and current mailing address of the sidewalk vendor.
2. A description of the food ~~, goods or merchandise offered for sale or exchange.~~
3. A copy of the California seller's permit number (CA Department of Tax and Fee Administration sales tax number), if any.
4. ~~CA copy of any and all required Health Department food permits issued by any state or local government, isf food is being vended. offered for sale or exchange~~vended.
5. If the sidewalk vendor is an agent, representative, contractor, or employee of an individual, company, partnership, business, person, or corporation, the name and business address of such principal must be included on the application.

C. ~~Development~~Health, Safety, and Welfare Regulations

1. At all times, the sidewalk vendor shall maintain at least one a four (4) foot clear-width path of travel for pedestrian ~~travel.s to ensure compliance with the federal Americans with Disabilities Act of 1990 (Pubic Law 101-336) and the 2016 California Building Code, Section 11B-403.5.1(3).~~
2. The four (4) foot clear path of travel must be free and clear of any obstacles including, but not limited to, tents, chairs, signage, or any other objects that reduce the required width of clearance.
3. The sidewalk vendor ~~is~~ not permitted to locate on a sidewalk within the immediate vicinity of a construction zone or traffic controlled area for construction purposes of any kind.
4. The sidewalk vendor is not permitted to locate ~~with~~in the immediate vicinity of an area designated for a temporary use permit issued by the City for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of sidewalk vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit.
5. The sidewalk vendor is not permitted to be located in areas within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.
6. The sidewalk vendor shall provide a trash receptacle for patrons to dispose of any trash, as well as ensure that the area is kept clean during hours of operation and upon leaving the location.

ATTACHMENT 3 Track Changes

D. Enforcement

1. A sidewalk vendor who is issued a citation in violation of this section shall be subject to the following fines:

a. Vending which violates a requirement of this section, other than failure to possess a valid permit:

(1) An administrative fine ~~ofn~~ \$100 for a first violation.

(2) An administrative fine of \$150 for a second violation within one year of the first violation.

(3) An administrative fine of \$200 for ~~a third violation~~ each additional violation ~~and each subsequent violation~~ within one year of the first violation.

(4) A violation occurring after twelve (12) consecutive months with no violation, shall be considered a first violation.

(5) A Vendor's permit may be revoked or suspended for the remainder of its term upon a fourth or subsequent violation.

b. Vending without a valid permit:

(1) An administrative fine of \$250 for a first violation.

(2) An administrative fine of \$500 for a second violation within one year of the first violation.

(3) An administrative fine of \$1000 for ~~a third~~ each additional violation within one year of the first violation.

(4) A violation occurring after 12 consecutive months with no violation shall be considered a first violation.

(5) The administrative fines listed in the ~~is~~ paragraph ~~may~~ shall be reduced from \$250 to \$100, \$500 to \$150 and \$1000 to \$200 upon submission of proof of a valid permit to the ~~Code Enforcement~~ Neighborhood Services office.

2. Additional fines, fees, assessments, or any other financial conditions beyond those authorized by section D.1. shall not be assessed.

3. When ~~issuing a citation~~ assessing an administrative fine pursuant to subsection D.1., the City's ~~neighborhood services manager~~ Community Development Director, or his or her designee, ~~adjudicator~~ shall take into consideration the sidewalk vendor's ability to pay the fine based upon a sworn statement and good cause, which demonstrates the sidewalk vendor's inability to pay the assessed administrative fine. Good cause shall exist where the sidewalk vendor shows that he or she cannot pay the administrative fine amount without using moneys that normally would pay for the common necessities of life for the sidewalk vendor and the sidewalk vendor's family. Notice shall be given to the sidewalk vendor of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination shall be available. The sidewalk vendor may request an ability-to-pay determination at the adjudication stage or after such adjudication ~~while~~ during the time the ~~citation~~ fine remains unpaid, including when a ~~citation~~ fine is delinquent or has been referred to a comprehensive collection program. If the sidewalk vendor meets the criteria set forth herein, the City shall accept, in full satisfaction 20 percent of the total administrative fine amount, imposed pursuant to ~~S~~ subsection D.1.

4. A violation of the requirements herein that regulate or prohibit sidewalk vendors shall not be punishable as an infraction or misdemeanor.

ATTACHMENT 3

Track Changes

5. Any sidewalk vendor may request a hearing to contest the administrative fine assessed pursuant to subsection D.1., and/or contest an ability-to-pay determination. Any request for a hearing must be filed in writing with the neighborhood services department within 10 days of the issuance of the administrative fine or ability-to-pay determination, whichever applies. Failure to timely request a hearing constitutes a waiver of the right to appeal and a failure to exhaust administrative remedies.

a. Hearing Date. The hearing officer shall set the date for the hearing and determination. The hearing dates shall not be less than 10 days, nor more than 60 days after the date on which the copy of the notice of appeal was submitted to neighborhood services.

b. At the hearing, the contesting shall be given the opportunity to testify and to present evidence concerning the penalty.

