CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

CITY COUNCIL AGENDA
Regular City Council Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova
May 17, 2004
6:30 P.M.

Call to Order

Metro Cable TV Telecast Announcement

Roll Call: **Council Members: Cooley, McGarvey, Sander, Skoglund, and Mayor Budge**

Pledge of Allegiance

Invocation

1. Reverend Marilyn Ericksen, outgoing Pastor of Fair Oaks United Methodist Church

Presentation:

2. 50 Corridor Cycling Proclamation for Bike to Work Week

Consent Calendar

3. **Subject:** City Council Meeting Minutes of:
   a. Special Meeting of April 29, 2004
   b. Regular Meeting of May 3, 2004

   Recommendation: Approve the minutes as processed.

4. **Subject:** Second Reading and Adoption of Ordinances amending Chapters 16.02, "Uniform Administrative Code," 16.04, "Building Code," 16.24, "Plumbing Code," 16.28, "Electrical Code," 16.32, "Mechanical Code," and 16.36, "Swimming Pools," of the Rancho Cordova Municipal Code

   Recommendation: Waive reading of the body of the ordinances and adopt Ordinances Nos. 15-2004, 16-2004, 17-2004, 18-2004, 19-2004, and 20-2004. **(Roll Call Vote)**

5. **Subject:** Second Reading and Adoption of Ordinance No. 11-2004 Replacing Existing Title 21, Section 21.14 (Specific Plan Ordinance) with New Title 1, Chapter 10, Article 11 of the City of Rancho Cordova Zoning Code for Specific Plan Procedures and Title II Chapter 35, Article 11, for a Specific Plan Land Use Zone
Recommendation: Waive reading of the body of the ordinance and adopt Ordinance 11-2004. **(Roll Call Vote)**

6. **Subject:** Resolution No. 68-2004 Appointing a Representative of the Rancho Cordova City Council to Serve on the Sacramento Regional County Sanitation District and County Sanitation District 1 Boards
Recommendation: Adopt Resolution No. 68-2004.

7. **Subject:** Resolution Authorizing Public Employees' Retirement System (PERS) Service Credit Purchases by an Employee to be Paid by Pre-tax Payroll Deduction
Recommendation: Adopt Resolution 61-2004 authorizing PERS Service Credit purchases by an employee of the City to be paid by pre-tax payroll deduction.

8. **Subject:** Resolution 66-2004 Calling the November 2, 2004 General Municipal Election
Recommendation: Adopt Resolution 66-2004 call the November 2, 2004 General Municipal Election, requesting the Board of Supervisors of Sacramento County to consolidate the General Municipal Election with the Statewide General Election.

9. **Subject:** Election Concerning Establishment of Tax for Police Services
Recommendation: Move to announce the results of the election concerning the Establishment of a Special Tax for Police Services for Special Tax Area 4 (Quick Fit Tire Subdivision) (Project No. RC-03-055).

10. **Subject:** Approve Quick Fit Tire Final Parcel Map – Subdivision No. RC 03-055 and accept roads and easements offered for dedication. Approve Quick Fit Tire Final Parcel Map – Subdivision No. RC 03-055 and accept roads and easements offered for dedication
Recommendation: Approve this parcel map.

11. **Subject:** Resolution No. 69-2004 Authorizing the City Manager to Execute an Agreement with the County of Sacramento for Street Light and Highway Safety Light Maintenance and Operations Services in County Service Area No. 1 and Resolution No. 70-2004 Consenting to the Formation of Benefit Zone No. 2 of County Service Area No. 10 to Provide Transportation-related Services, and Authorizing City Manager to Execute an Agreement with the County of Sacramento for such Transportation Services
Recommendation: Adopt Resolution No. 69-2004 and Resolution No. 70-2004.

12. **Subject:** El Dorado Hills Incorporation Committee Request for Funds
Recommendation: That the City Council enters into a Memorandum of Understanding (MOU) with the Incorporation Committee of El Dorado Hills for $25,000 (twenty-five thousand dollars) to pay for a portion of the cost of the EIR that is required as part of the incorporation effort.

13. **Subject:** Workers' Compensation and Liability Insurance for the Police Contract with the Sacramento Sheriff's Department
Recommendation: Readopt 2004-05 Service Plan with insurance plan included as outlined in the staff report

Oral Communications

14. **Public Comment**

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item other than a Consent Calendar item, please wait until that point on the agenda. Comments on Consent Calendar items will be heard prior to action on the Consent Calendar by providing a Speaker Card to the City Clerk before the Consent Calendar is discussed. **Please keep your comments to three minutes or less and provide a Speaker Cards to the City Clerk.** Please state your 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 unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

Public Hearings

15. **Subject:** 3791 Recycle Road RC-04-082 Development Plan Review. The applicant is requesting Development Plan Review for a proposed metal office/warehouse building to be located within the M-2 zoning on Recycle Road
Recommendation: The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines and adopts Resolution No. 62-2004 approving the Development Plan Review for Project No. RC-04-082, 3791 Recycle Road for a metal office/warehouse building subject to the Findings and the attached Exhibits "A" and "B".

16. **Subject:** 3811 Recycle Road RC-04-083 - Development Plan Review. The applicant is requesting Development Plan Review for a proposed metal office/warehouse building to be located within the M-2 zoning on Recycle Road
Recommendation: The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopts Resolution No. 63-2004 approving the Development Plan Review for Project No. RC-04-083, 3811 Recycle Road for a metal office/warehouse building subject to the Findings and the attached Exhibits "A" and "B".

17. **Subject:** 3806 Recycle Road RC-04-084 - Development Plan Review. The applicant is requesting Development Plan Review for a proposed metal office/warehouse building to be located within the M-2 zoning on Recycle Road
Recommendation: The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopts Resolution No. 64-2004 approving the Development Plan Review for Project No. RC-04-084, 3806 Recycle Road for a metal office/warehouse building subject to the Findings and the attached Exhibits "A" and "B".

18. **Subject:** 3781 Recycle Road RC-04-085 - Development Plan Review. The applicant is requesting Development Plan Review for a proposed metal office/warehouse building to be located within the M-2 zoning on Recycle Road
Recommendation: The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopts Resolution No. 65-2004 approving the Development Plan Review for Project No. RC-04-085, 3781 Recycle Road for a metal office/warehouse building subject to the Findings and the attached Exhibits "A" and "B".

19. **Subject:** Community Facilities Fees. The City has determined that a fee program is needed to mitigate the impacts of future development on the following municipal facilities: city hall, police station and vehicles, community center, corporation yard, library, museum and parking structures. Fees being considered: single family residential is $3,061, multi-family residential $2,391, and square footage fee of $0.39 for commercial, $0.64 for office and $0.17 for industrial spaces
Recommendation: Conduct a public hearing and initiate the recommended Community Facilities Fee Program by adopting Resolution 59-2004 (continued from 5/3/04). **(Roll Call Vote)**

Regular Calendar Items

20. **Subject:** Establishment of a Victim's Memorial Signage Program within the Jurisdictional Boundaries of the City
Recommendation: Adopt Resolution No. 53-2004.

21. **Subject:** Mortgage Credit Certificate Program for First-Time Homebuyers
Recommendation: Adopt Resolution No. 67-2004 Authorizing an Agreement with the County of Sacramento (SHRA-Sacramento Housing & Redevelopment Agency) for the Issuance of Mortgage Credit Certificate for First-Time Homebuyers.

22. **Subject:** Presentation of Scope of Services and Budget for completing a comprehensive update of the City of Rancho Cordova General Plan. Staff is seeking direction and authorization to commence work on the General Plan update
Recommendation: Consider staff's presentation, the proposed General Plan Scope of Services and Budget, and any comments of the public; identify specific changes, as necessary, to the proposed Scope of Services, and direct staff to commence work on the General Plan update.

23. **Subject:** Presentation of Scope of Services for completing Interim Design Guidelines for the City of Rancho Cordova. Staff is seeking direction and authorization to commence work on the Interim Design Guidelines
Recommendation: Consider staff's presentation, the proposed Interim Design Guidelines Scope of Services, and any comments of the public, identify specific changes, as necessary, to the proposed Scope of Services, and direct staff to commence work on the Interim Design Guidelines.

Council Reports

Written Correspondence

24. Letter of appreciation from Janet Cobb, Executive Director of the California Wildlife Foundation, to the Rancho Cordova City Council for the city's allocation of $5,000 to be used for the River Discovery Trail at Nimbus Hatchery.

Council Requests for Future Agenda Items

City Manager's Report

Adjournment

Upcoming Meeting Dates:

Monday, June 7, 2004 – Special Budget Study Session at 1:00 p.m.
Monday, June 7, 2004 – Regular City Council Meeting
Tuesday, June 15, 2004 – Study Session
Monday, June 21, 2004 – Regular City Council Meeting

Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Lillian Hare, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 17, 2004 regular meeting of the Rancho Cordova City Council was posted on May 13, 2004 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 13th day of May 2004 at Rancho Cordova, California.

Lillian E. Hare

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

Special Meeting of the City Council
Thursday, April 29, 2004

MINUTES

SPECIAL MEETING CALLED TO ORDER

The meeting was called to order at 3:10 p.m. by Mayor Budge.
The Metro Cable TV Telecast announcement was made by Mayor Budge.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Ted Gaebler.

ORAL COMMUNICATIONS

1. **Public Comment**

Larry Ladd, 11064 Santiam River Court, Rancho Cordova, addressed the Council on the matter of the PUC's deliberation on Arden-Cordova water transfer to Folsom.

ACTION ITEM

2. **Subject:** Nomination and Appointment to Fill the Vacancy on the City Council Created by the Passing of Council Member David B. Roberts
   Recommendation: Adopt Resolution 50-2004 appointing the nominee selected by the Council to fill the vacancy on the City Council created by the passing of Council Member David B. Roberts.

ACTION: On a motion by Sander, seconded by McGarvey, the Council approved Resolution No. 50-2004 appointing Daniel Skoglund, current Rancho Cordova Planning Commissioner, to fill the vacancy on the City Council created by the passing of David Roberts. The motion carried by unanimous vote.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 3:34 p.m.

Respectfully submitted,

_____
Anna Olea-Moger, Deputy City Clerk

AGENDA ITEM #3a

CITY OF RANCHO CORDOVA

Regular Meeting of the City Council
Monday, May 3, 2004

MINUTES

REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 6:33 p.m. by Mayor Budge.

The Metro Cable TV Telecast announcement was made by Mayor Budge.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dan Skoglund.

INVOCATION

1. Reverend Mary E. Hauck, outgoing rector of St. Clement's Episcopal Church, 2378 Zinfandel Drive, gave the invocation.

SPECIAL PRESENTATION

2. Swearing in and Seating of New Council Member

   Dan Skoglund was sworn-in by the City Clerk and then was seated at the dais.

AT THIS POINT in the meeting the Council determined to continue Item 16: Community Facilities Fees to May 17; to move Item 18: El Dorado Hills Incorporation Committee Presentation to prior to Oral Communication.

ACTION: On a motion by Cooley, seconded by Sander, the Council add a new item as Item 21: A Resolution Creating Special Tax Area zone 4 and an Urgency Ordinance Establishing a Special Tax for Police Protection Services for the Quick Fit Tire Subdivision: RC 03-055, the need for immediate action having arisen after the posting of the agenda. The motion carried by unanimous vote.

AGENDA ITEM # 36

CONSENT CALENDAR

ACTION: On a motion by Sander, seconded by Cooley, the Consent Calendar, consisting of Items 3 through 9, was approved by unanimous roll call vote.

3. **Subject:** Second Reading and Adoption of Ordinance 13-2004 adding Title 10, Chapter 10.30, "Human Habitation of Vehicles," to the Rancho Cordova Municipal Code
   Recommendation: Waive reading of the body of the ordinance and adopt Ordinance 13-2004 **(Roll Call Vote)**

4. **Subject:** Second Reading and Adoption of Ordinance 14-2004 Establishing a Special Tax for Police Protection Services for the Sunridge Anatolia III Subdivision
   Recommendation: Waive reading of the body of the ordinance and adopt Ordinance 14-2004. **(Roll Call Vote)**

5. **Subject:** Second Reading and Adoption of Ordinance 21-2004 Establishing a Special Tax for Police Protection Services for the Ellenwood Court Unit No. 2 Subdivision
   Recommendation: Waive reading of the body of the ordinance and adopt Ordinance 21-2004. **(Roll Call Vote)**

6. **Subject:** Resolution approving the Subdivision Map of Subdivision No. 02-263.3 Final Map of Villages of Zinfandel Unit No. 7
   Recommendation: Adopt Resolution No. 54-2004.

7. **Subject:** Resolution approving the Subdivision Map of Subdivision No. 02-263.4 Final Map of Villages of Zinfandel Unit No. 4A
   Recommendation: Adopt Resolution No. 55-2004.

8. **Subject:** Action approving the disposal of a Xerox 5100 copier as surplus City property
   Recommendation: Adopt Resolution No. 56-2004 for the disposal of a Xerox 5100 copier declaring the equipment as surplus to the City and authorizing staff to sell for the best available price or properly dispose of the copier that it is unable to sell.

9. **Subject:** Resolution authorizing change in signatories on the City's checking account and money market account.
   Recommendation: Adopt Resolution No. 57-2004.

REGULAR CALENDAR ITEM (Reordered)

18. **Subject:** El Dorado Hills Incorporation Committee Presentation and Request for Funds
    Recommendation: Direct staff as deemed appropriate.

    John Hidahl, Chairman of the El Dorado Hills Incorporation Committee requested a pledge of $50,000 to help with the El Dorado Hills Incorporation efforts.

CONSENSUS: To refer this item to staff to look at the City budget and recommend to the Council what would be an appropriate level of financial support; to be scheduled for the May 17 City Council meeting.

ORAL COMMUNICATIONS

10. **Public Comment**

Brian Cunha said he supported Dan Skoglund as the Council's choice to fill the vacancy on the City Council. He said that Mr. Skoglund has a long history of service to the community.

Rex Albright, Chamber of Commerce CEO, talked to the Council about a meeting with the Board of Supervisors regarding the upcoming Mather Field Air Show. He reported also that there would be a meeting with the Sacramento Airport Authority on May 4 at the main terminal from 4:30 to 6:00 p.m. and that the scale model of the Kitty Hawk would be unveiled.

Conrade C. Mayer spoke in support of the appointment of Dan Skoglund to the City Council.

PUBLIC HEARINGS

11. **Subject:** Mather GET System RC-04-073 - Development Plan Review for a water treatment facility and the support building, located in the South Sunrise SPA. (Continued from the April 5, 2004 City Council Meeting.)
Recommendation: The Planning Commission recommends approval of Resolution 44-2004 for the Design Review of the Mather GET water treatment facility, as provided in the design package (Exhibit A) and the Conditions of Approval (Exhibit B).

The public hearing was opened and closed; there were no speakers.

ACTION: On a motion by Sander, seconded by Cooley, the Council approved Resolution 44-2004 for the Design Review of the Mather GET water treatment facility, as provided in the design package and the Conditions of Approval. The motion carried by unanimous vote.

12. **Subject:** Horn Road Self Storage 03-062 - Conditional Use Permit, Variance and Development Plan Review. The applicant is requesting a Conditional Use Permit to allow an on-site Managers/Caretaker Apartment on the self-storage site, a Variance to allow a reduction in the required setback from 75 feet to 25 feet and Development Plan Review. The proposed project will be located at 9973 Horn Road in the M-1(NPA) zoning
Recommendation: The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopts Resolution No. 51-2004 approving the Variance, Conditional Use Permit and Development Plan Review for Project No. RC-03-062, Horn Road Self Storage subject to the findings and attached Conditions of Approval.

The public hearing was opened.

Challis Brennan, who owns the mobile home project next door to the project asked that light intrusion be controlled, and that a wall of 8 feet be built. She also asked about the hours of operation and was told that she would be informed of the hours of operation on June 7.

ACTION: On a motion by Sander, seconded by McGarvey, the Council continued this item to June 7. The motion carried by unanimous vote.

The public hearing was closed.

13. **Subject:** Luyung Phase Four RC-04-078 - Development Plan Review. The applicant is requesting Development Plan Review for two (2) new concrete tilt-up industrial buildings. The proposed project will be located at 3158 and 3162 Luyung Dr within the M-2 zoning **Recommendation:** The Planning Commission recommends the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopts Resolution No. 52-2004 approving the Development Plan Review for Project No. RC-04-078, 3158 and 3162 Luyung Drive for two (2) concrete tilt-up buildings subject to the Findings and attached Conditions of Approval.

    The public hearing was opened and closed; their were no speakers.

    ACTION: On a motion by Sander, seconded by McGarvey, the Council declared the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopted Resolution No. 52-2004 approving the Development Plan Review for Project No. RC-04-078, 3158 and 3162 Luyung Drive for two (2) concrete tilt-up buildings subject to the Findings and Conditions of Approval as amended to add a requirement for shade trees in the back parking area. The motion carried by unanimous vote.

14. **Subject:** Ordinances amending Chapters 16.02, "Uniform Administrative Code," 16.04, "Building Code," 16.24, "Plumbing Code," 16.28, "Electrical Code," 16.32, "Mechanical Code," and 16.36, "Swimming Pools," of the Rancho Cordova Municipal Code and discussion of Resolution making findings required for adoption of the amendments **Recommendation:** Open Public Hearing; Receive the staff report; Receive testimony; Close Public Hearing; and Introduce Ordinances 15-2004, 16-2004, 17-2004, 18-2004, 19-2004, and 20-2004, waive their full reading and continue the Ordinances to the Council meeting of May 17, 2004 for adoption; discuss Resolution 60-2004. (Continued from April 19) **(Roll Call Vote)**

    The public hearing, opened on April 19, was closed.

    ACTION: On a motion by Cooley, seconded by Sander, the Council adopted Resolution 60-2004 making findings, introducing for first reading and waiving their full reading, Ordinances 15-2004, 16-2004, 17-2004, 18-2004, 19-2004, and 20-2004, waiving their full reading. The motion carried by unanimous roll call vote.

15. **Subject:** Amendments to the City's Specific Plan Ordinance for the City Council's consideration. Revised procedures will facilitate review of the Sunrise Douglas II Specific Plan and the Rio del Oro project, as well as future Specific Plans
Recommendation: Conduct a public hearing, and introduce and waive first reading of Ordinance No. 11-2004 pertaining to Specific Plan regulations and procedures. **(Roll Call Vote)**

The public hearing was opened and closed; their were no speakers.

ACTION: On a motion by Sander, seconded by Cooley, the Council determined that adoption of Ordinance 11-2004 is exempt from review under CEQA subject to Section 15061 of the CEQA guidelines and introduced for first reading and waived full reading of Ordinance 11-2004. The motion carried by unanimous roll call vote.

16. **Subject:** Community Facilities Fees. The City has determined hat a fee program is needed to mitigate the impacts of future development on the following municipal facilities: city hall, police station and vehicles, community center, corporation yard, library, museum and parking structures. Fees being considered: single family residential is $3,061, multi-family residential $2,391, and square footage fee of $0.39 for commercial, $0.64 for office and $0.17 for industrial spaces
Recommendation: Conduct a public hearing and initiate the recommended Community Facilities Fee Program by adopting Resolution 59-2004. **(Roll Call Vote)**

CONSENSUS: To continue this item to May 17, 2004.

REGULAR CALENDAR

17. **Subject:** Request approval to contract with the Sacramento County Sheriff's Department for law enforcement services beginning Fiscal Year 2004-05 and to approve a service plan and memorandum of understanding to be effective July 1, 2004
Recommendation: Adopt Resolution 58-2004 approving a contract for services for a service plan with the Sacramento Sheriff's Department that will ensure the public's safety and provide the full range of police services required of the city.

ACTION: On a motion by Sander, seconded by McGarvey, the Council adopted Resolution 58-2004 approving the contract for services with Sacramento County, including the FY2004/2005 service plan with the Sacramento Sheriff's Department (attachment to the contract) with the exclusion of insurance costs that was deferred until later for discussion and action. The motion carried by unanimous vote.

19. **Subject:** Process for Appointing to Fill a Vacancy on the Planning Commission
Recommendation: Direct staff as deemed appropriate.

CONSENSUS: Outreach to the community to be done to solicit candidates to fill the vacancy; applications to be accepted through June 1.

20. **Subject:** Appointments of Council Member (s) to Fill Vacancies on Regional Boards.
Recommendation: Make appointments to fill the vacancies on the: 1) County Criminal Justice Cabinet, and 2) the Sacramento Regional County Sanitation District.

More information on the County Criminal Justice Cabinet to be sought prior to an appointment being made.

ACTION: On a motion by Sander, seconded by McGarvey, Dan Skoglund was appointed to the Sacramento Regional County Sanitation Board. The motion carried by unanimous vote.

ADDED ITEM:

21. **Subject:** A Resolution Creating Special Tax Area Zone 4 and an Urgency Ordinance Establishing a Special Tax for Police Protection Services for the Quick Fit Tire Subdivision: RC 03-055
Recommendation: Adopt Resolution 60-2004 and waive the first reading and introduce the proposed Urgency Ordinance 23-2004.

ACTION: On a motion by Cooley, seconded by McGarvey, the Council adopted Resolution 60-2004 and adopted Urgency Ordinance 23-2004. The motion carried by unanimous roll call vote.

COUNCIL REPORTS

Council members reported on various meetings attended since the last Council Meeting. Mayor Budge reported on the Cap to Cap trip.

WRITTEN CORRESPONDENCE

None.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested that the Folsom Cordova/Sacramento Unified School District split be agendized for May 17.

Council Member Sander requested that a review of City service contracts be scheduled.

CITY MANAGER'S REPORT

None.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 12:00 a.m.

Respectfully submitted,

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Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 15-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.02, "UNIFORM ADMINISTRATIVE CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.02, "Uniform Administrative Code," is hereby amended to read as follows:

"Administrative Code

16.02.010 Title.
16.02.020 Purpose.
16.02.030 Adoption of the Administrative Code.
16.02.040 Scope.
16.02.050 Definitions.
16.02.060 Amendments to the California Building Code.

16.02.010 Title.

These regulations shall be known and cited as the "Rancho Cordova Administrative Code."

16.02.020 Purpose.

The purpose of the Rancho Cordova Administrative Code is to provide for the uniform administration and enforcement of the Technical Codes adopted by this jurisdiction.

The purpose of the Rancho Cordova Administrative Code and the Technical Codes is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Rancho Cordova Administrative Code.

16.02.030 Adoption of the Administrative Code.

Sections 103 through 109.6 of Chapter 1 of the 2001 Edition of the California Building Code, Part 2, Title 24, of the California Code of Regulations are hereby adopted and incorporated by reference herein.

16.02.040 Scope.

AGENDA ITEM # 4

The provisions of the Rancho Cordova Administrative Code shall serve as the administrative, organizational, and enforcement rules and regulations for the Technical Codes that regulate the site preparation and construction, alteration, moving, demolition, repair, use, and occupancy of buildings and structures including but not limited to docks, harbors, wharves, marinas, boathouses, signs, and building service equipment within this jurisdiction.

16.02.050 Definitions.

For the purposes of this Chapter, the following definitions shall apply:

A. "Building Official" is the officer or other designated authority charged with the administration and enforcement of the Rancho Cordova Administrative Code and the Technical Codes. The terms "Chief of the Building Inspection Division," "Building Inspection Division," "administrative authority," and "City" are to be considered synonymous respectively with the terms "Building Official" and "Building Department" as they appear in the Rancho Cordova Administrative Code or the Technical Codes.

B. "Building Service Equipment" refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, and fire fighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

C. "Technical Codes" refers to the following Chapters of the Rancho Cordova Municipal Code containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use location, occupancy, and maintenance of all buildings and structures and building service equipment in this jurisdiction:

1. Chapter 16.04, "Building Code"
2. Chapter 16.24, "Plumbing Code"
3. Chapter 16.28, "Electrical Code"
4. Chapter 16.32, "Mechanical Code"
5. Chapter 16.36, "Swimming Pool Code"

16.02.060 Amendments to the California Building Code.

Notwithstanding the provisions of Section 16.02.030, Sections 103 through 109.6 of the 2001 Edition of the California Building Code, Part 2, Title 24, of the California Code of Regulations are amended as follows:

A. Section 104.2.5.1 "Authority to disconnect utilities" is added to read as follows:

104.2.5.1 Authority to disconnect utilities. The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure, or building service equipment therein regulated by

this Code or the Technical Codes when the building owner or occupant knowingly fails to comply with a notice or order, or in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, and the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building, structure, or building service equipment, in writing, of such disconnection immediately thereafter.

B. Section 104.2.5.2 "Authority to condemn building service equipment" is added to read as follows:

104.2.5.2 Authority to condemn building service equipment. Whenever the Building Official ascertains that any building service equipment regulated in the Technical Codes has become hazardous to life, health, or property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the Technical Codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct, or abate the violation.

C. Section 104.2.5.3 "Connection after order to disconnect" is added to read as follows:

104.2.5.3 Connection after order to disconnect. No person shall make connections from any energy, fuel, or power supply nor supply energy or fuel to any building service equipment that has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service equipment for hookup by the service agency if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

D. Section 104.2.8.3 "Limits on repair for R-3 and U occupancies" is added to read as follows:

104.2.8.3 Limits on repair for R-3 and U occupancies. When the scope of work for R-3 and U Occupancies involves the removal or replacement of 50 percent or greater of

the linear length of the walls of the building (exterior plus interior) within a one-year period, the project shall be considered new construction; and the entire building shall comply with all current codes.

E. Section 104.2.11 "Unsafe buildings, structures, or building service equipment" is added to read as follows:

104.2.11 Unsafe buildings, structures, or building service equipment. All buildings, structures, or building service equipment regulated by this Code and the technical codes which, after inspection by the administrative authority, are determined to be substandard and/or dangerous, shall be governed by Chapter 16.20 and Chapter 16.22 of the Rancho Cordova Code.

F. Section 105 "BOARD OF APPEALS" is amended to read as follows:

SECTION 105 - BOARD OF APPEALS

105.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, there shall be and is hereby created a board of appeals.

105.2 Membership. The board shall consist of at least five and no more than seven members with a quorum being four members. The members of the board shall be appointed by the City Council.

Membership in the board shall be from individuals representing any of the following disciplines:

1. General contractor specializing in residential construction.
2. General contractor specializing in commercial construction.
3. Electrical contractor.
4. Mechanical contractor.
5. Plumbing contractor.
6. Electrical engineer.
7. Mechanical engineer.
8. Civil or structural engineer.
9. Architect.
10. Fire service representative.
11. Attorney.
12. Utility representative.
13. Public members-at-large.

No two members shall be of the same discipline listed above.

The board shall annually select a chairperson from its appointed members. The Chief Building Official shall be an ex-officio member and shall act as the secretary of the board of appeals.

105.3 Terms. Terms for members other than ex-officio or advisory of the board of appeals shall be for two years. Terms shall expire in alternate years.

105.4 Vacancies. Vacancies shall be filled by appointment for the unexpired portion of the term.

105.6 Attendance. Any appointee member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the City Council any appointee member who has failed to attend three consecutive meetings without such notification.

105.7 Secretary. The secretary shall have no vote except in the case of a tie vote.

105.8 Meetings. The board of appeals shall hold monthly meetings as needed.

105.9 Rules and Regulations. The board of appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a copy to the applicant, and may recommend to the City Council such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

105.10 Granting Modifications. Whenever there are practical difficulties involved with carrying out the provisions of the Building, Electrical, Mechanical, Plumbing, and/or Swimming Pool codes of the City of Rancho Cordova, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the code(s) impractical and that the modification is in conformity with the intent and purpose of the code(s) and that such modification does not reduce any fire protection requirements or any degree of structural integrity.

G. Section 106.1.1 "Certificate of Release" is added to read as follows:

106.1.1 Certificate of Release. Prior to issuance of a permit, a Certificate of Release shall be obtained from the fire protection district for the following:

1. Any new dwelling when there is no public water supply source with a distribution system conforming to City standards.

2. Any new dwelling, covered porch/patio, and attached garage 3,600 square feet or greater.

3. Any new dwelling with a private access road.

4. Where the furthest point of the habitable structure is more than 150 feet from the public road.

5. All commercial projects and multi-family dwellings.

H. Section 106.2 "Work Exempt from Permit" is amended to read as follows:

106.2 Work Exempt from Permit. A permit shall not be required for the types of work in each of the separate classes of permit as listed below in Sections 106.2.1 through 106.2.5. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

I. Section 106.2.1 "Building permits" is added to read as follows:

106.2.1 Building permits. A building permit shall not be required for the following:

Item 1. One story detached residential accessory structures used as tool or storage sheds, playhouses, and similar uses provided the structure is not located in a maintenance easement, on a public utility easement, or in front and side street setbacks as required by the Zoning Code of Rancho Cordova. The floor area shall not exceed 120 square feet in area with not more than 12 inches of overhang extending beyond the exterior wall of the structure. The location on the property shall be a minimum of 6 feet from the dwelling and other accessory building or structures on the site. The structure shall not exceed 9 feet in height measured from the adjacent adjoining ground.

Item 2. Fences not over 6 feet in height or any fence covered on improvement plans prescribed in Chapter 12.03 of the Rancho Cordova Municipal Code.

Item 3. Oil derricks.

Item 4. Movable cases, counters, and partitions not over 5 feet 9 inches high.

Item 5. Retaining walls that do not retain more than 24 inches of earth or any retaining wall covered on improvement plans prescribed in Chapter 12.03 of the Rancho Cordova Municipal Code.

Item 6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.

Item 7. Platforms, decks, walks, and driveways not more than 30 inches above grade and not over any basement or story below, accessory to a Group R, Division 3 occupancy and not required to be on an accessible path of travel.

Item 8. Painting, papering, and similar finish work.

Item 9. Temporary motion picture, television, and theater stage and scenery.

Item 10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.

Item 11. Prefabricated swimming pools accessory to Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

Item 12. An agricultural building, as defined in Section 202 of the Rancho Cordova Building Code, which is located on a parcel of land with an area of ten or more acres being used primarily for agricultural uses, provided that:

a. An exempt building permit is applied for by the property owner or authorized agent.

b. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.

c. The Director of the Planning Department determines that the use and location of the proposed building are permitted by the Zoning Code of Rancho Cordova.

d. The proposed building does not require a minimum floor certificate.

Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

J. Section 106.2.2 "Plumbing permits" is added to read as follows:

106.2.2 Plumbing permits. A plumbing permit shall not be required for the following:

Item 1. The stopping of leaks in drains, soil, waste or vent pipes, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspections made as provided in the Rancho Cordova Plumbing Code.

Item 2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

K. Section 106.2.3 "Electrical permits" is added to read as follows:

106.2.3. Electrical permits. An electrical permit shall not be required for the following:

Item 1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Rancho Cordova Electrical Code.

Item 2. Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type of rating in the same location within Group R, Division 3 Occupancies.

Item 3. Temporary decorative lighting within Group R, Division 3 Occupancies.

Item 4. Repair or replacement of current-carrying parts of any switch, contractor, or control device.

Item 5. Reinstallation of attachment plug receptacles but not the outlets therefore.

Item 6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

Item 7. Taping joints.

Item 8. Temporary wiring for experimental purposes in suitable experimental laboratories.

Item 9. The wiring for temporary theater, motion picture, or television stage sets.

Item 10. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Item 11. Low-energy power, control, and signal circuits of Classes II and II as defined in the Rancho Cordova Electrical Code.

Item 12. A permit shall not be required for the installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

L. Section 106.2.4 "Mechanical permits" is added to read as follows:

106.2.4 Mechanical permits. A mechanical permit shall not be required for the following:

Item 1. Any portable heating appliance.

Item 2. Any portable ventilating equipment.

Item 3. Any portable cooling unit.

Item 4. Any portable evaporative cooler.

Item 5. Any closed system of steam or hot or chilled water piping within any heating or cooling equipment regulated by the Rancho Cordova Mechanical Code.

Item 6. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of the Technical Codes.

Item 7. Any refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the Technical Codes.

Item 8. Any unit refrigerating system as defined in the Rancho Cordova Mechanical Code.

M. Section 106.2.5 "Sign permits" is added to read as follows:

106.2.5 Sign permits. A sign permit shall not be required for the following:

Item 1. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electrical signs shall not be included in this exemption.

Item 2. Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made.

Item 3. Temporary signs:

(a) Real estate signs allowed per Section 335-01 of the Zoning Code of Rancho Cordova.
(b) Temporary construction signs, signs identifying architects, landscape architects, engineers, contractors, or builders provided the signs are located on the construction site and the signs do not exceed 4 square feet in area.
(c) Political, religious, and civic campaign signs.
(d) Promotional signs.

Item 4. Exempt signs per Section 335-08 of the Zoning Code of Rancho Cordova.

N. Section 106.4.4. "Expiration" is amended to read as follows:

106.4.4 Expiration. Every permit issued by the Building Official under the provisions of the Technical Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, the permit shall be renewed. The fee for renewal shall be one-half the amount required for a new permit for such work, provided no changes

have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after the building or work has been suspended or abandoned or the permit has been expired for a period exceeding one year, the permittee shall pay a new full permit fee. Permits deemed to have been expired shall be subject to all permit related fee increases and new fees in effect at the time of permit renewal as applicable subject to the discretion of the Building Official.

Permits will be deemed to have expired if there has been no inspection of work within a 180 day period. When the work is not ready for a required inspection within 180 days of the last inspection, the permittee must request a progress inspection to keep the permit active.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

O. Section 107.2 "Permit Fees" is amended to read as follows:

107.2 Permit Fees. The fee for each permit shall be prescribed by ordinance or resolution of the City of Rancho Cordova.

The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment.

P. Section 107.3 "Plan Review Fees" is amended to read as follows:

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be prescribed by ordinance or resolution of the City of Rancho Cordova.

The plan review fees specified in this Section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section

106.3.4.2, an additional plan review fee shall be charged as prescribed by ordinance or resolution of the City of Rancho Cordova.

Q. Section 107.4 "Expiration Of Plan Review" is amended to read as follows:

107.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than twice. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

R. Section 107.5.2 "Fee" is amended to read as follows:

107.5.2 Fee. An investigation fee, in addition to the total permit fee, shall be collected whether or not a permit is then or subsequently issued, provided, however, that this provision shall not apply to emergency work when it is proved to the satisfaction of the administrative authority that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and, if there is an unreasonable delay in obtaining such permit, the investigation fee as herein provided shall be charged. The investigation fee shall be prescribed by ordinance or resolution of the City of Rancho Cordova. The payment of such investigation fee shall not exempt any person from compliance with other provisions of this Code, the Technical Codes, or from any penalty prescribed by law.

S. Section 107.6 "Fee Refunds" is amended to read as follows:

107.6 Fee Refunds. The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 40 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

Where no plan review fee was required, the Building Official may authorize the refunding of not more than 80 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment.

T. Section 108.2 "Building Permit Job Folder" is amended to read as follows:

Section 108.2. Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted the building permit in a highly visible location on the job site so as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work. A copy of Part I and II of the permit, or a copy, and all correction notices must be kept with the building permit. This permit shall be maintained available by the permit holder until final approval has been granted by the Building Official.

U. Section 108.5.7.1 "Building service equipment" is added to read as follows:

108.5.7.1 Building service equipment. All building service equipment for which a permit is required by this Code shall be inspected by the Building Official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the Technical Codes shall not be connected to the water, fuel, or power supply or sewer system until authorized by the Building Official.

V. Section 108.5.7.2 "Operation of building service equipment" is added to read as follows:

108.5.7.2 Operation of building service equipment. The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the Building Official not more than 48 hours after such replacement work is completed and before any portion of such building service equipment is concealed by any permanent portion of the building.

W. Section 108.8 "Reinspections" is amended to read as follows:

108.8 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not completely ready or when previous corrections called for are not made; when the job address is not clearly posted and visible from the street or the front of the building; when there is a lack of access to the work to be inspected; when the building permit is not posted on the job site; when the approved plans are not readily available to the inspector; when Parts I and II of the permit, or a copy, and any previous correction notice(s) are not readily

available with the building permit; and for deviating from plans requiring the approval of the Building Official.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is completely ready for such inspection.

To obtain a reinspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay any reinspection fee prescribed by ordinance or resolution of the City of Rancho Cordova.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

X. Section 108.9 "Connection to Utilities" is added to read as follows:

108.9 Connection to Utilities.

108.9.1 Energy connections. No person shall make connections from a source of energy, fuel, or power to any building service equipment that is regulated by the Technical Codes and for which a permit is required by this Code until approved by the Building Official.

108.9.2 Temporary connections. The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel, or power for the purpose of testing building service equipment or for use under a temporary Certificate of Occupancy.

Y. Section 109.4.1 "Letter of completion" is added to read as follows:

109.4.1 Letter of completion. The Building Official may issue a letter of completion where the building is not going to be immediately occupied.

Z. Section 109.7 "Certificate of Construction" is added to read as follows:

109.7 Certificate of Construction. The Building Official may issue a Certificate of Construction for projects where a building permit is not appropriate. Typical examples of such projects are structures constructed for Rancho Cordova where a building permit would not be issued but a plan review would be performed or a project not under Rancho Cordova's jurisdiction but where inspection is to be conducted by the City on a contract.

SECTION 2: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or

applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

684927_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.24, "PLUMBING CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.24, "Plumbing Code," is hereby amended to read as follows:

"Plumbing Code

16.24.010 Title.
16.24.020 Purpose.
16.24.030 Adoption of Plumbing Codes.
16.24.040 Amendment of Adopted Codes.

16.24.010 Title.

This chapter shall be known and cited as the "Rancho Cordova Plumbing Code."

16.24.020 Purpose.

The purpose of the Rancho Cordova Plumbing Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare.

16.24.030 Adoption of Plumbing Codes.

The California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Plumbing Code, 2000 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935 (hereinafter referred to as the "UPC"), and UPC Appendices A, B, D, H, I, and K (hereinafter referred to as the "Appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova City Code, all plumbing systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the City shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UPC and the Appendix.

16.24.040 Amendment of Adopted Codes.

Notwithstanding the provisions of Section 16.24.030, the State Code, the UPC and UPC Appendix D are amended as follows:

A. 103.10 "Private Sewage Disposal Systems" is added to read as follows:

103.10 Private Sewage Disposal Systems. The installation of private sewage disposal systems is under the jurisdiction of the Environmental Health Division of the Sacramento County Environmental Management Department.

B. Section 313.5 is amended to read as follows:

313.5 Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be provided with cathodic protection installed according to Table 3-3 of this Section and the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than 3 feet below grade and below the bottom of the pipe to be protected. They shall be not less than 4 feet horizontally from any buried metallic pipe. Before back filling, the anode shall be flooded with a minimum of 5 gallons of water.

When connected to the pipe being protected, less than 6 inches above grade, the anode shall be connected with a thermite weld. Connections 6 inches or more above grade may be made by the use of a listed mechanical clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full-way shutoff valve.

3. Gas supply piping shall be isolated adjacent to each foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.

4. Approved isolation fittings shall be located a minimum of 6 inches above grade, except that fitting at the water tap.

5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of 12 inches from the protected pipe, and piping installed diagonally above the pipe requiring cathodic protection shall be separated vertically a

minimum of 6 inches. All separations shall be maintained with clean earth in accordance with Section 315.0.

C. Table 3-3 is added to read as follows:

Table 3-3

ANODE SELECTION CHART

Allowable length of coated and wrapped buried

ferrous gas or water pipe for each size anode

Anode Size	Pipe Size					
	1/2"	3/4" & 1"	1 1/4" & 1½"	2"	3"	4"
1 lb. anode	50'	--	-	-	-	-
3 lb. anode	150'	100'	50'	50'	-	-
9 lb. anode	500'	200'	200'	150'	100'	100'
17 lb. anode	--	500'	350'	300'	250'	150'
32 lb. anode	--	--	500'	500'	450'	350'

D. Section 413.1 is amended to read as follows:

413.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number per section 2905 and Table A-29-A of the Building Code.

E. Section 510.1 is amended to read as follows:

510.1 Water heaters generating a glow, spark, or flame capable of igniting flammable vapors may be installed in a garage, provided the pilots, burners or heating elements, and switches are at least 18 inches above the floor level. When such equipment is mounted on stands, such stands shall be enclosed.

F. Section 713.4 is amended to read as follows:

713.4 The public sewer may be considered as not being available when such public sewer is not available within 200 feet of the property line.

G. Section 1210.1 is amended to read as follows:

1210.1 All piping used for the installation, extension, alteration, or repair of any gas piping shall be standard weight wrought iron or steel (galvanized or black), or yellow brass (containing not more than seventy-five (75) percent copper). Approved PE pipe may be used in exterior buried piping systems.

H. Section D1 "Roof Drainage" of Appendix D, is amended to read as follows:

Section D1 Roof Drainage. Roof drains and roofs shall be designed to carry away rainfall at the rate of at least 3 inches of rainfall per hour."