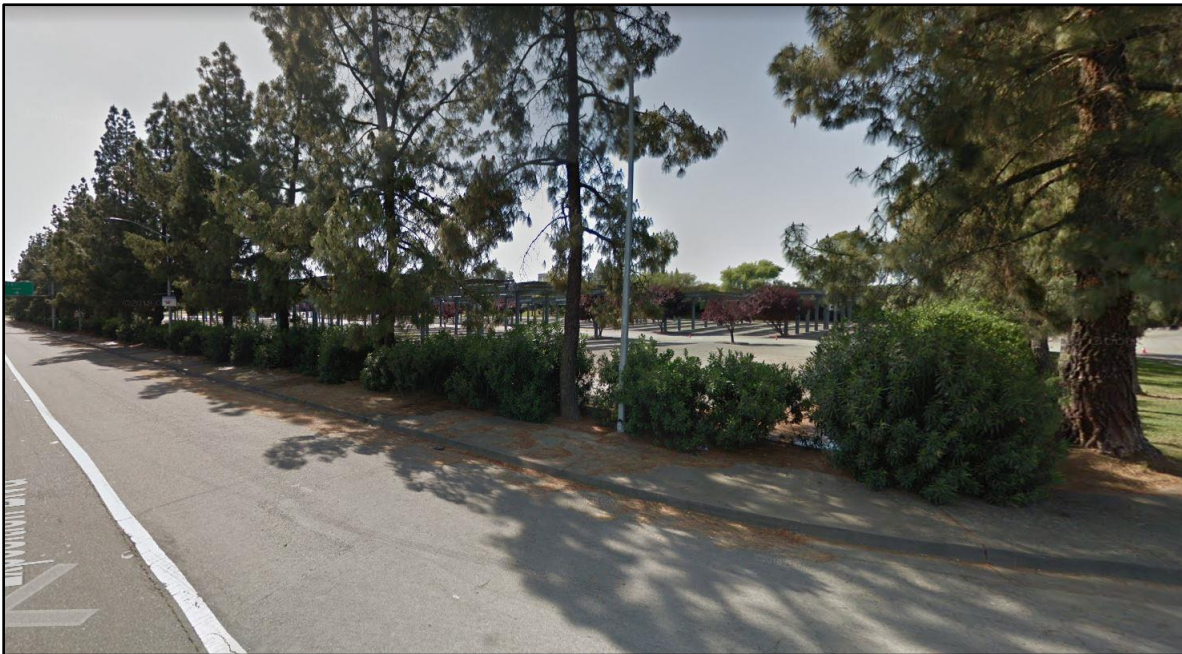
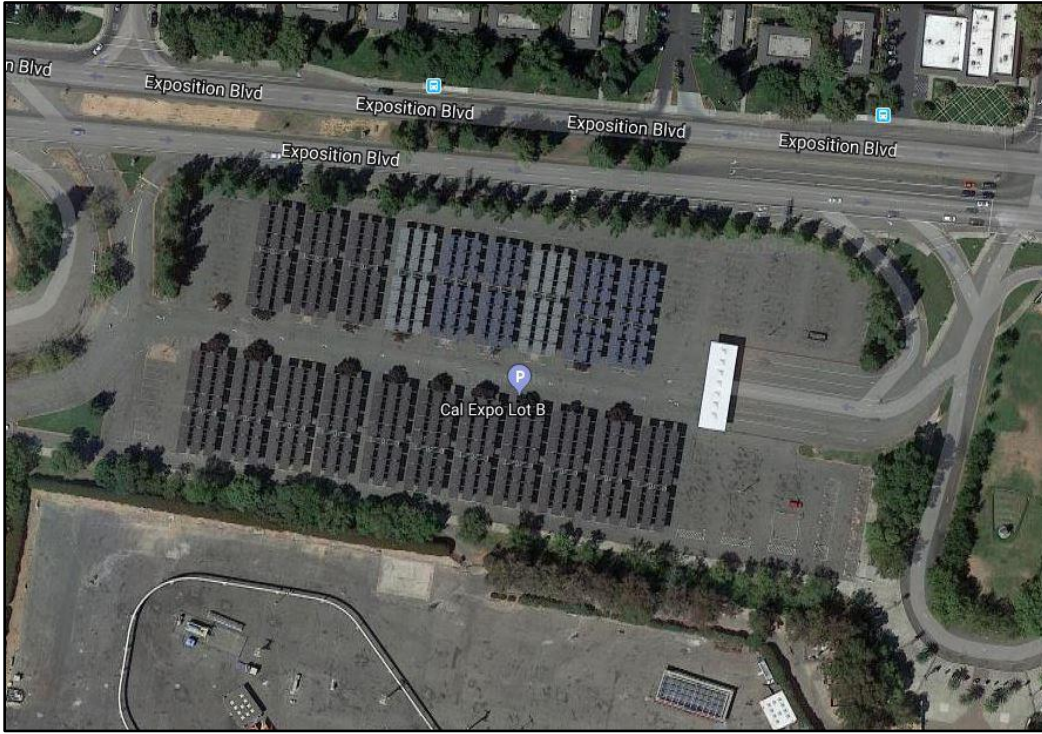
c. Hearing Officer's Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a decision to uphold, dismiss or modify the administrative fine. The hearing officer shall state the reasons for the decision and, if in writing, shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.

d. All fines owed after the hearing officer's decision are due within 30 days of the decision. The City may use all procedures available to it to collect any unpaid fee.

~~No person operating a vehicle from which candy, confections, ice cream, beverages or other articles of food are sold or offered for sale under the authority conferred by RCMC 4.54.015(B) shall park or stand the vehicle for purposes of sale within 350 feet of the grounds of any public school in which children at or below the twelfth grade level are enrolled, and which is in session. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].~~

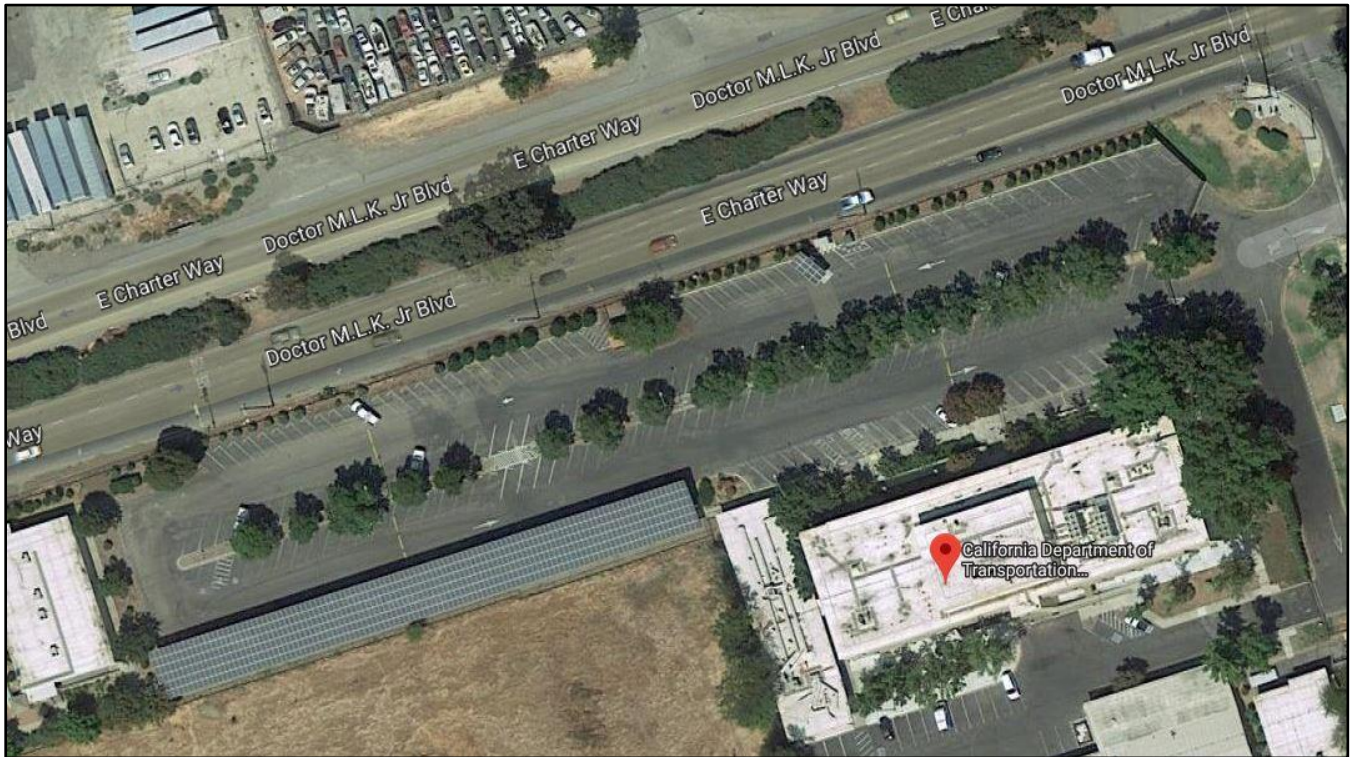
ATTACHMENT 4
Solar Canopy Parking Lot Photographs