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____

MAYOR

ATTEST:

_____

CITY CLERK

684902_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 17-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.32, "MECHANICAL CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.32, "Mechanical Code," is hereby amended to read as follows:

"Mechanical Code

16.32.010 Title.
16.32.020 Purpose.
16.32.030 Adoption of Mechanical Codes.

16.32.010 Title.

This chapter shall be known and cited as the "Rancho Cordova Mechanical Code."

16.32.020 Purpose.

The purpose of the Rancho Cordova Mechanical Code is to provide minimum system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction.

16.32.030 Adoption of Mechanical Codes.

The California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 *et. seq.* (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Mechanical Code, 2000 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UMC"), and the UMC Appendix A (hereinafter referred to as the "Appendix"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova Code, all mechanical systems associated with construction, alteration, moving, demolition, repair,

and use of any building or structure within the City shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UMC and the Appendix.

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

684909_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 18-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.28, "ELECTRICAL CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.28, "Electrical Code," is hereby amended to read as follows:

"Electrical Code

16.28.010 Title.
16.28.020 Purpose.
16.28.030 Adoption of Electrical Codes.
16.28.040 Amendment of Adopted Codes.

16.28.010 Title.

This chapter shall be known and cited as the "Rancho Cordova Electrical Code."

16.28.020 Purpose.

The purpose of the Rancho Cordova Electrical Code is to provide minimum electrical system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials.

16.28.030 Adoption of Electrical Codes.

The California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the National Electrical Code, 1999 Edition, as published by the National Fire Protection Association, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "NEC") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova County Code, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the County shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the NEC.

16.28.040 Amendment of Adopted Codes.

Notwithstanding the provisions of Section 16.28.030, the State Code and the NEC are amended as follows

A. Article 90-5(d) is added to read as follows:

Article 90-5(d) Approved Standards.

(1) All electrical materials, devices, appliances, and equipment installed or used shall be in conformity with the provisions of this chapter and with approved standards for safety to life and property.

(2) Listing or Labeling, as conforming to the standards of Underwriters Laboratories, Inc., or similar institution of recognized standing, shall be evidence of conformity with the standards for safety to life and property as approved by the Building Official.

(3) The maker's name, trademark, or other identification symbol shall be placed on all electrical materials, devices, appliances, and equipment used or installed under this chapter.

(4) Previously used material shall not be reused in any work without prior written approval from the Building Official.

B. Article 210-26 is added to read as follows:

210-26 Branch Circuits Serving Common Use Areas. All circuits serving common use areas and public use areas shall be served from house service equipment. Where buildings are multi-metered, a separate meter for house equipment shall be required.

C. Article 230-28(a) is added to read as follows:

230-28(a) Service Entrance or Load Centers located in walls or partitions When overhead service entrance conductors are installed in walls or partitions, they shall be enclosed in rigid metal or intermediate metal conduit of 1 ½ inch minimum trade size.

D. Article 230-43 is amended to read as follows:

230-43 Wiring Methods for 600 Volts, Nominal, or Less. Service-entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the wiring method used and shall be limited to the following methods:

(1) Rigid nonmetallic conduit
(2) Rigid metal conduit
(3) Intermediate metal conduit
(4) Auxiliary gutters
(5) Bussways that have been approved by the Building Official

E. Article 230-70(d) is added to read as follows:

Article 230-70(d) Ten Foot Limit for Service Raceway. Service entrance conductors shall not extend inside any building for more than ten feet to reach the disconnect or overcurrent protection device except when under a concrete floor.

F. Article 230-71 is amended to read as follows:

230-71 Service Switches. A single main disconnecting means shall be provided for each set of service entrance conductors, the service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of building or structure or inside nearest the point of entrance of the service conductors.

Exceptions:

1. A main disconnecting means shall not be required on Group R occupancies with 2 through 6 dwelling units.
2. For fire pumps where a separate service is required.
3. For Emergency Electrical systems where a separate service is required.
4. Up to six switches or circuit breakers may be permitted provided not more than one is rated less than 2000 amperes, 600 volts, and all switches or circuit breakers are installed in a common enclosure or group of enclosures.
5. Up to six switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

G. Article 250-50 is amended to read as follows:

250-50 Grounding Electrode System. A concrete encased electrode shall be used as the grounding electrode. The grounding electrode shall be encased for not less than 20 linear feet in a concrete foundation or footing, which is in direct contact with the earth. This electrode shall be sized in accordance with this code and, in no case, be less than No. 4 awg bare copper conductor, or ½ inch reinforcing steel rod. The electrode shall be so supported that it is below finished grade near the bottom of a trench and in no case less than 12 inches below finished grade and approximately 3 inches from the bottom or sides of the concrete. A point of connection shall be located that will make it readily accessible for inspection and testing purposes. An approved ground clamp or connector shall be used to connect the grounding electrode with a grounding conductor sized in accordance with this code. The use of reinforcing steel exposed to the elements is prohibited.

Exceptions:

a. An 8 foot driven rod will be acceptable when complying with the installation of a grounding electrode at a separate building or structure.
b. On service changes where the existing grounding electrode is a metal water pipe of at least 10 feet in length (shall be verified as such), it shall

be supplemented by an additional electrode. An 8 foot minimum ground rod would be acceptable.

The interior metallic water and gas piping systems and metal frame of buildings shall be bonded in accordance with Table 250-66 of this Code.

Grounding electrode conductors shall be sized in accordance with Table 250-66.

The capacity rating for made electrodes shall be as follows:

a) 200 amperes or less: a minimum of one reinforcing steel rod.
b) From 201 amperes to 600 amperes, a minimum of 2 reinforcing steel rods installed a minimum of 90 degrees apart.
c) Over 600 amperes: grounding electrodes shall be sized in accordance with Table 250-66.

2) Grounding electrode conductors shall be sized in accordance with Table 250-66.

H. Article 300-2(c) is added to read as follows:

300-2(c) Raceway Requirements. All occupancy groups shall have wiring installed in approved raceways or type MC cable. An approved MC cable stripper shall be used when installing the cable.

Exceptions:

1. Group R occupancies, other than hotels and motels.
2. Group U occupancies.
3. Recreation rooms associated with an R occupancy, other than hotels and motels and designed or intended for use by less than 100 persons, shall be wired using the same wiring methods required for the building of which they are a part.
4. Laundry rooms, associated with an R occupancy, other than hotels and motels, shall be wired using the same wiring methods required for the building of which they are a part.

I. Article 300-5(k) is added to read as follows:

300-5(k) Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches below grade.

J. Article 410-16 (c) is amended to read as follows:

Article 410-16(c) Suspended Ceilings. Lighting fixtures shall be supported independently of suspended ceiling framing members.

K. Article 600-1(a) and (b) are added to read as follows:

Article 600-1(a) Electric Sign Installation. Electric signs shall be installed in accordance with the provisions of this Code pertaining to the installation of electric signs. The trademark, maker's name, approximate weight, voltage, amperage, Underwriters' label, and permit reference number, shall be permanently and conspicuously marked on the exterior of all electric signs.

Article 600-1(b) Permit Required. An electrical permit shall be required for any of the following:

- A new electric sign installation with new branch wiring
- A new electrical sign installation with existing branch wiring
- A electric sign repair and reinstallation

L. Article 625-9(g) is added as follows:

Article 625-9(g) Charging Circuit required for R-3 Occupancies.
Every new group R-3 occupancy building shall provide for a ¾ inch raceway or a 3-wire with ground NM or NMC cable rated at a minimum 40 ampere from the service panel to a 2-gang box located in the garage."

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

684912_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 19-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.04, "BUILDING CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.04, "Building Code," is hereby amended to read as follows:

"Building Code

16.04.010 Title.
16.04.020 Purpose.
16.04.030 Adoption of Building Codes.
16.04.040 Amendment of Adopted Codes.

16.04.010 Title.

This chapter shall be known and cited as the "Rancho Cordova Building Code."

16.04.020 Purpose.

The purpose of the Rancho Cordova Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all building and structures within this jurisdiction, and certain equipment specifically regulated herein.

16.04.030 Adoption of Building Codes.

The California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Building Code, 2000 Edition, as published by the International Conference of Building Officials, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UBC") and Appendix Chapters 3 - Division 11 (Agricultural Buildings), 15 (Reroofing), 16 - Division 11 (Earthquake Recording Instrumentation), and 31 - Division 11 (Membrane Structures) and Division III (Patio Covers) of the Uniform Building Code, 1997 Edition

(hereinafter referred to as the "Appendix"), are hereby adopted and incorporated by reference herein, excluding sections 103 through 109.3 of Chapter 1, which are adopted pursuant to Chapter 16.02 of the Rancho Cordova Municipal Code. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova Municipal Code, all construction, alteration, moving, demolition, repair, and use of any building or structure within the City shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UBC and the Appendix.

16.04.040 Amendment of Adopted Codes.

Notwithstanding the provisions of Section 16.04.030, the State Code, the UBC and Appendix are amended as follows:

A. Section 1900.4.4 "Minimum slab thickness" is amended to read as follows:

1900.4.4 Minimum slab thickness. The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum of 1 1/2 inches maximum size."

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

684893_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 20-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.36, "SWIMMING POOLS," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 16, Chapter 16.36, Section 16.36.130, "Requirements," is hereby amended to read as follows:

"16.36.130 Requirements.

(a) **Outdoor Swimming Pool.** An outdoor swimming pool shall be provided with a barrier that once installed, shall be inspected and approved by the Building Official prior to filling the swimming pool with water. The barrier shall comply with each of the following:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches apart between the tops of the horizontal members, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 1 3/4-inch or greater diameter sphere.

Exceptions:

(i) When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a 4-inch or greater diameter sphere is not allowed.

(ii) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased to a maximum 4 inches when the distance between the tops of the horizontal members is 45 inches or more.

3. Chain link fences used as the barrier shall not be less than 11 gauge.

4. Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.

5. Access gates shall comply with the requirements of Subdivisions 1 through 4 above. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the latching device is located less than 54 inches from grade, (i) the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate, and (ii) the gate and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when the pool is not in use.

6. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of Subdivisions 1 through 5 above shall be provided.

> Exception: An Approved Child Safety Device, as defined in Section 16.36.120(b), subject to a prior written determination by the Building Official that the degree of protection to small children afforded by such an Approved Device is equal to that provided by a separation fence meeting the requirements of Items 1 through 6 of Section 16.36.130.

7. Where an aboveground pool structure is used as a barrier, or where the barrier is mounted on the top of the pool structure and the means of access is a ladder or steps, then either (i) the ladder or steps shall be capable of being secured, locked, or removed to prevent access, or (ii) the ladder or steps shall be surrounded by a barrier that meets the requirements of Subdivisions 1 through 6 above. When the ladder or steps are secured, locked, or removed, any opening created shall be protected by a barrier complying with Subdivisions 1 through 6 above.

(b) **Indoor Swimming Pool**. For an indoor swimming pool, protection shall comply with the requirements of Subsection (a)(6) above.

(c) **Spas and Hot Tubs.** A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of Subsection (a) above."

SECTION 2. Title 16, Chapter 16.36, Article 2, "Title, Scope and General," is hereby amended to read as follows:

"Article 2 Title, Scope and General

16.36.210 Swimming Pool, Spa & Hot Tub Code Adopted.
16.36.220 Short Title.
16.36.230 Purpose.
16.36.240 Scope.
16.36.250 Exceptions to Swimming Pool Locations.

16.36.210 Swimming Pool, Spa & Hot Tub Code Adopted.

The Uniform Swimming Pool, Spa and Hot Tub Code, 2000 Edition, and the standards cited in Table 1 thereof, hereafter collectively known as the "USPC," as published by the International Association of Plumbing and Mechanical Officials, is adopted as the Swimming Pool Code for the City of Rancho Cordova, with such revisions, exceptions, deletions, and additions approved by the City Council hereinafter set forth in this Chapter as exceptions to the USPC. Part I of the USPC is not adopted as part of the Rancho Cordova Swimming Pool Code. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova Municipal Code, all construction, electrification and maintenance of swimming pools and barriers within the City shall be in conformance with State Codes and any rules and regulations promulgated pursuant thereto.

16.36.220 Short Title.

The Uniform Swimming Pool, Spa and Hot Tub Code, 2000 Edition, including the standards cited in Table 1 thereof, and the revisions, exceptions, deletions, and additions provided herein, shall be known and cited as the Rancho Cordova Swimming Pool Code.

16.36.230 Purpose.

The purpose of the Rancho Cordova Swimming Pool Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare

16.36.040 Scope.

The provisions of the Rancho Cordova Swimming Pool Code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any swimming pool, spa, or hot tub plumbing system except as otherwise provided for in the Rancho Cordova Municipal Code or applicable state law.

16.36.250 Exceptions to Swimming Pool Locations.

The Chief Building Inspector may authorize the construction of a swimming pool, hot tub, spa, spa pool, or similar pools across a property line or in the rear yard or side yard of an adjacent lot or within the common area of a planned development, provided:

a. The construction of the swimming pool, spa, spa pool, hot tub, or other pool and the location thereof have been previously approved by the Planning Department; or the locations of the swimming pool, spa, spa pool, hot tub, or other pool is specified on an approved tentative subdivision map.

b. Easements have been recorded and reserved for the lot which specifically provide for the location and construction of the swimming pool, hot tub, spa, spa pool, or other pool and necessary appurtenances and which allow for the use and maintenance of the swimming pool, spa, spa pool, hot tub, and other pool and appurtenances.

c. The easements, prior to the recordation thereof, have been approved by the City Attorney."

Section 3. Title 16, Chapter 16.36, Section 16.36.310, "Chapter 3 Retitled," is hereby amended to read as follows:

"Section 16.36.310 Chapter 3 Retitled.

Chapter 3 of the Uniform Swimming Pool, Spa and Hot Tub Code, titled "General Requirements Public and Private Pools", shall be retitled in the Rancho Cordova Municipal Code to read "General Requirements--Private Pools"."

SECTION 4: Severability

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

SECTION 5: Effective Date and Publication

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

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

684946_1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 11-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REPLACING EXISTING TITLE 21, SECTION 21.14 (SPECIFIC PLAN ORDINANCE) WITH NEW TITLE 1, CHAPTER 10, ARTICLE 11 OF THE CITY OF RANCHO CORDOVA ZONING CODE FOR SPECIFIC PLAN PROCEDURES AND TITLE II CHAPTER 35, ARTICLE 11, FOR A SPECIFIC PLAN LAND USE ZONE

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

SECTION 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Zoning Code to establish new Specific Plan policies, procedures, and corresponding land use zone.

SECTION 2: Findings

CEQA

Finding: The amendment to the Rancho Cordova Zoning Code amending the Specific Plan Ordinance and creating a Specific Plan Land Use Zone is exempt from the California Environmental Quality Act under Section 15061 of the CEQA Guidelines.

Evidence: The proposed amendment to change the procedure for review and action on Specific Plan applications will not have the potential to degrade the quality of the environment. The Specific Plan process does not negatively impact the environment because its purpose is to provide a planning tool for systematic implementation of the General Plan for particular land areas. The amendments to the process do not change the allowed use or development standards of a property governed by the Specific Plan tool.

Zoning Amendment

Finding: The proposed zoning amendment is consistent with the General Plan and the Rancho Cordova Community Plan. (Section 65860 of the Government Code)

Evidence: The amendments to the Zoning Code simplify the procedures for City review and action on proposed Specific Plan applications. This ordinance is consistent with the General Plan goals, objectives, policies, and implementation measures for Land Use Element Urban Growth Management Strategies regarding Specific Plans. Additionally, the Rancho Cordova Community Plan addresses the importance of planned developments. Therefore, the proposed amendment is consistent with the General Plan and the Community Plan.

AGENDA ITEM # 5

Finding: The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence: Proposed amendments to the Specific Plan Ordinance are consistent with California Government Code Sections 65450 through 65457.

SECTION 3: Action

Section 3 includes the recommended changes to the Municipal and Zoning Code. The text changes are identified as follows; the language that is added to the Zoning Code is underlined and the language to be removed is in ~~strikethrough~~.

The City Council hereby deletes Municipal Code Title 21, Chapter 21.14 and creates Zoning Code Title 1, Chapter 10, Article 11 and Title II Chapter 35, Article 11 as follows:

~~**TITLE 21, CHAPTER 21.14 SPECIFIC PLANS**~~

~~**21.14.010 General**~~

~~Specific Plans in the County of Sacramento shall be initiated, reviewed, prepared, approved and amended pursuant to the requirements of this chapter, Title 21, and the County of Sacramento Zoning Ordinance.~~

~~**21.14.020 Authority**~~

~~Specific Plans are authorized by California Government Code which specifies minimum contents and provides for collection of fees and an additional environmental review procedure. California law mandates:~~

A. ~~A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:~~

   1. ~~The distribution, location and extent of the uses of land including open space, within the area covered by the plan.~~
   2. ~~The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan.~~
   3. ~~Standards and criteria by which development will proceed, and standards for the conservation and utilization of natural resources, where applicable.~~
   4. ~~A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraph (1), (2), and (3)~~

B. ~~The Specific Plan shall include a statement of relationship of the Specific Plan with the General Plan.~~

California law also provides that a Specific Plan may include optional contents to "address any other subjects which in the judgment of the planning agency are necessary or desirable for the implementation of the General Plan."

21.14.030 Purpose

The purpose of the Specific Plan process is to provide an application tool for use in implementing the County's General Plan on an area-specific basis. A Specific Plan prepared in accordance with the requirements set forth herein is intended to serve as a policy and/or regulatory document, with policy direction and project development concepts consistent with the County's General Plan, and the development standards and zoning included to address the unique situations within the Specific Plan area to provide regulatory controls.

In the event there is a discrepancy between standards adopted within a Specific Plan and comparable regulations of the County of Sacramento's Zoning Code or development standards, the standards and regulations made part of the Specific Plan shall prevail.

21.14.040 Intent

Pursuant to State law, after the legislative body has adopted a General Plan, the Planning Agency may, or if so directed by the legislative body, shall prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. Specific Plans shall be utilized to implement the policy and intent of the County of Sacramento General Plan and shall not be used to circumvent the General Plan process in which general development policy is determined. California law provides that a Specific Plan may include optional contents to implement the General Plan. Each Specific Plan shall describe measures that are being proposed to meet air quality mandates, address traffic congestion and present land use designs responsive to travel by pedestrians, automobile traffic and public transit.

The preparation and processing of Specific Plans shall be a collaborative effort between the applicant and County staff. Input shall be obtained from community members. Based on this input, the County and applicant shall strive to create a plan that conforms to Community-wide planning goals.

2.14.050 Fees

Application fees for the review and preparation of Specific Plans shall be set by a resolution of the Board of Supervisors as provided by Section 65456 of the California Government Code which allows fees to be charged to recover the costs incurred to provide staff time to review the applications, prepare, review, and comment on the Specific Plan proposal and corresponding documents. A flat fee shall be charged for staff time to review the petition requesting to prepare a Specific Plan and prepare a staff recommendation. In addition, a base flat fee shall be charged upon submittal of the Specific Plan Application. Staff time will be billed against this base fee on an hourly

basis. When staff hours exceed those provided for by the base fee, an additional fee shall be charged to the applicant.

2.14.060 Initiation Procedures

A Specific Plan shall be initiated by the Board of Supervisors by a resolution of intention.

A. Criteria for Specific Plan Initiation.
   1. Specific Plans may be initiated either (a) within the Urban Policy Area as identified in the adopted General Plan; or (b) within any area inside the Urban Services Boundary where a formal Community Plan update has been initiated by the Board of Supervisors.
   2. A "Request to Prepare a Specific Plan" may be submitted either (a) within the Urban Policy Area as delineated on the revised draft General Plan, dated December 9, 1992; or (b) within any area inside the Urban Services Boundary as delineated on the revised draft General Plan, dated December 9, 1992 where a formal Community Plan update has been initiated by the Board. The Board of Supervisors may choose to initiate Specific Plans within these areas of may choose to condition initiation upon consistency with the updated General Plan. This paragraph shall expire on December 31, 1993.

B. Request for Specific Plan Process. Request for preparation of a Specific Plan may be initiated by either private parties or by the County. Private parties wishing to use a Specific Plan to implement General Plan policy shall petition the County requesting permission to prepare a Specific Plan for their project. The petitioner shall file a "Request to Prepare a Specific Plan" with the County of Sacramento Planning and Community Development Department, and shall pay appropriate fees for staff time to review the request. The petitioner is not required to own or otherwise control the majority of the property requested to be included within the Specific Plan area. Said petition shall include:
   1. A description of the proposed project,
   2. A brief justification for the use of the Specific Plan process,
   3. A vicinity map drawn to scale showing the proposed Specific Plan area and areas within on mile of the property,
   4. A location map drawn to scale showing the property and exterior property lines within (500') five hundred feet of the subject property,
   5. Mailing labels with the names and addresses of property owners, and assessor's parcel numbers for the properties shown on the location map, listed from the latest assessor's roll,
   6. The existing land use (i.e., General Plan, Community Plan and Zoning) designations for the properties shown on the map, and
   7. Any additional information required by the Planning Director to show the need or desirability to utilize the Specific Plan process.

The initiation of a Specific Plan by the County shall require preparation of a staff report to the Board of Supervisors addressing items 1 through 7.

C. Initial Notification of Request to Initiate a Specific Plan. Upon scheduling of the petition at a hearing of the Board of Supervisors, the Planning Department shall conduct an initial notification of this hearing. This initial notification is not subject to the requirements of State Law inasmuch as a formal "project" as defined by CEQA has not been submitted. Notice shall be given as described in Section 65091 of the California Government Code. The applicant shall provide any necessary mailing labels as part of the petition submittal. In addition, the Department shall provide the appropriate local Community Planning Advisory Council(s) with a copy of the petition request and invite comment of the CPAC prior to consideration of the petition by the Board of Supervisors.

D. Pre-Initiation Conference. Upon receipt of the petition, the Planning Department shall schedule a Pre-Initiation meeting with the petitioner within 30 days to review the Specific Plan petition. Upon review of the petition, the Planning Director has the discretion to propose enlargements or modifications to the proposed Specific Plan boundaries and scope of the project in order to facilitate comprehensive planning.

E. Preparation of Staff Report Recommending Disposition of Petition. The Planning Department shall prepare a staff report regarding the petition, including a recommendation to accept or deny the petition.

F. Consideration by Board of Supervisors. The petition and the planning staff report shall be forwarded to the Clerk of the Board and scheduled as an item on the Agenda for a regularly scheduled Board of Supervisors meeting. The Board of Supervisors may act to deny said petition or accept the petition directing that the petitioner and County prepare a Specific Plan for the area as proposed by the petitioner, or as recommended in the staff report prepared by the County Planning and Community Development Department. If the Board of Supervisors accepts said petition, the Board shall endorse a resolution initiating the Specific Plan process and shall direct the formation of a citizen's advisory committee, a technical advisory committee, and may direct that a letter introducing the project be circulated to key agencies and other interested parties.

21.14.065 Private Applications During Preparation of Specific Plan

If the Board of Supervisors adopts a resolution initiating a specific plan pursuant to Section 21.14.065 of this Chapter, no private applications for general plan amendments, community plan amendments, rezones or tentative maps relating to property included within the area for which a specific plan has been initiated shall be accepted unless one of the following conditions is met.

A. The Board of Supervisors has previously amended its resolution initiating a specific plan to delete the property for which a general plan amendment, community plan amendment, rezone or tentative map is sought;

B. ~~The applicant desires to pursue such general plan amendment, community plan amendment, rezone or tentative map concurrently with the specific plan and has entered into an agreement with the County to financially participate in the preparation of the specific plan; or~~

C. ~~The specific plan relative to the property for which a general plan amendment, community plan amendment, rezone or tentative map is sought has been approved, denied or withdrawn.~~

~~21.14.070 Specific Plan Preparation Procedures~~

A. ~~Application. The application for a Specific Plan shall include a formal application form with accompanying diagrams and other pertinent information regarding proposed amendments to appropriate plans (e.g., General Plan, Community Plan) or proposals to amend zoning provisions. These diagrams and other information may consist of conceptual land use diagrams or, in the event specific land uses have not been determined, objectives describing the intent of urbanization. Due to the significant role an adopted Specific Plan plays in the implementation of the General Plan, project applicants should seek guidance from the Planning and Community Development Department prior to submitting an application for a Specific Plan. Such guidance regarding relevant General Plan goals, policies, land use, and implementation programs may be provided through preapplication conferences, written material, study sessions or other appropriate means. Submission of this application will not begin the County's formal 30 day application review process.~~

B. ~~Initial Environmental Review. The County's Department of Environmental Review and Assessment (DERA) shall review the initial Specific Plan application. DERA may identify information and technical studies ultimately required by the California Environmental Quality Act (CEQA). To the extent possible, DERA will review and validate reports submitted during the initial review period describing base-line information and existing conditions, from which assumptions on preparation of the Plan will be made. Validation of these reports shall not preclude DERA from requiring additional information during the formal CEQA review process.~~

C. ~~Community Input. As directed by the Board of Supervisors pursuant to Section 21.14.060 E, the Board of Supervisors shall appoint a Citizens Advisory Committee (CAC). This Committee shall include members of the local Community Planning Advisory Council and other members as appropriate. The Board of Supervisors shall direct the Planning Department to convene the CAC to review the Specific Plan proposal and establish objectives to guide preparation of the Specific Plan based on a community-wide perspective. The Citizens Advisory Committee shall meet with County Staff and the project applicant as necessary during the preparation of the plan to review key planning principles and issues. Said Committee is advisory, however; modifications should be considered to development plans as appropriate.~~

D. ~~Technical Advisory Committee. As directed by the Board of Supervisors pursuant to Section 21.14.060 E, the County shall assemble and convene a~~

~~Technical Advisory Committee (TAC) comprised of select representatives from key County departments and other agencies. The TAC shall meet with the project applicant as necessary to discuss key project issues and shall review technical matters as appropriate. The Technical Advisory Committee shall provide the project applicant with information regarding County policy, standards and guidelines in response to the proposed project. The TAC is advisory; the County will have the authority to determine adequacy of documents pursuant to Section 21.14.070 E.~~

E. ~~Preparation. Prior to the actual preparation of the Plan or other technical studies, the applicant shall meet with appropriate County staff and/or the TAC to review assumptions, methodology, data and information resources, timeframe and scope of work. These items shall be prepared to the satisfaction of the Director of Planning. The Specific Plan and accompanying technical documents and studies may be prepared by the project applicant or applicant's representative. The Specific Plan and related technical documents are, however, subject to the review and approval of the County of Sacramento. The Planning Director has the authority to require revisions to technical information deemed inadequate. In the event that consensus between the project applicant and the County is not reached, the Director of Planning may require that alternatives to the Plan be prepared and submitted for review. These alternatives may be required in order to meet policies of the General Plan, Community Plan or objectives set by the Citizens Advisory Committee.~~

F. ~~County Staff Review of Draft Documents. In order to initiate the County's formal application review process, the applicant shall indicate in writing the submittal of a formal "Request to initiate staff review" along with all appropriate draft documents, such as Draft Technical Studies or the Draft Specific Plan. The "Request to initiate staff review" shall begin the County's 30 day review period consistent with the State Permit Streamlining Act (Section 65920 et seq.). The formal request and draft documents shall be marked with a date received stamp. During the 30 day review period, County staff may find the documents incomplete and may request additional information. The project shall not proceed forward until all additional information is received and the application is deemed adequate and complete.~~

G. ~~CEQA Environmental Review. Following acceptance by County Planning staff, the Specific Plan shall be forwarded to the Department of Environmental Review and Assessment for the preparation of the appropriate environmental documentation pursuant to CEQA and the County's procedures for preparation and processing of environmental documents. A fee for the preparation of the CEQA Environmental Document shall be estimated by the Environmental Coordinator. The applicant shall be responsible for all costs associated with preparation of the environmental document and shall pay such fees prior to its preparation.~~

H. ~~Public Review and Comment. Following publication of the CEQA Environmental Document, the Specific Plan and Environmental Document shall be circulated for public review and comment as provided for by state law and the County's procedures for preparation and processing of Environmental~~

~~Documents, and shall be scheduled for public hearing before the Policy Planning Commission and Board of Supervisors.~~

~~21.14.080 Form And Content~~

~~Specific Plan documents shall be in substantial conformance with the form and content outline as discussed by the County of Sacramento's Specific Plan Procedures and Preparation Guide.~~

~~21.14.090 Review And Approval by Commission And Board~~

~~The Policy Planning Commission is the appropriate authority to review the Specific Plan application and may recommend denial or approval of the Specific Plan. After review of the Specific Plan by the Commission, the Plan and the Commission's recommendation shall be referred to the Board of Supervisors for a final decision. If the Policy Commission's recommendation is for denial, the Plan and the justification for the Commission's recommendation shall proceed to the Board of Supervisors without the necessity to file an appeal. If the Commission's recommendation is for modification of the Specific Plan, additional environmental review pursuant to CEQA and the CEQA guidelines may be required.~~

~~The Board of Supervisors may approve or deny the proposed project. If approval is granted, the Specific Plan shall be adopted in its entirety by ordinance and referenced by Title and section in the Zoning Ordinance.~~

~~21.14.100 Delineation of Specific Plan Areas~~

~~Upon approval of the Specific Plan document by the Board of Supervisors, the Community Plan and Zoning Map will delineate Specific Plans in a manner similar to that of any other zoning district except that each SP-zoned area shall be clearly outlined on the Community Plan and Zoning Grid Map and bear a number which distinguishes it from other Specific Plan areas. The assignment of the SP designation and number services to provide a reference to the document. Upon approval, in most cases an adopted Specific Plan will create zoning categories unique to that Plan; these zoning regulations and standards will be described within the Plan itself rather than within the Community Plan, or in the Zoning Ordinance.~~

~~21.14.110 Revisions~~

~~Each Specific Plan shall specify the revision procedures and define what types of modifications qualify as a revision. The approval of the County Planning Director will be required to incorporate revisions requested of a Specific Plan. Revisions may consist of such items as typographical errors, measurement errors or boundary adjustments as allowed by the Specific Plan. Said revisions shall comply with the requirements and intent of the Specific Plan and shall not change the basic configuration or intent of the plan. An Initial Study shall be prepared by the County's Environmental Coordinator for all applications for revision to the Specific Plan to determine the appropriate~~

~~environmental document for processing the revision pursuant to CEQA and the County procedures for preparation and processing of environmental documents.~~

~~**21.14.120 Amendments**~~

~~Proposals to amend a Specific Plan which necessitates a General Plan Amendment to maintain consistency shall be subject to the limitations General Plans have under the California Government Code with regards to the number of times amendments that may be considered in a year, unless said amendment is deemed unnecessary due to criteria identified in the Zoning Consistency matrix of the General Plan.~~

TITLE 1, CHAPTER 10, ARTICLE 11: SPECIFIC PLANS

110-115. Purpose and Intent

The purpose of a Specific Plan is to provide a vehicle for implementing the General Plan on an area-specific basis. A Specific Plan prepared in accordance with the requirements set forth herein is intended to serve as a policy and/or regulatory document, with policy direction and project development concepts consistent with the General Plan, and the development standards and zoning included to address the unique situations with the Specific Plan area to provide regulatory controls. In the event there is an inconsistency or conflict between an adopted Specific Plan and comparable provisions of the Zoning Code, the Specific Plan shall generally prevail. This chapter is consistent with California Government Code Section 65450 through 65457.

110-116. Initiation of Specific Plans

A specific plan may be initiated as follows:

a) City. By a Resolution of Intention adopted by the City Council; or
b) Property Owner. By an application being filed by the owner(s), or their authorized agent(s), of property which would be the subject of the specific plan, along with the application fee. If initiated by the owner(s) of property, a pre-application conference with the Planning Director is encouraged prior to the filing of a formal specific plan application.

110-117. Preparation and Content of Specific Plans

The initiator shall prepare a draft Specific Plan for review by the city that includes detailed information in the form of text and diagrams, organized in compliance with an outline furnished by the Planning Department and state law (Government Code Section 65451). The following information shall be provided:

a) Proposed Land Uses. The distribution, location, and extent of land uses proposed within the area covered by the Specific Plan, including open space areas;
b) Infrastructure. The proposed distribution, location, extent, and intensity of major components of public and private drainage, energy, sewage, solid waste disposal, circulation, transportation, water, and other essential facilities proposed to be located within the Specific Plan area and needed to support the proposed land uses;
c) Land Use, Development Standards, and Design Guidelines. Standards, criteria, and guidelines by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
d) Implementation Measures. A program of implementation measures, including administration, regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses, infrastructure, and development and conservation standards and criteria;
e) Relationship to General Plan. A discussion of the relationship of the Specific Plan to the objectives, policies, general land uses, and programs of the General Plan; and
f) Additional Information. The Specific Plan shall contain any additional information determined to be necessary by the Planning Director based on the characteristics of the area to be covered by the plan, applicable policies of the General Plan, or any other issue(s) determined by the Director to be significant.

110-118. Filing Processing, and Adoption of Specific Plans

a) Filing and Initial Processing. A draft Specific Plan proposed by a property owner shall be filed with the Planning Department and shall be accompanied by a deposit determined by the Planning Director. A Specific Plan applicant shall be required to pay the full cost of staff, consultant, and attorney time associated with processing and defending the Specific Plan project. A draft plan proposed by an applicant or prepared by the city shall then be processed in the same manner as required for General Plans by state law (Government Code Sections 65350 et seq.), and as provided by this section.
b) Department Evaluation of Completeness. After the receipt of a draft Specific Plan, the Planning Department shall review the draft Specific Plan to determine whether it complies with the provisions of this chapter. If the draft Specific Plan is not in compliance, it shall be returned to the applicant with a written explanation of why it does not comply, and with suggested revisions to ensure compliance. When a draft Specific Plan is returned by the applicant to the Planning Department and the Planning Department determines it is complete and in compliance with this chapter, the plan shall be deemed accepted for processing.
c) Specific Plan Distribution and Review. Once complete, draft Specific Plan application materials shall be circulated to appropriate departments and agencies for review and comment. The Planning Department shall be responsible for requesting feedback and incorporating comments into project

modifications or conditions of approval to ensure conformance with adopted policies, plans, and practices of the City.

d) Environmental Review. The draft Specific Plan shall be subject to environmental review in compliance with the California Environmental Quality Act (CEQA) and current CEQA Guidelines adopted by the City. Where a draft Specific Plan requires an environmental impact report, it shall be prepared in a manner that permits the City and future project-specific applicants to employ the procedures set forth in Government Code section 65457, Public Resources Code section 21083.3, and sections 15182 and 15183 of Title 14 of the California Code of Regulations regarding the requirements under the CEQA for processing additional environmental documents.

e) Public Hearings. A proposed Specific Plan shall be subject to public hearings before both Commission and Council before its adoption as listed below. The City also encourages a minimum of one study session/community workshop with decision-makers and members of the public to introduce the project and solicit feedback in advance of public hearings.

   1. Planning Commission. The hearing shall receive public notice and be conducted in compliance with state law. After the hearing, the Planning Commission shall forward a written recommendation, with appropriate findings to the City Council; and
   2. City Council. Following the hearing at which the Planning Commission makes a recommendation, a public hearing on the Specific Plan shall be scheduled. The hearing shall be noticed and conducted in compliance with state law. After the hearing, the Council shall either adopt the Specific Plan as proposed, adopt the Specific Plan with changes, or deny the Specific Plan, with appropriate findings. Any substantial modifications to the Specific Plan that were not considered by the Planning Commission shall be referred to the Planning Commission for its recommendation. Failure of the Commission to report within forty-five days after the referral, or a longer period set by the City Council, shall be deemed a recommendation for the approval of the changes.

f) Conformance with the General Plan. The Council shall adopt a Specific Plan only if it finds that the proposed plan is consistent with the objectives, policies, general land uses, and programs of the General Plan and other adopted goals and policies of the city.

110-119. Method of Adoption

The Specific Plan document shall be adopted by Resolution and corresponding Ordinance for zoning designation as "Specific Plan (SP) District" on the City's Zoning Map. Adoption of the Resolution and Ordinance shall constitute final action and approval of the amendment. Authorization for construction in accordance with the amendment may only be granted upon effective date of the action.

110-120. Delineation of Specific Plan Areas

On the Zoning Map, a Specific Plan Zoning District shall be delineated in a manner similar to that of any other zoning district except that each SP-zoned area shall also

bear a number or name which distinguishes it from other Specific Plan areas. The assignment of the SP designation and number or name serves to provide a reference to the corresponding Specific Plan document adopted by Resolution of the City Council. If there are unique zoning regulations and standards applicable to the land area, such provisions will be established in the adopted Specific Plan document. Also see Zoning Code Title II, Chapter 35, Article 11 (Specific Plan Land Use Zone).

110-121. Implementation and Amendments

a) Development Within Specific Plan Area. After the adoption of a Specific Plan, a public works project, a tentative map or parcel map, and an amendment to this Zoning Ordinance may be approved or adopted within an area covered by a Specific Plan only if it is first found consistent with the Specific Plan. The City's decision-maker shall conclude that such proposed action is consistent with the adopted Specific Plan if the decision-maker concludes that the proposed action will further the objectives and policies of the Specific Plan and not obstruct their attainment. A proposed action shall be in substantial conformance with the objectives, policies, land uses, programs, and standards in the Specific Plan. A proposed action need not be in perfect conformity with each and every Specific Plan policy or provision, other than those of a mandatory, fundamental, and specific character.

b) Fees. The City Council may impose a Specific Plan fee surcharge on development permits within the Specific Plan area, in compliance with state law (Government Code Section 65456).

c) Amendments. An adopted Specific Plan shall be amended through the same procedure specified by this chapter for the adoption of a Specific Plan. Amendments to an adopted Specific Plan may be proposed by a developer or property owner or initiated by the City, and shall be processed in accordance with City ordinances and subject to the requirements and limitations of any applicable development agreement. All amendments shall be presented in a public hearing before City Council action on that proposal. Generally, the process for amending the Specific Plan is similar to that for amending the City's General Plan, with the difference that there is no limitation on the number of Specific Plan amendments that may be approved in any on year.

TITLE II, CHAPTER 35, ARTICLE 11: (SP) SPECIFIC PLAN LAND USE ZONE

235-205. Purpose and Applicability

The purpose of the Specific Plan (SP) Land Use Zone is to designate unique planning areas within the City for which the City Council has adopted or requires adoption of a separate planning document, a Specific Plan, consistent with the General Plan and state law.

235-206. Specific Plan Delineation

On the Zoning Map, all property within a designated Specific Plan area shall be delineated in a manner similar to that of any other zoning district except that each SP-zoned area shall also bear a number or name which distinguishes it from other Specific Plan areas. The assignment of the SP designation and number or name serves to provide a reference to the corresponding Specific Plan adopted by Resolution of the City Council. If there are unique zoning regulations and standards applicable to the land area, such provisions will be established in the adopted Specific Plan. Specific Plan purposes, content requirements, and procedures are outlined in Title 21, Chapter 21.14 (Specific Plans).

235-207. Allowed Uses

Allowed uses within the Specific Plan area are those listed uses in the Specific Plan.

235-208. Development Standards

Development standards within the Specific Plan area are those standards listed in the adopted Specific Plan.

Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

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

invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Ordinance Supercedes County Code as Adopted by City

California Government Code section 57376 provides that no city ordinance enacted within 120 days of the date of incorporation of a city shall be deemed to supersede any county ordinance unless the city ordinance specifically refers to the county ordinance, and states an intention to supersede it. By this section, the City of Rancho Cordova specifically states its intention for this ordinance to supercede the provisions referenced herein of the County Code as adopted by the City.

Section 7: CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental affects associated with adoption and implementation of the Ordinance would be beneficial in nature.

Section 8: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____

MAYOR

ATTEST:

_____

CITY CLERK

RESOLUTION NO. 68-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPOINTING DAN SKOGLUND TO SERVE AS THE RANCHO CORDOVA REPRESENTATIVE ON THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) AND COUNTY SANITATION DISTRICT 1 (CSD 1) BOARDS OF DIRECTORS

WHEREAS, Health and Safety Code, Section 4730 entitles the City of Rancho Cordova to representation on the Sacramento Regional County Sanitation District Board of Directors and CSD-1 Board of Directors; and

WHEREAS, the Sacramento Regional County Sanitation District and CSD 1 have worked since 1974 with other local agencies to collect and treat wastewater for urbanized parts of Sacramento County, an area covering more than 250 square miles; and

WHEREAS, SRCSD collects (in part, through CSD 1), operates and maintains an extensive wastewater collection and treatment system; and

WHEREAS, an appointment to the SRCSD and CSD 1 Boards of Directors requires a resolution;

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City of Rancho Cordova City Council declares as follows:

The City of Rancho Cordova appoints Dan Skoglund to serve as the City's representative on the Sacramento Regional County Sanitation District and County Sanitation District 1 Boards of Directors.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, California this 17 day of May, 2004 by the following vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian E. Hare
City Clerk

AGENDA ITEM # 6

Memorandum

Date: May 17, 2004

To: Mayor and Council Members

From: Lillian Hare, City Clerk

Subject: **Resolution Authorizing Public Employees' Retirement System (PERS) Service Credit Purchases by an Employee to be Paid by Pre-Tax Payroll Deduction**

RECOMMENDATION:

Adopt Resolution 61-2004 authorizing PERS service Credit purchases by an employee of the City to be paid by pre-tax payroll deduction.

BACKGROUND:

On April 15, 2004, the City of Rancho Cordova entered into a formal contract with the Public Employees' Retirement System. As a housekeeping measure related to the City's becoming a CalPERS employer, staff has learned of an opportunity to allow employees the ability to purchase service credit with pre-tax dollars. The ability to utilize pre-tax dollars to purchase service credit is a benefit to the City's employees and within state and IRS rules. CalPERS has confirmed that there is no fiscal impact to the City in allowing this practice.

By a local agency filing a resolution specifically for service credit purchases with CalPERS, employers are allowed to extend the "pick-up" of member contributions under Internal Revenue Code (IRC) 414 (h)(2). Individual employers who opt to participate in this "pickup" program will be able to provide to their employees, who also opt to participate, with the benefit of deferring income tax liability on member service credit purchases. Once the attached resolution is passed, any interested employee would have the option to participate in the pre-tax payroll deduction plan. The deductions are considered member contributions and are subject to income taxes when received by the member as either a retirement benefit or refund.

FISCAL IMPACT

There is no fiscal impact to the City. All contributions are taken through payroll deductions directly from the employee's salary.

Attachment: Resolution 61-2004

AGENDA ITEM # 7

RESOLUTION NO. 61-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING AUTHORIZING A PRE-TAX PAYROLL DEDUCATION PLAN FOR SERVICE CREDIT PURCHASES

WHEREAS, the City of Rancho Cordova has the authority to implement the provisions of section 414(h)(2) of the Internal Revenue Code (IRC); and

WHEREAS, the Board of Administration of the Public Employees' Retirement System adopted its resolution re section 414(h)(2) IRC on September 18, 1985; and

WHEREAS, the Internal Revenue Service has stated in December 1985, that the implementation of the provisions of section 414(h)(2) IRC pursuant to the Resolution of the Board of Administration would satisfy the legal requirements of section 414(h)(2) IRC; and

WHEREAS, the City of Rancho Cordova has determined that even though the implementation of the provisions of section 414(h)(2) IRC is not required by law, the tax benefit offered by section 414(h)(2) IRC should be provided to its employees who are members of the Public Employees' Retirement System:

NOW, THEREFORE, BE IT RESOLVED:

I. That the City of Rancho Cordova will implement the provisions of section 414(h)(2) Internal Revenue Code by making employee contributions pursuant to California Government Code section 20691 to the Public Employees' Retirement System on behalf of its employees who are members of the Public Employees Retirement System. "Employee contributions" shall mean those contributions to the Public Employees' Retirement System which are deducted from the salary of employees and are credited to individual employee's accounts pursuant to California Government Code section 20691.

II. That the contributions made by the City of Rancho Cordova to the Public Employees' Retirement System, although designated as employee contributions, are being paid by the City of Rancho Cordova in lieu of contributions by the employees who are members of the Public Employees' Retirement System.

III. That employees shall not have the option of choosing to receive the contributed amounts directly instead of having them paid by the City of Rancho Cordova to the Public Employees' Retirement System.

IV. That the City of Rancho Cordova shall pay to the Public Employees' Retirement System the contributions designated as employee contributions from the same source of funds as used in paying salary.

V. That the amount of the contributions designated as employee contributions and paid by the City of Rancho Cordova to the Public Employees' Retirement System on behalf of an employee shall be the entire contribution required of the employee by the Public Employees' Retirement Law (California Government Code sections 20000, et seq.).

VI. That the contributions designated as employee contributions made by the City of Rancho Cordova to the Public Employees' Retirement System shall be treated for all purposes, other than taxation, in the same way that member contributions are treated by the Public Employees' Retirement System.

PASSED AND ADOPTED THIS 17TH day of May, 2004, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

Memorandum

Date: May 17, 2004

To: Mayor and Council Members

From: Lillian Hare, City Clerk

Subject: **Calling the November 2, 2004 General Municipal Election**

RECOMMENDATION:

Adopt Resolution 66-2004 calling the November 2, 2004 General Municipal Election, requesting the Board of Supervisors of Sacramento County to consolidate the General Municipal Election with the Statewide General Election.

BACKGROUND:

The City's General Municipal Election will be held on November 2, 2004. Pursuant to Elections Code Section 10403, the City will file the attached resolution with the County of Sacramento requesting consolidation of the election and setting forth the offices to be voted upon at the election. The City will also request election services from the County. The adopted resolution must be received by Sacramento County Voter Registration and Elections by June 2, 2004.

The filing period for nomination papers and candidate's statement for the November 2 General Municipal Election will be July 12 through August 6.

FISCAL IMPACT

Based on the estimates received from the County regarding election costs, $21,000 has been budgeted for the November 2, 2004 General Municipal Election.

Attachment: Resolution 66-2004

AGENDA ITEM # 8

RESOLUTION NO. 66-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CALLING THE NOVEMBER 2, 2004 GENERAL MUNICIPAL ELECTION

WHEREAS, an election will be held within the City of on November 2, 2004, for the purpose of electing three members of the City Council; and

WHEREAS, a statewide general election will be held within the County of Sacramento on the same day; and

WHEREAS, Elections Code § I 0403 requires jurisdictions to file with the Board of Supervisors, and a copy with the Registrar of Voters, a resolution requesting consolidation with a statewide election.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova requests the Board of Supervisors of Sacramento County to consolidate the regularly scheduled General Municipal Election with the statewide general election to be held on November 2, 2004; and

BE IT FURTHER RESOLVED, that the City of Rancho Cordova is to pay for the publication of the candidate's statement, pursuant to Elections Code §13307. The limitation on the number of words that a candidate may use in his/her candidate's statement is 200 words; and the City of Rancho Cordova chooses to adopt the policy for Candidate's Statement preparation as described in the County of Sacramento's Candidates Guide under the heading of "Candidate's Statement"; and

BE IT FURTHER RESOLVED, that the City of Rancho Cordova agrees to reimburse the Registrar of Voters for actual costs accrued for each election, such costs to be calculated by the proration method set forth in the County's current Election Cost to Allocation Procedures on the basis of the amount of services provided to the City of Rancho Cordova.

PASSED AND ADOPTED THIS 17TH day of May, 2004, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

Staff Report

Date: May 17, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: Election Concerning the Establishment of a Special Tax for Police Protection Services for Special Tax Area Zone 4 (Quick Fit Tire Subdivision, RC 03-055)

RECOMMENDATION

Staff recommends announcing the results of the election concerning the Establishment of a Special Tax for Police Services for Special Tax Area Zone 4 (Quick Fit Tire).

DISCUSSION

On July 1, 2003, the City Council approved Resolution 30-2003, which created the Rancho Cordova Special Police Tax Area and announced the City's intention to impose a police services tax on new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax. Finally, in order to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City.

Pending Elections

On May 3, 2004, the Council adopted Resolution No. 60-2004 creating Zone 4 of the Rancho Cordova Special Tax Area. Zone 4 includes the Quick Fit Tire subdivision. On May 3, 2004, the Council introduced Urgency Ordinance 23-2004 authorizing the levy of a special police services protection tax on improved parcels of real property within Zone 4. Adoption of the Ordinance as an urgency measure was deemed necessary for the immediate preservation of the public peace, health and safety.

Ballots were mailed out to property owners following the May 3 meeting and were to be returned to the City no later than May 17, 2004. The ballot will be tabulated and the result will be announced by the City Clerk at this City Council meeting.

The Council should now announce the result of the elections. If the tax in each election has been approved by at least two-thirds of the property owners voting, the tax will go into effect on July 1, 2004.

AGENDA ITEM # 9

D & S Development, Inc.
10115 Folsom Blvd.
Rancho Cordova, CA 95670

IMPORTANT OFFICIAL PROPERTY OWNER SPECIAL TAX BALLOT
(Elections Code §4000)

RANCHO CORDOVA SPECIAL POLICE TAX AREA ZONE 4
QUICK FIT TIRE SUBDIVISION
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted an ordinance at its May 3, 2004 City Council meeting establishing a special tax for police services subject to landowner-voter confirmation to be imposed upon new development within the Quick Fit Tire subdivision. Pursuant to state law, the affected property owners must now vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the proposed Rancho Cordova Special Police Tax Area Zone 4, City of Rancho Cordova, County of Sacramento, State of California. Please advise the City Clerk, at (916) 942-0255, if the name set forth below is incorrect or if you are no longer the owner of these parcels. This special tax ballot may be used to express either support for, or opposition to, the proposed special tax. In order to be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

Mail Delivery: If by mail, place ballot in the return envelope provided, and mail no later than May 10, 2004, one calendar week prior to the May 17, 2004 date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

Personal Delivery: If in person, deliver to the City Clerk at any time up to 5:00 p.m. on May 17, 2004, at the Clerk's office at 3121 Gold Canal, Rancho Cordova, CA 95670, (916) 942-0255.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on May 17, 2004.

Although you may otherwise have the right to change your vote prior to the election date, you are hereby being asked to knowingly and voluntarily waive this right in the instant situation. After the ballot has been received by the City Clerk, owner shall no longer be able to alter owner's vote prior to May 17, 2004, the election date. Further, this waiver shall be requested of any subsequent owner of the property prior to May 17, 2004. Because the property owner has entered into a contract with Quick Fit Tire, Inc., and the property may transfer to the new owner prior to May 17, 2004, the proposed new owner of the property is

MAY 05 2004 4:36 PM FR MEYERS NAVE 510 444 1663 TO 0392#841#3022#19 P.02
MAY 05 2004 2:53 PM FR MEYERS NAVE 510 444 1663 TO 0392#841#3022#19 P.02

also being asked to waive any and all legal right to protest the ballot cast by the current property owner regarding this election matter.

Property owner's waiver:

I understand that this is a ballot for election and that I have a legal right, before the election date of May 17, 2004, to change my vote after my ballot is cast, and I knowingly and voluntarily waive this right, and I agree not to change my vote before the election has been held, and, up to and following the election, I will continue to support such election.

D&S Development, Inc.

Name: Steve Lebastchi
Title: SECRETARY

Name: David Miry
Title: PRESIDENT

Waiver of likely future property owner:

I understand that this is a ballot for election and that, as the eventual owner of the property subject to this election, I may have a legal right, before the election date of May 17, 2004, to contest this election and any ballot cast in connection with the election, and I knowingly and voluntarily waive this right, and I agree not to contest the election that is the subject of this ballot.

Quick Fit Tire, Inc.

Name: Waseen Anjun
Title: owner

Very truly yours,

Lillian Hare
City Clerk

MAY 05 2004 4:36 PM FR MEYERS NAVE 510 444 1663 TO 0392#841#3022#19 P.03
MAY 05 2004 2:53 PM FR MEYERS NAVE 510 444 1663 TO 0392#841#3022#19 P.03

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT (ELECTIONS CODE §4000)

Name & Address of Property Owner	Assessor's Parcel Number
D & S Development, Inc. 10115 Folsom Blvd. Rancho Cordova, CA 95670	075-0033-014

RANCHO CORDOVA SPECIAL POLICE TAX AREA ZONE 4
QUICK FIT TIRE SUBDIVISION
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SPECIAL TAX BALLOT MEASURE

Shall Ordinance No. __-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 4 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?

YES X NO ____

Date: May 5, 2004

Owner Signature: D & S Development, Inc.

Name: STEVE LEBASTCHI
Title: SECRETARY

Name: DAVID-MINN
Title: PRESIDENT

Memorandum

Agenda date: May 17, 2004
Consent item

TO: Honorable City Council

FROM: Cyrus Abhar, Public Works Director CEA

SUBJECT: **APPROVAL OF PARCEL MAP, SUBDIVISION NO. RC-03-055 QUICK FIT TIRE**

BACKGROUND:

Submitted herewith for approval is Parcel Map Subdivision No. RC-03-055 being a portion of Parcel 1 and Parcel 2 of the Parcel Map filed in Book 9 of Parcel Maps at Page 25 and a portion of "Crites No. 1" filed in Book 1 of Maps, Map No. 2, located on the north side of Folsom Boulevard approximately 160 feet east of West La Loma Drive.

DISCUSSION:

The map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. The Rancho Cordova Planning Commission approved the Tentative Parcel Map on February 26, 2004.

Roads and easements are offered for dedication and all the conditions of approval for the Tentative Parcel Map have been met.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2004 - 2005 tax estimate and supplemental taxes have been secured with the Sacramento County Auditor.

RECOMMENDATION:

The Public Works Department recommends the City Council approve this parcel map.

CEA

Attachments:
Tax Paid Letter
Tax Estimate Letter
Tax Security

AGENDA ITEM # 10

Sacramento County
Office of the Assessor
Kenneth D. Stieger, Assessor
Kathleen Kelleher, Assistant Assessor

Appraisal Support
3701 Power Inn Road, Suite 3000
Sacramento, CA 95826-4329

www.saccounty.net/assessor

Tax Estimate

(Estimate void after 60 Days or January 1st, whichever comes first) **Date:** 04/20/04

Reference #: 03-418

Requestor Chicago Title Telephone: (916) 783-6220

Parcel/Subdivision Name Parcel Map Subdivision No. RC-03-055 Request Received on: 04/12/04

I Kenneth D. Stieger, Assessor, hereby estimate the Sacramento County property taxes, now a lien but not yet due and payable, for the parcels listed below to be as follows:

Main Roll Taxes ☐ No Estimate Required Year 2004/2005

Parcel Number	%	Est. Value	Dir. Levy Spec. Assmt.	Annual Security Required
075-0033-014-0000	100	254,357	72	$3,506.00
				$
				$
				$
				$
(See reverse side for additional information)			TOTAL (Both Sides)	$3,506.00

Formerly Parcel(s) _____

Supplemental Taxes

☒ No Estimate Required

☐ For Change in Ownership _____ Book and Page

☐ For Completed New Construction _____ Date

Parcel Number	Roll Year	%	Est. Value	Supplemental Security Required
				$
				$
				$
(See reverse side for additional information)			TOTAL (Both Sides)	$

If you have any questions concerning this form, please call the Customer Service Unit at (916) 875-0700, or you may come to 3701 Power Inn Road, Suite 3000 for additional information.

Kenneth D. Stieger, Assessor

By _____ Customer Service Unit

RECORDING REQUESTED BY:

Chicago Title Co.

WHEN RECORDED MAIL TO:

Name Sandy Miller

Street Address 6720 Madison Ave Ste. 7

City, State, Zip Fair Oaks, CA 95628

==========

CERTIFICATE OF OFFICIAL REDEEMING OFFICER,
TAX COLLECTOR OF THE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
FOR

ASSESSOR PARCEL NUMBER(S)

075-0033-014-0000 Paid through tax year: 2003-2004

I, Mark Norris, hereby certify that I am the Tax Collector of the County of Sacramento, State of California; and that I am the official computing redemption officer of said County of Sacramento.

Pursuant to Government Code §66492, I hereby further certify that according to the records of this office, there are no liens against the parcel(s) of real property contained in that certain proposed subdivision situated in the County of Sacramento, State of California, for unpaid state, county, municipal, or local taxes, or special assessments collected as taxes on the Sacramento County secured tax rolls, **except taxes or special assessments not yet payable.**

This 22nd day of April, 2004.

MARK NORRIS, Tax Collector
County of Sacramento, State of California

BY: Lori Rucker
Deputy

NAME OF PROPERTY OWNER AT TIME OF CERTIFICATE FILING:
(To be completed by applicant)

D+S Partnership, a General Partnership

RECEIPT—ESTIMATED TAXES
PUBLIC WORKS AGENCY
Land Division Site Improvement Review

		Date:	4/22/2004
Received From:	D&S Development		
Address:	10115 Folsom Blvd. Rancho Cordova, CA 95670		
		Total:	$3506.00
Cash:	Check No.	3461	

Signature: _____

Description: 2004/2005 TAX ESTIMATE FOR APN 075-0033-014; TPM# 11225

Line	Business Area	Cost Center	GL ACCT
20000	079A	0790762	05500000

County of Sacramento
Accounting & Fiscal Services

*** Customer Receipt ***

Receipt #: 12004000000000009303

Transaction Date / Time: 4/22/2004 9:17:56AM

Case #:	AFS2004-10422
Fee Type	Fee Amount
Estimated Taxes	3,506.00
Total : Check	$3,506.00
Bank #:	90-4290
Check #/Acct#:	3461
Received:	By Mail
Confirm No:	
Amount Tendered:	$3,506.00

Staff Report

Date: May 17, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney
Cyrus Abhar, Public Works Director

Subject: Adoption of Resolutions approving the execution of agreements between the City and Sacramento County regarding County Service Area (CSA) No. 1 (Street Light and Highway Safety Light Maintenance and Operations Services) and No. 10 (Transportation-Related Services), and consenting to the formation of Benefit Zone No. 2 within CSA 10 (for inclusion of Sunridge Specific Plan Area within CSA 10).

RECOMMENDATION

1. Adopt Resolution No. 69-2004 authorizing the City Manager to enter into an Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the County of Sacramento and the City of Rancho Cordova, pertaining to CSA 1, substantially in the form of Attachment 3.

2. Adopt Resolution No. 70-2004 authorizing the City Manager to enter into an Agreement for Transportation-Related Services between the County of Sacramento and the City of Rancho Cordova, pertaining to CSA 10, substantially in the form of Attachment 4, and approving the formation of Benefit Zone No. 2 of CSA 10, for the purpose of extending CSA 10 to the Sunridge Specific Plan area.

PROJECT DESCRIPTION

Adopting the two resolutions described above would allow the City to continue to receive street light and highway safety light and transportation-related services from the County. The Sacramento Local Agency Formation Commission ("LAFCO") allowed the City to remain in CSAs 1 and 10 for one year after its incorporation. If the City wishes to remain in CSAs 1 and 10 on and after July 1, 2004 and continue to receive services provided by the County therein, the City must have maintenance and operations agreements in place by such date.

DISCUSSION

On September 3, 1986, LAFCO approved a proposal for the formation of CSA 1 for the purpose of providing a financing mechanism to support community needs for street and highway safety lighting services, "including the acquisition, construction,

AGENDA ITEM # 11

replacement, maintenance and repair of a street or highway lighting system, including land, easements and rights-of-way."

On April 2, 2003, LAFCO approved the formation of CSA 10 for the purpose of providing various extended transportation-related services, including shuttle transit and trip reduction activities. Benefit Zone No. 1 of CSA 10 was established by the County on May 21, 2003, for the purpose of delivering such services to the Villages of Zinfandel, in accordance with the Zinfandel Special Planning Area, for the purpose of reducing total vehicle trips that would be generated by the new urban growth area. On July 17, 2002, the County approved the Sunridge Specific Plan (now within the boundaries of the City) and required it (pursuant to Ordinance No. SZC-2002-001) and agreed to participate in a County Service Area or equivalent financing mechanism for the purpose of funding various transportation demand management strategies. The Sunrise Douglas Property Owners Association has asked the County to create a benefit zone of CSA 10 to provide extended transportation services for the Sunridge Specific Plan area, which area was included within CSA 10 in 2003.

The LAFCO resolution on the City's incorporation (i.e., LAFCO Resolution No. LAFC 1243) waived certain provisions of the Government Code and allowed the City of Rancho Cordova to remain in CSAs 1 and 10 after July 1, 2004, provided that the City and County execute maintenance and operations agreements by and between the City and County for the services covered by CSAs 1 and 10. LAFCO made findings pursuant to Government Code Section 56375(n) that the application of Government Code Section 25210.90 to automatically detach CSA Nos. 1 and 10 from the City upon its incorporation would deprive the City of services needed to ensure the health, safety or welfare of its residents, and made further findings, in accordance with the Government Code, that the continuation of the CSAs within the City would not affect the ability of the City to provide any service.

In addition to LAFCO's requirement, the County (in Resolution 2004-0153) requires a Resolution of Consent by the City prior to July 1, 2004 for the Sunridge Specific Plan area to remain within CSA 10. That Resolution authorizes the Board's Chair to execute an "Agreement for Advanced Funding and Reimbursement of Sacramento County Public Works Costs Pertaining to Establishment of Benefit Zone No. 2 of County Service Area No. 10 to Comply with the Sunridge Specific Plan's Approved Conditions", which establishes the budget and terms of payment regarding planning and implementation of CSA 10 Benefit Zone No. 2.

ANALYSIS

County Service Area No. 1 Agreement

The draft Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the County of Sacramento and the City of Rancho Cordova ("draft CSA 1 Agreement"), attached hereto as Attachment 3, describes the rights and obligations of the County and City with respect to the street light and highway safety light services described in Exhibit A to the draft Agreement. The City

Attorney's Office and Public Works Department have reviewed the draft CSA 1 Agreement and provide the following summary of its key provisions.

CSA1 provides funding for all Street and Highway Safety Lighting services in the unincorporated area of the County, plus the cities of Citrus Heights, Elk Grove, and Rancho Cordova, including the following activities:

- Maintenance, repair and replacement of street light poles and fixtures;
- Electrical conduit and pullbox repair and replacement due to damage by construction and weather;
- Service-can maintenance, repair and replacement including painting, replacing worn out electrical components and repairing damage due to accidents, vandalism and weather;
- Payment of the electrical bill for the existing street lighting system;
- Responding to citizens and Board members' inquiries and complaints regarding street lighting. Resolving complaints may require an engineering study and possible project;
- Remedial projects for major repairs or upgrading of facilities;
- Installation of highway safety street lights for highway safety purposes only along major streets at intersections. These safety lights are normally installed by Sacramento Municipal Utility District ("SMUD"), if they meet SMUD's strict criteria for installation. They are installed on SMUD facilities and maintained by SMUD, but are paid for by CSA1;
- Street light inventory database, pole numbering and mapping to establish the number of street lights that must be maintained, as well as the condition and location of these street lights, as part of an effective maintenance program; and
- Acquisition of land, easements and rights-of-way necessary to maintain the street and highway safety lighting system.

Maintenance services financed by CSA1 are provided by personnel from the Department of Transportation of the Sacramento County Municipal Services Agency, private contractors, and SMUD. Program management and engineering services for CSA1 are provided jointly by personnel from the City of Rancho Cordova Public Works Department and the Sacramento County Department of Transportation. A copy of the Engineer's Report that provides a summary of operating requirements and service charges is attached hereto as Attachment 5.

The following are the current service charges levied for CSA1:

1.	Street Light Service Charge (Residential)	$15.32 per parcel
2.	Street Light Service Charge (Non-Residential)	$0.2519 per front foot
3.	Highway Safety Light Service Charge	$2.56 per parcel

Staff believes it is necessary and desirable for the City to agree to the County's continued provision of street and highway safety light services, to areas within the City's boundaries for fiscal year 2004/2005 because it will provide an opportunity for the City to benefit from the systems currently in place and avoid the costly duplication of many activities that will be necessary for the operation and maintenance of existing street lights in the City. Additionally, the City currently has a contract in place with the County for the development plan review and construction inspection services. The continuation of street and highway safety light services will create a seamless process for street light plan review, power supply, inspection, electrical service hook-up, and acceptance of new street lights in the City.

County Service Area No. 10 Agreement

The draft Agreement for Transportation-Related Services between the County of Sacramento and the City of Rancho Cordova (the "draft CSA 10 Agreement"), attached hereto as Attachment 4, describes the rights and obligations of the County and City with respect to the transportation services described in Exhibit A to the draft Agreement. The City Attorney's Office and Public Works Department reviewed the draft CSA 10 Agreement and provide the following summary of its key provisions.

The services included in the Benefit Zone No. 1 of CSA 10 are unique to the Villages of Zinfandel area and include extended transportation-related services including transit shuttle services as required and other supplemental transportation services for trip reduction, which may include the following:

- Transit Shuttle;
- Guaranteed Ride Home;
- Transit Subsidies;
- Transportation Plans for employers and/or resident groups;
- Education Programs;
- Infrastructure Support;
- Transportation Coordinator Training and Support; and
- Bicycle and Alternative Fuel Vehicle Incentives.

The proposed services to be funded in Fiscal Year 2004-05 by Benefit Zone No. 1 of CSA 10 include services that will be provided by contract consultant(s). The services to be provided by the contract consultant(s) include a baseline study for future trip reduction measurements and proposal and implementation of trip reduction strategies at an estimated cost of $33,789. Administrative costs of City and County staffs will also be funded. The services to be provided by the County staff include associated administration and preparation of the Engineer's Report for Fiscal Year 2004-05, placement of the levies on the tax bill, collection of service charges, and preparation/management of contract(s) with consultant(s). These services are estimated to cost $24,700 and will be coordinated with the City's Public Works staff.

Staff believes it is necessary and desirable for the City to continue to allow the County to provide the transportation-related services described in the draft CSA 10 Agreement for Villages of Zinfandel for fiscal year 2004/2005, to ensure continuity of service. However, Public Works and City Attorney staff will evaluate options available for transfer of CSA10 to the City and will provide a recommendation to the City Council by December 2004.

Prior to the proposed levy of service charges for Fiscal Year 2004/05 with respect to CSA 10 Benefit Zone No. 1, the County Board of Supervisors is expected to adopt an ordinance establishing service charge allocation formulas and the procedure to collect the CSA 10 Benefit Zone No. 1 service charges on the property tax roll. A copy of the draft ordinance is attached hereto as Attachment 6. (The Annual Report summarizing operating requirements and service charges for fiscal year 2004-05 for CSA 10 Benefit Zone No. 1, on which the draft ordinance is based, is attached hereto as Attachment 7.) It is Staff's expectation that a similar ordinance and report will be prepared with respect to CSA 10 Benefit Zone No. 2.

Benefit Zone No. 2 of CSA 10

The City's consent to the formation of Benefit Zone No. 2 of CSA 10, for the purpose of providing extended transportation services for the Sunridge Specific Plan area, would ensure the continued inclusion within CSA 10 of the Sunridge Specific Plan area, and is necessary to comply with the requirements of LAFCO and the County. A draft copy of the Engineer's Report summarizing the proposed services, budget and method of apportionment for CSA 10 Benefit Zone No. 2, is attached hereto as Attachment 8.

RECOMMENDED MOTION

"I move that the City Council adopt the attached resolutions (1) authorizing the City Manager to enter into an Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the County of Sacramento and the City of Rancho Cordova, and (2) authorizing the City Manager to enter into an Agreement for Transportation-Related Services between the County and the City, and approving the formation of Benefit Zone No. 2 of CSA 10, for the purpose of extending CSA 10 to the Sunridge Specific Plan area."

ATTACHMENTS

1. Resolution No. 69-2004 authorizing the City Manager to enter into an Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the County of Sacramento and the City of Rancho Cordova, pertaining to CSA 1.

2. Resolution No. 70-2004 authorizing the City Manager to enter into an Agreement for Transportation-Related Services between the County of Sacramento and the City of Rancho Cordova, pertaining to CSA 10, and approving the formation of Benefit Zone No. 2 of CSA 10, for the purpose of extending CSA 10 to the Sunridge Specific Plan area.

3. Draft Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the County of Sacramento and the City of Rancho Cordova

4. Draft Agreement for Transportation-Related Services between the County of Sacramento and the City of Rancho Cordova

5. Engineer's Report : A Summary of Operating Requirements and Service Charges for County Service Area No. 1 for Fiscal Year 2004-05, prepared by County of Sacramento Municipal Services Agency.

6. Draft Ordinance by County of Sacramento Providing a Procedure for Collection of Service Charges for Certain Miscellaneous Extended Services within County Service Area No. 10 Benefit Zone No. 1

7. Annual Report: A Summary of Operating Requirements and Service Charges for County Service Area No. 10, Benefit Zone No.1 for Fiscal Year 2004-05 dated April 20, 2004 prepared by County of Sacramento Municipal Services Agency.

8. Draft Engineer's Report: Service Area No. 10, Benefit Zone No. 2, dated May 4, 2004, prepared by County of Sacramento.

690617_2

ATTACHMENT 1

RESOLUTION NO. 69 - 2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR STREET LIGHT AND HIGHWAY SAFETY LIGHT MAINTENANCE AND OPERATIONS SERVICES BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

WHEREAS, on September 3, 1986, by Resolution No. LAFC 937, the Sacramento Local Agency Formation Commission ("LAFCO") approved a proposal for the formation of County Service Area 1 ("CSA 1") for the purpose of providing a financing mechanism to support community needs for street and highway safety lighting services, "including the acquisition, construction, replacement, maintenance and repair of a street or highway lighting system, including land, easements and rights-of-way;" and

WHEREAS, LAFCO made findings pursuant to Government Code Section 56375(n), in LAFCO Resolution No. LAFC 1243, dated May 22, 2002, that the application of Government Code Section 25210.90 to automatically detach CSA Nos. 1 and 10 from the City would deprive the City of services needed to ensure the health, safety or welfare of its residents, and made further findings, in accordance with the Government Code, that the continuation of the CSAs within the City would not affect the ability of the City to provide any service; and

WHEREAS, LAFCO Resolution No. LAFC 1243 conditioned the City's continued participation in CSA Nos. 1 and 10 after its first full year of incorporation (i.e., after June 30, 2004) upon the payment of charges and the execution of maintenance and operations agreements by and between the City and County; and

WHEREAS, the City Council has duly considered the advisability and necessity of remaining in CSA 1 in the County, which provides street light and highway safety light maintenance and operations services, and has duly considered the advisability and necessity of entering into an agreement with the County to provides such services; and

WHEREAS, the City Council has considered the draft Agreement for Street Light and Highway Safety Light Maintenance and Operations Services between the City and County of Sacramento County (the "draft Agreement"), attached hereto as Attachment 1; and

WHEREAS, the City Council is fully advised in this matter.

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. It is necessary and desirable for the City to continue to allow the County to provide street and highway safety light services to areas within the City's boundaries.

Section 3. It is the intention of the City Council to enter into an agreement with the County for the maintenance and operation of street lights and for highway safety lights within those portions of CSA 1 within the boundaries of the City, in fulfillment of the condition imposed by LAFCO for the City's continued participation in CSA 1.

Section 4. The City hereby approves, and authorizes and directs the City Manager to sign an agreement substantially in the form of, the draft CSA 1 Agreement, attached hereto as Attachment 1.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
City Manager of the City of Rancho Cordova

ATTEST:

_____
City Clerk of the City of Rancho Cordova

ATTACHMENT 2

RESOLUTION NO. 70 - 2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND CITY OF RANCHO CORDOVA FOR TRANSPORTATION-RELATED SERVICES AND CONSENTING TO THE FORMATION OF BENEFIT ZONE NO. 2 OF COUNTY SERVICE AREA NO. 10 TO PROVIDE SUCH SERVICES TO THE SUNRIDGE SPECIFIC PLAN AREA

WHEREAS, on July 17, 2002, the Sacramento County (the "County") Board of Supervisors ("Board") approved the Sunridge Specific Plan, located within the City of Rancho Cordova (the "City") and adopted Ordinance No. SZC-2002-001, requiring the Sunridge Specific Plan Area to participate in a County Service Area or equivalent financing mechanism for the purpose of funding various transportation demand management strategies; and

WHEREAS, on April 2, 2003, the Sacramento Local Agency Formation Commission ("LAFCO") adopted Resolution No. LAFC 1255 approving the formation of County Service Area No. 10 ("CSA 10") for the purpose of providing various extended transportation services, including shuttle transit and trip reduction activities; and

WHEREAS, on May 21, 2003, the County formed CSA 10 for the purpose of providing specified miscellaneous extended transportation-related services to accomplish adopted trip reduction goals and established Benefit Zone No. 1 of CSA 10, for the purpose of delivering such services to the Villages of Zinfandel, in accordance with the Zinfandel Special Planning Area for the purpose of reducing total vehicle trips that would be generated by the new urban growth area; and

WHEREAS, the majority of the territory within CSA 10 is within the boundaries of the City, encompassing three development areas--the Zinfandel Special Planning Area, the Sunridge Specific Plan Area, in its entirety, and the Mather Special Planning Area; and

WHEREAS, the Sunrise Douglas Property Owners Association has requested the County to create a benefit zone of CSA 10 to provide extended transportation services for the Sunridge Specific Plan area; and

WHEREAS, the County has required (in Resolution 2004-0153) a resolution of consent by the City prior to July 1, 2004, for the Sunridge Specific Plan area to remain within CSA 10; and

WHEREAS, on February 10, 2004, the County adopted Resolution No. 2004-0153 authorizing its Chair to execute an agreement entitled "Agreement for Advanced Funding and Reimbursement of Sacramento County Public Works Costs Pertaining to Establishment of Benefit Zone No. 2 of County Service Area No. 10 to Comply with the Sunridge Specific Plan's Approved Conditions", which establishes the budget and terms of payment regarding planning and implementation of CSA 10 Benefit Zone No. 2; and

WHEREAS, LAFCO made findings pursuant to Government Code Section 56375(n), in LAFCO Resolution No. LAFC 1243, dated May 22, 2002, that the application of Government Code Section 25210.90 to automatically detach CSA Nos. 1 and 10 from the City would deprive the City of services needed to ensure the health, safety or welfare of its residents, and made further findings, in accordance with the Government Code, that the continuation of the CSAs within the City would not affect the ability of the City to provide any service; and

WHEREAS, LAFCO Resolution No. LAFC 1243 conditioned the City's continued participation in CSA Nos. 1 and 10 after its first full year of incorporation (i.e., after June 30, 2004) upon the payment of charges and the execution of maintenance and operations agreements by and between the City and County; and

WHEREAS, the City Council has duly considered the advisability and necessity of remaining in CSA 10 in the County, which provides extended transportation services for areas within City boundaries, and has duly considered the advisability and necessity of entering into an agreement with the County to provide such services; and

WHEREAS, the City Council has considered the draft Agreement for Transportation-Related Services between the County of Sacramento and the City of Rancho Cordova (the "draft CSA 10 Agreement"), attached hereto as Attachment 1; and

WHEREAS, the City Council is fully advised in this matter.

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. It is necessary and desirable for the City to continue to allow the County to provide transportation-related services to areas within the City's boundaries.

Section 3. It is the intention of the City Council to enter into an agreement with the County for transportation-related services within those portions of CSA 10 within the boundaries of the City, in fulfillment of the condition imposed in LAFCO Resolution No. LAFC 1243 for the City's continued participation in a county service area for the provision of transportation services (i.e., CSA 10).

Section 4. The City hereby approves, and authorizes and directs the City Manager to sign an agreement substantially in the form of, the draft CSA 10 Agreement, attached hereto as Attachment 1.

Section 5. The City hereby consents to the formation of Benefit Zone No. 2 of CSA 10, for the purpose of providing extended transportation services for the Sunridge Specific Plan area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this ____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
City Manager of the City of Rancho Cordova

ATTEST:

_____
City Clerk of the City of Rancho Cordova

AGREEMENT FOR STREET LIGHT AND HIGHWAY SAFETY LIGHT MAINTENANCE AND OPERATIONS SERVICES BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

This Agreement is made and entered into this _____ day of _____ 2004, by and between the County of Sacramento, a political subdivision of the State of California ("County"), and the City of Rancho Cordova, a municipal corporation organized and existing under the laws of the State of California ("City").

RECITALS:

WHEREAS, County Service Area 1 ("CSA1") provides a mechanism for assessing benefiting properties, and for the maintenance and operation of street lights and highway safety lights in the unincorporated area of the County, and the City of Rancho Cordova; and

WHEREAS, the Local Agency Formation Commission Resolution No. LAFC 1243 Resolution of the Sacramento Local Agency Formation Commission Making Determinations for the Approval of the Incorporation of Rancho Cordova, California (12-97) dated May 22, 2003, waives the provisions of Government Code Section 25210.90 pursuant to Section 56375(p) and requires the City to provide street light and highway safety light maintenance as of the date of incorporation, and to consider contracting with the County for these services; and

WHEREAS, the City and County must coordinate activities, including but not limited to improvement standards and construction specification adoption, development plan review, permit issuance, construction inspection, and improvement acceptance, so that new street light and highway safety light equipment installed within the City is compatible with County

equipment, and so that existing and newly installed street light and highway safety light equipment can be operated and maintained by County, and;

WHEREAS, County desires to provide such services under the terms and conditions hereinafter set forth;

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

1. Incorporation of Recitals

The foregoing recitals are hereby incorporated by references.

2. Scope of Services

a) County shall perform the activities specified in the County column of the Coordination of Street Light and Highway Safety Light Installation, Maintenance, and Operation Activities Between Sacramento County and City of Rancho Cordova, which is attached hereto and incorporated herein as Exhibit "A".

b) City shall perform the activities specified in the City column of Coordination of Street Light and Highway Safety Light Installation, Maintenance, and Operation Activities Between Sacramento County and City of Rancho Cordova, which is attached hereto and incorporated herein as Exhibit "A".

3. Service Levels

The service levels for County activities are described in the Street Light and Highway Safety Light Maintenance and Operation Activities - Target Service Levels, which is attached hereto and incorporated herein as Exhibit "B". Time periods will not commence until County receives

notice via phone, Fax, letter, or Underground Service Alert ("USA") notice. Failure to conform to the Target Service Levels shall not be a default of this Agreement.

4. Labor, Equipment and Supplies

a) CSA1 will fund, and the County will furnish, all necessary labor, supervision, equipment, communications facilities, and supplies necessary to perform County activities as outlined in Exhibit "A".

b) The City shall fund (through sources other than CSA1 funds) and furnish all necessary labor, supervision, equipment, communications facilities, and supplies necessary to perform City activities outlined in Exhibit "A". City will be responsible for supplying any special supplies, stationery, notices, forms or similar items that it requires to be issued with the City logo. All such items shall be approved by the Administrator of the Public Works Agency of the County ("Administrator") and shall be provided at the City's sole cost and expense.

5. New Street Light and Highway Safety Light Facilities

a) CSA1 will not fund the installation of new street light and highway safety light systems and equipment in developing areas, or in existing developments, except as outlined in 5 (b) herein.

b) CSA1 may fund the design, construction, and inspection of maintenance projects utilized to install street light and highway safety light equipment which is to replace existing street light and highway safety light equipment that can no longer be maintained due to lack of parts, maintenance inefficiencies, or which has reached the end of its service life.

c) City will provide, through assessment district, business improvement district, development conditions of approval, or other means, for the design, construction, and inspection of new street light and highway safety light equipment that City desires be installed in existing developments, or in newly developing areas.

6. Commencement of Maintenance and Operation Activities (New Facilities)

a) City will perform improvement plan review, construction inspection and street light and highway safety light acceptance activities, including coordination with Sacramento Municipal Utilities District (SMUD) to supply power for new facilities, for facilities constructed per Section 5(c) herein.

b) County will fund (through CSA1) the monthly energy bill for newly installed street lights and highway safety lights from the date of SMUD power connection, provided that the street light and highway safety light system is performance tested and the lights and associated street improvements accepted by the City within 90 days of SMUD electrical connection. If performance testing and acceptance do not occur within the 90 day period, County may bill City for the amount of the SMUD energy bill that accrues in the period between the ninetieth day and the date of acceptance.

c) County will not commence maintenance, operation, or USA locating and marking activities for new street light and highway safety light equipment and installations until receipt of as-built plans and a letter of acceptance signed by the City.

d) County reserves the right to perform an inspection of new City street light and highway safety light equipment and installation prior to commencement of maintenance and operation

activities. Deficiencies or deviations from the provisions of the County Improvement Standards, County Standard Construction Specifications, approved plans, or applicable electrical codes may be brought to the attention of City staff for correction prior to commencement of maintenance and operations activities by the County.

7. Reproduction of Plans, Databases, and Records

The City will pay the full cost of collecting and reproducing street light or highway safety light plans, documents, or databases in the County's possession of which City desires copies.

8. Banners, Signs or Decorations

City assumes liability for accidents, injuries, damage, and for visibility obstructions resulting from the installation of banners, signs or decorative items that City permits to be mounted and maintained on street light and highway safety light poles, whether the banners, signs, or decorative items are installed under City Encroachment Permit or not.

9. Term

This Agreement shall be effective July 1, 2004, and shall continue in effect as long as City territory is included in County Service Area 1 for street light and highway safety light services.

10. Termination

Either party may initiate proceedings for the exclusion of City territory from CSA1 for any reason and without cause. Upon the effective date of such exclusion, this Agreement will terminate, and the City shall pay:

a) One-half of the costs incurred by County for deleting City properties from the CSA1 assessment/benefit database, and for removing records of City equipment from the County street light and highway safety light maintenance database and plan files; and

b) One-half the cost of design, equipment, labor, construction, and inspection required to separate street light and highway safety light systems which are served by a single electrical service point and which straddle the City/County boundary.

The above City costs may be deducted by County from any funds owed City at the time of exclusion of the City territory from CSA1.

11. Administration

The City Engineer shall administer this Agreement on behalf of the City and the Director shall administer this Agreement on behalf of the County.