Cal Expo



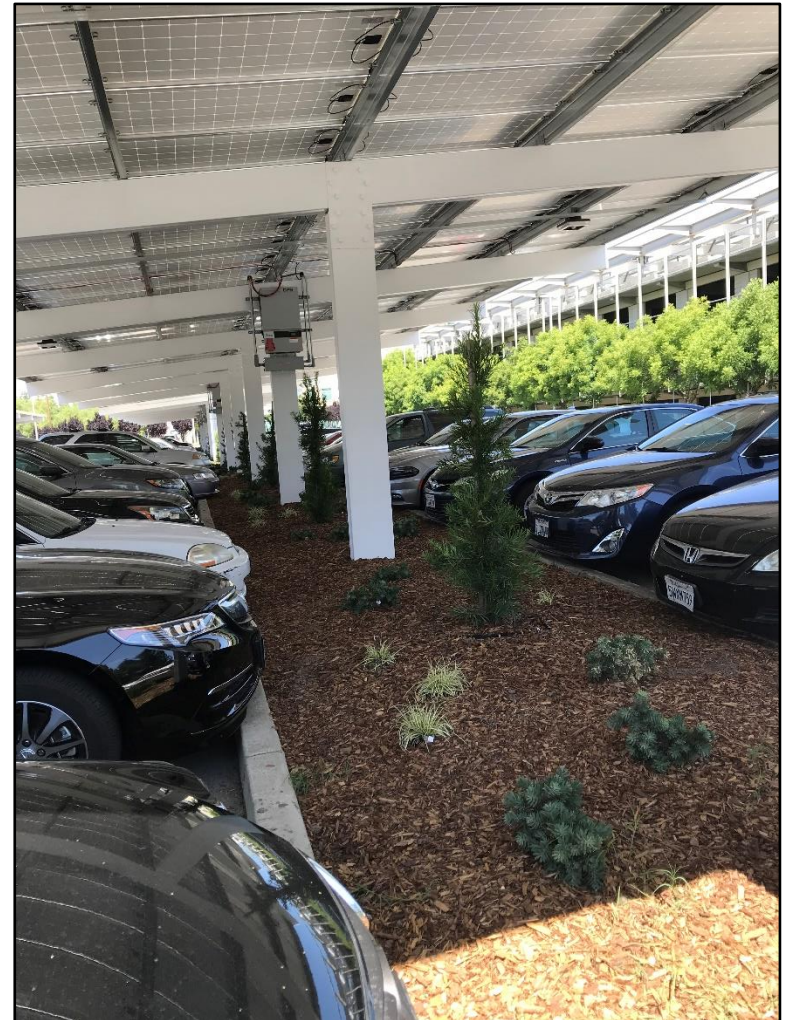
ATTACHMENT 4
Solar Canopy Parking Lot Photographs

Stockton Cal Trans



ATTACHMENT 4
Solar Canopy Parking Lot Photographs

Kaiser Pleasanton, CA



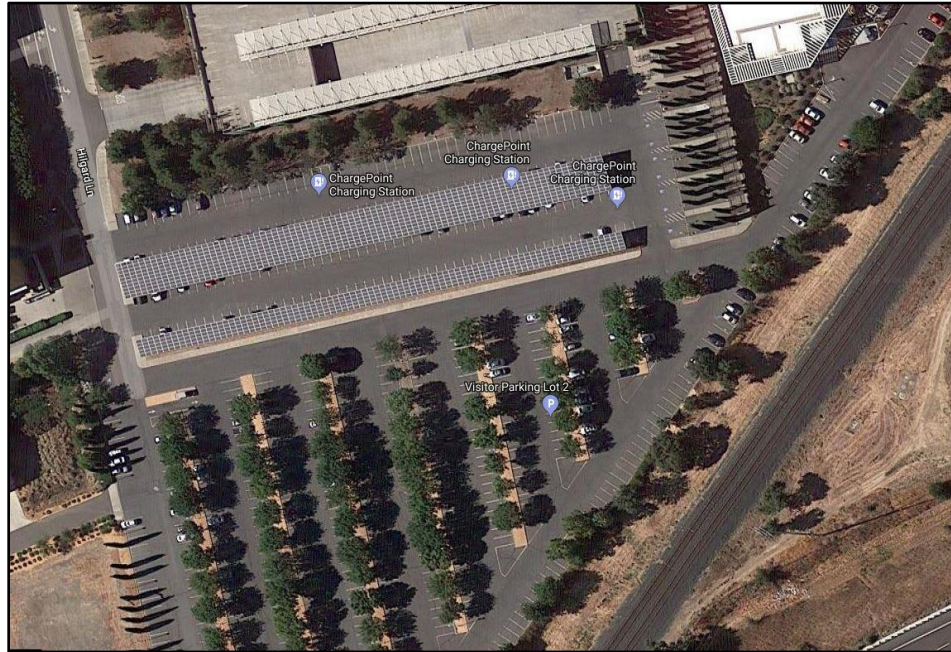
ATTACHMENT 4
Solar Canopy Parking Lot Photographs