12. Indemnification

a) The County and its officers, agents and employees shall not be deemed to have assumed any liability for the negligence or other act or omission of City or any of its officers, agents or employees, for any dangerous or defective condition of any street light or highway safety light, or work or property of the City, or for any illegality or unconstitutionality of the City's ordinances. The City shall indemnify and hold the County and its officers, agents, employees, and independent contractors harmless from any claim or liability whatsoever, based or asserted upon the condition of any street light or highway safety light, or work or property of the City, upon the illegality or unconstitutionality of any City ordinances that the Administrator has enforced, or upon any act or omission of the City or its officers, agents,

employees and independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the City shall defend at its expense, including attorney fees, the County and its officers, agents, employees, and independent contractors in any legal action or claim of any kind based upon such conditions of any such street light or highway safety light or work or property, such alleged illegality or unconstitutionality of a City ordinance, or such alleged acts or omissions.

b) County shall indemnify and hold the City and its officers, agents, employees and independent contractors harmless from any claim or liability whatsoever, based or asserted upon negligent acts or omissions of the County or its officers, agents, employees and independent contractors related to services provided under this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the County shall indemnify and defend at its expense, including reasonable attorney fees, the City and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged negligent acts or omissions.

13. Assignment

Neither party hereto shall assign, subcontract, or transfer any interest in this Agreement, or any duty hereunder, without the prior written consent of the other party, and no assignment shall be of any force or effect whatsoever unless and until the other party furnishes such written consent.

14. Amendments

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

15. 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 supersedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

16. Severability

The invalidity, illegality or unenforceability of any provision of this Agreement shall not render the other provisions unenforceable, invalid or illegal, provided that such invalidity does not materially affect the respective rights and obligations of the parties.

17. Successors and Assigns

This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, provided that the required consent has been obtained pursuant to Section 13 above.

18. Notices

Any notice, demand, request, consent, or approval that either party hereto may, or is required to, give the other shall be in writing and shall be deemed to have been received three (3) days after being deposited in the United States mail, first class postage prepaid, and addressed as follows:

TO COUNTY:

Department of Transportation
County of Sacramento
906 G Street, Suite 510
Sacramento, CA 95814
Attn: Thomas Zlotkowski, Director

TO CITY:

City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Attn: Cyrus Abhar, City Engineer

Either party hereto shall have the right to serve any notice by personal delivery, and change the address at which it will receive such communications by giving fifteen (15) days advance notice to the other party.

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

CITY OF RANCHO CORDOVA, a municipal corporation

Dated: _____, 2004

By _____
Mayor, City of RANCHO CORDOVA

(SEAL)

Attest: _____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

COUNTY OF SACRAMENTO, a political subdivision of the State of California

By _____
Thomas J. Zlotkowski, Director
Department of Transportation

Date: _____

Signed by the Director under the authority delegated by Resolution No. 99-0327.

Agreement approved by the Board of Supervisors:

Agenda Date: _____
Item Number: _____

REVIEWED AND APPROVED BY COUNTY COUNSEL

By: _____ Date: _____

RMC

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EXHIBIT A

COORDINATION OF STREET LIGHT AND HIGHWAY SAFETY LIGHT INSTALLATION, MAINTENANCE, AND OPERATION ACTIVITIES BETWEEN SACRAMENTO COUNTY AND CITY OF RANCHO CORDOVA

ACTIVITY	RESPONSIBLE AGENCY	
	CITY	COUNTY
EXECUTE MAINTENANCE AND OPERATIONS AGREEMENT	X	X
ADOPT COUNTY IMPROVEMENT STANDARDS AND STANDARD CONSTRUCTION SPECIFICATIONS FOR STREET LIGHT PLACEMENT AND EQUIPMENT	X	
REVIEW AND APPROVE DEVELOPER'S IMPROVEMENT PLANS, INCLUDING STREET LIGHT FACILITIES AND EQUIPMENT	X	
COORDINATE DEMOLITION PERMITS TO ENSURE UNINTERRUPTED POWER SUPPLY TO STREET LIGHTS	X	
REVIEW AND APPROVE THE DESIGN AND USE OF NON-STANDARD STREET LIGHT EQUIPMENT (MUST BE APPROVED BY BOTH CITY AND COUNTY)	X	X
PROVIDE INSPECTION AND MONITOR STREET LIGHT CONSTRUCTION ACTIVITIES	X	
COORDINATE POWER SUPPLY AND TURN ON WITH SMUD	X	
PERFORMANCE TEST AND ACCEPT NEW STREET LIGHTS	X	
SUPPLY AS-BUILT PLANS AND ACCEPTANCE LETTER TO COUNTY	X	
KEEP COUNTY UPDATED ON CITY'S STAFF MEMBERS RESPONSIBLE FOR DEVELOPMENT CONDITIONING, IMPROVEMENT PLAN REVIEW, AND CONSTRUCTION INSPECTION	X	
NUMBER AND ENTER NEW LIGHTS INTO MAINTENANCE INVENTORY		X
COORDINATE WITH SMUD TO ADD LIGHTS TO CSA 1 ENERGY BILL		X
PAY SMUD BILLS		X

ACTIVITY	RESPONSIBLE AGENCY	
	CITY	COUNTY
DETERMINE BENEFITING PROPERTIES AND ADD TO ASSESSOR'S DATABASE FOR LEVY COLLECTION		X
PREPARE ANNUAL BUDGET AND ENGINEER'S REPORT, AND SET HEARINGS TO ADOPT DIRECT LEVY		X
RECEIVE SERVICE REQUESTS FOR STREET LIGHTS NEEDING REPAIR	X	X
INVESTIGATE AND RESPOND TO REQUESTS FOR NEW STREET LIGHTS	X	
INVESTIGATE AND RESPOND TO REQUESTS FOR NEW HIGHWAY SAFETY LIGHTS		X
RESPOND TO UNDERGROUND SERVICE ALERT NOTIFICATIONS (REVIEW PLANS AND MARK FACILITIES IN FIELD)		X
MAINTAIN STREET LIGHT POLES, LIGHT FIXTURES, WIRING, AND POWER SUPPLIES		X
PROVIDE TO THE COUNTY TRAFFIC ACCIDENT REPORTS INVOLVING DAMAGE TO STREET LIGHT POLES OR EQUIPMENT	X	
REPLACE EQUIPMENT DAMAGED IN AUTO ACCIDENTS AND TRACK TIME AND MATERIALS EXPENSES		X
PURSUE REIMBURSEMENT FROM RESPONSIBLE PARTY FOR FACILITIES DAMAGED IN AUTO ACCIDENTS		X
PERFORM NIGHT CHECK OF STREET AND HIGHWAY SAFETY LIGHT OPERATION		X
COORDINATE OPERATION AND MAINTENANCE OF SMUD OWNED AND MAINTAINED LIGHTS		X
REVIEW AND ISSUE PERMITS FOR DECORATIVE BANNERS OR SIGNS MOUNTED ON STREET LIGHT POLES	X	
PROVIDE ENGINEERING AND INSPECTION OF MAINTENANCE CONTRACTS (E.G. POLE PAINTING/ENERGY CONSERVATION RETROFIT/SERVICE POINT RELOCATION)		X

EXHIBIT B

STREET LIGHT AND HIGHWAY SAFETY LIGHT MAINTENANCE AND OPERATION ACTIVITIES - TARGET SERVICE LEVELS

ACTIVITY	DESCRIPTION	RESPONSE TARGET
SERVICE REQUESTS/TROUBLE CALLS**	Cycling or dark lights, noisy equipment	Repair/replace equipment within 10 working days
EMERGENCY CALLS**	Traffic accident knockdowns, exposed wiring	Remove damaged equipment, protect exposed wiring within 1 hour, 24 hours per day, 7 days per week
~~SCHEDULED NIGHT INSPECTION (COMMERCIAL)*~~	~~Night check of lights on frontage of commercial properties~~	~~3 times per year~~
~~SCHEDULED NIGHT INSPECTION (RESIDENTIAL)*~~	~~Night check of lights on frontage of residential properties~~	~~1 time per year~~
UNDERGROUND SERVICE ALERT (USA) LOCATING AND MARKING	Monitor USA notification network, review improvement plans, mark underground facilities in field	48 Hours

*Scheduled night inspection eliminated throughout the service area due to budget constraints.

**Response times to service requests and emergency situations can be greatly reduced if the caller provides the street light pole number as this eliminates the need to confirm that the equipment is County maintained and operated. The pole number is the 5-digit number in 2-inch high black numerals usually located on the street side of the pole 7 to 8 feet above the ground.

Attachment 4

AGREEMENT FOR TRANSPORTATION-RELATED SERVICES BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

This Agreement is made and entered into this _____ day of _____ 2004, by and between the County of Sacramento, a political subdivision of the State of California ("County"), and the City of Rancho Cordova, a municipal corporation organized and existing under the laws of the State of California ("City").

RECITALS:

WHEREAS, County Service Area 10 ("CSA10") provides a mechanism for providing extended transportation-related services to accomplish adopted trip reduction goals both in the unincorporated area of the County and in the City, and for assessing benefiting properties therein; and

WHEREAS, the Sacramento Local Agency Formation Commission Resolution No. LAFC 1243, titled Resolution of the Sacramento Local Agency Formation Commission Making Determinations for the Approval of the Incorporation of Rancho Cordova, California (12-97) and dated May 22, 2002, waives the provisions of Government Code Section 25210.90 pursuant to Section 56375(p) and provides that the City may continue participation within this CSA after the first full year of incorporation upon payment of all charges and following execution of an agreement by and between the City and the County; and

WHEREAS, to achieve the greatest possible reduction in trips in newly developing areas, the City and County need to coordinate the services delivery activities associated with CSA 10, including but not limited to the extended transportation-related services targeted to Benefit Zone No. 1 and any future benefit zones that are formed within the boundaries of the CSA whether located in City or in the unincorporated County, and;

WHEREAS, Benefit Zone No. 1 charges for residential and nonresidential development will fund the delivery of specified trip reduction activities, which may include transit shuttle services and other supplemental transportation services, indefinitely as determined appropriate by the County Board of Supervisors; and

WHEREAS, County desires to provide such services through the mechanism of CSA 10 under the terms and conditions hereinafter set forth;

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

1. Incorporation of Recitals

The foregoing recitals are hereby incorporated by references.

2. **Scope of Services**

a) County shall perform the activities specified in the County column of the Coordination of Transportation-Related Services Between Sacramento County and City of Rancho Cordova, which is attached hereto and incorporated herein as Exhibit "A".

b) City shall perform the activities specified in the City column of Coordination of Transportation-Related Services Between Sacramento County and City of Rancho Cordova, which is attached hereto and incorporated herein as Exhibit "A".

3. General Description of Services

Benefit Zone No. 1 of CSA 10 will provide the funding mechanism (annual service charges to benefiting properties) for extended transportation-related services targeting trip reduction, which may include shuttle transit services, to both residential and nonresidential development within the Zinfandel Special Planning Area. Proposed Benefit Zone No. 2 for the Sunridge Specific Plan and other future benefit zones may be formed, subject to the City's consent for territory within the City, to fund similar extended transportation-related services targeting trip reduction for other development areas within the CSA's boundaries.

4. Implementation of Services

CSA 10 will fund: a) contracts for each benefit zone for extended transportation-related services targeting trip reduction with a local Transportation Management Association ("TMA"); b) costs for studies to measure the effectiveness of the services in achieving trip reduction targets; c) County's time to manage CSA 10 and manage the TMA contracts; and d) City's administrative costs to review the annual reports for each benefit zone and to provide input on the extended transportation-related services provided.

5. Term

This Agreement shall be effective July 1, 2004, and shall continue in effect as long as City territory is included in County Service Area 10 for extended transportation-related services unless terminated.

6. Termination

Either party may initiate proceedings for the exclusion of City territory from CSA 10 for any reason and without cause. Upon the effective date of such exclusion, this Agreement will terminate, and the City shall pay:

a) One-half of the costs incurred by County for deleting City properties from the CSA 10 assessment/benefit database, and

b) One-half the cost of redefining the transportation-related services for all remaining benefit zones within CSA 10 as a result of the removal of Benefit Zone 1 or any other benefit zones previously formed with the consent of the City.

The above referenced City costs may be deducted by County from non-encumbered reserve funds in the CSA 10 reserve fund balance, if one exists, at the time of exclusion of the City territory from CSA10.

7. Administration

The City Engineer shall administer this Agreement on behalf of the City and the Administrator of the County Municipal Services Agency shall administer this Agreement on behalf of the County.

8. Indemnification

a) The County and its officers, agents and employees shall not be deemed to have assumed any liability for the negligence or other act or omission of City or any of its officers, agents or employees, for any dangerous condition related to the extended transportation-related services within the City financed by CSA 10, or other work or property of the City, or for any illegality or unconstitutionality of the City's ordinances. The City shall indemnify and hold the County and its officers, agents, employees, and independent contractors harmless from any claim or liability whatsoever, based or asserted upon any condition related to the extended transportation-related services within the City financed by CSA 10, or other work

or property of the City, upon the illegality or unconstitutionality of any City ordinances that the Administrator has enforced, or upon any act or omission of the City or its officers, agents, employees and independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the City shall defend at its expense, including attorney fees, the County and its officers, agents, employees, and independent contractors in any legal action or claim of any kind related to the extended transportation-related services within the City financed by CSA 10 or work or property of the City, such alleged illegality or unconstitutionality of a City ordinance, or such alleged acts or omissions.

b) County shall indemnify and hold the City and its officers, agents, employees and independent contractors harmless from any claim or liability whatsoever, based or asserted upon negligent acts or omissions of the County or its officers, agents, employees and independent contractors related to services provided under this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and the County shall indemnify and defend at its expense, including reasonable attorney fees, the City and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged negligent acts or omissions.

9. Assignment

Neither party hereto shall assign, subcontract, or transfer any interest in this Agreement, or any duty hereunder, without the prior written consent of the other party, and no assignment shall be of any force or effect whatsoever unless and until the other party furnishes such written consent.

10. Amendments

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

11. 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 supersedes all prior

negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

12. Severability

The invalidity, illegality or unenforceability of any provision of this Agreement shall not render the other provisions unenforceable, invalid or illegal, provided that such invalidity does not materially affect the respective rights and obligations of the parties.

13. Successors and Assigns

This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, provided that the required consent has been obtained pursuant to Section 13 above.

14. Notices

Any notice, demand, request, consent, or approval that either party hereto may, or is required to, give the other shall be in writing and shall be deemed to have been received three (3) days after being deposited in the United States mail, first class postage prepaid, and addressed as follows:

TO COUNTY:	TO CITY:
County of Sacramento 827 7th Street, Room 304 Sacramento, CA 95814 Attn: Robert A. Davison, Manager of Special Districts	City of Rancho Cordova 3121 Gold Canal Drive Rancho Cordova, CA 95670 Attn: Cyrus Abhar, Public Works Director

Either party hereto shall have the right to serve any notice by personal delivery, and change the address at which it will receive such communications by giving fifteen (15) days advance notice to the other party.

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

CITY OF RANCHO CORDOVA, a municipal corporation

Dated: _____, 2004

By _____
City Manager

APPROVED AS TO FORM:

_____
City Attorney

COUNTY OF SACRAMENTO, a political subdivision of the State of California

Dated: _____, 2004

By: _____
Cheryl Creson, Agency Administrator

APPROVED AS TO FORM:

_____
Deputy County Counsel

RAD:eas
E:\Shared Folders\Other Direct Levy Programs\CSA NO. 10\Services Agreement for CSA 10.doc

EXHIBIT A

COORDINATION OF EXTENDED TRANSPORTATION-RELATED SERVICES TARGETING TRIP REDUCTION BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

ACTIVITY	RESPONSIBLE AGENCY	
	CITY	COUNTY
EXECUTE SERVICES AGREEMENT	X	X
COOPERATIVE EFFORT TO DEFINE OPTIONS TO PROVIDE EXTENDED TRANSPORTATION-RELATED SERVICES	X	X
ISSUE REQUEST FOR PROPOSAL TO PROVIDE EXTENDED TRANSPORTATION-RELATED SERVICES		X
REVIEW AND SELECT CONSULTANT TO PROVIDE EXTENDED TRANSPORTATION-RELATED SERVICES	X	X
CONTRACT WITH CONSULTANT TO PROVIDE EXTENDED TRANSPORTATION-RELATED SERVICES		X
PERIODIC STATUS REPORTS TO CITY ON ACTIVITIES RELATED TO EXTENDED TRANSPORTATION-RELATED SERVICES PROVIDED UNDER CONTRACT		X
PAY CONSULTANTS INVOICES		X
DETERMINE BENEFITING PROPERTIES AND ADD PARCELS TO TAX ROLL FOR DIRECT LEVY COLLECTION		X
PREPARE ANNUAL BUDGET AND ENGINEER'S REPORT, AND SET HEARINGS TO ADOPT DIRECT LEVY		X
PROVIDE TO CITY A COPY OF ANNUAL BUDGET AND ENGINEER'S REPORT		X
REPORT AND FILE COPY OF ANNUAL BUDGET AND ENGINEER'S REPORT WITH THE CITY COUNCIL	X	
RESOLUTION OF CONSENT TO ALLOW COUNTY TO LEVY SERVICE CHARGE	X	
PUBLIC HEARING AND ADOPT RESOLUTION CONFIRMING REPORT AND FIXING CHARGES FOR ANNUAL LEVY		X

Attachment 5

COUNTY OF SACRAMENTO

MUNICIPAL SERVICES AGENCY
DEPARTMENT OF TRANSPORTATION

COUNTY SERVICE AREA NO. 1

ENGINEER'S REPORT
A Summary of Operating Requirements and Service Charges

FISCAL YEAR 2004-05

Prepared Under the Direction of:

Russell Mark Childers
California PE 37982
Department of Transportation,
Operations and Maintenance Division

COUNTY OF SACRAMENTO MUNICIPAL SERVICES AGENCY
DEPARTMENT OF TRANSPORTATION
ENGINEER'S REPORT
A SUMMARY OF OPERATING REQUIREMENTS AND SERVICE CHARGES
COUNTY SERVICE AREA NO. 1
FISCAL YEAR 2004-05

BACKGROUND

In 1987, County Service Area No. 1 (hereinafter referred to as "CSA1") was created by reorganizing the five existing street lighting maintenance districts into CSA1 with the rest of the unincorporated area of the County. This resulted in all of the unincorporated area of the County being included in a single new street lighting maintenance district, CSA1. The services provided by CSA1 for the unincorporated area do not extend to incorporated cities, with three exceptions.

The City of Citrus Heights annexed to CSA1 in 1997. In 1999, and 2002, the Local Agency Formation Commission resolutions on the Elk Grove and Rancho Cordova incorporations waived certain provisions of the Government Code and allowed those cities to remain in CSA1. Therefore, Citrus Heights, Elk Grove (including the newly annexed areas of Laguna West, Lakeside and Laguna Stonelake), and Rancho Cordova are included as part of this Engineer's Report.

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Street and Highway Safety Lighting operation and maintenance services will be performed by County Department of Transportation maintenance forces in the unincorporated area, and within the boundaries of the cities of Citrus Heights, Elk Grove, and Rancho Cordova, in fiscal year 2004-05.

CSA1 PURPOSE

CSA1 provides funding for all Street and Highway Safety Lighting services in the unincorporated area of the County, plus the cities of Citrus Heights, Elk Grove, and Rancho Cordova, including the following activities:

- Maintenance, repair and replacement of street light poles and fixtures, including changing light bulbs, painting, photoelectric cell repair or replacement, and repairing damage caused by automobile accidents, vandalism, time and weather.

- Electrical conduit and pullbox repair and replacement due to damage by construction and weather.

- Service-can maintenance, repair and replacement including painting, replacing worn out electrical components and repairing damage due to accidents, vandalism and weather.

- Payment of the electrical bill for the existing street lighting system.

- Responding to citizens and Board members inquiries and complaints regarding street lighting. Resolving complaints may require an engineering study and possible project.

- Remedial projects for major repairs or upgrading of facilities. Engineering services are provided by the Department of Transportation of the Sacramento County Municipal Services Agency, or by private consultant. Construction is usually performed by contract. However, County maintenance forces may do small projects.

- Installation of Highway Safety Street Lights for highway safety purposes only along major streets at intersections. These Safety Lights are normally installed by Sacramento Municipal Utility District ("SMUD"), if they meet SMUD's strict criteria for installation. They are installed on SMUD facilities and maintained by SMUD, but are paid for by CSA1.

- Street light inventory database, pole numbering and mapping to establish the number of street lights that must be maintained, as well as the condition and location of these street lights as part of an effective maintenance program.

- Acquisition of land, easements and rights-of-way necessary to maintain the Street and Highway Safety Lighting system.

Maintenance services financed by CSA1 are provided by personnel from the Department of Transportation of the Sacramento County Municipal Services Agency, private contractors, and SMUD. Program management and engineering services for CSA1 are provided by personnel from the Department of Transportation of the Sacramento County Municipal Services Agency.

FINANCING

The funding for the CSA1 programs described above is from annual service charges levied as separate items on the annual property tax bill pursuant to Board Ordinance No. 1331. The service charges to each property are the result of applying an equitable method of distributing the costs of providing Street and Highway Safety Lighting to properties in proportion to the benefits received from the services.

Funds are expended throughout the year for electricity, maintenance, and administrative costs. Payment for these continual costs comes from the fund balance, interest income, reserve funds and from service charges. Funds from service charges are replenished two times a year, in January and May. Additional revenue from interest on cash deposits is collected quarterly.

The passage of Proposition 218 in November 1996 froze the street light and highway safety light service charges at their current levels. Therefore, the service charges for fiscal year 2004-05 are the same as those for fiscal year 2003-04, and are based on the expenditure and revenue requirements set forth in Tables I and II. The costs were developed based on the existing number and type of Street and Highway Safety Lighting facilities to be maintained for the fiscal year along with engineering judgment about the level of maintenance that can be provided under the funding constraint imposed by Proposition 218. These costs are estimated and derived from records kept by the County of Sacramento of costs incurred in prior years for the types of expenditures shown.

SERVICE CHARGE LEVY METHOD

For the purpose of determining benefit, and the associated levy on the tax bill, the light fixtures maintained by CSA 1 are defined as either Street Lights or Highway Safety Lights. Highway Safety Lights are lights located at intersections on major streets, and along the rear of properties that abut major streets. All other lights are designated as Street Lights.

All properties within CSA 1 benefit equally from Highway Safety Lights as major intersections are illuminated. This lighting assists drivers traveling to or from a property in seeing traffic controls (stop signs, yield signs), and in reading street name signs, after dark. The lights illuminate intersections on major streets, and these are locations where pedestrians are expected to cross the street when traveling to or from a property after dark. In addition to the above, the lights illuminate the intersections, traffic controls, and the street name signs for service providers responding to police, fire, and flood emergencies, and utility problems, at properties located within CSA 1.

The Highway Safety Light service charge per parcel is equal to the quotient obtained by taking the total estimated Highway Safety Lighting operating and maintenance expenses plus any provisions for reserves less the estimated fund balance, the reserve release, and the interest income and dividing by the total number of parcels in CSA1.

In addition to the Highway Safety Light benefit, the Engineer determines if a property receives a benefit from the presence of a Street Light.. For a parcel to benefit from street lighting, fifty percent or more of the property's frontage must be illuminated (based on the road width and spacing of the lights found in the County of Sacramento Improvement Standards). The Street Lighting service charge is apportioned only to those parcels that benefit directly from Street Lighting. A distinction is made between residential benefit parcels and non-residential benefit parcels based on the zoning of the parcel. This results in a flat rate service charge on each residential benefit parcel and a service charge per front foot on each non-residential benefit parcel. The service charge per residential benefit parcel is equal to the quotient obtained by taking the product of the total estimated Street Lighting operating and maintenance expenses plus any provisions for reserves less the estimated fund balance, interest, other income, and the reserve release multiplied by the percentage of total lights that are residential lights and dividing by the total number of residential benefit parcels.

The service charge per front foot per non-residential benefit parcel is equal to the quotient obtained by taking the product of the total estimated Street Lighting operating and maintenance expenses plus any provision for reserves less the estimated fund balance, interest, other income, and the reserve release multiplied by the percentage of total lights that are non-residential lights and dividing by the total front footage of all non-residential benefit parcels. The service charge per front foot is then multiplied by the front footage of each non-residential parcel to give the service charge for that particular parcel.

Properties that develop during the fiscal year, after the annual levy has been made, will not be subject to any new service charges for new street lighting facilities until the next fiscal year. In the normal course of events, maintenance would not be needed on new facilities during the first year after construction.

BALLOT PROCEDURE FOR SERVICE CHARGE INCREASES

In 2001, the County attempted to obtain property owner approval of Street Light and Highway Safety Light service charge increases. A ballot protest procedure, whereby each property owner received a ballot to mark and return by mail or in person, and each yes or no vote was weighted by the dollar amount of the property owner's assessment, was concluded in August 2001. The ballots were tallied and the property owners opposed a service charge increase.

In April 2003, a telephone poll was conducted to determine under what conditions a follow up ballot protest procedure for Street Light and Highway Safety Light service charge increases would be successful. As the prospect for a moderate increase was positive, Road Fund monies were earmarked in the Fiscal Year 2003/04 budget for a public outreach program to facilitate a CSA1 ballot protest procedure. A public outreach consultant was selected, and an agreement for the work was approved.

Due to the State budget crisis and rollback of vehicle license fees, the County has decided to create a new financing mechanism, CSA11, to make up for the vehicle license fee revenue loss. Since a ballot protest procedure for creation of CSA11 is expected to occur in 2004 or 2005, all work on the competing CSA1 ballot protest procedure for Street Light and Highway Safety Light service charge increases has been suspended for the time being.

Approximately $440,000 of the Road Fund monies earmarked for the CSA1 ballot protest procedure have been retained in the Fiscal Year 2004-05 CSA1 budget. These funds may be utilized to begin the CSA1 ballot protest procedure when the decision is made to proceed. It is anticipated that the entire CSA1 ballot protest procedure, including consultant selection, public outreach and education, ballot preparation and mailing, tabulation, and public hearings, will require approximately nine-months to complete once a decision is made to proceed.

OPERATING REQUIREMENTS AND SERVICE RESPONSE

Tables I and II compare the fiscal year 2004-05 expenditure and revenue requirements for CSA1 Street Lights and Highway Safety Lights with those adopted in the previous two fiscal years. Due to funding constraints, the CSA1 funded capital improvement program has been eliminated. The CSA1 funded Highway Safety Light installation program that has been pursued in partnership with SMUD, and the CSA1 funded energy conservation retrofit projects have been eliminated. However, light fixtures damaged in accidents, or those that malfunction and require replacement, would continue to be replaced with new, energy efficient fixtures. There are approximately $440,000 in Road Fund monies budgeted in the 2004-05 program to begin a ballot protest procedure when the decision is made to proceed.

SERVICE CHARGES

The following chart compares the service charges levied in the previous fiscal year with the proposed fiscal year 2004-05 service charges:

	Annual Service Charge	2003-04	2004-05
1.	Street Light Service Charge (Residential)	$15.32 per parcel	$15.32 per parcel
2.	Street Light Service Charge (Non-Residential)	$0.2519 per front foot	$0.2519 per front foot
3.	Highway Safety Light Service Charge	$2.56 per parcel	$2.56 per parcel

SACRAMENTO COUNTY SERVICE AREA N0. 1

TABLE I

STREET LIGHTS SUMMARY ANALYSIS

STATUS FOR FY 01-02, FY 02-03, FINAL FOR FY 03-04, AND PROPOSED FOR FY 2004-05

STREET LIGHTS

DESCRIPTION	ACTUALS FY 01-02	ACTUALS FY 02-03	FINAL BUDGET FY 03-04	ESTIMATED YEAR END FY 03-04	PROPOSED BUDGET FY 04-05
USES OF FUNDS:					
Advertising, Legal Notices & Mail	$2,074	$0	$73,150	$1,000	$75,000
Construction	0	0	0	0	0
Electricity	1,533,812	1,371,714	1,495,000	1,501,020	1,501,020
Accounting & Financial Services	190	5,588	11,308	11,308	11,308
Property Tax Collection Service Charges	2,646	3,458	3,527	3,527	3,527
Consultant Contract	0	15,385	827,000	7,995	142,000
Legal Services	6,252	6,269	5,000	5,000	5,000
Other Professional Services:	**240,528**	**0**	**0**	**0**	**0**
Unanticipated Support	*0*	*0*	*0*	*0*	*0*
Election Consultant FY 01 Contract 80779 Rollover	*240,528*	*0*	*0*	*0*	*0*
Public Infrastructure/MIS -Administration	*0*	*0*	*0*	*0*	*0*
Other Operating Expenses Supplies	0	0	297,968	11,000	166,000
OCIT/Compass Debt Service	3,623	3,435	2,707	2,707	1,836
GS Mail/Postage	69,696	0	0	4	0
Municipal Services Charges:	**1,119,211**	**977,513**	**1,291,239**	**1,256,578**	**1,251,307**
AFS Allocated costs (020817)	*3,467*	*1,112*	*3,400*	*3,400*	*6,400*
MS Contract Mgmt Svc.	*0*	*1,104*	*0*	*2,396*	*2,396*
Transportation:	**1,115,744**	**963,177**	**1,224,641**	**1,187,584**	**1,181,584**
Transportation - Maintenance (2615) (TD5A01)	*911,584*	*762,093*	*911,584*	*911,584*	*911,584*
Transportation - Support Engineering (2613) (TD3A02)	*136,998*	*116,132*	*125,000*	*90,000*	*125,000*
Transportation - Inventory/Data Base (2613) (TD3A03)	*67,162*	*84,951*	*65,000*	*140,000*	*65,000*
Transportation Engr Assessment Ballot Study FY 04 (TD3A11)	*0*	*0*	*103,000*	*40,000*	*60,000*
Transportation - (2619) (TD9A06)	*0*	*0*	*20,057*	*6,000*	*20,000*
MIS CSA 1 (020708)	*0*	*11,866*	*62,198*	*62,198*	*59,927*
IFS Services (190033)	*0*	*254*	*1,000*	*1,000*	*1,000*
Bad Debt Expense	16,822	29,484	15,000	22,000	29,500
Tax/Lic/Assess	65,819	58,218	58,218	71,575	71,575
Interfund Transfer	0	0	0	0	0
Intrafund Cost Recovery	(85,802)	0	0	0	0
Provision for Reserves:					
Working Capital Reserve	0	0	0	0	0
Future Replacement Reserve	0	0	0	0	0
Rate Stabilization Reserve	0	0	0	0	153,793
Rollover to next FY	0	150	0	0	0
TOTAL USES OF FUNDS	**$2,974,871**	**$2,471,214**	**$4,080,117**	**$2,893,714**	**$3,411,866**
SOURCES OF FUNDS:					
Beginning Fund Balance Available	($78,324)	$110,671	$645,818	$645,818	$346,982
Contract Rollover From Previous FY	367,000	10,150	0	0	0
Reserve Release:					
Working Capital Reserve	0	82,350	0	0	0
Future Replacement Reserve	0	0	0	0	0
Rate Stabilization Reserve	338,075	365,695	0	0	0
Property Taxes-Cur Sec.	108,172	134,474	110,000	110,000	133,000
Property Taxes-Cur Unsecured	6,410	7,411	7,000	7,000	0
Property Taxes-Cur Sup.	5,468	8,571	2,000	2,000	0
Augmentation Secured	1,619	1,362	1,000	1,816	0
Augmentation Unsecured	193	227	0	348	0
Augmentation - Other	19,956	18,071	18,000	18,000	0
Property Tax-Sec Redemption	0	0	0	0	0
Property Tax-Prior-Unsecured	237	71	0	0	0
Property Tax - Penalties		42	0	0	0
Interest Income	59,366	29,907	25,000	25,000	20,000
Homeowner Prop Tax Reli	2,724	3,364	3,000	3,000	3,000
State Subvention Revenue	0	0	0	0	0
Service Charges-Special Assessments	2,202,509	2,268,240	2,268,299	2,361,569	2,450,884
Donations & Contributions		0	1,000,000	47,995	443,000
Misc. Other Revenue	62,287	76,425	0	18,000	15,000
TOTAL SOURCES OF FUNDS	**$3,095,692**	**$3,117,032**	**$4,080,117**	**$3,240,546**	**$3,411,866**
FUND BALANCE AVAILABLE			**0**	**346,982**	**0**

SACRAMENTO COUNTY SERVICE AREA N0. 1

TABLE I

STREET LIGHTS SUMMARY ANALYSIS

STATUS FOR FY 01-02, FY 02-03, FINAL FOR FY 03-04, AND PROPOSED FOR FY 2004-05

STREET LIGHTS					
DESCRIPTION	**ACTUALS FY 01-02**	**ACTUALS FY 02-03**	**FINAL BUDGET FY 03-04**	**ESTIMATED YEAR END FY 03-04**	**PROPOSED BUDGET FY 04-05**
RESERVES:					
Beginning Reserve Amount:					
Working Capital Reserve	$823,500	$823,500	$741,150	$741,150	$741,150
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$1,036,389	$698,314	$332,619	$332,619	$332,619
Add Provision for Reserve:					
Working Capital Reserve	$0	$0	$0	$0	$0
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$0	$0	$0	$0	$153,793
Subtract Reserve Release:					
Working Capital Reserve	$0	$82,350	$0	$0	$0
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$338,075	$365,695	$0	$0	$0
Ending Reserve Amount:					
Working Capital Reserve	**$823,500**	**$741,150**	**$741,150**	**$741,150**	**$741,150**
Future Replacement Reserve	**$0**	**$0**	**$0**	**$0**	**$0**
Rate Stabilization Reserve	**$698,314**	**$332,619**	**$332,619**	**$332,619**	**$486,412**
TOTAL RESERVES	**$1,521,814**	**$1,073,769**	**$1,073,769**	**$1,073,769**	**$1,227,562**
TOTAL SERVICE CHARGES	**$2,202,509**	**$2,268,240**	**$2,268,299**	**$2,361,569**	**$2,450,884**
SERVICE CHARGE RATES - STREET LIGHTS:					
Residential Per Parcel	$15.32	$15.32	$15.32	$15.32	$15.32
Non-Residential Per Front Foot	$0.2519	$0.2519	$0.2519	$0.2519	$0.2519
Non-Residential Front Foot	2,511,691	2,511,691	2,511,691	2,511,691	2,511,691
Number of parcels	104,951	107,575	107,575	107,575	113,405

SACRAMENTO COUNTY SERVICE AREA N0. 1
TABLE II
SAFETY LIGHTS SUMMARY ANALYSIS
STATUS FOR FY 01-02, FY 02-03, FINAL FOR FY 03-04 AND PROPOSED FOR FY 04-05

SAFETY LIGHTS

DESCRIPTION	ACTUALS FY 01-02	ACTUALS FY 02-03	FINAL BUDGET FY 03-04	ESTIMATED YEAR END FY 03-04	PROPOSED BUDGET FY 04-05
USES OF FUNDS:					
Advertising, Legal Notices & Mail	$781	$0	$0	$0	$0
Construction:	**1,500**	**0**	**0**	**0**	**0**
Safety Light Installation	*1,500*	*0*	*0*	*0*	*0*
Electricity	484,343	433,173	450,000	474,012	474,012
Accounting & Financial Services	60	1,472	1,000	1,000	1,000
Engr & Consultant Contract	0	34,167	0	0	0
Legal Services	1,466	1,470	1,000	1,000	1,000
Other Professional Services:	**0**	**770**	**0**	**0**	**0**
Public Infrastructure/MIS -Administration	*0*	*770*	*0*	*0*	*0*
OCIT/Compass Debt Service	1,411	1,335	1,052	1,052	714
GS Mail/Postage	0	5	0	0	0
Municipal Services Charges:	**90,219**	**59,596**	**60,827**	**81,762**	**83,762**
AFS allocated cost (020817)	*3,467*	*1,112*	*1,200*	*1,200*	*3,200*
Transportation:	**86,752**	**58,485**	**59,627**	**80,562**	**80,562**
Transportation - Maintenance (2615) (TD5B01)	*22,000*	*27,807*	*35,709*	*35,709*	*35,709*
Transportation - Support Engineering (2613) (TD3B02)	*51,092*	*29,748*	*10,658*	*31,593*	*31,593*
Transportation - Inventory/Data Base (2613) (TD3B03)	*13,660*	*929*	*13,260*	*13,260*	*13,260*
Transportation - Maintenance - Trees (2619) (TD9B05)	*0*	*0*	*0*	*0*	*0*
Tax/Lic/Assess (Collection Services Charge)	15,439	101,117	103,645	71,575	71,575
Charges-Other Service	85,802	0	0	0	0
Provision for Reserves					
Working Capital Reserve	0	0	0	0	0
Future Replacement Reserve	0	0	0	0	0
Rate Stabilization Reserve	0	0	109,615	109,615	0
TOTAL USES OF FUNDS	**$681,021**	**$633,106**	**$727,139**	**$740,016**	**$632,063**
SOURCES OF FUNDS					
Beginning Fund Balance	$183,439	$29,217	$98,950	$98,950	($14,519)
Reserve Release:					
Working Capital Reserve	0	0	0	0	0
Future Replacement Reserve	0	0	0	0	0
Rate Stabilization Reserve	0	30,954	0	0	7,475
Property Tax Redemption	0	0	0	0	0
Interest	10,908	3,935	3,000	6,000	6,000
Service Charges-Special Assessments	537,732	632,581	625,189	620,547	633,107
Contribution from Road Fund	100,000	0	0	0	0
Rollover	0	35,370	0	0	0
TOTAL SOURCES OF FUNDS	**$832,079**	**$732,057**	**$727,139**	**$725,497**	**$632,063**
FUND BALANCE AVAILABLE	$151,058	$98,950	$0	($14,519)	(0)
RESERVES:					
Beginning Reserve Amount:					
Working Capital Reserve	$109,990	$109,990	$109,990	$109,990	$109,990
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$18,342	$104,814	$73,860	$73,860	$183,475
Add Provision for Reserve:					
Working Capital Reserve	$0	$0	$0	$0	$0
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$86,472	$0	$109,615	$109,615	$0
Subtract Reserve Release:					
Working Capital Reserve	$0	$0	$0	$0	$0
Future Replacement Reserve	$0	$0	$0	$0	$0
Rate Stabilization Reserve	$0	$30,954	$0	$0	$7,475
Ending Reserve Amount:					
Working Capital Reserve	**$109,990**	**$109,990**	**$109,990**	**$109,990**	**$109,990**
Future Replacement Reserve	**$0**	**$0**	**$0**	**$0**	**$0**
Rate Stabilization Reserve	**$104,814**	**$73,860**	**$183,475**	**$183,475**	**$176,000**
TOTAL RESERVES	**$214,804**	**$183,850**	**$293,465**	**$293,465**	**$285,990**
TOTAL SERVICE CHARGES	**$537,732**	**$632,581**	**$625,189**	**$620,547**	**$633,107**
SERVICE CHARGE RATES - SAFETY LIGHTS:					
Safety Lights Per Parcel	$2.56	$2.56	$2.56	$2.56	$2.56
Number of Parcels	232,447	238,258	244,215	244,215	250,045

The following chart presents typical examples of the proposed service charges:

Parcel Description	Street Light Service Charge	Highway Safety Light Service Charge	Total Service Charge
1. Single-Family Residence (RD-7 and lesser densities)			
a. With Street Light Benefit	$15.32	$2.56	$17.88
b. Without Street Light Benefit	----	$2.56	$2.56
2. Agricultural Parcels			
a. With Street Light Benefit	$15.32	$2.56	$17.88
b. Without Street Light Benefit	----	$2.56	$2.56
3. Multi-Family Complex (RD-10 and greater densities)			
a. 200 Front Feet, with Street Light Benefit	$50.38	$2.56	$52.94
b. 1,000 Front Feet, with Street Light Benefit	$251.90	$2.56	$254.46
c. Without Street Light Benefit	----	$2.56	$2.56
4. Commercial Parcels			
a. 80 Front Feet, with Street Light Benefit	$20.15	$2.56	$22.71
b. 1,500 Front Feet, with Street Light Benefit	$377.85	$2.56	$380.41
c. Without Street Light Benefit	----	$2.56	$2.56

COUNTY OF SACRAMENTO

ORDINANCE NO. _____

AN ORDINANCE PROVIDING A PROCEDURE FOR COLLECTION OF SERVICE CHARGES FOR CERTAIN MISCELLANEOUS EXTENDED SERVICES WITHIN COUNTY SERVICE AREA NO. 10 BENEFIT ZONE NO. 1

The Board of Supervisors of the County of Sacramento ordains as follows:

Section 1. Service Charges:

Pursuant to the County Service Area Law (Title 3, Division 2, Part 2, Chapter 2.2 of the Government Code), the Board of Supervisors (the "Board") of the County of Sacramento (the "County") has established County Service Area No. 10 (CSA 10) for the purpose of providing specified miscellaneous extended transportation-related services to accomplish adopted trip reduction goals. The Board of the County has further established Benefit Zone No. 1 of CSA 10 for the purpose of delivering said services to the Villages of Zinfandel area in accord with the Zinfandel Special Planning Area ordinance (now Chapter 12 Article 2 of Title V of the City of Rancho Cordova Zoning Code) and the Transportation Systems Management Plan for the Villages of Zinfandel. The Board has also adopted on behalf of Benefit Zone No. 1 of County Service Area No. 10 certain service charges for providing said services. In order to provide for the collection of these charges on the County tax roll, it is necessary to establish the following procedures:

Section 2. Procedure for Fixing and Collecting Service Charges:

Section 2.1. Written Report:

Once a year the Board shall cause to be prepared a written report which shall contain a description of each parcel of real property receiving benefit from the miscellaneous extended transportation-related services and the amount of the charge for each parcel for

such year computed in conformity with the allocation formulas as set forth in this ordinance. The written report shall be filed with the Clerk of the Board.

Section 2.2. Public Hearing:

Upon filing of the written report, the Clerk of the Board shall fix a time, date, and place for a public hearing thereon and for filing objections and protests thereto. Prior to the date set for hearing, the Clerk of the Board shall publish notice of such hearing as provided in Section 6066 of the Government Code in a newspaper of general circulation printed and published in the County of Sacramento and the City of Rancho Cordova and shall give such other notice as required by law.

Section 2.3. Resolution Confirming the Report:

At the time, date, and place stated in the notice, the Board shall hear and consider objections and protests, if any, to the report and may continue the hearing from time to time. Upon conclusion of the hearing, the Board may adopt, revise, change, reduce, or modify any charge and shall make its determination upon each charge as described in the report and thereafter, by resolution, shall confirm the report.

Section 2.4. Collection of Service Charges:

The charges set forth in the report, as confirmed by the Board, shall appear as a separate item on the property tax bill of each benefiting parcel. The service charges shall be collected at the same time and in the same manner as ordinary County ad valorem property taxes are collected and shall be subject to the same penalties and the same procedures and sale in case of delinquency as provided for such taxes. All laws applicable to the levy, collection, and enforcement of County ad valorem property taxes shall be applicable to service charges; except that, if for the first year such charge is levied the real property to which such charge relates has been transferred or conveyed to a bona fide purchaser for value, or if lien of a bona fide encumbrance for value has been created and attaches thereon, prior to the date on which the first installment of such taxes would become delinquent, the charge confirmed pursuant to this section shall not result in

a lien against such real property but instead shall be transferred to the unsecured roll for collection.

Section 2.5. Allocation of Service Charges:

Section 2.5.1. Benefiting Properties:

Service charges for the miscellaneous extended transportation-related services shall be apportioned to benefiting parcels only, and in proportion to the benefit received. Parcels defined as exempt are not included in the calculation or collection of service charges. The service charges shall be apportioned to benefiting parcels on per dwelling unit or per acreage basis as determined by land use. Benefiting parcels for each miscellaneous extended service shall be defined as follows:

Developed Parcels

All single-family detached residential parcels for which a final map has been recorded, and all other non-exempt parcels for which a building permit has been issued, on or prior to June 30 of the fiscal year preceding the year in which the charge is levied are Developed Parcels. Services charges for Developed Parcels shall be based on an annual charge per dwelling unit for residential parcels or an annual charge per gross area for nonresidential parcels.

Undeveloped Acreage

All parcels that are not Developed Parcels or Exempt Parcels are Undeveloped Acreage. Service charges shall not be levied for undeveloped acreage.

Section 2.5.2. Exempt Properties:

Exempt Parcels

Properties defined as exempt on page 7 of the Engineer's Report for County Service Area No. 10 and Benefit Zone No. 1 are excluded from the calculation and collection of service charges. Service charges are not apportioned to exempt parcels. Exempt parcels include all properties designated by the Assessor with a

land use code of AP, AQ (Common Area), BH (Advertising), M (Miscellaneous), or W (Public & Utilities). The Miscellaneous category includes walkways, bridle paths, hiking trails, drainage ditches, eroded or waste land, flood plain land, irrigation canals, mineral rights, levee lands, greenbelts, utilities, sewers, wells, and the like. The Public & Utilities category includes all Federal, State, County, City, and Public Schools exempt land. In addition, exempt properties include property owned or leased by any railroad, gas, water, or electric utility; publicly owned cemeteries; common areas; non-assessable mobile homes; and other public use parcels that may be determined exempt at the discretion of the Administrator of the Municipal Services Agency (the "Administrator").

Section 2.5.3. Definitions and Formulas for Service Charge Allocation:

The service charge per parcel for all benefiting parcels within Benefit Zone No. 1 of CSA 10 shall be calculated using the following definitions and formulas:

Low Density Residential

This category includes densities of up to five (5.0) dwelling units per residential acre. Permitted uses in the Low Density area as shown in Section 512-215 of the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) include those uses allowed in the RD-5, RD-4 and RD-3 Land Use Zones.

Low Density Cluster Residential

This category includes densities of more than five (5.1 and greater) dwelling units per residential acre and up to 15.0 units per acre. Permitted uses in the Low Density Cluster area as shown in Section 512-215 of the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) include those uses allowed in the RD-7, RD-10 and RD-15 Land Use Zones.

Medium Density Residential

This category includes densities of more than 15.0 (15.1 and greater) and no more than 20.0 dwelling units per acre. Permitted uses in the Medium Density area as shown in Section 512-215 of the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) include those uses allowed in the RD-15 and RD-20 Land Use Zones.

High Density Residential

This category includes densities of more than 20.0 (20.1 and greater) units per net residential acre. The uses permitted in a High Density area as shown in Section 512-215 of the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) include those uses allowed in the RD-25, RD-30 and RD-40 Land Use Zones.

Retail Commercial

Permitted uses within the retail commercial areas, as shown in Section 512-215 of the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area), are those uses permitted in the Shopping Center and Business and Professional Office Zones and any other retail zone that may be subsequently established. Incidental Residential (RD-10, RD-15 and RD-20) use that is allowed above ground floor retail use will be subject to the service charge associated with Low Density Cluster Residential or Medium Density Residential according to density.

Business Park

Permitted uses within the Business Park areas, as shown in the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) in Section 512-215 of the Zoning Code, are those permitted in Business and Professional Office (BP) as listed in Zoning Code Section 225, and Industrial – Office Park (MP) Zone, as listed in Zoning Code Section 230 or any other business park-related land use category. This land use designation further includes all other uses that would generate a medium number of average daily trips.

Light Industrial

Permitted uses within the Light Industrial areas, as shown in the City of Rancho Cordova Zoning Code (Zinfandel Special Planning Area) in Section 512-215 of the Zoning Code, are those permitted in Business and Professional Office (BP) as listed in Zoning Code Section 225, and Industrial – Office Park (MP) Zone, as listed in Zoning Code Section 230 or any other business park-related land use category. This land use designation further includes all other uses that would generate a medium number of average daily trips.

Section 2.5.4 Benefit Zone No. 1 Annual Service Charge

The Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 dated February 27, 2003, identifies an annual cost of $50.00 per unit of demand as the maximum annual service charge per unit of demand for the initial fiscal year 2003/04. The unit of demand used for the service charge is an equivalent dwelling unit (EDU). One EDU is the amount of demand for services associated with one low density residential dwelling unit (DU) in a single year.

EDU Factor

The EDU Factor is based upon average daily vehicle trips (ADT) per land use type. The EDU Factor normalizes the Adjusted Average Daily Trip Rate to Low Density equal to 1.0 EDU. The EDU Factors based on land use shall be as follows:

Developed Acreage

Residential	EDU Factor per DU
Low Density	1.00
Medium Density	0.80
High Density	0.60
Nonresidential	EDU Factor per Acre
Retail Commercial	25.64
Business Park	22.04
Light Industrial	9.20

Undeveloped Acreage	EDU Factor per Acre
All Land Uses	N/A

Benefit Zone No. 1 Service Charge Formula

The maximum annual service charge Per DU or Acre for Benefit Zone No. 1 shall be calculated using the following formula:

Developed Residential (per DU)

Maximum annual service charge = ($ amount of annually adjusted service charge per EDU)(EDU Factor applicable to residential land use)

Developed Nonresidential (per acre)

Maximum annual c = ($ amount of annually adjusted service charge per EDU)(EDU Factor applicable to non-residential land use)

Undeveloped Acreage

Maximum annual service charge = 0

Section 2.6 Annual Service Charge Adjustment

Beginning in Fiscal Year 2004-2005, and thereafter each year, the maximum allowable service charge shall be recalculated and a new maximum allowable service charge established:

a. The inflator formula shall increase the maximum allowable service charge annually by the increase in the Consumer Price Index (CPI) published for the Sacramento Region by the U.S. Department of Labor, or six percent (6%), whichever is less.

b. The CPI increase used in the inflator formula shall be the change in the CPI index from the January two years before adjustment of the service charge to the January in the year preceding adjustment of the service charge.

Section 2.7. Special Adjustments to Individual Service Charges:

Adjustments to the service charge of a particular non-exempt parcel may be granted by the Administrator or representative designated by the Administrator when, in the Administrator's judgment, it is required in order to administer the program equitably. A

property owner may in writing request such a review and adjustment of service charges for any of the following reasons:

1. The parcel is not a benefiting parcel.
2. The present land use designation of a benefiting parcel is not accurate.
3. The service charge calculation is not accurate.

Adjustments resulting in a credit to the property owner shall be handled on a standard County claim form. Adjustments resulting in a charge to the property owner shall be added to the tax bill in the succeeding year. No credit or charge shall be made for a period more than two years prior to the date the Administrator determines an adjustment is necessary.

Section 2.8. Adjustment Appeals:

Disputed adjustments may be appealed to the Administrator. Application for an Adjustment Appeal shall be made in writing to the Administrator.

Section 3. Enforcement:

The Administrator is hereby charged with enforcement of the provisions of this ordinance and with coordination among all officials and departments of the County in order to achieve the purpose of the 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, or the application of such provision to other persons or circumstances, shall not be affected thereby. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict herewith are hereby superseded.

This ordinance was introduced, the title thereof read and full reading waived at the regular meeting of the Board of Supervisors on May 18, 2004, and on _____, 2004 _____.

This ordinance shall take effect and be in full force on and after (30) days from the date of its passage, and before the expiration of fifteen (15) from the date of its passage this ordinance shall be published once, with the names of the members of the Board of Supervisors voting for and against it in a newspaper of general circulation published in the County of Sacramento.

ON A MOTION by Supervisor _____, and seconded by Supervisor _____, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this _____ day of _____, 2004, by the following vote to wit:

AYES: Supervisors
NOES: Supervisors
ABSENT: Supervisors
ABSTAIN: Supervisors

_____
Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

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Attachment 7

EXHIBIT A

COUNTY OF SACRAMENTO
MUNICIPAL SERVICES AGENCY

COUNTY SERVICE AREA NO. 10,
BENEFIT ZONE NO. 1

ANNUAL REPORT:
A SUMMARY OF OPERATING REQUIREMENTS AND SERVICE CHARGES
FOR FISCAL YEAR 2004-05

April 20, 2004

INTRODUCTION

On May 21, 2003, the Board of Supervisors formed County Service Area No. 10 (CSA 10) and its Benefit Zone No. 1 to implement miscellaneous extended transportation-related services for the Villages of Zinfandel for the purpose of reducing total vehicle trips that would be generated by the new urban growth area. Benefit Zone No. 1 of CSA 10 consists of all the property within the Zinfandel Special Planning Area. The transportation services for Benefit Zone No. 1 of CSA 10 will be funded by a service charge that appears as a direct levy on the property tax bills of the owners of developed residential and non-residential property owners in the Villages of Zinfandel. The purpose of this report is to provide information regarding the proposed Fiscal Year 2004-05 service charges for Benefit Zone No. 1 of CSA 10.

BACKGROUND

Conditions contained in the Zinfandel Special Planning Area zoning ordinance and the Transportation Systems Management (TSM) Plan for the Villages of Zinfandel initiated the proceedings leading to the formation of CSA 10 and Benefit Zone No. 1 to fund shuttle bus services as required and other supplemental transportation services in order to achieve trip reduction goals for the development. The developer of Villages of Zinfandel, in order to comply with the conditions of approval requiring provision of ongoing shuttle bus and transportation demand management programs, subsequently advanced funds to pay for the work needed to form a County Service Area to provide miscellaneous extended transportation services.

The County contracted with MuniFinancial to prepare an Engineer's Report for County Service Area No. 10 (CSA10) with a focus on the Villages of Zinfandel as its initial Benefit Zone. On March 3, 2003 by Resolution No. 2003-0250, the Board of Supervisors referred the district formation to the Sacramento Local Agency Formation Commission (LAFCo). After hearing testimony on the proposed CSA10 on April 2, 2003, LAFCo adopted Resolution No. LAFC 1255, entitled "Resolution of the Sacramento Local Agency Formation Commission Approving the Formation of County Service Area No. 10 (03-03)." In so doing, LAFCo delegated authority to the Executive Officer of LAFCo to act as Conducting Authority for the formation of CSA10 and to complete the protest proceedings. Subsequently on May 7, 2003 the Executive Officer of LAFCo completed the protest hearing and filed the Certificate of Completion for CSA10.

Establishment of a long-term financing mechanism for trip reduction activities has long been advocated by the Sacramento Metropolitan Air Quality Management District, which helped to craft transportation demand management ("TDM") conditions of approval for the development areas included in CSA10. CSA10 is intended to provide extended miscellaneous transportation services to portions of the Rancho Cordova Community including Villages of Zinfandel, Mather Field, and the Sunridge Specific Plan Area as recommended by the Engineer's Report. CSA 10 could provide other extended services in accord with CSA Law, but additional LAFCo approvals would be needed to activate these latent powers.

On May 21, 2003, the Board of Supervisors formed Benefit Zone No. 1 of CSA 10 corresponding to the Villages of Zinfandel. On July 16, 2003, after the tabulation of assessment ballots of the Benefit Zone No. 1 property owners and finding that a majority protest had not occurred, the Board

adopted Resolution No. 2003-0854, entitled "Resolution Levying Assessments within the Benefit Zone No. 1 of County Service Area No. 10."

DESCRIPTION OF SERVICES

The services approved to be provided by Benefit Zone No. 1 of CSA 10 are unique to the Villages of Zinfandel area and include extended transportation-related services including transit shuttle services as required and other supplemental transportation services for trip reduction, which may include the following:

- Transit Shuttle
- Guaranteed Ride Home
- Transit Subsidies
- Transportation Plans for employers and/or resident groups
- Education Programs
- Infrastructure Support
- Transportation Coordinator Training and Support
- Bicycle and Alternative Fuel Vehicle Incentives

The proposed services to be funded in Fiscal Year 2004-05 by Benefit Zone No. 1 of CSA 10 include services to be provided by contract consultants and administrative costs of County staff. The services to be provided by the contract consultants include a baseline study for future trip reduction measurements and proposal and implementation of trip reduction strategies at an estimated cost of $33,190. The services to be provided by the County staff include associated administration and preparation of the Engineer's Report for Fiscal Year 2004-05, placement of the levies on the tax bill, collecting service charges, and management of the consultant contract(s). These services are estimated to cost $24,700. The proposed budget includes unexpended funds from the initial 2003-04 levy.

Once formed, a County Service Area may continue to operate or expand within a city after incorporation only with consent of the city. The majority of the territory within CSA 10 and all of the parcels in Benefit Zone No. 1 are located the City of Rancho Cordova (the "City"). The LAFCO Resolution Making Determinations for the Incorporation of the City of Rancho Cordova waived the automatic exclusion of city territory from a county service area formed to fund extended transportation services. Thus the City and the County have one year following the effective date of the Rancho Cordova incorporation to decide whether to continue funding transportation services in Benefit Zone No. 1 through this CSA. The City and County are currently negotiating a services agreement to authorize the County to continue the levy of the service charge and to provide the extended transportation services.

BUDGET REQUIREMENTS AND REVENUES FOR TRANSPORTATION SERVICES

Table 1 on page 3 shows the proposed budget requirements for Fiscal Year 2004-05 for the CSA 10 Benefit Zone No. 1 transportation-related services. Table 1 shows that the proposed budget for the transportation-related services for Benefit Zone No. 1 for Fiscal Year 2004-05 is $57,890 including annual levy proceeds of $42,335. This proposed use of the Benefit Zone No. 1 funds is for the

County's provision of the following listed services, including associated administration. To provide maximum flexibility in providing initial startup services, no funds are being held in reserve in Benefit Zone No. 1. The funds will pay for the following services:

- County costs to prepare for the implementation of services including preparation of Request for Proposals to select service providers, contract management, etc.
- Baseline Measures Study to be performed by a consultant.
- TDM Services - initial startup for the trip reduction services provider.
- Annual Administration - costs to levy the service charges, prepare annual reports and other operating and administration expenses.

TABLE 1
CSA 10 TRANSPORTATION-RELATED SERVICES
AND ADMINISTRATIVE COSTS
PROPOSED BUDGET REQUIREMENTS FOR FISCAL YEAR 2004-05

	FISCAL YEAR 2003-2004 ADOPTED BUDGET	FISCAL YEAR 2003-2004 ESTIMATED ACTUALS	FISCAL YEAR 2004-2005 PROPOSED BUDGET
Funding Uses			
Administration	$6,100	$13,000	$24,700
Transportation Service	$8,000	$0	$23,290
Other Operating Expenses and Baseline Study	$200	$45	$9,900
Increase Reserves		$0	
TOTAL USES	$14,300	$13,045	$57,890
Funding Sources			
Fund Balance (Start FY)	$0	$0	$15,555
Interest	$0	$0	$0
Service Charges	$14,300	$28,600	$42,335
Release from Reserves	$0	$0	$0
TOTAL FUNDING	$14,300	$28,600	$57,890

SERVICE CHARGES

Prior to the proposed levy of service charges for Fiscal Year 2004-05, it is recommended that the Board of Supervisors adopt ordinance establishing service charge allocation formulas and the procedure to collect the CSA 10 Benefit Zone No. 1 service charges on the property tax roll (see attached). The Ordinance requires levying the annual service charge to benefiting properties as calculated on a per dwelling unit or per acre basis according to land use and the associated equivalent dwelling units in accord with the Engineer's Report for County Service Area No. 10 and Benefit Zone No. 1.

Table 2 below indicates the current number of non-exempt subdivision parcels in the Villages of Zinfandel and the prior, proposed, and estimated buildout levy revenues for Benefit Zone No. 1 of CSA 10. It compares the proposed Fiscal Year 2004-05 service charges by land use to the Fiscal Year 2003-04 service charges levied in Benefit Zone No. 1 of CSA10 and estimates the potential revenues at buildout (assuming no further cost index adjustment to the Fiscal Year 2004-05 rates).

TABLE 2
SUMMARY OF PROPOSED SERVICE CHARGES
FOR BENEFIT ZONE NO. 1 OF CSA 10

Land Use Category of Property	FY 2004-05 Existing Parcels (d.u. or acres)*	FY 2003-04 Service Charge Rate	FY 2004-05 Service Charge Rate	FY 2003-2004 Total Levy*	Proposed FY 2004-2005 Total Levy	Estimated Buildout Levy at 2004-2005 Rates
Low Density Residential Developed Parcels	845	$50.00/ develop'd d.u.	$50.10/ develop'd d.u.	$28,650.00	$42,334.50	$65,892.00
Low Density Cluster Residential Undevel. Parcel	1	$50.00/ develop'd d.u.	$50.10/ develop'd d.u.	0	0	$9,486.00
Medium Density Residential Undevel. Parcel	1	$40.00/ develop'd d.u.	$40.08/ develop'd d.u.	0	0	$12,852.00
Retail Commercial Undeveloped Parcel	1	$1,282.00 per develop'd acre	$1,284.56 per develop'd acre	0	0	$32,691.00
Business Park Undevel. Parcel	1	$1,102.00 per devel. acre	$1,104.20 per devel. acre	0	0	$15,514.00
Low Density Res., Business Park, & Light Industrial Undeveloped Remainder Parcels	4	$40.00 to $50.00 per devel. d.u. and $460.00 to $1,102.00 per devel. acre	$40.08 to $50.10 per devel. d.u. and $460.92 to $1,104.20 per devel. acre	0	0	$184,589.60
TOTAL	853			$28,650.00	$42,334.50	$321,024.60

*The FY 2003-04 levy of $50.00 was collected from 573 Low Density Residential developed parcels.

The indicated service charge rates are proposed to increase by 0.2% above the Fiscal Year 2003-04 rates for all land use categories in accord with the increase in the consumer price index as provided in the Engineer's Report. Because the number of developed Low Density Residential dwelling units (final mapped lots) increased from 573 a year ago to 845 at present, the proposed levy for FY 2004-05 is 48% higher than in FY 2003-04. Because issuance of building permits is the threshold of developed status for parcels in the other land use categories, no other parcels are subject to the FY 2004-05 levy even though separate large lots have been recorded that are planned for Low Density Cluster Residential, Medium Density Residential, Retail Commercial, and Business Park uses. Two non-exempt remainder parcels planned for multiple uses have not yet been split into single-use large lots. The projected revenues at buildout associated with each of the indicated land use categories are shown in the last column (Note that the buildout revenues for the Low Density Residential category assume a shift of Low Density units subdivided from the remainder parcels.). Future versions of the Annual Report will segregate potential levy revenues associated with the Business Park and Light Industrial land use parcels when they become subdivided.

For Benefit Zone No. 1 of CSA 10 the next fiscal year (2004-05) will provide the opportunity for the County, working in concert with the City of Rancho Cordova and other stakeholders, to make assessments about how to implement the trip reduction strategies that are the basis for the extended transportation-related services options that are authorized. Based on the increase of developed residential units to 845 currently, it appears likely that the Villages of Zinfandel zoning condition threshold of 1,000 units requiring establishment of a transit shuttle will be reached by mid-year. This will narrow the range of trip reduction services implementation options because at this stage of development the revenues resulting from the Benefit Zone No. 1 levy are still quite limited. Difficult decisions about the allocation of available funds between the costs of establishing a shuttle program and the costs for other trip reduction activities will have to be made. It may be necessary to seek supplementary funds to enable the start-up of shuttle service.

Attachment 8

ENGINEER'S REPORT
COUNTY SERVICE AREA NO. 10
BENEFIT ZONE NO. 2

COUNTY OF SACRAMENTO

DRAFT

MAY 4, 2004

MuniFinancial

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Residential and Nonresidential Charges for Benefit Zone No. 2 in County Service Area No. 10

Benefit Zone No. 2 of County Service Area No. 10 includes all of the parcels located within the Sunridge Specific Plan, County of Sacramento, State of California.

This Report and the enclosed diagrams shows the exterior boundaries of the County Service Area, its Sphere of influence; any relevant zones therein, and the lines and dimensions of each lot, parcel, and subdivision of land within said County Service Area, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area. The undersigned respectfully submits the enclosed Report as directed by the Board of Supervisors.

Dated this _____ day of _____, 2004.

MuniFinancial
District Engineer
On Behalf of the County of Sacramento

By: _____

Robert D. Spencer
Principal Consultant

By: _____

Richard Kopecky
District Engineer
R. C. E. # 16742

Part II: The Method of Apportionment

This part describes for Benefit Zone No. 2 the method of calculating each parcel's annual charge based on the parcel's proportional cost of service. The proposed initial maximum charge per unit and inflator formula (to be approved by property owners) for fiscal year 2005/06 is based on current property development plans and estimated annual costs associated with all extended services at build out of Benefit Zone No. 2. The charges for services for all subsequent years shall be based on the estimated annual cost of operation and maintenance of extended services for the first fiscal year (2005/06). An inflator formula described herein shall adjust this maximum charge annually in subsequent years to maintain service levels.

Part III: Benefit Zone No. 2 Budget

This part provides a budget to provide extended services to developed properties within Benefit Zone No. 2 based on an estimated absorption rate of development within the Zone.

Part IV: Charge Roll

For Benefit Zone No. 2 this part provides a listing of the proposed initial maximum charge per dwelling unit for residential land uses and per acre for nonresidential land uses for fiscal year 2005/06 to be applied on the tax rolls.

Part V: CSA Diagrams

This part provides a diagram showing the exterior boundaries of Benefit Zone No. 2. Parcel identification, including the lines and dimensions of each lot, parcel and subdivision of land within Benefit Zone No. 2, shall be the parcel as shown on the Boundary Diagram contained in this Report. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of each parcel within Benefit Zone No. 2.

C. Overview

Purpose of Benefit Zone No. 2

The purpose of Benefit Zone No. 2 is to extend certain transportation-related services to developing areas, as described below. Extended services would be funded by a property related charge pursuant to the Constitution Article XIIID, Section 6. The formation of Benefit Zone No. 2 fulfills certain conditions of development included in Ordinance No. SZC 2002-0014 for the Sunridge Specific Plan and related planning documents.

Benefit Zone No. 2 charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined appropriate by the County Board of Supervisors. The County Board of Supervisors, in its sole discretion, may discontinue the portion of the service charge used

for shuttle service once the Board determines that Sacramento Regional Transit (RT) has provided appropriate service. Alternately, the Board may maintain such service charge and increase funding for other supplemental transportation services. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, and alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

Adoption Proceedings

Formation of Benefit Zone No. 2 requires approval by the property owners within the Benefit Zone boundaries. As allowed by the Constitution Article XIIID, Section 6c, the County is choosing to use mailed ballot election procedures under Constitution Article XIIID, Section 4. Levy of the Benefit Zone No. 2 charge would occur as follows:

- The County notices all property owners within Benefit Zone No. 2 and holds a public hearing and mailed protest ballot proceeding on imposition of a charge in Benefit Zone No. 2. Notices and protest ballots are sent to the owner of record in Benefit Zone No. 2 as it appears on the last County equalized property tax roll at least 45 days before the hearing.
- If a majority of protest ballots returned do not protest the charge and inflator formula described in this report, with each protest ballot weighted by the amount of the charge for that parcel, then the County:
  - Approves this Engineer's Report (as submitted or amended);
  - Imposes up to the maximum allowable charge in Benefit Zone No. 2 in the following fiscal year (probably fiscal year 2005/06) by including the

charge on the property tax roll and approving a budget for the fiscal year; and

- Increases the charge in subsequent fiscal years up to the amount allowed by the inflator formula described in this report and approving a budget for each fiscal year.

PART I: PLANS AND SPECIFICATIONS

This part describes the properties included in Benefit Zone No. 2. This part also describes the proposed extended services to be provided by Benefit Zone No. 2.

A. Description of Benefit Zone No. 2

Boundaries

Benefit Zone No. 2 consist of all the following parcels located in the Sunridge Specific Plan:

067-0030-012-0000	067-0090-024-0000	067-0430-013-0000
067-0030-013-0000	067-0090-025-0000	067-0430-014-0000
067-0030-014-0000	072-0300-003-0000	067-0430-015-0000
067-0030-015-0000	072-0300-004-0000	067-0430-016-0000
067-0030-017-0000	067-0030-037-0000	067-0430-017-0000
067-0030-018-0000	067-0090-036-0000	067-0430-018-0000
067-0030-019-0000	067-0430-001-0000	067-0430-019-0000
067-0030-027-0000	067-0430-002-0000	067-0430-020-0000
067-0040-004-0000	067-0430-003-0000	067-0430-021-0000
067-0040-005-0000	067-0430-004-0000	067-0430-022-0000
067-0040-012-0000	067-0430-005-0000	067-0430-023-0000
067-0040-013-0000	067-0430-006-0000	067-0430-024-0000
067-0040-014-0000	067-0430-007-0000	067-0430-025-0000
067-0040-015-0000	067-0430-008-0000	067-0430-026-0000
067-0040-016-0000	067-0430-009-0000	067-0430-027-0000
067-0090-016-0000	067-0430-010-0000	067-0430-028-0000
067-0090-017-0000	067-0430-011-0000	067-0430-029-0000
067-0090-023-0000	067-0430-012-0000	

Benefit Zone No. 2 is an irregular shape that covers the Sunridge Specific Plan. The Sunridge Specific Plan is generally located:

- South of Douglas Boulevard;
- North of Kiefer Boulevard;
- East of Sunrise Boulevard; and
- West of Grant Line Road.

Please refer to the map shown in Part IV.

General Description of Services

Benefit Zone No. 2 will provide a funding mechanism through an annual charge on all parcels for transit shuttle and other supplemental transportation services described below. Benefit Zone No. 2 will provide supplemental transportation services to both residential and nonresidential development within the Sunridge Specific Plan. The formation of Benefit Zone No. 2 fulfills certain conditions of development included in Ordinance No. SZC 2002-0014 for the Sunridge Specific Plan, and the related Transportation System Management Plan and AQ-15 Plan. In particular, Benefit Zone No. 2 is designed to support implementation of the following zoning condition:

> The Sunridge Specific Plan shall have a targeted goal of a 30% reduction in daily vehicle trips. In support of that goal, the Sunridge Specific Plan shall participate in a County Service Area (CSA), or an equivalent funding mechanism to the satisfaction of the Board of Supervisors, for the purpose of funding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute Sunridge's targeted 30% reduction in daily vehicle trips.

The charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined appropriate by the County Board of Supervisors. The County Board of Supervisors, in its sole discretion, may discontinue the portion of the service charge used for shuttle service once the Board determines that RT has provided appropriate service. Alternately, the Board may maintain such service charge and increase other supplemental transportation services. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

PART II: METHOD OF APPORTIONMENT

A. General

County Service Area law (Government Code Section 25210 et seq) permits a County Board of Supervisors to levy or collect a tax or charge in any CSA or zone within a CSA to fund any one or more of the services mentioned in Part I, above. The Board of Supervisors may also levy and collect taxes or charges for capital outlay purposes within a CSA, for the accumulation for a reserve fund for capital outlay purposes, and for any appropriation for contingencies to be used for expenses for maintenance and operation of any services.

The estimated annual cost to provide service within the CSA shall be allocated to each parcel in proportion to the cost of services attributable to each parcel. The method of apportionment shall utilize commonly accepted engineering practices that have been established pursuant to the County Service Area law and the Constitution.

The remainder of this part describes the methodology, estimated annual revenue, and inflator formula for the charge to be levied in Benefit Zone No. 2.

B. Methodology

The methodology to determine the Benefit Zone No. 2 charge for each parcel complies with County Service Area law and the Constitution Article XIID, Section 6. The charge is for a property-related service as defined in Article XIIID. These services will be used by or immediately available to all parcels included in Benefit Zone No. 2. The charge was calculated using a methodology that ensures that (1) the total revenue generated by the charge does not exceed the cost of providing the services to be funded by Benefit Zone No. 2, and (2) the charge on each parcel does not exceed the proportional cost of the services attributable to that parcel. The revenues generated by the charge will only be used to fund the services provided by Benefit Zone No. 2.

Level of Service

The level of service identified for Benefit Zone No. 2 is based on the level of service identified in user surveys conducted by the North Natomas Transportation Management Authority (NNTMA). The NNTMA provides an appropriate comparison for the Sunridge Specific Plan because:

- The NNTMA is one of the few transportation management associations nationally that provides services to both residential and nonresidential development (most provide services only to the latter); and

- Both the NNTMA and the Sunridge Specific Plan are located within the Sacramento region so service demands by residents and businesses are likely to be similar.
- While there is little available research on costs for residential trip reduction services, the NNTMA user survey and budget data provide a reasonable basis for achieving the trip reduction goal included in the Sunridge zoning conditions and stated in the last section, above.

The level of service identified in NNTMA user surveys was converted into a program budget based on the NNTMA's current *Five-Year Business Plan*. Total management and program expenditures were then divided by projected development within North Natomas to calculate a cost per equivalent dwelling unit (EDU). This cost per EDU represents full funding of demand for supplemental transportation services. The budget for Benefit Zone No. 2 is based this same cost per EDU.

The proposed budget for Benefit Zone No. 2 is based on the calculated cost per EDU described above multiplied by the projected number of EDUs within the Sunridge Specific Plan area. At build out the budget would provide for annual funding of approximately $942,000 in constant dollars plus approximately $55,000 in district administration costs, for a total budget of $997,000.

The charge would be imposed beginning with the FY 2004-05 tax roll with operations scheduled to begin in FY 2005-06. This one year lag provides for the build up of a contingency fund to finance cash flow needs. The Benefit Zone will need to draw from the fund in the first part of a fiscal year before charge revenues are collected by the County Auditor/Controller in conjunction with property taxes.

Table 1 presents a sample Benefit Zone No. 2 budget for the first six years of operation and for build out. The sample budget roughly parallels the allocation of funds in the NNMTA's *Five-Year Business Plan*. This sample budget should not be viewed as binding in anyway, but rather one possible expenditure scenario. The actual budget should be guided by the results of market research of Sunridge residents and businesses conducted on a regular basis.

Demand Per Unit of Development

Each land use type is assigned an Equivalent Dwelling Unit (EDU) factor representing the relative demand for services compared to a low density single family unit. Demand for services is measured using vehicle trip generation rates adjusted for trip length and trip purpose (diverted and pass-by trips versus primary trips) by type of land use. Demand is assumed to be generated by developed residential and nonresidential land uses. No demand is associated with undeveloped land and no charge is levied on this land use.

Each parcel's charge is calculated by multiplying the cost per EDU by the amount of development on each parcel. This methodology fairly distributes the total cost for services among all parcels based on each parcel's proportional demand for the services immediately available to that parcel. Each parcel's charge does not exceed the reasonable cost of services to that parcel.

Table 1: Benefit Zone No. 2 Sample Budget (Excl. District Admin. Costs) (FY 2004-05 $)

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Management							
General Administration[1]	$ 125,000	$ 120,000	$ 130,000	$ 103,000	$ 119,000	$ 111,000	$ 157,000
Market Research/Survey	-	30,000	-	-	30,000	-	10,000
Marketing[2]	-	10,000	20,000	40,000	50,000	60,000	80,000
Subtotal	$ 125,000	$ 160,000	$ 150,000	$ 143,000	$ 199,000	$ 171,000	$ 247,000
Programs							
Community Shuttle	-	30,000	100,000	150,000	200,000	240,000	320,000
Car Sharing	-	-	-	-	-	70,000	90,000
Transit Pass Subsidy	-	10,000	20,000	30,000	40,000	60,000	80,000
Bike Subsidy	-	10,000	20,000	30,000	40,000	60,000	80,000
Neighborhood Electric Vehicles	-	-	-	-	20,000	50,000	70,000
Interactive Kiosk	-	10,000	10,000	20,000	20,000	40,000	50,000
Walk to School	-	1,000	1,000	2,000	3,000	4,000	5,000
Subtotal	$ -	$ 61,000	$ 151,000	$ 232,000	$ 323,000	$ 524,000	$ 695,000
Total Services	$ 125,000	$ 221,000	$ 301,000	$ 375,000	$ 522,000	$ 695,000	$ 942,000

Note: Budget excludes district administration costs for County Public Works Agency and County Auditor/Controller costs to place charge on tax roll and collect revenue.

[1] Includes staff and office-related costs. Does not include administrative costs allocable to programs
[2] Includes website, newsletter, brochures, community events, advertizing, mobility committee, etc.

Source: North Natomas Transportation Management Association, *Five-Year Business Plan*; MuniFinancial.

The EDU factor for each land use is based upon average daily vehicle trips (ADT) per land use type. ADT is used to determine the charge by land use type because vehicle trips are a reasonable measure of demand for the supplemental transportation services immediately available to property owners paying the charge.

The calculation of the EDU factors based on ADT rates is shown in **Table 2.** ADT rates are adjusted by a trip rate adjustment factor before calculating the EDU factor. The adjusted trip rate is normalized to make one dwelling unit of low density residential development equal to one EDU. The demand for all other land use types reflects the demand for service relative to low density residential development.

Trip rate adjustment factors are shown in **Table 3**. These factors (1) exclude pass-by trips, and (2) are weighted by the average trip length for that land use compared to the average length of all trips on the system. Pass-by trips are related to stops at points midway between the origin and destination of a trip so these trips do not represent additional demand on the transportation system. Weighting by average trip length also adjusts for the relative demand placed by a trip on the system.

All trip rates and adjustment factors shown in Tables 2 and 3 are based on a report periodically updated by the San Diego Association of Governments (SANDAG). The SANDAG data is used for transportation planning in that region and by other agencies throughout California. This data is used in this report because SANDAG has the most comprehensive source of trip rates and trip adjustment factors across all land use types. The SANDAG data is either based on local surveys of trip behavior, or summaries of surveys from around the country collected by the Institute for Transportation Engineers. The SANDAG data has been used because similar data is not available for the Sacramento area.

Table 2: EDU Allocation Factor

	Average Daily Trips	Trip Rate Adjustment Factor[1]	Adjusted Average Daily Trip Rate	EDU Factor[2]
Developed Acreage				
Residential (per dwelling unit)				
Low Density	10	1.11	11.11	1.00
Medium Density	8	1.11	8.88	0.80
High Density	6	1.11	6.66	0.60
Nonresidential (per acre)				
Retail Commercial	700	0.41	284.87	25.64
Commercial Mixed Use	200	1.22	244.87	22.04
Undeveloped Acreage				
All Land Uses	-	-	-	-

[1] Adjustment Factor excludes pass-by trips (trips related to points midway betweeen the origin and destination of a trip) and is weighted by the average trip length for that land use compared to the average lenth of all trips on the system. See Table 5 for further detail.

[2] The EDU Allocation Factor normalizes the Adjusted Average Daily Trip Rate to Low Density equal to 1.0 equivalent dwelling unit (EDU)

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*; San Diego Association of Governments (SANDAG); July 1998; MuniFinancial.

Land Use

The total services demanded by development in Benefit Zone No. 2 and the total budget required to fund those services is based on a projection of development. **Table 4** provides an estimate of absorption of proposed development within Benefit Zone No. 2 over the next six years and at build out. The absorption schedule is reasonable based on current development trends and market conditions. Residential development is shown as number of dwelling units constructed. Nonresidential development is shown as number of acres developed. Calculation of the Equivalent Dwelling Unit data shown at the bottom of the table is based on the EDU factors shown in Table 2.

Table 3: Trip Rate Adjustment Factor

	Percent of Total Trips				
	Primary	Diverted	Total Non-pass-by	Average Trip Length	Trip Rate Adjustment Factor
Residential (per dwelling unit) [1]					
Low Density	86%	11%	97%	7.90	1.11
Medium Density	86%	11%	97%	7.90	1.11
High Density	86%	11%	97%	7.90	1.11
Nonresidential (per acre) [2]					
Retail Commercial	47%	31%	78%	3.60	0.41
Commercial Mixed Use	77%	19%	96%	8.80	1.22

Note: The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles. Trip percentages and average lengths based on SANDAG data for most closely related land use category (see footnotes and source, below).

[1] Trip percentages and average lengths based on "residential" category from SANDAG (see source, below).

[2] Trip percentages and average lengths for retail commercial based on "community shopping center" category, for business park based on "standard commercial office" category, for light industrial based on "industrial/business park" category, and for commercial recreational based on "theaters (multiplex)" category, from SANDAG (see source, below).

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*; San Diego Association of Governments; July 1998; MuniFinancial.

Table 4: Benefit Zone No. 2 Absorption

	Fiscal Year							
	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Remaining	Build Out
Residential (dwelling units)								
Low Density	2,250	750	750	750	750	750	579	6,579
Medium Density	750	250	250	250	250	250	21	2,021
High Density	-	-	-	-	429	429	429	1,286
Total	3,000	1,000	1,000	1,000	1,429	1,429	1,029	9,886
Cumulative Units	*3,000*	*4,000*	*5,000*	*6,000*	*7,429*	*8,857*	*9,886*	
Cumulative Parcels [1]	*3,000*	*4,000*	*5,000*	*6,000*	*7,014*	*8,029*	*8,643*	*8,643*
Nonresidential (acres)								
Retail Commercial	-	-	-	-	30	30	30	90
Commercial Mixed Use	-	-	-	-	18	18	18	54
Total	-	-	-	-	48	48	48	144
Cumulative Acres	-	-	-	-	*48*	*96*	*144*	
Cumulative Parcels [1]	-	-	-	-	*2*	*5*	*7*	*7*
Cumulative Equivalent Dwelling Units (EDU)								
Residential	2,850	3,800	4,750	5,700	6,907	8,114	8,967	8,967
Nonresidential	-	-	-	-	1,166	2,332	3,498	3,498
Total EDU	2,850	3,800	4,750	5,700	8,073	10,446	12,465	12,465
Total Parcels	3,000	4,000	5,000	6,000	7,017	8,033	8,650	8,650

[1] For residential assumes 1 unit per parcel for low and medium density and 30 units per parcel for high density. For nonresidential assumes an average of 20 acres per parcel.

Source: Sacramento County; MuniFinancial.