Woodland, CA



UC Davis Parking Lot



Miscellaneous Locations



Less Desirable Designs



Municipal Code Amendments

March 4, 2019

MEETING GOALS

- Review Municipal Code Amendments related to Sidewalk Vendors.
- Introduce and waive first reading for Ordinance
- Discussion and direction on future code amendments

Sidewalk Vendors

- State law – January 1, 2019
 - City can no longer prevent sidewalk vending within the public ROW, except when restriction is directly related to health, safety or welfare concerns.
 - Can adopt requirements and permitting process but cannot be unduly restrictive.
- What's the intent of this new legislation?
 - Promote entry-level entrepreneurship and economic development.
- Proposing Amendments to Title 4, Ch. 4.54, Article 1 Street Businesses

Minor Amendments

Minor edits proposed to Sections:

- 4.54.005 Definitions – updated existing definitions and added new ones.
- 4.54.010 Prohibitions – clarified language and reorganized to have all prohibitions in the same section.
- 4.54.015 Exceptions – minor word editing

Section 4.54.020

- Sidewalk vendors must – obtain a zoning certification permit to operate on sidewalks within the City.
 - Over the counter permit that must be kept on hand while vending on City sidewalks.
- Standards consistent with State law:
 1. Maintaining a 4 ft. wide clear path of travel on the sidewalk for compliance with the California Building Code and ensure accessible, clear passage for disabled persons or those with wheelchairs.
 2. Providing a trash receptacle for patrons and keeping the area clean during operation and upon leaving.
 3. Not locating on a sidewalk within the immediate vicinity of a construction zone or traffic control area.
 4. Not locating within the immediate vicinity of special events, swap meets or farmers markets.

Enforcement

- Sidewalk vendor can be issued a citation for failure to vend without a valid permit or for violation of any sections of the proposed code, such as the health, safety and welfare regulations.
- Fines are lower when in violation of a regulation versus not having a valid permit.
- Fine increases for each violation.
- Permit may be revoked or suspended upon fourth or subsequent violation.
- Upon proof of obtaining a valid permit, the fines are reduced per State law.

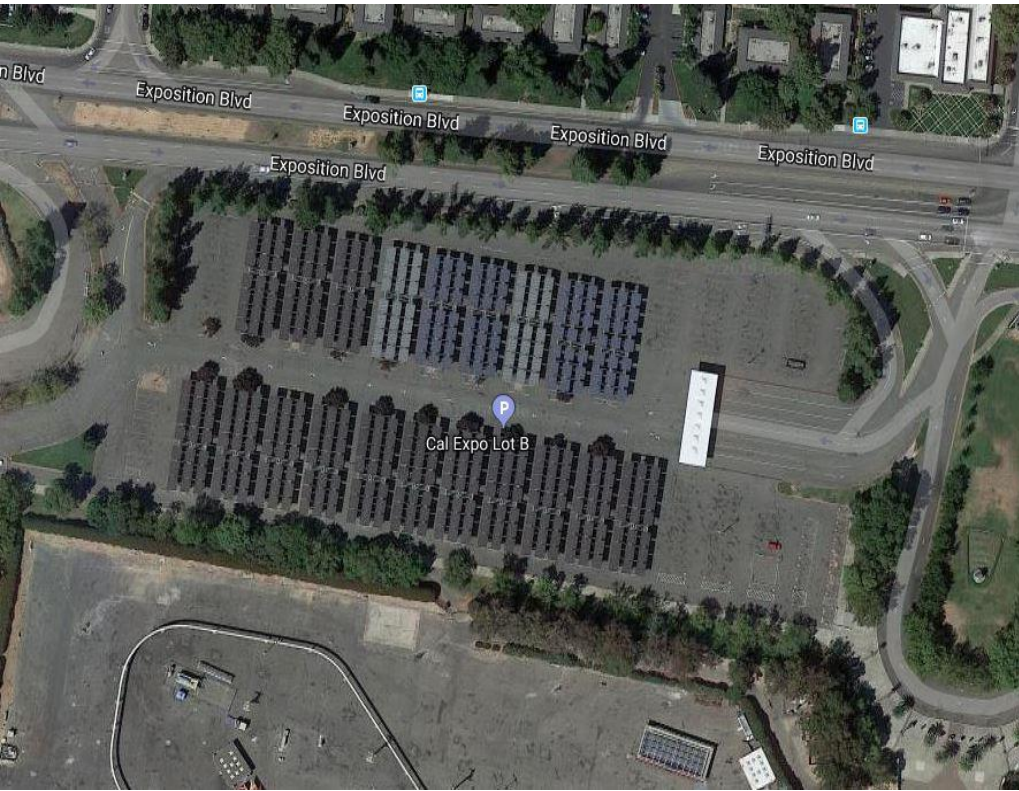
Solar Canopy Parking Lots

➤ Continuation of January discussion:

- Staff is providing examples of various parking lots that have solar canopies.
- Suggesting potential code amendment language to address these types of structures.