For the purposes of this report and for levying the charge in Benefit Zone No. 2, land use definitions are as follows:

Developed Parcels	All single-family detached residential parcels for which a final map has been recorded, and all other parcels for which a building permit has been issued, on or prior to August 1 of the fiscal year preceding the year in which the charge is levied.
Undeveloped Parcels	All parcels that are not Developed Parcels or Exempt Parcels.
Low Density	This category includes densities of up to five (5.0) dwelling units per residential acre. Permitted uses in the Low Density Area as shown in Section 512-215 of the Zoning Code include those uses allowed in the RD-5 and RD-4Land Use Zones.
Medium Density	This category includes densities of more than five (5.1 and greater) dwelling units per acre and up to 15.0 units per acre. Permitted uses in the Medium Density Area as shown in Section 512-215 include those uses allowed in the RD-7 and RD-10 Land Use Zones.
High Density	This category includes densities of more than 15.0 (15.1 and greater) units per net residential acre. The uses permitted in the High Density Area as shown include those uses allowed in the RD-20 Land Use Zone.
Retail Commercial	Permitted uses within the retail commercial areas, as shown in Section 512-215 of the Zoning Code, are those uses permitted in the Shopping Center, Business and Professional Office Zone, and Residential (RD-10, RD-15, and RD-20) or any other retail category. This land use designation further includes all other uses that would generate a high number of average daily trips.
Commercial Mixed Use	Permitted uses within the commercial mixed use areas as shown in Section 512-215 of the Zoning This land use designation further includes all other uses that would generate a medium number of average daily trips.
Exempt	Public parcels including parks and schools, utility parcels, and designated open space parcels are exempt from the service charge because no services funded by Benefit Zone No. 1 are provided to these parcels.

Charge Schedule

Table 5 presents the Benefit Zone No. 2 charge schedule. The charge is based upon a demand for services equal to $80.00 per equivalent dwelling unit based on the analysis of the NNMTA programs and budget described above. The charge schedule shown in Table 5 is the maximum allowable charge for the initial fiscal year 2004-05 on all developed property. This maximum charge may be increased annually for inflation (see below). The County may choose to impose less than the maximum charge in any year.

Table 5: Benefit Zone No. 2 Charge Schedule (FY 2004-05)

	EDU Factor	Charge Per EDU	Maximum Annual Charge Per DU/Acre
Developed Acreage			
Residential (per dwelling unit)			
Low Density	1.00	$ 80.00	$ 80
Medium Density	0.80	80.00	64
High Density	0.60	80.00	48
Nonresidential (per acre)			
Retail Commercial	25.64	$ 80.00	$ 2,051
Commercial Mixed Use	22.04	80.00	1,763
Undeveloped Acreage			
All Land Uses	-	$ 80.00	-

Sources: Table 4; Sacramento County; MuniFinancial.

C. Estimated Annual Revenue

Table 6 presents the estimated revenue for Benefit Zone No. 2 for the first six years and for build out. Revenue is based on the absorption schedule shown in Table 2 and the charge schedule shown in Table 5.

Table 6: Estimated Revenue (FY 2004-05 $)

	Charge[1]	Fiscal Year 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Residential								
Low Density	$ 80	$ 180,000	$ 240,000	$ 300,000	$ 360,000	$ 420,000	$ 480,000	$ 526,300
Medium Density	64	48,000	64,000	80,000	96,000	112,000	128,000	129,300
High Density	48	-	-	-	-	20,600	41,200	61,700
Total		$ 228,000	$ 304,000	$ 380,000	$ 456,000	$ 552,600	$ 649,200	$ 717,300
Nonresidential								
Retail Commercial	$ 2,051	$ -	$ -	$ -	$ -	$ 61,500	$ 123,100	$ 184,600
Business Park	1,763	-	-	-	-	31,700	63,500	95,200
Total		$ -	$ -	$ -	$ -	$ 93,200	$ 186,600	$ 279,800
Total Estimated Revenue		$ 228,000	$ 304,000	$ 380,000	$ 456,000	$ 645,800	$ 835,800	$ 997,100

[1] Per dwelling unit for residential and per acre for nonresidential.

Sources: Tables 2 and 3; MuniFinancial.

D. Formula for Inflating the Charge

To impose a charge in Benefit Zone No. 2 a protest balloting procedure of property owners is required pursuant to the California Constitution Article XIIID, Section 6. The property owner ballots include a maximum charge to be considered, as well as the consideration of an inflator formula. The purpose of establishing an inflator formula is to provide for a reasonable inflationary adjustment to the annual maximum charge without requiring periodic noticing and balloting procedures that would add administrative costs to the CSA. The law implementing Constitution Article XIIID (Senate Bill 919) clarifies that an increase in a maximum charge to implement a voter-approved inflator formula is not an increase subject to additional property owner consideration.

As mentioned above, the charge schedule shown in Table 5 is the maximum allowable charge for the initial fiscal year 2004-05. The inflator formula would increase this maximum allowable charge annually by the increase in the Consumer Price Index (CPI) published for the Sacramento Region by the U.S. Department of Labor, or six percent (6%), whichever is less. The CPI increase used in the inflator formula will be the change in the CPI index from the January two years before adjustment of the charge to the January in the year preceding adjustment of the charge. Beginning in the second fiscal year (fiscal year 2005-06) and each fiscal year thereafter, the maximum allowable charge will be recalculated and a new maximum charge established.

The County may choose to impose less than the maximum allowable charge in any year if service costs warrant the reduction. If the County has imposed an amount less than the maximum charge, the County may also choose to increase the charge in any year to fully fund services up to the level of the maximum allowable charge for that fiscal year. In this way the maximum allowable charge is adjusted annually and is calculated independent of the Benefit Zone's annual budget.

PART III: BENEFIT ZONE NO. 2 BUDGET

This part provides a description of the estimated budget for Benefit Zone No. 2.

A. Benefit Zone No. 2 Budget

Table 7 summarizes the proposed budget for supplemental transportation services for the first six years of Benefit Zone No. 2 and at build out. The proposed budget is based on the projection of new development shown in Table 4 and actual revenue may vary from that shown in the table. The proposed budget may be altered at the sole discretion of the County Board of Supervisors based on projected revenues of the Benefit Zone No. 2, and planned expenditures for the supplemental transportation services described in Part I. The budget is shown in constant fiscal year 2004-05 dollars and would increase based on the inflator formula described in Part II.

Table 7: Benefit Zone No. 2 Levy Summary (FY 2005-06 $)

	Fiscal Year						
	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Benefit Zone Budget							
Direct Costs							
Transportation Services	$ 125,000	$ 221,000	$ 301,000	$ 375,000	$ 522,000	$ 695,000	$ 942,000
District Administration Costs							
CSA Administration[1]	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
County Tax Roll Levy Fee[2]	17,000	22,000	27,000	32,000	37,000	42,000	45,000
Subtotal	$ 27,000	$ 32,000	$ 37,000	$ 42,000	$ 47,000	$ 52,000	$ 55,000
Total Levy							
Total Expenditures	$ 152,000	$ 253,000	$ 338,000	$ 417,000	$ 569,000	$ 747,000	$ 997,000
Contingency Fund Activity	76,000	51,000	42,000	39,000	77,000	89,000	-
Balance to Levy	$ 228,000	$ 304,000	$ 380,000	$ 456,000	$ 646,000	$ 836,000	$ 997,000
Contingency Fund[3]							
Beginning Contingency Balance	$ -	$ 76,000	$ 127,000	$ 169,000	$ 208,000	$ 285,000	$ 498,500
Contingency Fund Activity	76,000	51,000	42,000	39,000	77,000	89,000	-
Ending Contingency Balance	$ 76,000	$ 127,000	$ 169,000	$ 208,000	$ 285,000	$ 374,000	$ 498,500
Percent of Total Expenditures	50%	50%	50%	50%	50%	50%	50%
Benefit Zone Statistics							
Total Parcels Levied	3,000	4,000	5,000	6,000	7,017	8,033	8,650
Total Equivalent Dwelling Units (EDU)	2,850	3,800	4,750	5,700	8,073	10,446	12,465
Levy Per EDU	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**
Maximum Levy Per EDU	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**

[1] County Public Works Agency costs primarily related to contract management of CSA services.
[2] Costs for County Auditor/Controller to place the levy on tax roll and collect. Equals $1,500 plus $5 per parcel.
[3] Contingency fund set to equal approximately 50 percent of annual levy to provide cash flow during first half of fiscal year prior to receipt of levy revenue.

Source: Table 2, 3, and 6; Sacramento County; MuniFinancial

B. Description of Budget Items

The following is a brief description of the costs associated with the services funded through the Benefit Zone.

Direct Costs

Supplemental Transportation Services — Includes all labor and general maintenance costs including all wages, salaries, benefits, materials, supplies, and equipment, required to properly operate and ensure the satisfactory service of operating a shuttle and providing supplemental transportation services.

District Administration Costs

CSA Administration — Includes all or a portion of the administrative and professional service costs associated with operation of the CSA including education and procedures associated with the levy and collection of charges, and response to public concerns. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services for operation of the CSA, or for the costs of future ballot protest procedure as required.

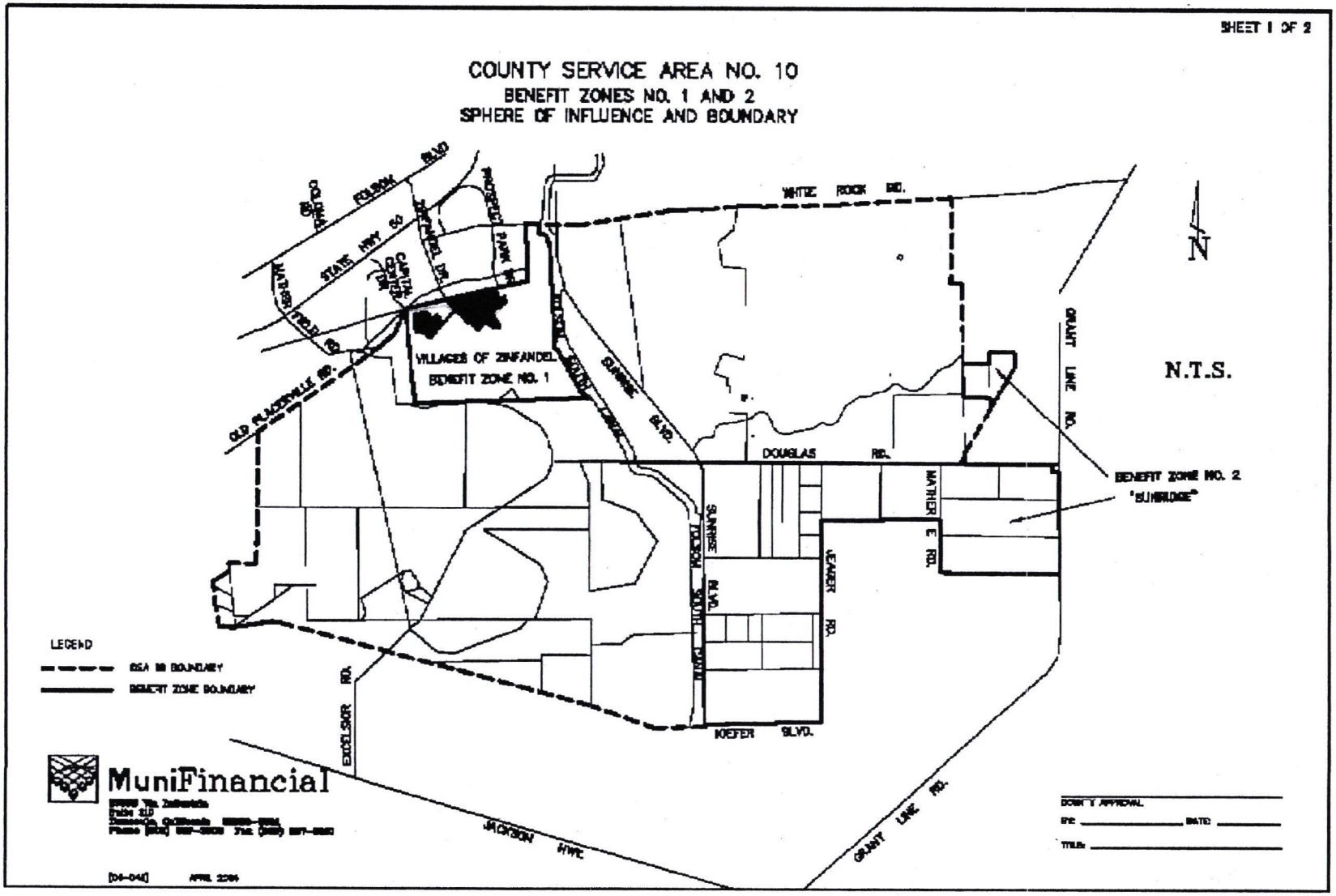
County Tax Roll Levy Fee — This is the cost to the CSA for the County Auditor/Controller to collect charges on the property tax bills.

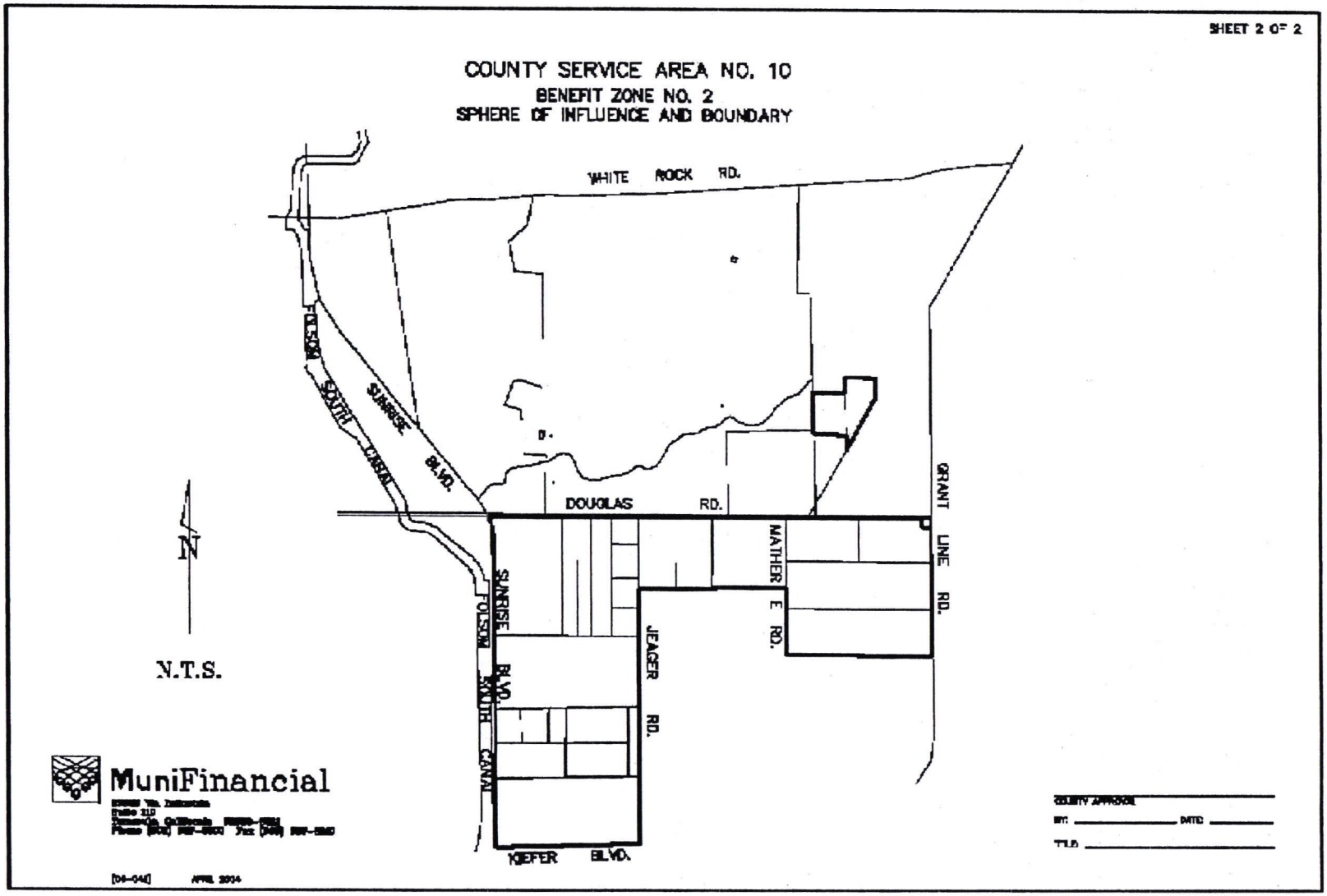
Contingency Fund

Contingency Fund Activity — Includes funds being added to the contingency fund for the current fiscal year. The contingency fund provides for collection by the CSA of funds to operate the CSA from the time period of July 1 (beginning of the fiscal year) through December when the County obtains the first installment of charges collected from the property tax bills.

PART IV: COUNTY SERVICE AREA AND BENEFIT ZONE NO. 2 DIAGRAMS

Parcels within County Service Area No. 10 and Benefit Zone No. 2 were described in Part I. A copy of the Benefit Zone Diagram is shown on the following page.


SHEET 1 OF 2
COUNTY SERVICE AREA NO. 10
BENEFIT ZONES NO. 1 AND 2
SPHERE OF INFLUENCE AND BOUNDARY
WHITE ROCK RD.
VILLAGES OF ZINFANDEL
BENEFIT ZONE NO. 1
DOUGLAS RD.
GRANT LINE RD.
BENEFIT ZONE NO. 2
"SUNRIDGE"
MATHER FIELD RD.
SUNRISE BLVD.
JEAGER RD.
KIEFER BLVD.
EXCELSIOR RD.
JACKSON HWY.
OLD PLACERVILLE RD.
N
N.T.S.
LEGEND
CSA 10 BOUNDARY
BENEFIT ZONE BOUNDARY
MuniFinancial
COUNTY APPROVAL
BY:
DATE:
TITLE:
APRIL 2004


SHEET 2 OF 2
COUNTY SERVICE AREA NO. 10
BENEFIT ZONE NO. 2
SPHERE OF INFLUENCE AND BOUNDARY
WHITE ROCK RD.
FOLSOM SOUTH CANAL
SUNRISE BLVD.
DOUGLAS RD.
GRANT LINE RD.
MATHER E RD.
SUNRISE BLVD.
FOLSOM SOUTH CANAL
JEAGER RD.
KIEFER BLVD.
N
N.T.S.
MuniFinancial
COUNTY APPROVAL
BY:
DATE:
TITLE:
APRIL 2004

PART V: CHARGE ROLL

Parcel identification for each lot or parcel within Benefit Zone No. 2 shall be the parcel as shown on the Sacramento County secured property tax roll for the year in which this Report is prepared and reflective of the Assessor's parcel maps.

A listing of the proposed parcels to be included within the Benefit Zone and the charge amount for each parcel is provided on the following pages. This listing is based on the current property tax roll as of the date of this report and was provided by County staff.

[Most currently available parcel listing to be included in final report.]

Memorandum

Date: May 11, 2004

To: Honorable City Council
Ted A. Gaebler, City Manager

From: Gene Albaugh

Subject: El Dorado Hill Incorporation Committee Request for Funds

Recommendation: Adopt Resolution No. 71-2004, a resolution approving a Memorandum of Understanding between the City of Rancho Cordova and the El Dorado Hills Incorporation Committee which among other stipulations includes providing funding in the amount of $25,000 to pay for a portion of the cost of the Environmental Impact Report that is required as part of the incorporation effort.

Background and Discussion: At your City Council meeting of May 3, 2004, representatives of the El Dorado Hill Incorporation Committee made a request for funding assistance in the amount of $50,000. Staff was directed to meet and review the request for a funding level and return to the next City Council meeting with a recommendation.

A review group of Phil Carter, Gene Albaugh, Bill Thomas and Curt Haven met to consider an amount of funding, if any, and to determine a best practice method for providing said funding. The attached Memorandum of Understanding was prepared, which besides providing funding for $25,000 to pay for a portion of the cost of the Environmental Impact Report, also allows certain potential benefits to accrue to the City of Rancho Cordova including meetings to enhance regional cooperation in the Greater Sacramento Region and facilitate mutually beneficial agreements as to the continued operation of Mather Field as a necessary and vital regional resource.

Fiscal Impact: The recommended $25,000 was not specifically budgeted this year but will be expensed to budget unit 90, Non-Departmental Expense, if you Council approve the request.

AGENDA ITEM # 12

RESOLUTION NO. 72-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE EL DORADO HILLS INCORPORATION COMMITTEE

Whereas, the El Dorado Hills Incorporation Committee has organized to achieve incorporation of El Dorado Hill, California as in independent city, and

Whereas, the El Dorado Hills Incorporation Committee representatives appeared before the City Council of Rancho Cordova on May 3, 2004, requesting funding assistance of up to $50,000 for part of the costs of the Environment Impact Report which should include information beneficial to the continued operation of the Mather Airport facility, regional planning for transportation, air quality, water usage and other regional services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova in consideration of the mutual benefits agreed to and set forth in the attached Memorandum of Understanding, hereby approves said Memorandum of Understanding providing $25,000 funding assistance to the El Dorado Hills Incorporation Committee and authorizes the City Manager to sign on behalf of the City of Rancho Cordova.

PASSED, APPROVED AND ADOPTED this 17th day of May, 2004 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

Lillian Hare, City Clerk

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into between the City of Rancho Cordova and the El Dorado Hills Incorporation Committee.

WHEREAS, the El Dorado Hills Incorporation Committee has organized to achieve incorporation of El Dorado Hills, California, as an independent city;

WHEREAS, by virtue of its regional proximity to El Dorado Hills, Rancho Cordova is interested in decisions made by El Dorado Hills concerning land use, transportation and provision of public services;

WHEREAS, the incorporation of El Dorado Hills into a new city will enhance the representation and regional cooperation in the Greater Sacramento Region and will facilitate a mutually beneficial agreement as to the continued operation of the Mather Airport as a necessary and vital regional resource and will therefore be beneficial to Rancho Cordova;

WHEREAS, the Environmental Impact Report ("EIR") prepared for the El Dorado Hills incorporation should contain information beneficial to the continued operation of the Mather Airport in addition to regional planning for transportation, air quality, water usage and other regional services;

WHEREAS, Rancho Cordova supports the incorporation of cities within the Region to encourage improved services, regional planning and local control;

WHEREAS, Rancho Cordova is desirous of working closely with the El Dorado Hills Incorporation Committee and ultimately with the City Council of the City of El Dorado Hills to implement decisions concerning the Mather Airport, land use, transportation and municipal services that will promote regional and mutual goals;

NOW, THEREFORE, in consideration of the mutual promises set forth in this Memorandum of Understanding, Rancho Cordova and the El Dorado Hills Incorporation Committee agree as follows:

1. Rancho Cordova shall provide funding for the amount of $25,000 (twenty-five thousand dollars) to the El Dorado Hills Incorporation Committee to pay for a portion of the cost of the EIR that was required as part of the incorporation effort, and does not authorize the use of these funds for any other purpose;

2. The El Dorado Hills Incorporation Committee shall provide to Rancho Cordova a copy of the certified EIR and shall not object to Rancho Cordova's use of that EIR in any manner or for any purpose;

3. The El Dorado Hills Incorporation Committee shall meet with representatives of Rancho Cordova designated by the City Council or the City Manager to discuss issues of regional or mutual concern with respect to the proposed incorporation of El Dorado Hills into a new city. In the event that the incorporation effort is successful, the El Dorado Hills Incorporation Committee shall encourage the City Council of the City of El Dorado Hills to continue such joint planning;

4. Other than as expressly set forth herein, Rancho Cordova shall have no further obligations to the El Dorado Hills Incorporation Committee, or to any other individual or entity promoting the incorporation of El Dorado Hills. The funding provided by Rancho Cordova shall not be viewed in any way to affect Rancho Cordova or any of its officials, employees or representatives from taking any position or action that may be deemed adverse or contrary to the interests of the El Dorado Hills Incorporation Committee or a newly incorporated City of El Dorado Hills;

5. This Memorandum of Understanding constitutes the entire agreement between Rancho Cordova and the El Dorado Hills Incorporation Committee concerning the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have causes this Memorandum of Understanding to be duly executed.

Date:_____ CITY OF RANCHO CORDOVA

_____
TED A. GAEBLER, City Manager

Date: _____ EL DORADO HILLS INCORPORATION COMMITTEE

By:_____

Its:_____

APPROVED AS TO FORM:

_____

Steve Meyers City Attorney

ATTEST:

_____

Lillian Hare, City Clerk

Memorandum

Date:

To: Mayor and Council Members

From: William J. Thomas, Finance Director

Subject: Workers' Compensation and Liability Insurance for the Police Contract with the Sacramento Sheriff's Department

RECOMMENDATION: Readopt the Service Plan with the Insurance component included

BACKGROUND: At the Council meeting of May 3, 2004, the contract with the Sacramento County Sheriff's Department was approved to provide police services to the City of Rancho Cordova beginning July 1, 2004 (Resolution No. 58-2004). That contract included the "service plan" which provided the cost detail for the contract. Although the service plan was included as part of the contract, the Council excluded the costs associated with Workers' Compensation and Liability insurance in the motion that adopted Resolution No. 58-2004. These costs were $651,500 for Workers' Compensation and $204,500 for Liability. Staff was directed to conduct further due diligence and bring the matter back to Council at the May 17, 2004 meeting.

Staff met with representatives of the Sheriff's Department (Chief Anderson and Gene Webb) and Steven Page (Liability/Property Insurance Supervisor) on Friday, May 7th. Additionally, I had discussions with Steve Pedretti, the County's representative for Public Works (Building Inspection). Those discussions provided the following information:

1. The insurance costs (as shown in the police contract) represent costs of acquiring insurance policies to provide first dollar Workers' Compensation coverage and liability insurance that provides coverage for claims from $10,000 through $2 million. These policies are being purchased from California State Association of Counties (CSAC) Excess Insurance Agency and the costs identified in the Service Plan are considered good faith estimates. The actual costs will be based on actuarial studies that are underway at this time.
2. Although the County is self-insured, the ability to purchase separate insurance policies provides a lower cost alternative than for the City to buy into the County's self-insurance fund.
3. In the presentation last year that the County Public Works provided, they initially had a separate line item cost for insurance in their proposal. When they were questioned about that cost, they went back and found out that the cost of insurance was already included in their "indirect cost" line item. They were thus able to

AGENDA ITEM # 13

eliminate the line item cost which reduced their proposal by approximately $125,000. However, the cost of the insurance was still being charged to the City.

4. The "insurance" clauses are identical for all three contracts (police, building and engineering).

To provide for workers' compensation coverage for the Sheriff employees that will be operating under the contract with the City, the City has several options, as follows:

1. Operate under a separate insurance policy that covers first dollar coverage as recommended in the service plan.
2. Insure under the County's self insurance umbrella. However this cost will include a portion of the County's cost in administering the program (i.e.) indirect costs. This would, in effect, result in premiums higher than option 1.
3. Provide self-insurance at the City level. However, the City would be required to have an actuarial study completed to determine what the "self-funding" would need to be and then put sufficient funds away to cover those costs. Additionally, this fund would need to be continued long after the City ended a relationship with the County as the liability exposure would continue after the contract ended. The cost to fund that exposure is not known at this time but will be explored as a possible alternative in the future.

Based on the alternatives available to the City, it is recommended that a separate policy be purchased by the County and that cost be passed on to the City.

The second part of the insurance issue is liability coverage. Again, the above three alternatives would be available to the City to insure against the exposure that the City incurs when they provide police services. The County has modified their proposal somewhat in this area in that they will provide excess insurance coverage under their existing pool arrangement with CSAC. The City will be insured for all individual claim costs between $10,001 and $27 million. The first $10,000 in individual claim costs will be the responsibility of the City (i.e.) the deductible. The insurance policy that will be purchased will cover individual claim costs between $10,001 and $2 million. The County's excess will cover individual claim costs that between $2 million and $27 million. The cost to be included in the County's excess pool is shown as a line item in the service plan. That cost is $24,000.

Based on our discussions with the County, staff has been satisfied that the insurance costs that were quoted in the "service plan" are reasonable. Workers' compensation insurance premiums have increased over 237% in the last year and public safety services historically are the highest costs that comprise a city's workers' compensation costs. Additionally, staff has been satisfied that the County is not "double billing" the City for these costs. The line item for Workers' Compensation costs were zeroed out in the final draft of the "service plan".

City Council Staff Report

Date: May 17, 2004
Project: Recycle Road Industrial Building DPR
File: RC-04-082
Request: Design Review for four new industrial metal buildings located on Recycle Road in the M-2 zoning.
Location: 3791 Recycle Road
APN: 072-0550-011
Planner: Kathleen Franklin, Assistant Planner

OWNER/DEVELOPER:	APPLICANT:
APG Properties, LLC 3780 Recycle Road Rancho Cordova, CA 95742	Ken Philp 3780 Recycle Road Rancho Cordova, CA 95742

Recommendation:

1. The Planning Commission recommends the City Council find the project Categorically Exempt from review under the California Environmental Quality Act (CEQA) subject to Section 15332, In-Fill Development Projects.
2. The Planning Commission recommends the City Council adopt Resolution No. 62-2004 approving the Design Review for Project No. RC-04-082, 3791 Recycle Road for construction of a metal building subject to the Findings and Exhibits "A" and "B".

Background:

The applicant filed applications for Design Review to construct four (4) identical metal buildings in the M-2 Industrial zoning at 3781, 3791, 3806, and 3811 Recycle Road. Because of their proximity and similarity staff looked at the buildings as one (1) project overall with additional design review for each of the individual buildings. Staff believed that if the applicant provided differences in color and some additional architectural features, it would create diversity between the proposed buildings. The Council will find the four (4) staff reports identical to each building with exception to the "Findings" section of each report.

The City's Engineering Department recently approved the civil plans for the extension of Recycle Road and staff has conditioned the project to ensure the construction of the proposed road and installation of the necessary fire hydrants prior to issuance of Building Permits for the proposed buildings.

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial

Project Location Map

no users
tree screening?
how do you ~~use~~ plan a ~~use~~ bldg w/o a user? future versatility.
Ken Phil p-30 applicants - all auto & construction equipment related.
bldgs are 10K up each.

Sales tax could be $8 mill to $15 mill

Analysis:

The purpose of the design review process is to promote orderly and harmonious growth within the city. Historically, industrial buildings have not been subject to design review under the adopted County Code. The City's Design Review Ordinance incorporated a review process which included all Industrial development.

The applicant is proposing to construct four metal industrial buildings in close proximity to each other on Recycle Road. When submitted, the proposal showed buildings identical in style and color. Staff met with the applicant to discuss methods to customize the buildings and create some variation in their appearance. Staff and the applicant identified several alternatives including different colors for each building, a change in the placement of the landscaping on two buildings, and an additional architectural feature on the front of the building for two buildings.

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

The City Design Concepts encourage:

a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Findings:

a) The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b) The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.

c,d,e,f) As previously stated, the applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings.

Findings for 3791 Recycle Road:

The building at 3791 has been designed as follows:

- The building siding will have the "PBA' profile.
- The color of the body of the building will be "Desert Sand"; the canopy roof will be Gallery Blue; the trim on the canopy will be "Desert Sand".
- The building front will have an architectural feature between the awnings.

Planning Commission:

The Planning Commission reviewed the project at its April 8, 2004 meeting. The Commission had questions concerning the type of material that would be used for the trellis; landscaping on the trellis; the sound wall on the eastern side of the site; moving the sound wall to the property line; type of material and color of the perimeter masonry wall; the possibility of an architectural feature on the Elks Circle side of the building at 3806 Recycle Road; and monotony created by four similar buildings. After an extensive discussion of the issues the Planning Commission determined it did not have adequate information to make an informed decision. The Commission continued the item for two weeks to allow the applicant time to provide elevations of the proposed metal buildings which would illustrate the proposed architectural feature and the proposed landscaping with a five to ten year growth period.

The project was reviewed a second time at the April 22, 2004 Planning Commission meeting. The Commission requested the applicant add landscaping along the outside perimeter of the masonry wall on the east side of the parcels which face Sunrise Boulevard and the applicant agreed to the request. The overall consensus of the Commission was that with the architectural features and the proposed landscaping, the metal buildings would be acceptable within the Recycle Road, M-2 area; the appearance of the metal buildings would "hold up" well and would not need repainting; there was no reason at this point in time to deny metal buildings in this area; the applicant had produced the additional information requested by the Commission; therefore, the Commission on a 6 to 1 vote recommended approval to the City Council. The only dissenting vote came from Chair Smith who stated that his vote was based on his understanding of the current direction of the City Council to require a higher quality of building in all areas of the City, including the industrial zones.

Conclusion:

The proposed buildings are consistent with the surrounding buildings in the M-2 zoning. In addition, the applicant has agreed to create variety with color and additional architectural features; therefore, the Planning Commission has recommended approval of the project by the City Council.

Environmental Analysis:

The project is Categorically Exempt per the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

Financial Implications to City:

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

Recommend Motions:

1. "I move to find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines".
2. "I move the City Council adopt Resolution No. 62-2004 approving a Design Review for Project No. RC-04-082, 3791 Recycle Road for construction of a metal industrial building subject to the findings and attached Exhibits "A" and "B".

Attachments:

1. Resolution No. 62-2004 with attached Exhibits "A" and "B"
2. Planning Commission Minutes – April 8, 2004 pages 1,2, and 3
3. Planning Commission Minutes – April 22, 2004 pages 1,2, and 3
4. Product Selection Chart
5. Color Building Rendition
6. Color Landscape Plans
7. Project Plans

RESOLUTION NO. 62-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR 3791 RECYCLE ROAD PROJECT # RC-04-082

WHEREAS, Ken Philp, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for construction of a new metal building to be located at 3791 Recycle Road (Assessor's Parcel Number 072-0550-011); and

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

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15332, In-Fill Development Projects; and

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

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

Approve the Design Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following findings:

Findings

1. CEQA

1. Finding: Find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines.

   Evidence:
   The project meets the Class 32 conditions of CEQA which state: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

2. DESIGN REVIEW

   Finding:
   a. High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

b. Building designs that maintain human scale and interest.
c. Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d. Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e. Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f. Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence

a. The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b. The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f. The applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings. The building siding at 3791 Recycle Road will have the "PBA' profile. The color of the body of the building will be "Desert Sand"; the canopy roof will be Gallery Blue; the trim on the canopy will be "Desert Sand". The building front will have an architectural feature between the awnings.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of May, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LINDA BUDGE, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

Exhibit A

RECYCLE ROAD PROJECT

3791 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-011

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE		
@	AT	F.G.C.	FACE OF CONCRETE	GA.	GAUGE
L	ANGLE	F.G.S.	FACE OF STUD	GALV.	GALVANIZED
&	AND	FT.	FOOT	G.I.	GALVANIZED IRON
		FTG.	FOOTING	GL.	GLASS
		FRGZ.	FROZEN	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FURR.	FURRING	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN			G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING			R.	PLATE LINE
BOTT.	BOTTOM	H.C.	HOLLOW CORE	R.	PROPERTY LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	PLAS.	PLASTIC
		HDW.	HARDWARE	PLYWD.	PLYWOOD
		H.	HIGH	PTN.	PARTITION
CAB.	CABINET	HGT.	HEIGHT	P.G.	PAD GRADE
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	P.V.C.	POLYVINYL CHLORIDE
CEM.	CEMENT	HTR.	HEATING/HEATER		
CER.	CERAMIC	H.B.	HOSE BIBB	R.	RADIUS
C.I.	CAST IRON			R.A.	RETURN AIR
CLG.	CEILING			R.D.	ROOF DRAIN
CLO.	CLOSET			REF'G	REFRIGERATOR
CLR.	CLEAR	I.C.	INTERCOM	REG.	REGISTER
COL.	COLUMN	I.D.	INSIDE DIAMETER	REINF.	REINFORCING
COMP.	COMPOSITION	INSUL.	INSULATION	REQ'D	REQUIRED
CONC.	CONCRETE	INT.	INTERIOR	RM.	ROOM
CORR.	CORRIDOR	INV.	INVERT	RDWD.	REDWOOD
CONT.	CONTINUOUS				
CSK.	COUNTERSINK				
C.T.	CERAMIC TILE				
	CENTERLINE			SCHED.	SCHEDULE
C.J.	CEILING JOIST	JAN.	JANITOR	S.C.	SOLID CORE
		JST.	JOIST	S.D.	STORM DRAIN
		JUNC.	JUNCTION	SECT.	SECTION
D.B.	DOOR BELL			SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR			SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	KIT.	KITCHEN	SQ.	SQUARE
DIAG.	DIAGONAL	K.W.	KILOWATT	SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION			STL.	STEEL
D.I.	DRAIN INLET	LAM.	LAMINATED	STOR.	STORAGE
DISP.	DISPOSAL	LAV.	LAVATORY	STRUCT.	STRUCTURAL
DIV.	DIVISION	LDR.	LEADER	S&P	SHELF AND POLE
DR.	DOOR	LOUV.	LOUVER	SHTG.	SHEATHING
D.S.	DOWNSPOUT	LOC.	LOCATION		
DWGS.	DRAWINGS	LBS.	POUNDS		
DIA.	DIAMETER				
		MTL.	MATERIAL	T.	TREAD'S
		MAX.	MAXIMUM	TBL.	TABLE
		MTL.	METAL	TYP.	TYPICAL
EA.	EACH	MDL.	MODEL	TEL.	TELEPHONE
E.F.	ELECTRIC FAN	MEZZ.	MEZZANINE	T.W.	TOP OF WALL
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MECH.	MECHANICAL		
EXP.	EXPANSION	MFR.	MANUFACTURER	UR.	URINAL
EXP.	EXPOSED	MIN.	MINIMUM		
ELECT.	ELECTRIC	MTD.	MOUNTED		
ELEV.	ELEVATION	MUL.	MULLION		
EQ.	EQUAL	M.B.	METAL BOLT	V.C.T.	VINYL COMPOSITION TILE
EXH.	EXHAUST			VERT.	VERTICAL
EXP. AGG.	EXPOSED AGGREGATE				
EXIST.	EXISTING				
(E)	EXISTING			WD.	WOOD
EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT	WNSCT.	WAINSCOT
ENG.	ENGINEER	NO.	NUMBER	W.P.	WEATHERPROOF
E.W.M.	ELECTRICALLY WELDED WIRE MESH	N.T.S.	NOT TO SCALE	W.W.M.	WELDED WIRE MESH
		(N)	NEW	W/	WITH
		#	NUMBER	W.I.	WROUGHT IRON

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET- 1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET- GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- 6/A4 — SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 6/A4 — ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 5/5 — DETAIL NUMBER SHEET NUMBER
- A — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 — NOTE NUMBER
- E — DOOR NUMBER
- W1 — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5919 FAX(916) 638-2470 E-Mail: budg@cip.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0919 FAX(916) 638-2478	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 505-2619 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@eocenp.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@eocenp.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9651 FAX (916) 774-9900 E-Mail: ryla1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES

A-2 FLOOR PLAN & EXTERIOR ELEVATION

A-2.2 3791 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0550-011

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 57,934.8 S.F. (1.33 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 17.26 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

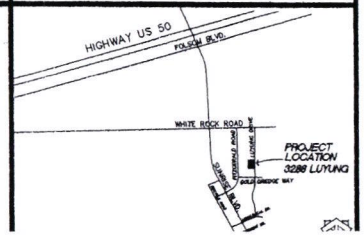
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The ... in Disa... t (ADA) ... le Cal... lisablec ... Regul...

VICINITY MAP



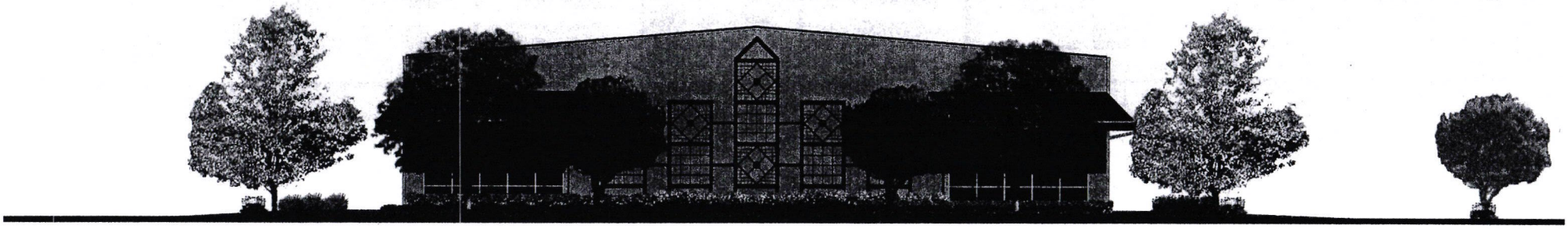
CONSULTANT
REVISIONS

Bud Goldberg, Architect
ARCHITECTURE • PLANNING
3233 MONIER CIRCLE • RANCHO CORDOVA, CA. 95742
LIC. CA 026844 • FAX (916) 638-2478

WAREHOUSE BUILDING
3791 RECYLE ROAD
RANCHO CORDOVA CA.

COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
COMMERCIAL INDUSTRIAL
3239 CALIFORNIA AVE. SUITE 'A' SACRAMENTO, C.A. 95821

PROJ. NO.
DATE 1/28/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO. T-1



PRELIMINARY WEST ELEVATION - BLDG. 3791

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

PL

PRELIMINARY PLANTING SITE PLAN

April 29, 2004

RECYCLE ROAD 4 BLDS

3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
Landscape Contractors
11325 SUNRISE GOLD CIRCLE, SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3454

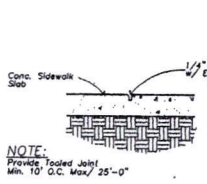
RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

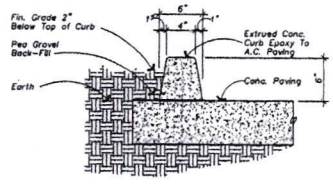
PRELIMINARY PLANTING PLAN

April 29, 2004

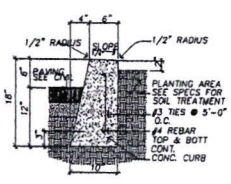
PL



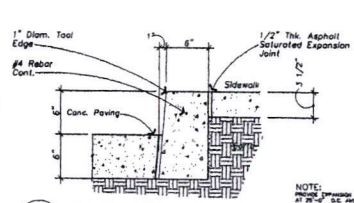
6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"

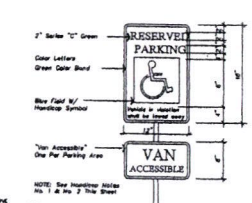


4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"



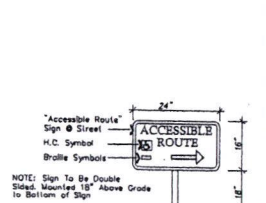
NOTE:
PROVIDE EXPANSION JOINTS AT 20'-0" O.C. AND AT CURVE TANGENTS AND CORNERS.

3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"



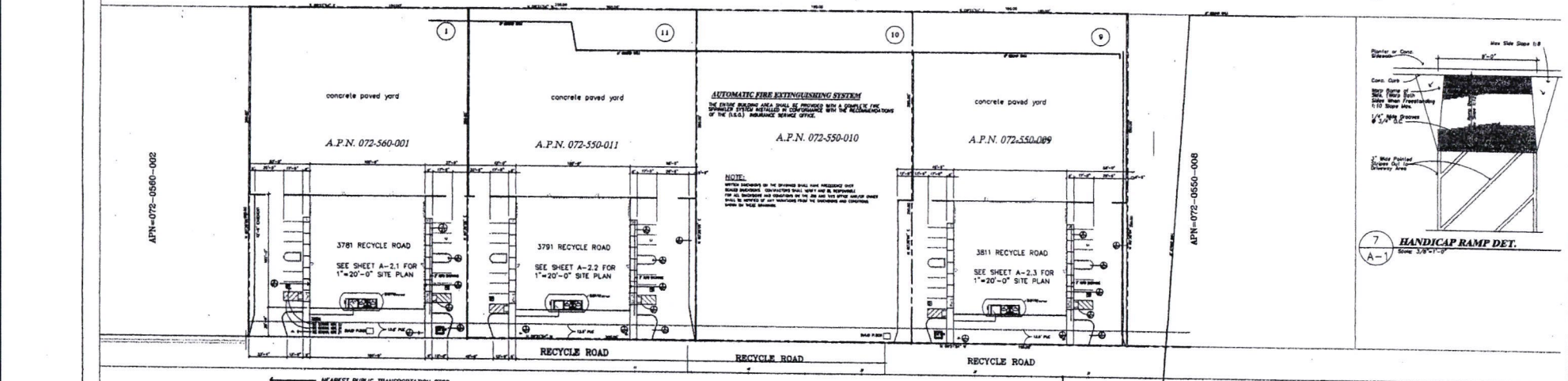
NOTE: See Handicap Notes No. 1 & No. 2 This Sheet

2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



NOTE: Sign To Be Double Sided Mounted 18" Above Grade to Bottom of Sign

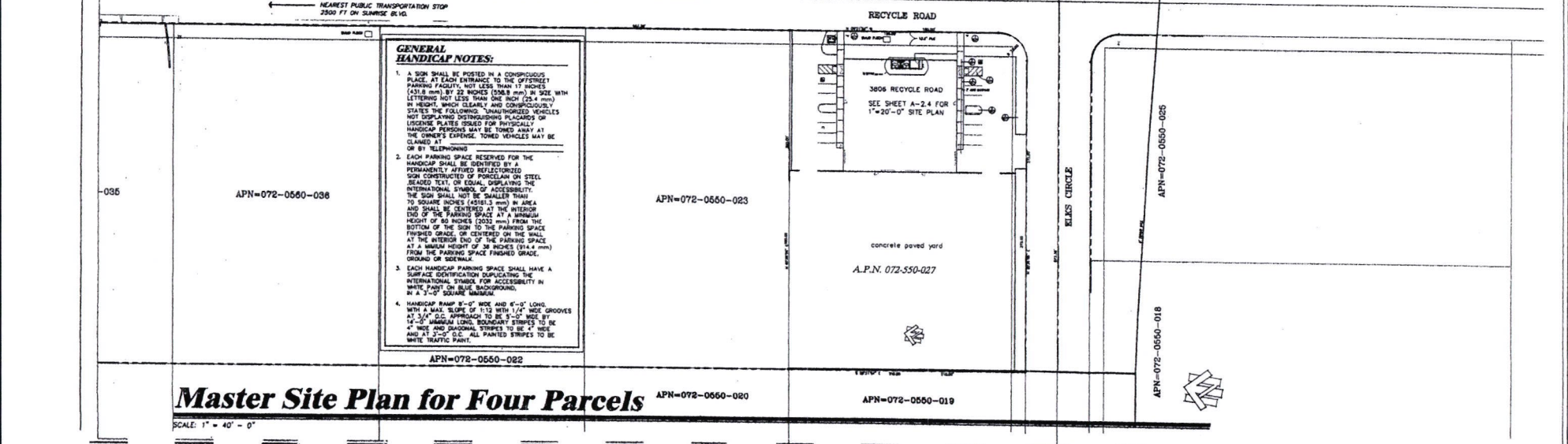
1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"



7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"

GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT _____ OR BY TELEPHONING _____"
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 6'-0" LONG WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG. BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.



Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

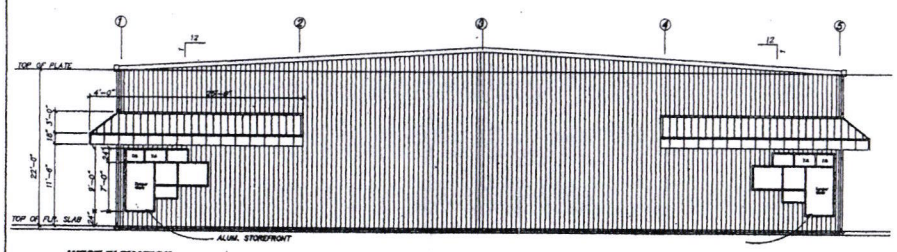
REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE
3330 MONIER CIRCLE
(916) 357-3618
INTERIOR DESIGN
PLANNING
RANCHO CORDOVA, CA. 95742
FAX (916) 635-3675
LIC. CA/25884
LIC. AZ/12930

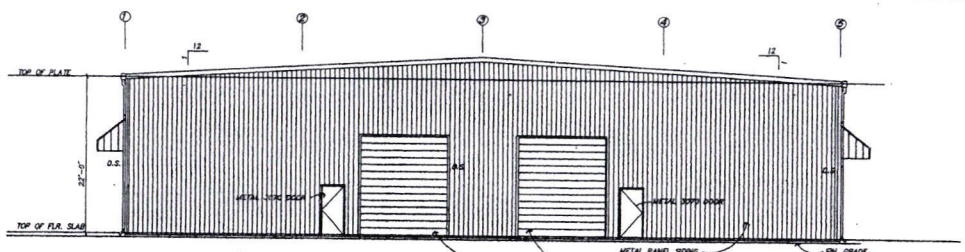
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

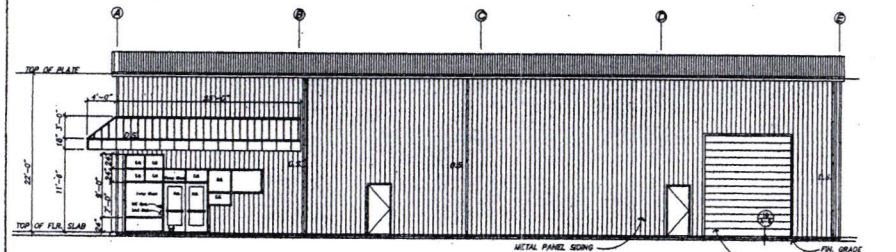
PROJ. NO.
DATE 12/18/02
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-1



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



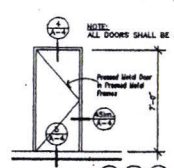
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



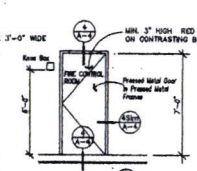
SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

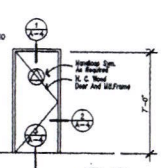
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. #-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, G-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



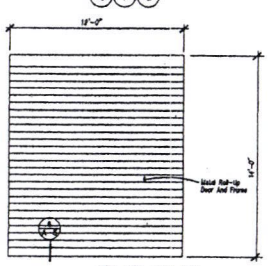
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"



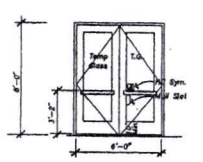
DOOR TYPE- (9)
SCALE: 1/4"=1'-0"



DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"

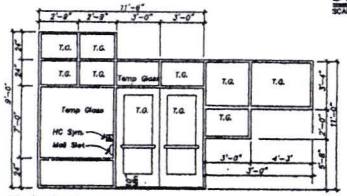


DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"

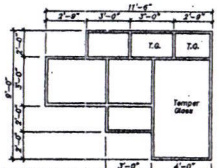


DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"

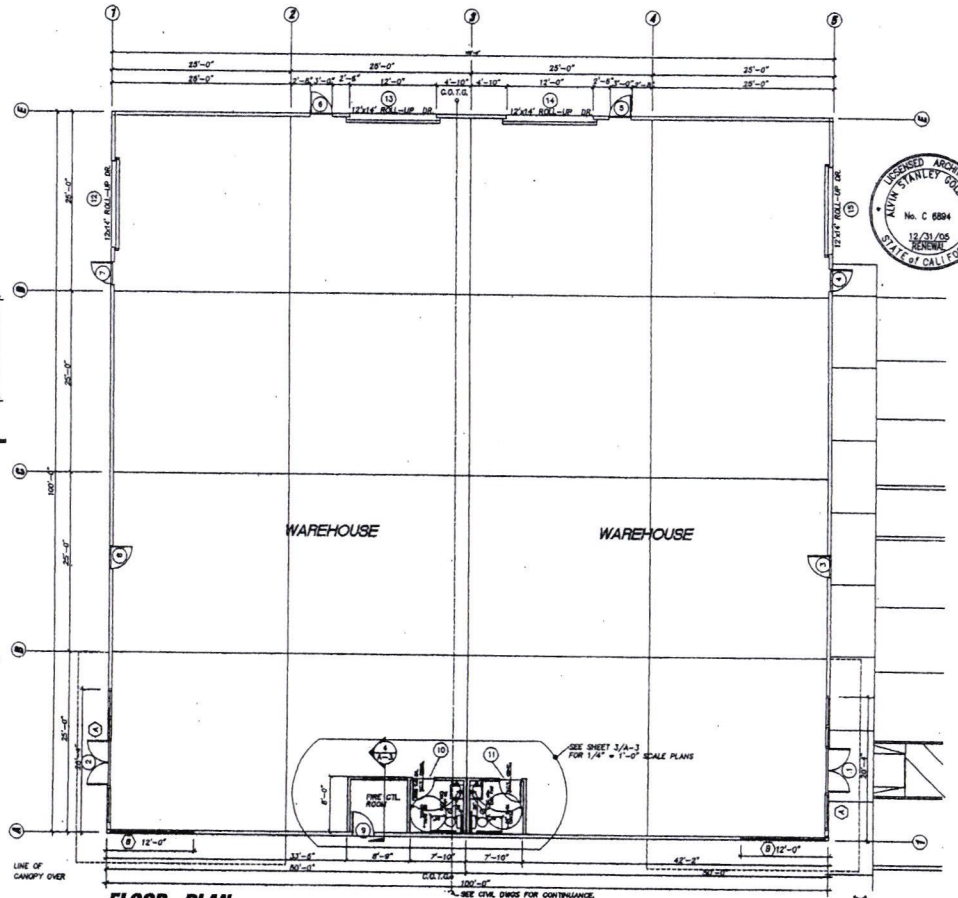
Alum. Storefront Assembly
Anodized Bronze Frame Finish
W/ 1/4" Thk. Temp. Graylite gl-4 Glazing



(A) **WINDOW TYPE- A**
SCALE: 1/4"=1'-0"



(B) **WINDOW TYPE- B**
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LICENSED ARCHITECT
ALVIN STANLEY GOLDBERG
No. C 6894
12/31/05
RENEWAL
STATE of CALIFORNIA

CONSULTANT

REVISIONS

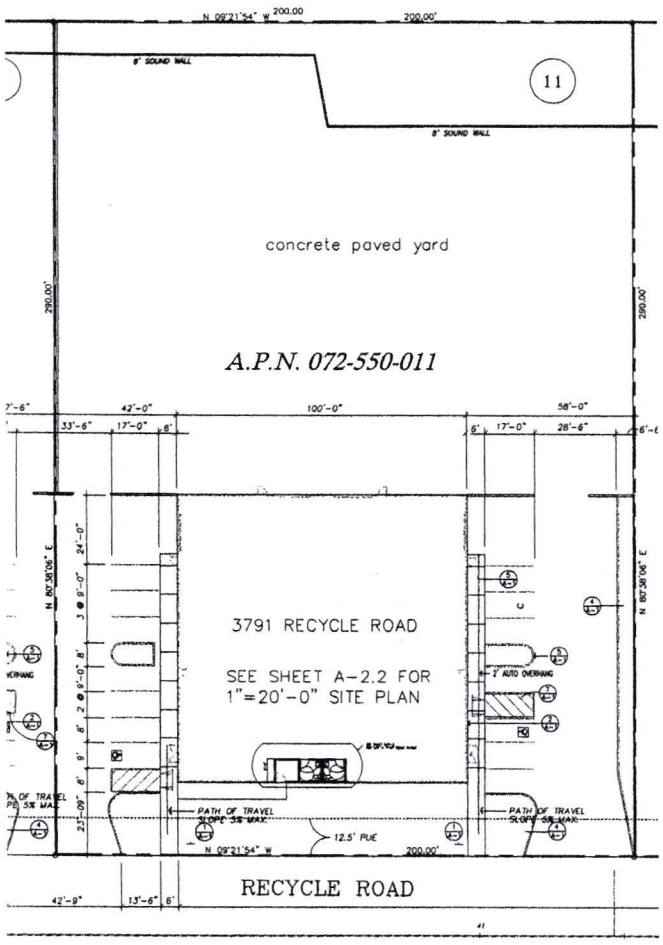
Bud Goldberg, Architect

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

PROJ. NO.
DATE 1/25/04
DRAWN BY BJO
CHECKED BY BJO

SHEET NO.
A-2



SITE PLAN FOR 3791 RECYCLE ROAD

SCALE: 1" = 20' - 0"

LUMINAIRE LOCATIONS

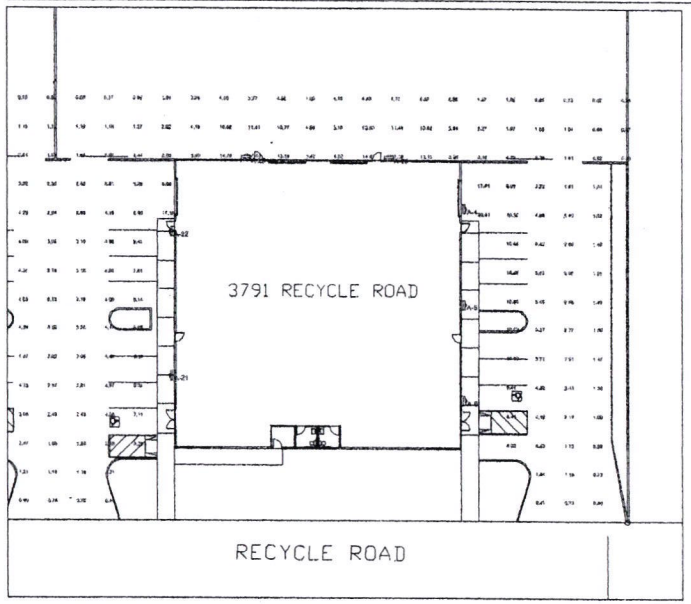
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	49.4	299.1	14.0	14.0	270.0	0.0	49.4	298.1	0.0
2	A	49.4	265.8	14.0	14.0	270.0	0.0	49.4	265.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	49.4	232.3	0.0
4	A	329.9	299.1	14.0	14.0	90.0	0.0	329.9	299.1	0.0
5	A	329.9	265.8	14.0	14.0	90.0	0.0	329.9	265.8	0.0
6	A	329.9	232.3	14.0	14.0	90.0	0.0	329.9	232.3	0.0
7	A	613.8	299.3	14.0	14.0	270.0	0.0	613.8	299.3	0.0
8	A	613.8	266.0	14.0	14.0	270.0	0.0	613.8	266.0	0.0
9	A	613.8	232.5	14.0	14.0	270.0	0.0	613.8	232.5	0.0
10	A	716.0	299.2	14.0	14.0	90.0	0.0	716.0	299.2	0.0
11	A	716.0	265.9	14.0	14.0	90.0	0.0	716.0	265.9	0.0
12	A	716.0	232.4	14.0	14.0	90.0	0.0	716.0	232.4	0.0
13	A	829.0	92.8	14.0	14.0	270.0	0.0	829.0	92.8	0.0
14	A	829.0	59.5	14.0	14.0	270.0	0.0	829.0	59.5	0.0
15	A	829.0	26.0	14.0	14.0	270.0	0.0	829.0	26.0	0.0
16	A	821.4	92.7	14.0	14.0	90.0	0.0	821.4	92.7	0.0
17	A	821.4	59.4	14.0	14.0	90.0	0.0	821.4	59.4	0.0
18	A	821.4	26.9	14.0	14.0	90.0	0.0	821.4	26.9	0.0
19	A	161.0	240.6	14.0	14.0	90.0	0.0	161.0	240.6	0.0
20	A	161.0	280.7	14.0	14.0	90.0	0.0	161.0	280.7	0.0
21	A	228.7	240.7	14.0	14.0	270.0	0.0	228.7	240.7	0.0
22	A	228.7	290.8	14.0	14.0	270.0	0.0	228.7	290.8	0.0
23	A	78.1	316.5	14.0	14.0	0.0	0.0	78.1	316.5	0.0
24	A	126.1	316.6	14.0	14.0	0.0	0.0	126.1	316.6	0.0
25	A	264.4	316.6	14.0	14.0	0.0	0.0	264.4	316.6	0.0
26	A	304.4	316.3	14.0	14.0	0.0	0.0	304.4	316.3	0.0
27	A	638.3	316.6	14.0	14.0	0.0	0.0	638.3	316.6	0.0
28	A	669.3	316.6	14.0	14.0	0.0	0.0	669.3	316.6	0.0
29	A	648.0	8.4	14.0	14.0	180.0	0.0	648.0	8.4	0.0
30	A	695.8	8.4	14.0	14.0	180.0	0.0	695.8	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TWH 400M	GLARE REFRACTOR WALL-PAK	400W METAL HALIDE DRAM LAMP	941121027.ies	36000	0.72	480

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.81 fc	0.20 fc	102.61	24.1:1



PHOTOMETERICS FOR 3791 RECYCLE ROAD

SCALE: 1" = 20' - 0"

CONSULTANT

REVISIONS

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RANCHO CORDOVA, CA. 95742
LIC. C-21/28861
LIC. #27436
FAX (916) 638-7479

SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3791 RECYCLE ROAD

PROJ. NO.
DATE 12/18/02
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2.2

Conditions of Approval

EXHIBIT B

		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) recommended to the City Council by the Planning Commission dated April 8, 2004.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The applicant shall construct Recycle Road to the satisfaction of the Public Works Department and Sacramento Metro Fire District.	Prior to Building Permit	Fire and Public Works	
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permit	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire District	
6.	The building colors shall be Desert Sand for the walls, Gallery Blue for the canopies, and Desert Sand for the canopy trim.	At Building Permit	Planning	

	Prior to Occupancy Permit			
7.	Prior to the installation the applicant shall submit a landscape plan for approval by the Planning Director which includes trees to be planted along the eastern boundary of the site, outside the masonry wall on APN's 072-0560-001, 072-0550-011, 072-0550-010, and 072-0550-009	Prior to Occupancy	Planning	
8.	All landscaping shall be planted according to the approved landscape plans.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 8, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 8, 2004 at the City Council Chambers. Planning Commission Vice Chair Dan Skoglund called the meeting to order at 6:05 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
Commissioners Absent: Smith

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of April 8, 2004.

Action: Vice Chair Skoglund moved, second by Commissioner Wentz, to approve the agenda of the April 8, 2004 Planning Commission meeting as amended. Motion approved unanimously.

C. **Minutes –** The Planning Commission reviewed the minutes of the March 25, 2004 meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Commissioner Konarski, to approve the minutes of the March 25, 2004 Planning Commission meeting as written and corrected. Motion approved unanimously.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT - RC-04-82; 3811 RECYCLE ROAD PROJECT - RC-04-083; 3806 RECYCLE ROAD PROJECT – RC-04-084; 3781 RECYCLE ROAD PROJECT – RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through 085. Vice

Chair Skoglund opened the public hearing and took testimony from Ken Philp, project representative and Dennis Moore, project applicant.

The Commissioners had the following concerns and comments:

- What's the purpose of the buildings? Use has not been determined.
- Will the architectural feature (trellis) be made of wood, metal, fabricated material?
- Will there be landscaping on the trellis?
- Is the sound wall on the eastern side of the site plan within your property line?
- Will the sound wall be moved to the property line?
- Will there be any type of barriers around the lots?
- Will the outside wall be constructed of concrete?
- What color will the concrete be? Until the vegetation has matured enough to cover the wall, artistic colors will mitigate the stark white glaring color of the wall. This issue needs to be addressed sooner than later for the pure aesthetics of future projects.
- The whole picture of the project has not been presented; visualization of the building, and landscaping with it.
- Will the architectural structure be seen at the front of the buildings on all the buildings? No, only two buildings.
- Can there be an architectural structure on the side of the building that is on the corner lot?
- Why are the parcels broken up and the buildings set apart from each other? There seems to be a lot of monotony with the four buildings.
- Can the buildings and landscaping plans be revised and presented again at the next Planning Commission meeting?
- Is there a color scheme for the full building?

The Commissioners felt the above concerns and comments were significant and require additional information be provided by the applicant.

Action:

Motion: Vice Chair Skoglund moved, seconded by Commissioner Konarski to continue projects RC-04-082 through 085 to the April 22, 2004, at which time the Planning Commission would review revised renditions of what the buildings would look like with 10 year vegetation growth, vines or other vegetation on trellises, and color schemes for all buildings.

Vote on the Motions:

AYES: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES: None
ABSENT: Smith

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

E. **Consideration of the Development Plan Review for SUNWORLD BUILDING – RC-04-068**

Action: This project has been continued to date certain of the May 13, 2004 Planning Commission Meeting.

F. **Consideration of the Development Plan Review for LUYUNG PHASE 4 – RC-04-078**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of the Development Plan Review for Luyung Phase 4 – RC-04-078. Vice Chair Skoglund opened the public hearing and took testimony from Don Hodge, representative for project applicant.

The Commissioners had the following concerns and comments:

- What is the classification of the buildings? Is it Industrial?
- With a residential building project, it's standard to have a rendering of the structure. Why are there no requirements for submitting renderings for industrial building projects?
- Was Design Review required at the county for these types of projects?
- Were all the projects presented tonight started with the County?
- Request the Planning Department advise the project applicants of the goals and interests of the City of Rancho Cordova. This might relieve the hostility by giving the applicants a heads-up about what requirements or requests the Commission is looking for.
- Is it correct that the applicant has built eleven of these buildings in the area? Has the applicant built this type of structure in any other communities or the region?
- Are there any restroom facilities in the buildings? Currently, the buildings are just shells.
- If offices go into the buildings, the applicant will re-submit plans showing restroom facilities?

The Commissioners felt the above concerns and comments were adequately addressed by staff, the applicant and the project Conditions of Approval.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 22, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 22, 2004 at the City Council Chambers. Planning Commission Chair Art Smith called the meeting to order at 6:06 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Smith, Vance, Wentz

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of the April 22, 2004 Meeting of the Planning Commission.

Action: Commissioner Vance moved, second by Chair Smith, to approve the agenda of the April 22, 2004 Planning Commission meeting. Motion was approved unanimously.

C. **Minutes –** The Planning Commission reviewed the Minutes of the April 8, 2004 Meeting of the Planning Commission.

Action: Commissioner Moe moved, second by Commissioner Konarski, to approve the minutes of the April 8, 2004 Planning Commission Meeting as written. Motion was approved by 6 Ayes, 0 Noes and 1 Abstain.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT-RC-04-82; 3811 RECYCLE ROAD PROJECT-RC-04-083; 3806 RECYCLE ROAD PROJECT-RC-04-084; and 3781 RECYCLE ROAD PROJECT-RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through RC-04-085. Chair Smith opened the public hearing and took testimony from Ken Philp, project representative; Rex Albright, Chamber of Commerce; Steve

Beard, California Steel Structures; and Matt Cummings, all being in favor of the project.

The Commissioners had the following concerns and comments:

- What may be a primary concern or expression of hesitance of the City Council to view this project to go forward? The project has not been discussed by the City Council, but in the case of the Boeing Facility there was significant concern that it is a metal building and will it be attractive to the community.
- Applicant has addressed the original concerns of the Planning Commission, however, if there's something that has changed drastically that the Commission should re-evaluate then it can be discussed; otherwise, the project should go forward.
- Concerns from the City Council have changed and the Commission should view these concerns with a broader scope.
- What will be done with the wall facing Sunrise Blvd.? The wall will be raised and landscaping will be required.
- As a new Commission, it's appropriate to be advised if it is best to either (a) deny the project and ask applicant to make revisions, or (b) ask the applicant to come back with revisions. The Commission can make recommendations of denial if the project is not in keeping with the goal for the environment the buildings would be located within or if the Commission feels that the project would be detrimental to the uses within the area.
- Does the area consist of all metal buildings? There is a mixture of concrete and metal buildings in the area and there should be no reason to hold the applicant back from moving the project forward.
- Would the applicant be willing to look at different setbacks to provide different elevations? The applicant has completed substantial engineering work and moving the buildings at this time would be costly and would delay the project.
- Would trees be planted outside or inside the wall? They can be planted outside the wall because there's an area of land between the wall and a county easement that is still within the rear property line. The applicant is willing to plant trees at the rear property line.
- What would be planted? Redwoods or fast growing trees? Yes
- Are there plans for the center parcel? No, there are no plans as of yet.
- How long is the anticipated life expectancy of a metal building? It's a pre-baked-on finish and the building surfaces have a 20 year warranty.
- Is this project entitled? No, it's not entitled. Is this the last project that received partial review from the County that the Commission will review? Yes.

- Will there be anything stored outside of the buildings or will the buildings take up most of the property? The land use has not been determined at this point.

The Commissioners felt the above concerns and comments were adequately addressed by staff, the Representatives and Conditions of Approval.

Action:

Motion 1: Commissioner Wentz moved, seconded by Vice Chair Skoglund to recommend that the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act.

Motion 2: Commissioner Savorn moved, seconded by Commissioner Wentz to recommend that the City Council approve a Development Plan Review for Projects RC-04-082 through RC-04-085, Recycle Road metal industrial buildings subject to landscape plan revisions between staff and applicant to the satisfaction of the City Council, which include trees being planted at the rear property line, the findings and attached Conditions of Approval.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	Smith
ABSENT:	None

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

E. **Consideration of the PROPOSED SPECIFIC PLAN ORDINANCE NO. 11-2004**

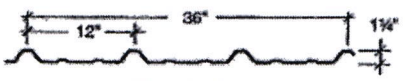
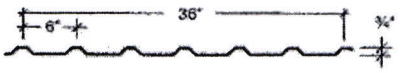
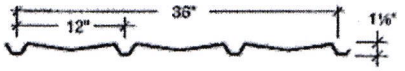
Planning Director Paul Junker presented the staff report and recommended to the Planning Commission that they recommend the City Council adopt proposed Ordinance No. 11-2004. Chair Smith opened the public hearing and took testimony from Matt Cummings who is in favor of the proposed ordinance.

The Commissioners had the following concerns and comments:

- Current procedures for a citizen committee are onerous to developers. How does amending the Specific Plan Ordinance change all that? Study sessions will be scheduled to discuss large projects at an early stage at a public hearing. The public will also have opportunities to comment on environmental documents and at Planning Commission and City Council hearings.

For warranty information outside the continental United States, please inquire. *Polar white is a non-siliconized polyester.

PRODUCT SELECTION CHART

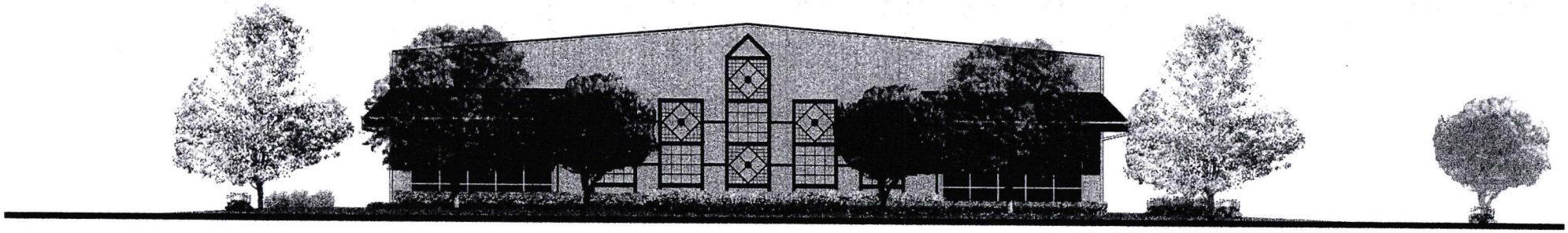
PROFILE	PANEL	26 GAUGE		24 GAUGE	
		GALVALUME PLUS®	DURA-20®	GALVALUME PLUS®	DURA-20®
 "PBR" PANEL	"PBR"	●	■	■	■
 "PBU" PANEL	"PBU"	●	●	●	●
 "PBA" PANEL	"PBA"	●	●	●	●
		(NOT AVAILABLE FROM ALL PLANTS.)			

● Available in any quantity. ■ May require minimum quantity.

- Trim available in all colors.
- All products available in smooth finish. Consult factory for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- A 20-year limited finish warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- All colors approximate actual finish colors as accurately as possible. Actual color may vary slightly.
- Final color selection should be made from actual color chips.
- Dura-20® is a registered trademark of NCI Building Systems, Inc.

2-03/AA

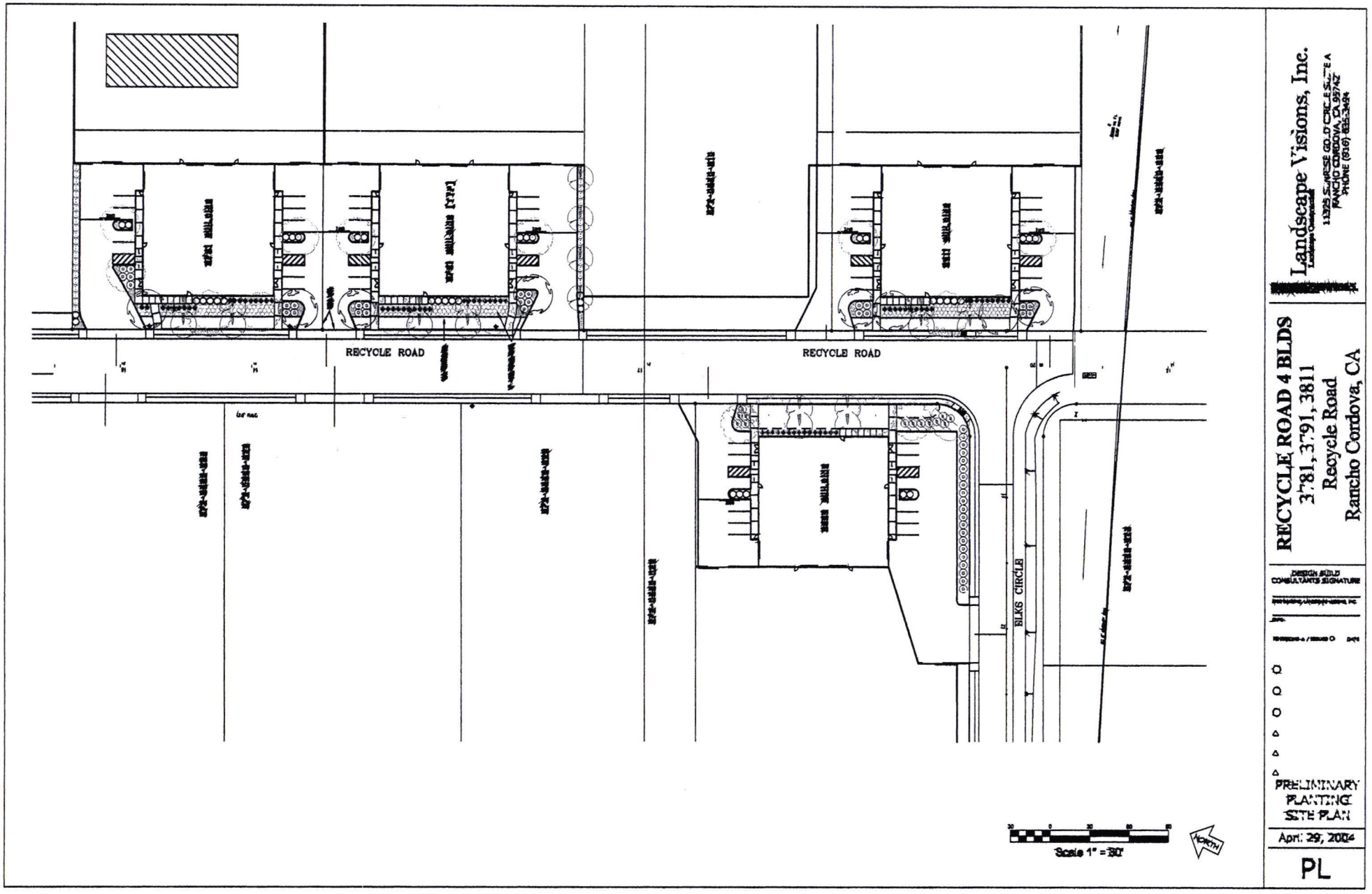
Attachment 5



PRELIMINARY WEST ELEVATION - BLDG. 3791

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

Attachment 6



Landscape Visions, Inc.
Landscape Contractor
11325 S. AGPIE CO. D CIRCLE, SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 852-3484

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

DESIGN BUILD CONSULTANTS SIGNATURE

PRELIMINARY PLANTING SITE PLAN

Apr. 29, 2004

PL

RECYCLE ROAD 4 BLDS

3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

PRELIMINARY PLANTING PLAN

April 29, 2004

PL

Landscape Visions, Inc.

11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

ATTACHMENT 7

RECYCLE ROAD PROJECT

3791 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-011

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FROZ.	FROZEN	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING			℄	PLATE LINE
BOTT.	BOTTOM	H.C.	HOLLOW CORE	℄	PROPERTY LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	PLAS.	PLASTIC
		HDW.	HARDWARE	PLYWD.	PLYWOOD
CAB.	CABINET	HT.	HEIGHT	PTN.	PARTITION
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	P.D.	PAD GRADE
CEM.	CEMENT	HTR.	HEATING/HEATER	P.V.C.	POLYVINYL CHLORIDE
CER.	CERAMIC	H.B.	HOSE BIBB		
C.I.	CAST IRON			R.	RADIUS
CLG.	CEILING			R.A.	RETURN AIR
CLO.	CLOSET			R.D.	ROOF DRAIN
CLR.	CLEAR	I.C.	INTERCOM	REF'G	REFRIGERATOR
COL.	COLUMN	I.D.	INSIDE DIAMETER	REG.	REGISTER
COMP.	COMPOSITION	INSUL.	INSULATION	REINF.	REINFORCING
CONC.	CONCRETE	INT.	INTERIOR	REQ'D	REQUIRED
CONR.	CORRIDOR	INV.	INVERT	RM.	ROOM
CONT.	CONTINUOUS			RDWD.	REDWOOD
CSK.	COUNTERSINK				
C.T.	CERAMIC TILE			SCHED.	SCHEDULE
	CENTERLINE	JAN.	JANITOR	S.C.	SOLID CORE
C.J.	CEILING JOIST	JST.	JOIST	S.D.	STORM DRAIN
		JUNC.	JUNCTION	SECT.	SECTION
D.B.	DOOR BELL			SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	SHTG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS				
DIA.	DIAMETER			T.	TREADS
		MTL.	MATERIAL	TBL.	TABLE
		MAX.	MAXIMUM	TYP.	TYPICAL
EA.	EACH	MTL.	METAL	TEL.	TELEPHONE
E.F.	ELECTRIC FAN	MOD.	MODEL	T.W.	TOP OF WALL
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEZZ.	MEZZANINE		
EXP.	EXPANSION	MECH.	MECHANICAL		
EXP.	EXPOSED	MFR.	MANUFACTURER	UR.	URINAL
ELECT.	ELECTRIC	MIN.	MINIMUM		
ELEV.	ELEVATION	MTD.	MOUNTED		
EQ.	EQUAL	MUL.	MULLION	V.C.T.	VINYL COMPOSITION TILE
EXH.	EXHAUST	M.B.	METAL BOLT	VERT.	VERTICAL
EXP. AGG.	EXPOSED AGGREGATE				
EXIST.	EXISTING			WD.	WOOD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W.BASCT.	WAINSCOT
EXT.	EXTERIOR	NO.	NUMBER	W.P.	WEATHERPROOF
ENG.	ENGINEER	N.T.S.	NOT TO SCALE	W.W.M.	WELDED WIRE MESH
E.W.W.M.	ELECTRICALLY WELDED WIRE MESH	(N)	NEW	W/	WITH
		#	NUMBER	W.I.	WROUGHT IRON

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET- 1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET- GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- DETAIL NUMBER SHEET NUMBER
- (A) — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- (5) — NOTE NUMBER
- (E) — DOOR NUMBER
- (W1) — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5919 FAX(916) 638-2479 E-Mail: budg@sip.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0918 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	6846 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 505-0619 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@eocamp.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@eocamp.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9851 FAX (916) 774-9909 E-Mail: ryla1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.2 3791 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0550-011

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 57,934.8 S.F. (1.33 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 17.26 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

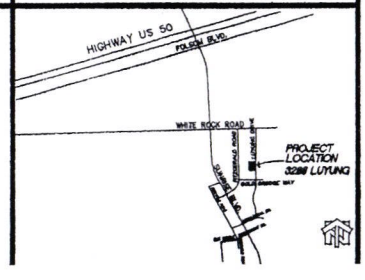
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the California Disabled Access Regulations.