Cal Expo



Cal Trans, Stockton



Kaiser Pleasanton, CA



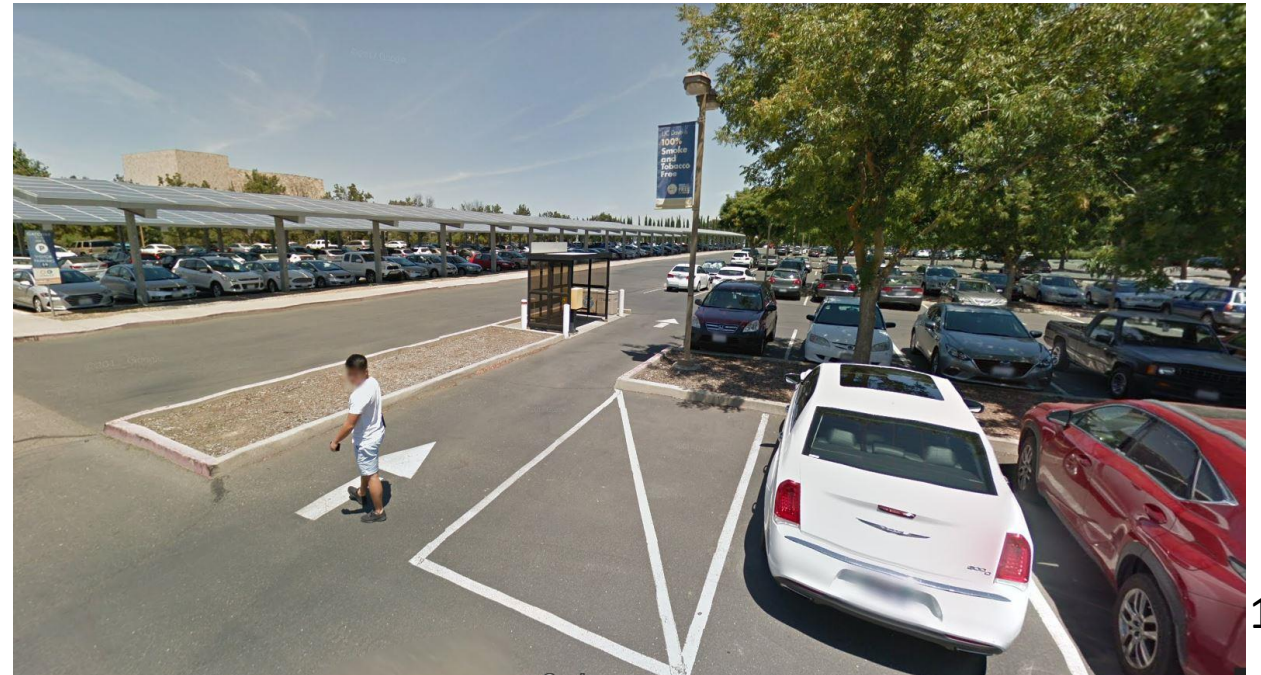
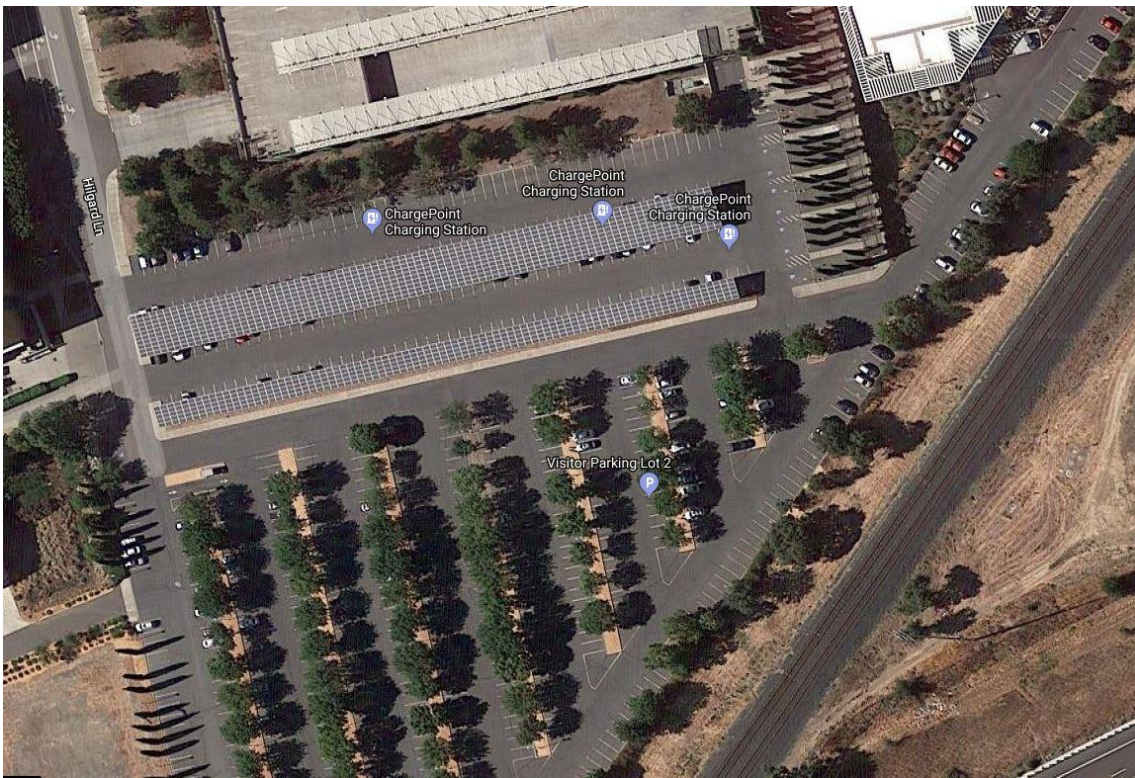
AGENDA ITEM 15.2



Kaiser Pleasanton, CA



UC Davis Campus



Woodland, CA



Miscellaneous Renderings



ATTACHMENT 5





Less Desirable Designs



Solar Canopies – Potential

1. Solar canopies can be installed over interior parking stalls only.
2. Solar canopies cannot be installed over parking stalls adjacent to the public right-of-way, which includes sidewalks, landscape corridors and/or streets.
3. Existing property boundary tree canopies shall be maintained.
4. Internal landscape islands shall be planted with landscaping that can grow and thrive with limited direct sunlight.
5. Internal pedestrian sidewalks shall be kept free and clear of solar canopies.

Food & Alcohol Sales – Accessory

ATTACHMENT 5

Hotels, indoor entertainment and recreation uses commonly offer ancillary food and alcohol sales as part of the use.

- Small snack bar serving prepackaged foods/easily reheated items.
- Bar for patrons with snack foods or no food at all.

Code doesn't address these as an accessory use – falls into the category of restaurant or bar, which often times leads to additional Council level discretionary permits or possibly not permitted.

Food & Alcohol Sales – Accessory

ATTACHMENT 5

Staff is suggesting a code amendment to clarify any ambiguities and issues with interpretation of the code and to streamline the process of incorporating these accessory uses into the primary use.

Food Sales – permit food sales by right or as part of a discretionary permit (if required).

Alcohol Sales (on-site only) – permit subject to the approval of an Administrative Use Permit.

- Approval is subject to findings and conditions of approval.
- Requires ABC license.
- Can revoke the use permit if found to be in violation of the conditions and have failed to comply.

Proposed amendments would reduce overall processing timeline and clarify the process.

Recommendation

- 1. Find the project exempt from CEQA*
- 2. Introduce and waive the first reading of Ordinance.*

City Council Direction

Solar Canopies

1. Solar canopies can be installed over interior parking stalls only.
2. Solar canopies cannot be installed over parking stalls adjacent to the public right-of-way, which includes sidewalks, landscape corridors and/or streets.
3. Existing property boundary tree canopies shall be maintained.
4. Internal landscape islands shall be planted with landscaping that can grow and thrive with limited direct sunlight.
5. Internal pedestrian sidewalks shall be kept free and clear of solar canopies.

Food 7 Alcohol Sales – Accessory Use

1. Food Sales – permit food sales by right or as part of a discretionary permit (if required).
2. Alcohol Sales (on-site only) – permit subject to the approval of an Administrative Use Permit.

THANK YOU

QUESTIONS & DISCUSSION

MEMORANDUM

DATE: March 4, 2019

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney

SUBJECT: PRESENTATION BY CITY ATTORNEY SUMMARIZING RELEVANT NEW LEGISLATION



RECOMMENDATION

Receive and consider presentation summarizing relevant legislation that was recently enacted by the California Legislature.

RESULT OF RECOMMENDED ACTION

The Council is kept informed and updated on important legislative updates impacting Rancho Cordova.

BACKGROUND

The California Legislature recently enacted many new laws that may impact Rancho Cordova in various ways. This brief presentation summarizes key legislative updates necessary to ensure the City's continued compliance with California law and keep Council and staff abreast of these changes.

DISCUSSION

Recent legislative changes include new laws in the areas of ethics, housing, police enforcement, employment relations, finance, public works, community and economic development, and other laws affecting various City departments, its governance and operations.

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

1. Memorandum by City Attorney Adam U. Lindgren summarizing important legislative changes for 2019.

3196752.1

555 Capitol Mall, Suite 1200
Sacramento, California 95814
tel (916) 556-1531
fax (916) 556-1516
www.meyersnave.com**MEMORANDUM**

DATE: February 26, 2019
TO: Honorable Mayor and Council Members
FROM: Adam U. Lindgren, City Attorney
RE: **New Legislation**

The 2018 Legislative Session resulted in many new laws, many of which impose specific requirements on the City. The full text of each bill can be accessed at <https://leginfo.legislature.ca.gov/faces/home.xhtml>.

The following legislative update is organized by City department. We urge each department to use this update for reference and to aid your department in taking steps to comply with all new state mandates. Please contact our office if you have any questions about the meaning, interpretation or required implementation of these laws.

I. City Clerk**A. Elections****1. Prepaid Postage on Vote by Mail Ballots**

Existing law requires the elections official to deliver the ballot to each qualified applicant for the precinct in which the applicant resides and all supplies necessary for the use and return of the ballot. AB 216 clarifies that the elections official is required to deliver an identification envelope for the return of the vote by mail ballot to each qualified applicant, and would require the identification envelope to have prepaid postage.

B. California Public Records Act**1. Peace Officer Video and Audio Recording Disclosure**

Under existing law, the California Public Records Act (CPRA) makes records of investigations conducted by any state or local police agency generally exempt from public disclosure requirements under the CPRA. Historically, this has included video and audio recordings. However, when AB 748 commences on July 1, 2019, a video or audio recording that relates to a critical incident — defined as an incident involving the *discharge of a firearm* at a person by a peace officer or an incident in which a *use of force* resulted in death or great bodily injury — must be disclosed in response to CPRA requests, unless specific extensions are applicable. The bill also allows the recording to be withheld if the public interest in withholding the video or audio recording clearly

Re: **New Legislation**
 Date: **February 26, 2019**
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outweighs the public interest in disclosure because the disclosure would, based on the facts and circumstances depicted in the recording, violate the reasonable expectation of privacy of a subject depicted in the recording, in which case the bill would allow the recording to be redacted to protect that interest.

2. Personnel Files Disclosure

SB 1421 provides for the release of police personnel files of job-related dishonesty, sexual assault against a member of the public, and specified use-of-force incidents via the CPRA. This measure only permits disclosure of dishonesty and sexual assault cases, however, if “sustained findings” have been made against the officer. A public agency may redact or delay a record disclosure if the public interest is served by not disclosing, or if the record is part of an active criminal investigation or would reasonably be expected to interfere with a criminal enforcement proceeding.

II. Employee and Labor Relations/Human Resources

A. Public Employer Duties

SB 866 makes various changes affecting public employers relating to the recent U.S. Supreme Court’s *Janus* decision. It requires public employers to (i) direct employee requests to cancel or change deductions to the employee organization, (ii) honor requests by employee organizations for employee payroll deductions to pay dues, and (iii) honor employee authorizations for dues deductions, and states that the revocability of the authorization is determined by the terms of that authorization. It also authorizes public employers to deduct reasonable costs from the amount transmitted to the employee organization. Further, it prohibits public employers from (i) discouraging or deterring applicants or existing employees from becoming or remaining members of an employee organizations and (ii) disclosing the time, date, or place of a new public employee orientation to anyone other than the employees, their representative, or a vendor contracted to provide services at the orientation. This measure makes numerous other changes affecting state civil service employment.

B. Lactation Accommodations

Existing law requires every employer to provide an employee with the use of a room or other location, *other than a toilet stall*, in close proximity to the employee’s work area to express milk in private. Subject to certain enumerated exceptions, AB 1976 requires an employer to make reasonable efforts to provide an employee with use of a room or other location, *other than a bathroom*, for these purposes.

C. Salary History

Existing law prohibits an employer from relying on the salary history information of an applicant for employment as a factor in determining whether to offer an applicant employment or what salary to offer an applicant, except in specified circumstances. AB 2282 clarifies that an employer may make a compensation decision based on a current employee’s existing salary, if the wage differential resulting from that compensation decision is justified, and specifies that the prohibition

Re: **New Legislation**
 Date: **February 26, 2019**
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on asking a job applicant about prior salary does not forbid an employer from asking about his or her salary expectations.

D. Leave of Absences for Bargaining Representatives

SB 1085 requires public employers to grant a reasonable leave of absence without loss of compensation or other benefits for the purpose of enabling employees to serve as stewards or officers of the exclusive representative.

E. Criminal History

SB 1412 requires employers only consider convictions relevant to the job which they are applying for when screening job applicants using a criminal background check.

III. Building/Planning

A. Parking

AB 2263 requires a local agency to provide for a reduction in parking requirements when a development project that is designated as a historical resource is being converted or adapted to another use. Specifically, this measure (i) provides that for a development project that is converting to residential use within one-half (1/2) mile of a major transit stop, a local agency shall not require more parking spaces than the number of parking spaces that existed on the project at the time the project application was submitted; (ii) provides for a project that is being converted to a non-residential use a local agency shall provide a twenty-five percent (25%) reduction in the amount of parking spaces that would otherwise be required; and (iii) defines "qualified historical resource" to mean a property officially designated on a local register of historical resources, the California Register of Historical Resources, or the National Register of Historic Places.

B. Fire Prevention and Protection

Existing law requires the draft safety element (or amendment thereto) of a city's general plan be submitted to the state board and to every local agency that provides fire protection in that city. SB 1260 requires a city that contains a state responsibility area (SRA) or very high fire hazard severity (VHFHS) zone to notify the state board if it adopts or amends the safety element of its general plan. It also requires the local agency to submit a copy of the minimum fire safety standards required and accompanying maps to the state board upon approving a tentative map or a parcel map for an area located in an SRA or VHFHS zone.

C. Density Bonuses

AB 2797 requires any density bonus, concession, incentive, waiver, or reduction of development standards, and parking rations to which the applicant is entitled, to be permitted in a manner consistent with the Density Bonus Law.

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 Date: **February 26, 2019**
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D. Building Permits Expiration

AB 2913 requires a building permit to be valid for twelve (12) months if work has not commenced from the date the permit was issued, and this bill allows further extensions by the local building official.

E. General Plans – Safety Elements

SB 1035 requires a city to revise the safety element to identify new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the city that was not available during a previous revision of the safety element. This also requires this revision to occur upon each revision of the housing element or local hazard mitigation plan, but not less than every eight years.

F. Charitable Feeding Organizations

AB 2178 exempts limited service charitable feeding operations from the definition of a “food facility” under section 113789 of the Health and Safety Code. Limited service charitable feeding operations cannot be a temporary food facility or a nonprofit charitable temporary food facility. Limited service charitable feeding operations are required to register with the local health and food safety enforcement agency, except when performing specific functions, such as providing food in partnership with a food bank.

IV. Finance

A. Business Licenses

AB 2184 requires a city to accept a California driver’s license or identification number, individual taxpayer identification number, or municipal identification number in lieu of a social security number if the city otherwise requires a social security number for the issuance of a business license.

B. Parking Citations

AB 2544 requires processing agencies of parking tickets, to provide a payment plan and waiver of fees process to indigent violators before they are permitted to send an itemization of unpaid parking penalties to the Department of Motor Vehicles for collection on income tax returns.

C. Taxicab Regulations

AB 939 clarifies AB 1069 (Low) and limits the ability of cities to regulate taxicabs. A city may only require a license from taxicabs that are “substantially located” within their jurisdiction. “Substantially located” is defined as having a primary business address within the city or having the majority of the pickups originate within the jurisdiction. Taxicab companies are required to collect trip data to verify where they are “substantially located,” and also requires each company to submit to an annual vehicle inspection as well as driver drug testing.

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V. Revenue and Taxation

A. Prohibition on Grocery Taxes

AB 1838 prohibits cities from imposing a tax on groceries for twelve (12) years and includes a provision that would withhold all sales taxes if a charter city, or their voters, exercise their existing constitutional right to enact a tax consistent with their municipal affairs. A trailer bill (SB 872) clarified that cannabis is excluded from the definition of grocery products within the meaning of AB 1838.

VI. Public Works and Utilities

A. Byproducts from the Processing of Food or Beverages

Existing law authorizes each city to determine whether solid waste handling services are provided for by means of nonexclusive, partially exclusive, or wholly exclusive franchise, contract, license, or permit. AB 3036 prohibits a city from subjecting the hauling of byproducts from the processing of food or beverages to an exclusive franchise, contract, license, or permit if those byproducts: (i) originate from agricultural or industrial sources, (ii) do not include animal or fish processing byproducts, (iii) are source separated by the generator of the byproducts, (iv) are not discarded, and (v) are used as animal feed.

B. Discontinuation of Residential Water Service

Existing law requires certain notice to be given before a water utility may terminate residential service for nonpayment of a delinquent account, as prescribed. SB 998 requires public water systems with more than two hundred (200) connections to have a written policy on discontinuation of residential water service and provide that policy in multiple languages. Additionally, this bill prohibits shutoff until the bill has been delinquent for sixty (60) days, or prohibits it entirely if the customer (i) submits a certification of a primary care provider that discontinuation of residential service will be life threatening, (ii) demonstrates financial inability to pay within the normal billing cycle, and (iii) the willing to enter into a deferred or reduced payment schedule for all delinquent charges. SB 998 also provides other financial caps, waivers, and notice requirements that the water utility must comply with.

C. Onsite Treated Nonpotable Water Systems

SB 966 would require the State Water Resources Control Board, on or before December 1, 2022, to adopt regulations for risk-based water quality standards for the onsite treatment and reuse of nonpotable water. This bill would require cities that elect to establish a program for onsite treated nonpotable water systems to, among other things, adopt a local program (through an ordinance) that includes the risk-based water quality standards established by the state board and consult with the local water or sewer service provider.

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 Date: **February 26, 2019**
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VII. Fire

A. Fire Safety

Existing law requires local agencies to designate, by ordinance, very high fire hazard severity zones in its jurisdiction within one hundred and twenty (120) days of receiving recommendations from the Director of Forestry and Fire Protection, unless that agency adopted standards on or before December 31, 1992, that are more restrictive or equivalent to specified state standards. Existing law also authorizes an agency to exclude from specified requirements an area identified as a very high fire hazard severity zone, following a specified finding that those requirements are not necessary. AB 2911 eliminates the above-described exemption and exclusion and requires a local agency to transmit a copy of its adopted ordinance to the Board of Forestry and Fire Protection within thirty (30) days of adoption.

VIII. Police

A. Law Enforcement Posting

SB 978 requires, starting January 1, 2020, each local law enforcement agency to conspicuously post on their internet website all current standards, policies, practices, operating procedures, and education and training materials that would otherwise be available if a request was made pursuant to the CPRA.

B. Statute of Limitations for Child Abuse Mandated Reporting

AB 2302 extends the statute of limitations regarding the failure to report an incident known or reasonably suspected by a mandated reporter to be sexual assault, to five (5) years, commencing on the date the offense occurred.

C. Sexual Assault Investigations

AB 3118 requires any local agency, including a police department that receives, maintains, stores, or preserves sexual assault evidence kits, to conduct an audit of all untested sexual assault kits in their possession and report the following information to the California Department of Justice by July 1, 2019:

1. The total number of untested sexual assault kits in their possession.
2. For each kit (except those in #3), the following information:
 - (i) Whether or not the assault was reported to a law enforcement agency.
 - (ii) The date the kit was collected.
 - (iii) The date the kit was picked up by a law enforcement agency, for each law enforcement agency that has taken custody of the kit.
 - (iv) The date the kit was delivered to a crime laboratory.
 - (v) The reason the kit has not been tested, if applicable.

Re: **New Legislation**
 Date: **February 26, 2019**
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3. For kits where the victim has chosen not to pursue prosecution at the time of the audit, only the number of kits is required.

D. Reporting of Lost or Stolen Firearms

AB 2222 requires that serialized or uniquely inscribed non-serialized property that has been reported stolen, lost, found, recovered, or under observation, be reported directly to an automated Department of Justice system within seven (7) days of being notified of the participating event.

E. Retaining Evidence

AB 2988 requires a custodian of evidence to preserve any evidence that contains biological material in connection with a criminal case for the period of time that any person remains incarcerated in connection with that case. The governmental entity has the discretion on how to store the evidence, so long as the storage condition is suitable for DNA testing. The evidence may be destroyed before the prescribed period, so long as the requirements of Penal Code section 1417.9(b) are satisfied.

F. Eyewitness Identification

SB 923 requires all law enforcement agencies to adopt regulations for conducting photo lineups and live lineups with eyewitnesses, and that the regulations adopted shall ensure reliability and accuracy. The law sets forth requirements and guidelines for the development of the regulations (Penal Code section 859.7.)

G. Record of Investigation of Misconduct

AB 2327 requires the police department to make a record of any investigations of misconduct involving a police officer in their general personnel file or a separate file designated by the department.

H. Elder and Dependent Adult Abuse

SB 1191 requires the police department, on or before July 1, 2019, to revise or include in its policy manual specific information regarding elder and dependent adult abuse under state law. Information regarding the crime and penalties of Penal Code sections 368 and 368.5 shall also be included.

IX. Housing and Community and Economic Development

A. AB 2035

In 2018, Governor Brown signed legislation authorizing cities and counties to create an affordable housing authority to plan and fund housing projects using tax increment financing and bonds. AB 2035 expands the list of projects an affordable housing authority may fund to include emergency shelters and transitional housing.

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B. Density Bonus Applications

AB 2753 makes several changes to the density bonus application process. Specifically, it requires a city to provide a developer, at the time an application for a density bonus is deemed complete, a determination as to (i) the amount of density bonus for which developer is eligible, (ii) the parking ratio for which the applicant is eligible, and (iii) whether the applicant provided adequate information for the city to make a determination as to requested incentives, concessions, or waivers or reductions.

C. Sidewalk Vendors

SB 946 decriminalizes sidewalk vending and establishes requirements for local regulation of sidewalk vendors. A local authority shall not prohibit a sidewalk vendor from selling food or merchandise in a park owned or operated by the local authority, subject to certain exceptions and reasonable restrictions directly related to health, safety, or welfare. A local authority shall not restrict the location of a sidewalk vendor unless the restriction is directly related to objective health, safety, or welfare concerns.

D. Disability Access Requirements

AB 3002 requires each city to provide commercial building permit applicants and small business applicants with an advisory about federal and state disability access laws, and other disability-related notices as set forth in the bill. This bill applies to all cities, including charter cities, as this piece of legislation makes a finding that state disability law is a matter of statewide concern.

E. Cannabis Code Enforcement

AB 2164 allows a city to impose immediate administrative fines or penalties for violations of building, plumbing, electrical, or other similar health and safety, or zoning requirements if the violation exists as a result of the illegal cultivation of cannabis. However, a reasonable period of time must be given for correction of that violation if it is tenant-occupied, the rental agreement prohibited the cultivation of cannabis, and the owner did not know the tenant was illegally cultivating cannabis.

F. Code Enforcement Fines

AB 2598 increases fine amounts for numbers of violations for local building and safety codes. Further, it requires local agencies levying fines for second or third violations to establish a process for granting a hardship waiver based upon a showing by the responsible party of a bona fide effort to comply with the first violation.

G. Supportive Housing

AB 2162 requires that supportive housing be a use by right in zones where multiple family and mixed uses are permitted if the proposed development satisfies various conditions as specified in the bill. In addition, the developer shall submit an application to develop supportive housing in accordance with this bill, and the local government shall notify the developer whether the

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application is complete within thirty (30) days. Further, if the project has fifty (50) or fewer units, the local government shall complete its review within sixty (60) days, and if it has greater than fifty (50) units, the local government shall complete its review within one hundred and twenty (120) days.

H. RHNA Amendments

SB 828 makes numerous changes to the regional housing needs allocation (RHNA) process. Notably, for cities, it deletes existing codified intent language that acknowledges cities may not meet RHNA and replaces it with a statement that “reasonable actions” should be taken by local governments to ensure future housing meets, the RHNA established for planning purposes.

X. Informational New Laws

A. Cannabis – Testing Laboratories

AB 2721 authorizes a licensed cannabis testing laboratory to receive and test cannabis and cannabis products from a person who: (i) is at least twenty-one (21) years of age; (ii) the cannabis or cannabis product has been grown by that person; and (iii) the cannabis or cannabis product will be for that person’s personal use.

B. Electric Vehicle Charging Stations

Existing law requires a city to approve an application for the installation of electric vehicle charging stations, through the issuance of specified permits, unless the city makes specific findings. SB 1000 prohibits cities from restricting which types of electric vehicles (e.g., plug-in hybrid vehicles) which may access an electric vehicle charging station that is both publicly accessible and which received funding from the state or ratepayers.

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