VICINITY MAP



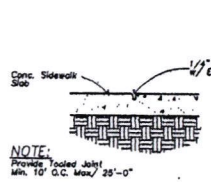
CONSULTANT
REVISIONS

Bud Goldberg, Architect
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3233 MONIER CIRCLE RANCHO CORDOVA, CA. 95742
LIC. CA 10881 (916) 207-5919 FAX (916) 638-2479

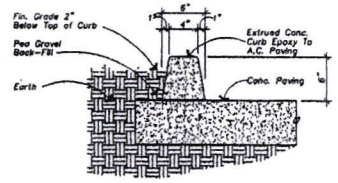
WAREHOUSE BUILDING
3791 RECYLE ROAD CA.
RANCHO CORDOVA

COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
INDUSTRIAL
COMMERCIAL
DANVILLE, CA

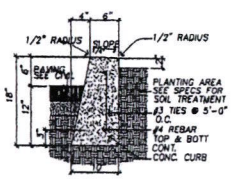
PROJ. NO.
DATE 2/28/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T-1



6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"



4 / A-1 **CONCRETE CURB**
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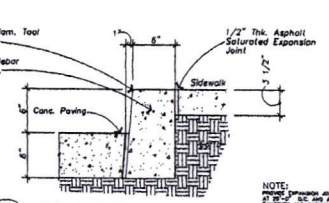

3 / A-1 **CURB / WALK DETAIL**
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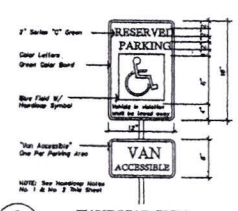
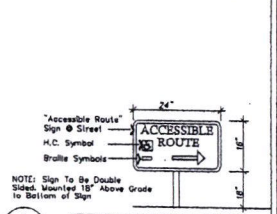
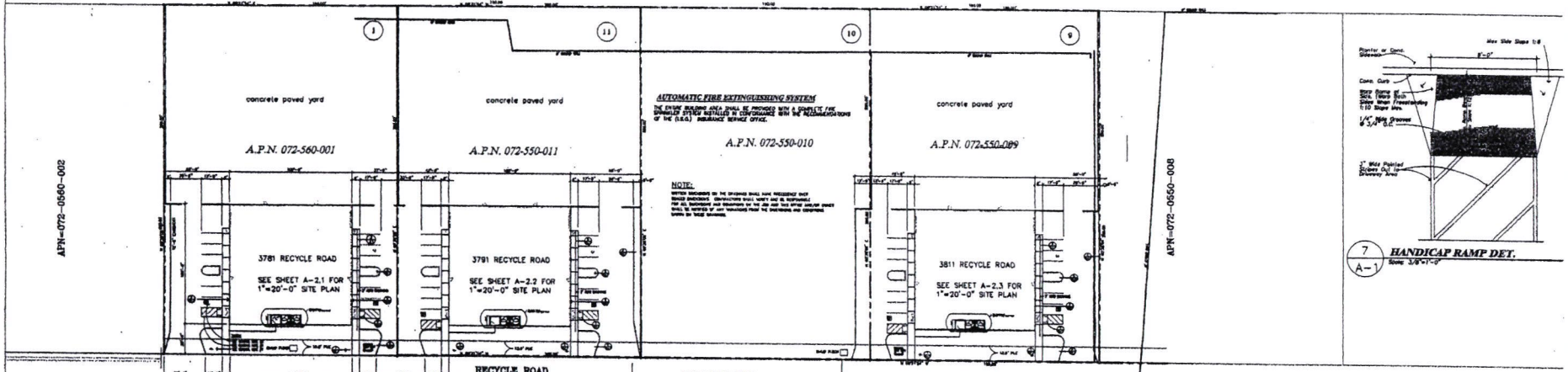


2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



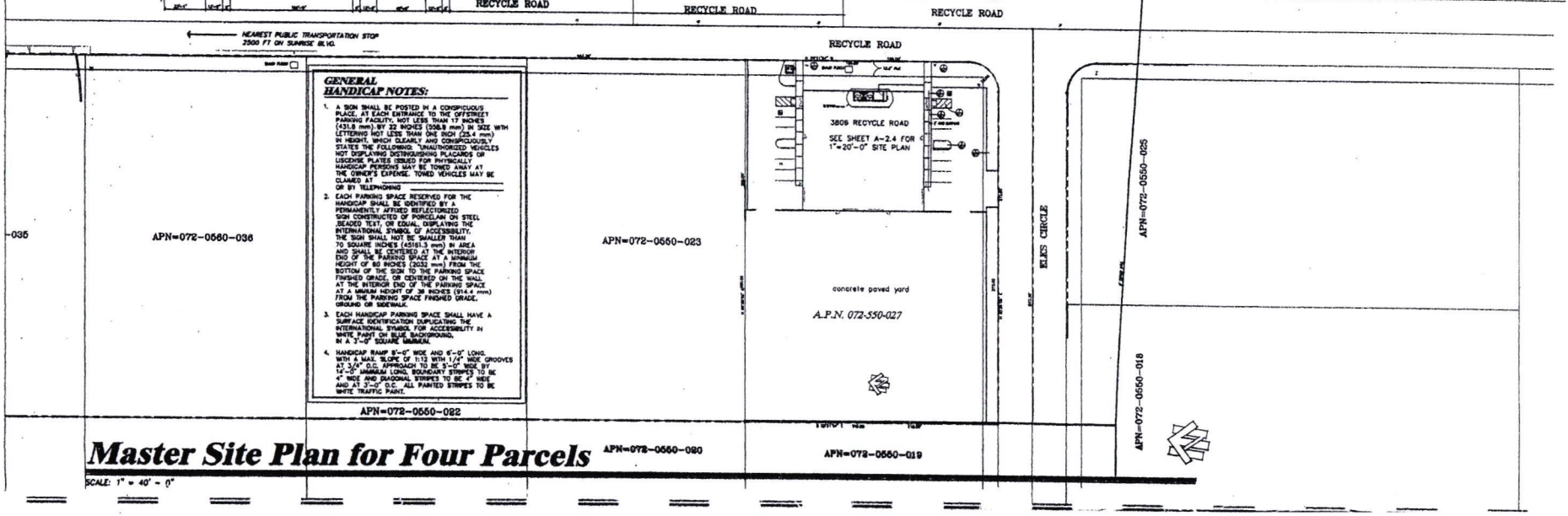
1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"



7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"

GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT
OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 6'-0" LONG WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG, BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.



Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

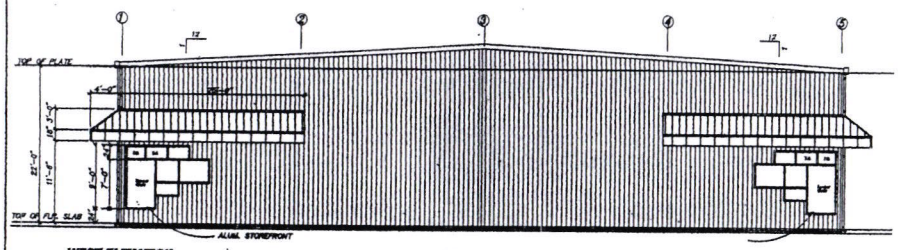
REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE INTERIOR DESIGN
PLANNING
(916) 638-2476
FAX (916) 638-2476

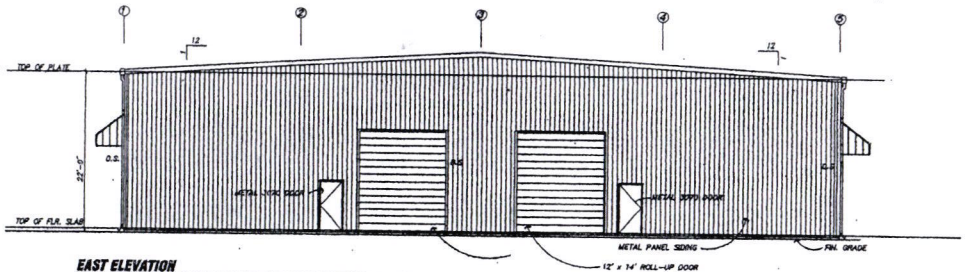
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

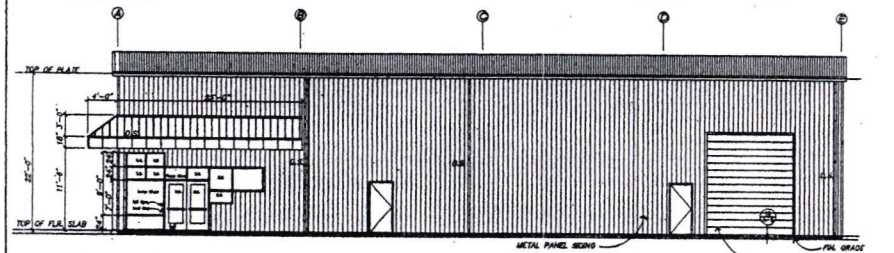
PROJ. NO.
DATE 12/18/02
DRAWN BY BJG
CHECKED BY BJG
SHEET NO.
A-1



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



EAST ELEVATION
SCALE: 1/8" = 1' - 0"

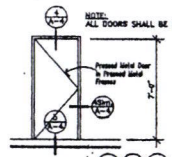


SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

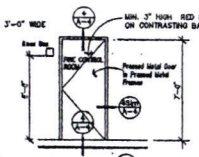
GENERAL DOOR NOTES:

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. 1-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, Q-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.

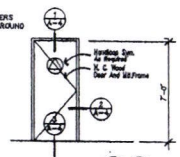
11-24 GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



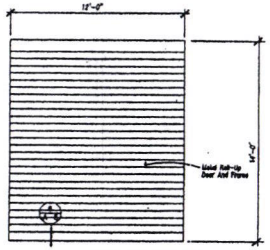
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"



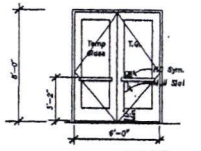
DOOR TYPE- (9)
SCALE: 1/4"=1'-0"



DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"

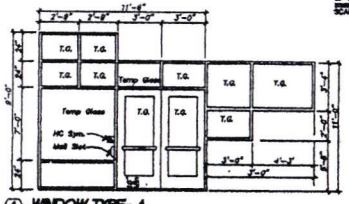


DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"

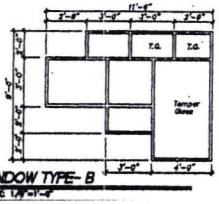


DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"

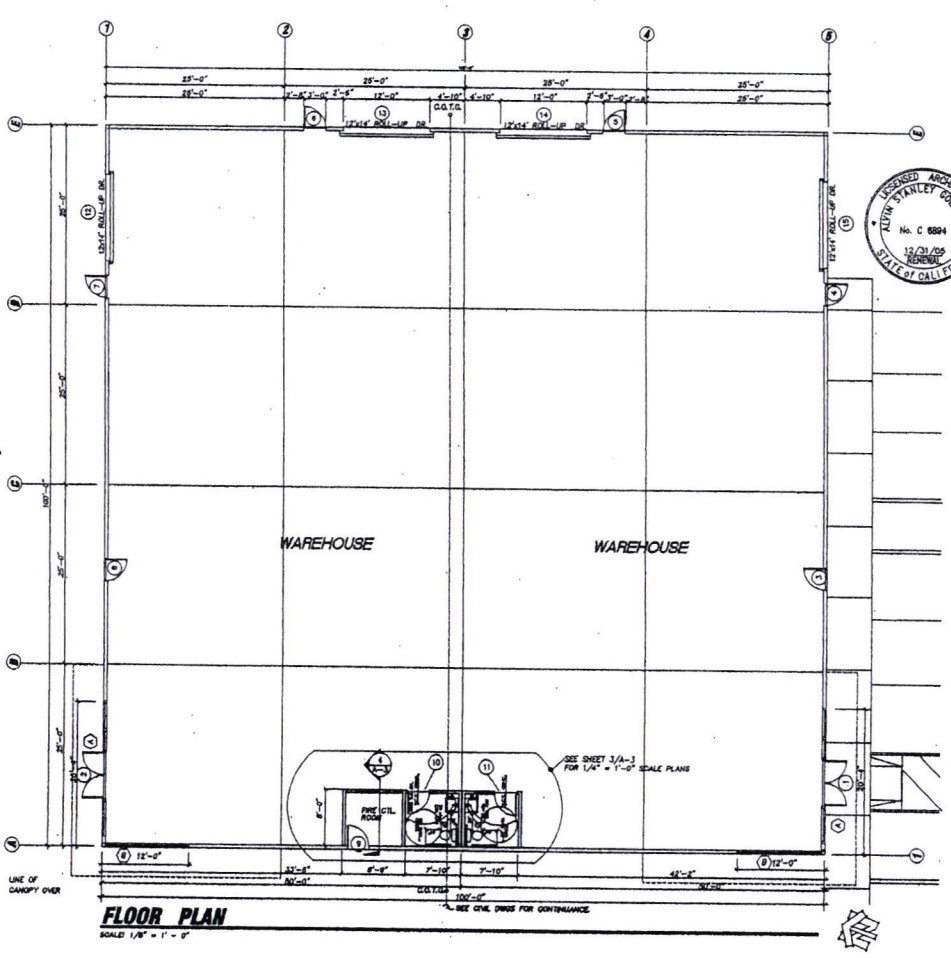
Aprox. Storefront Assembly
Anodized Bronze Frame Finish
w/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) WINDOW TYPE- A
SCALE: 1/4"=1'-0"



(B) WINDOW TYPE- B
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

CONSULTANT

REVISIONS

Bud Goldberg, Architect

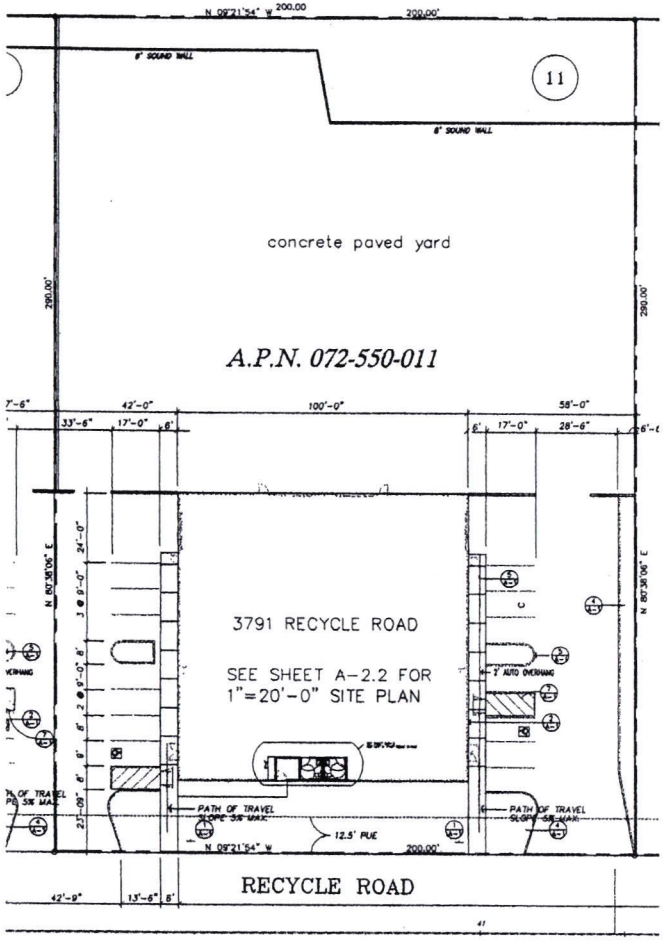
LICENSED ARCHITECT
ALVIN STANLEY GOLDBERG
No. C 6894
12/31/05 RENEWAL
STATE of CALIFORNIA

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

JOB NO.
DATE 1/26/04
DRAWN BY BJG
CHECKED BY BJG

A-2



LUMINAIRE LOCATIONS

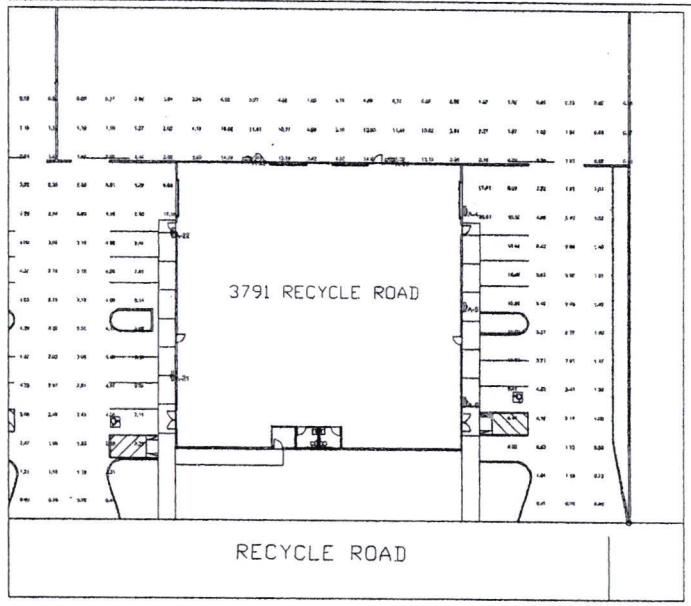
No.	Label	Location X	Location Y	Location Z	Aim X	Aim Y	Aim Z	Orientation	Tilt
1	A	49.4	269.1	14.0	14.0	270.0	0.0	49.4	268.1	0.0
2	A	49.4	249.8	14.0	14.0	270.0	0.0	49.4	265.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	49.4	232.3	0.0
4	A	328.9	269.1	14.0	14.0	90.0	0.0	328.9	268.1	0.0
5	A	328.9	249.8	14.0	14.0	90.0	0.0	328.9	265.8	0.0
6	A	328.9	232.3	14.0	14.0	90.0	0.0	328.9	232.3	0.0
7	A	613.6	269.3	14.0	14.0	270.0	0.0	613.6	268.3	0.0
8	A	613.6	249.0	14.0	14.0	270.0	0.0	613.6	266.0	0.0
9	A	613.6	232.6	14.0	14.0	270.0	0.0	613.6	233.6	0.0
10	A	716.0	268.2	14.0	14.0	90.0	0.0	716.0	268.2	0.0
11	A	716.0	250.9	14.0	14.0	90.0	0.0	716.0	265.9	0.0
12	A	716.0	232.4	14.0	14.0	90.0	0.0	716.0	232.4	0.0
13	A	620.0	93.8	14.0	14.0	270.0	0.0	620.0	93.8	0.0
14	A	620.0	69.5	14.0	14.0	270.0	0.0	620.0	69.5	0.0
15	A	620.0	26.0	14.0	14.0	270.0	0.0	620.0	26.0	0.0
16	A	621.4	93.7	14.0	14.0	90.0	0.0	621.4	93.7	0.0
17	A	621.4	69.4	14.0	14.0	90.0	0.0	621.4	69.4	0.0
18	A	621.4	26.9	14.0	14.0	90.0	0.0	621.4	26.9	0.0
19	A	161.0	240.6	14.0	14.0	90.0	0.0	161.0	240.6	0.0
20	A	161.0	290.7	14.0	14.0	90.0	0.0	161.0	290.7	0.0
21	A	228.7	240.7	14.0	14.0	270.0	0.0	228.7	240.7	0.0
22	A	228.7	290.8	14.0	14.0	270.0	0.0	228.7	290.8	0.0
23	A	78.1	316.8	14.0	14.0	0.0	0.0	78.1	316.8	0.0
24	A	125.1	316.8	14.0	14.0	0.0	0.0	125.1	316.8	0.0
25	A	264.4	316.8	14.0	14.0	0.0	0.0	264.4	316.8	0.0
26	A	304.4	316.8	14.0	14.0	0.0	0.0	304.4	316.8	0.0
27	A	636.3	316.8	14.0	14.0	0.0	0.0	636.3	316.8	0.0
28	A	669.3	316.8	14.0	14.0	0.0	0.0	669.3	316.8	0.0
29	A	648.8	8.4	14.0	14.0	180.0	0.0	648.8	8.4	0.0
30	A	695.8	8.4	14.0	14.0	180.0	0.0	695.8	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TYPH 400M	GLASS REFRACTOR WALLPAK	400W METAL HALIDE CPAM LAMP	94112102.ies	36000	0.72	465

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.81 fc	0.20 fc	102.6:1	24.1:1



SITE PLAN FOR 3791 RECYCLE ROAD

SCALE: 1" = 20' - 0"

PHOTOMETERICS FOR 3791 RECYCLE ROAD

SCALE: 1" = 20' - 0"

CONSULTANT

REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE PLANNING
2233 HOOKER CIRCLE
(916) 207-5918
RANCHO CORDOVA, CA 95742
LIC. #27636
FAX (916) 638-2479

SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3791 RECYCLE ROAD

PROJ. NO. _____
DATE 12/14/02
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.

A-2.2

OF

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Color Building Rendition, Color Landscape Plans & Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 15

City Council Staff Report

Date: May 17, 2004
Project: Recycle Road Industrial Building DPR
File: RC-04-083
Request: Design Review for four new industrial metal buildings located on Recycle Road in the M-2 zoning.
Location: 3811 Recycle Road
APN: 072-0550-009
Planner: Kathleen Franklin, Assistant Planner

OWNER/DEVELOPER:	APPLICANT:
APG Properties, LLC 3780 Recycle Road Rancho Cordova, CA 95742	Ken Philp 3780 Recycle Road Rancho Cordova, CA 95742

Recommendation:

1. The Planning Commission recommends the City Council find the project Categorically Exempt from review under the California Environmental Quality Act (CEQA) subject to Section 15332, In-Fill Development Projects of the CEQA Guidelines.
2. The Planning Commission recommends the City Council adopt Resolution No. 63-2004 approving the Design Review for Project No. RC-04-083, 3811 Recycle Road for construction of a metal building subject to the Findings and Exhibits "A" and "B".

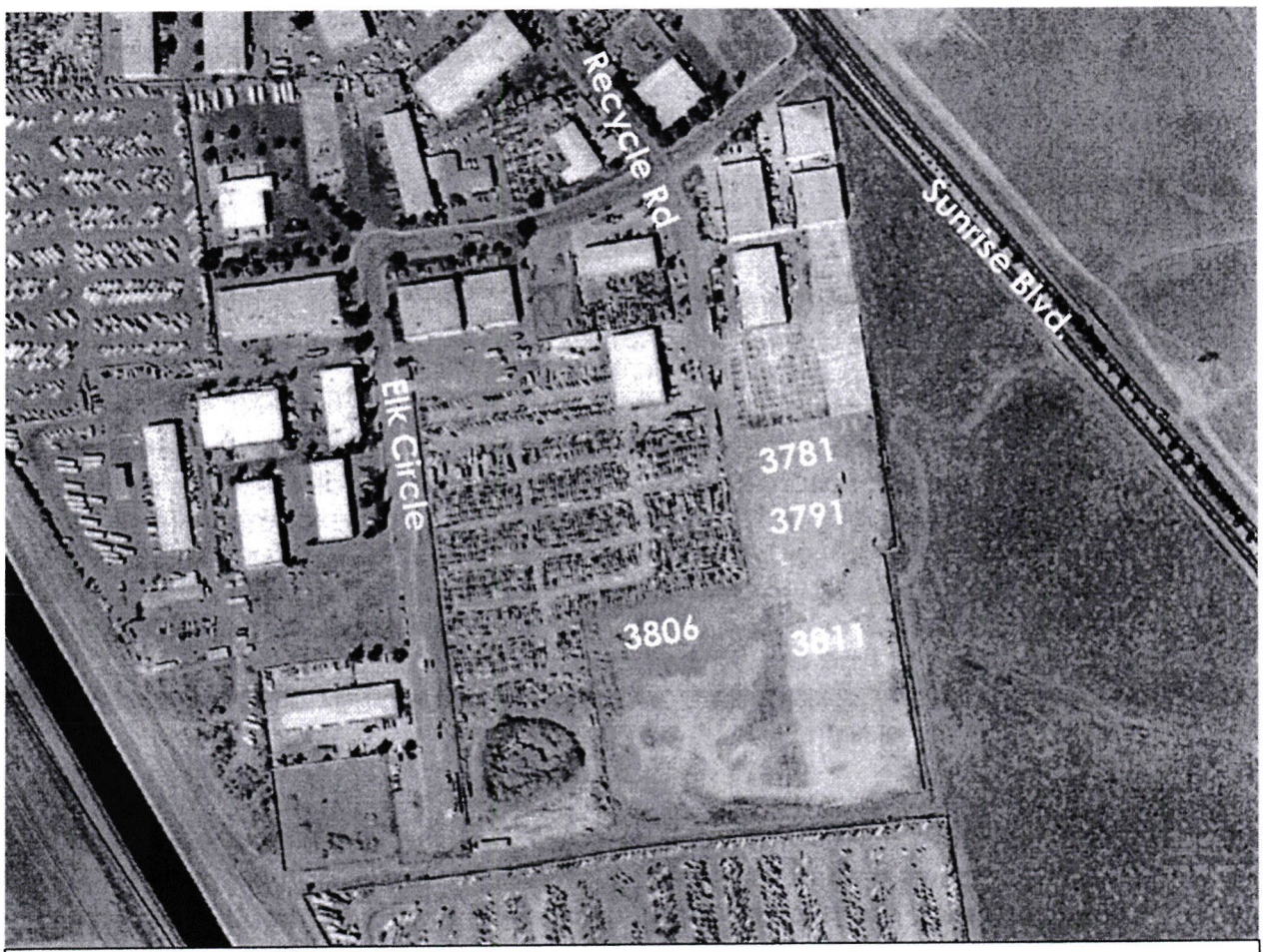
Background:

The applicant filed applications for Design Review to construct four (4) identical metal buildings in the M-2 Industrial zoning at 3781, 3791, 3806, and 3811 Recycle Road. Because of their proximity and similarity staff looked at the buildings as one (1) project overall with additional design review for each of the individual buildings. Staff believed that if the applicant provided differences in color and some additional architectural features, it would create diversity between the proposed buildings. The Council will find the four (4) staff reports identical to each building with exception to the "Findings" section of each report.

The City's Engineering Department recently approved the civil plans for the extension of Recycle Road and staff has conditioned the project to ensure the construction of the proposed road and installation of the necessary fire hydrants prior to issuance of Building Permits for the proposed buildings.

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial



Project Location Map

Analysis:

The purpose of the design review process is to promote orderly and harmonious growth within the city. Historically, industrial buildings have not been subject to design review under the adopted County Code. The City's Design Review Ordinance incorporated a review process which included all Industrial development.

The applicant is proposing to construct four metal industrial buildings in close proximity to each other on Recycle Road. When submitted, the proposal showed buildings identical in style and color. Staff met with the applicant to discuss methods to customize the buildings and create some variation in their appearance. Staff and the applicant identified several alternatives including different colors for each building, a change in the placement of the landscaping on two buildings, and an additional architectural feature on the front of the building for two buildings.

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

The City Design Concepts encourage:

a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Findings:

a) The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b) The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f) As previously stated, the applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings.

Findings for 3811 Recycle Road:

The building at 3811 has been designed as follows:

- The building siding will have the "PBR' profile.
- The color of the body of the building will be "Light Stone"; the canopy roof will be Koko Brown; the trim on the canopy will be "Light Stone".
- The landscaping has been designed to provide trees and shrubs to be grouped in the front of the building to fill in the space between the two awnings and provide some interest.

Planning Commission:

The Planning Commission reviewed the project at its April 8, 2004 meeting. The Commission had questions concerning the type of material that would be used for the trellis; landscaping on the trellis; the sound wall on the eastern side of the site; moving the sound wall to the property line; type of material and color of the perimeter masonry wall; the possibility of an architectural feature on the Elks Circle side of the building at 3806 Recycle Road; and monotony created by four similar buildings. After an extensive discussion of the issues the Planning Commission determined it did not have adequate information to make an informed decision. The Commission continued the item for two weeks to allow the applicant time to provide elevations of the proposed metal buildings which would illustrate the proposed architectural feature and the proposed landscaping with a five to ten year growth period.

The project was reviewed a second time at the April 22, 2004 Planning Commission meeting. The Commission requested the applicant add landscaping along the outside perimeter of the masonry wall on the east side of the parcels which face Sunrise Boulevard and the applicant agreed to the request. The overall consensus of the Commission was that with the architectural features and the proposed landscaping, the metal buildings would be acceptable within the Recycle Road, M-2 area; the appearance of the metal buildings would "hold up" well and would not need repainting; there was no reason at this point in time to deny metal buildings in this area; the applicant had produced the additional information requested by the Commission; therefore, the Commission on a 6 to 1 vote recommended approval to the City Council. The only dissenting vote came from Chair Smith who stated that his vote was based on his understanding of the current direction of the City Council to require a higher quality of building in all areas of the City, including the industrial zones.

Conclusion:

The proposed buildings are consistent with the surrounding buildings in the M-2 zoning. In addition, the applicant has agreed to create variety with color and additional architectural features; therefore, the Planning Commission has recommended approval of the project by the City Council.

Environmental Analysis:

The project is Categorically Exempt per the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

Financial Implications to City:

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

Recommend Motions:

1. "I move to find that the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines".
2. "I move the City Council adopt Resolution No. 63-2004 approving a Design Review for Project No. RC-04-083, 3811 Recycle Road for construction of a metal industrial building subject to the findings and attached Exhibits "A" and "B".

Attachments:

1. Resolution No. 63-2004 with attached Exhibits "A" and "B"
2. Planning Commission Minutes – April 8, 2004 pages 1,2, and 3
3. Planning Commission Minutes – April 22, 2004 pages 1,2, and 3
4. Product Selection Chart
5. Color Building Rendition
6. Color Landscape Plans
7. Project Plans

RESOLUTION NO. 63-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR 3811 RECYCLE ROAD PROJECT # RC-04-083

WHEREAS, Ken Philp, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for construction of a new metal building to be located at 3811 Recycle Road (Assessor's Parcel Number 072-0550-009); and

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

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15332, In-Fill Development Projects; and

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

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

Approve the Design Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following findings:

Findings

1. CEQA

1. Finding: Find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines.

   Evidence:
   The project meets the Class 32 conditions of CEQA which state: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

2. DESIGN REVIEW

   Finding:
   a. High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

b. Building designs that maintain human scale and interest.
c. Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d. Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e. Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f. Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence

a. The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b. The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f. The applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings. The building siding at 3811 Recycle Road will have the "PBR' profile. The color of the body of the building will be "Light Stone"; the canopy roof will be Koko Brown; the trim on the canopy will be "Light Stone". The landscaping has been designed to project trees and shrubs to be grouped in front of the building to fill in the space between the two awnings and provide some interest.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of May, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LINDA BUDGE, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

Exhibit A

RECYCLE ROAD PROJECT

3811 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-009

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
		FROZ.	FROZEN	GYP. BD.	GYPSUM BOARD
BATT.	BATTEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BETW.	BETWEEN				
BLDG.	BUILDING			℄	PLATE LINE
BLKG.	BLOCKING	H.C.	HOLLOW CORE	℄	PROPERTY LINE
BOTT.	BOTTOM	HDWD.	HARDWOOD	PLAS.	PLASTIC
BRKT.	BRACKET	HDW.	HARDWARE	PLYWD.	PLYWOOD
		HGT.	HEIGHT	PTN.	PARTITION
CAB.	CABINET	HORIZ.	HORIZONTAL	P.C.	PAD GRADE
C.B.	CATCH BASIN	HTR.	HEATING/HEATER	P.V.C.	POLYVINYL CHLORIDE
CEM.	CEMENT	H.B.	HOSE BIBB		
CER.	CERAMIC			R.	RADIUS
CI.	CAST IRON			R.A.	RETURN AIR
CLG.	CEILING			R.D.	ROOF DRAIN
CLO.	CLOSET	I.C.	INTERCOM	REF'G	REFRIGERATOR
CLR.	CLEAR	I.D.	INSIDE DIAMETER	REG.	REGISTER
COL.	COLUMN	INSUL.	INSULATION	REINF.	REINFORCING
COMP.	COMPOSITION	INT.	INTERIOR	REQ'D	REQUIRED
CONC.	CONCRETE	INV.	INVERT	RM.	ROOM
CORR.	CORRIDOR			REDWD.	REDWOOD
CONT.	CONTINUOUS				
CTR.	COUNTERSUNK			SCHED.	SCHEDULE
C.T.	CERAMIC TILE	JAN.	JANITOR	S.C.	SOLID CORE
	CENTERLINE	JST.	JOIST	S.D.	STORM DRAIN
C.J.	CEILING JOIST	JUNC.	JUNCTION	SECT.	SECTION
				SH.	SHELF
D.B.	DOOR BELL			SHT.	SHEET
DET.	DETAIL			SIM.	SIMILAR
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SQ.	SQUARE
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SPEC.	SPECIFICATION
DIAG.	DIAGONAL			STD.	STANDARD
D.G.	DECOMPOSED GRANITE			STL.	STEEL
DIM.	DIMENSION	LAM.	LAMINATED	STOR.	STORAGE
D.I.	DRAIN INLET	LAV.	LAVATORY	STRUCT.	STRUCTURAL
DISP.	DISPOSAL	LDR.	LEADER	S&P	SHELF AND POLE
DIV.	DIVISION	LOUV.	LOUVER	STHG.	SHEATHING
DR.	DOOR	LOC.	LOCATION		
D.S.	DOWNSPOUT	LBS.	POUNDS	T.	TREADS
DWGS.	DRAWINGS			TBL.	TABLE
DIA.	DIAMETER			TYP.	TYPICAL
		MTL.	MATERIAL	TEL.	TELEPHONE
EA.	EACH	MAX.	MAXIMUM	T.W.	TOP OF WALL
E.F.	ELECTRIC FAN	MTL.	METAL		
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MOL.	MODEL	UR.	URINAL
EXP.	EXPANSION	MEZZ.	MEZZANINE		
EXP.	EXPOSED	MECH.	MECHANICAL	V.C.T.	VINYL COMPOSITION TILE
ELECT.	ELECTRIC	MFR.	MANUFACTURER	VERT.	VERTICAL
ELEV.	ELEVATION	MIN.	MINIMUM		
EQ.	EQUAL	MTD.	MOUNTED	WD.	WOOD
EXH.	EXHAUST	MUL.	MULLION	WNSCT.	WAINSCOT
EXP. AGG.	EXPOSED AGGREGATE	M.B.	METAL BOLT	W.P.	WEATHERPROOF
EXIST.	EXISTING			W.W.M.	WELDED WIRE MESH
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EXT.	EXTERIOR	NO.	NUMBER	W.I.	WROUGHT IRON
ENG.	ENGINEER	N.T.S.	NOT TO SCALE		
E.W.W.M.	ELECTRICALLY WELDED WIRE MESH	(N)	NEW		
		#	NUMBER		

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET–1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET–GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- 6/A4 — SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 8/A4 — ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 8 — DETAIL NUMBER SHEET NUMBER
- A — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 — NOTE NUMBER
- E — DOOR NUMBER
- W1 — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5919 FAX(916) 638-2479 E-Mail: budg@rcip.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORME & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0919 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 305-0519 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@saceng.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@saceng.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9651 FAX: (916) 774-9909 E-Mail: rya1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.3 3811 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0560-009

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 54,886 S.F. (1.26 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 18.21 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

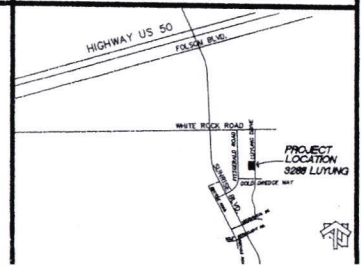
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the ornia D Access ions.

VICINITY MAP



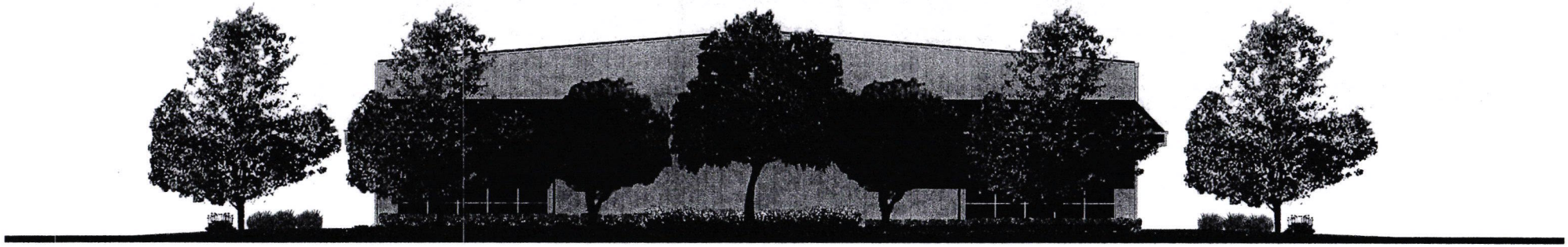
CONSULTAN
REVISION:
△
△
△

Bud Goldberg Architect
3233 MONIER CIRCLE • RANCHO CORDOVA, CA 95742

WAREHOUSE BUILDING
3811 RECYLE ROAD
RANCHO CORDOVA, CA

COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
INDUSTRIAL
CAMARILLO, CALIF.

PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T-1



PRELIMINARY WEST ELEVATION - BLDG. 3811

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

PL

PRELIMINARY PLANTING SITE PLAN

April 29, 2004

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

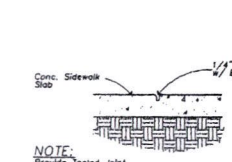
Landscape Visions, Inc.
Landscape Contractor
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

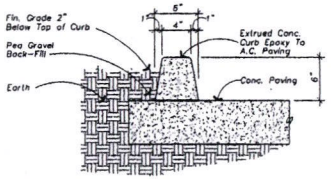
Landscape Visions, Inc.
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

PRELIMINARY PLANTING PLAN
April 29, 2006

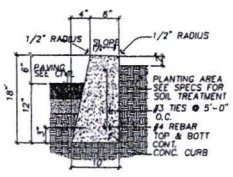
PL



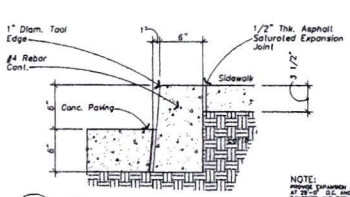
6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



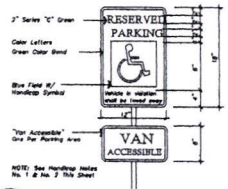
5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"



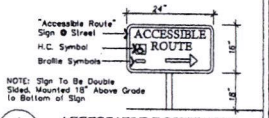
4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"



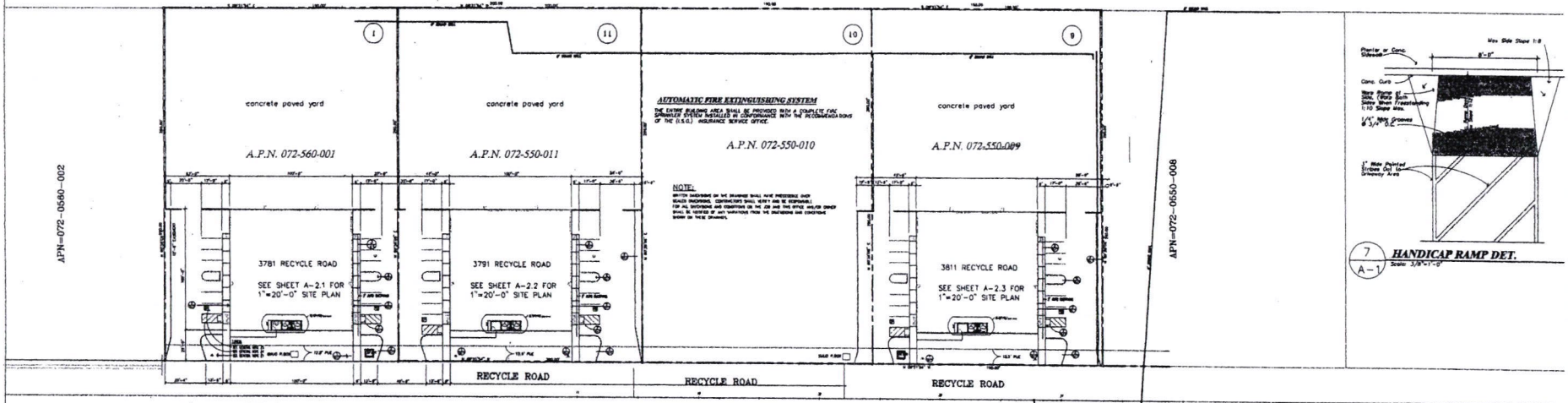
3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"



2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"



GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LISCENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL ,BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MIMIUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 6'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG. BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.

7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"

Master Site Plan for Four Parcels

CONSULTA

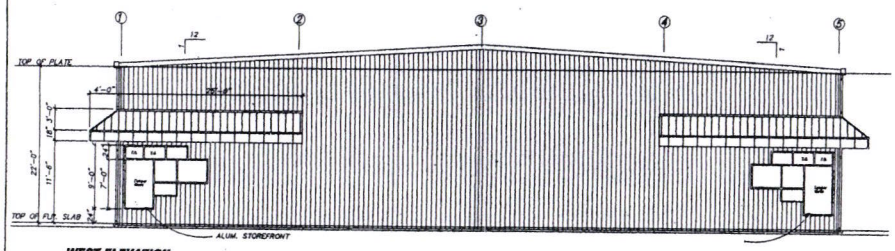
REVISION

Bud Goldberg, A.I.A.

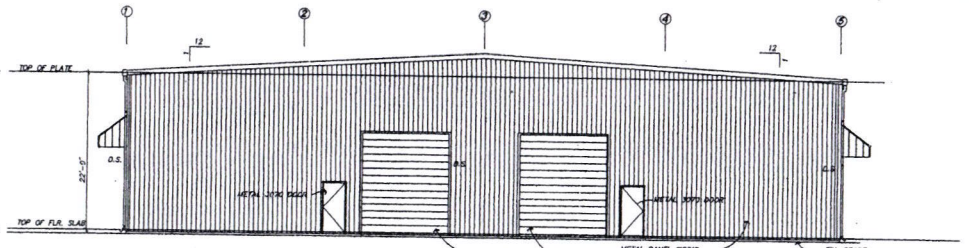
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

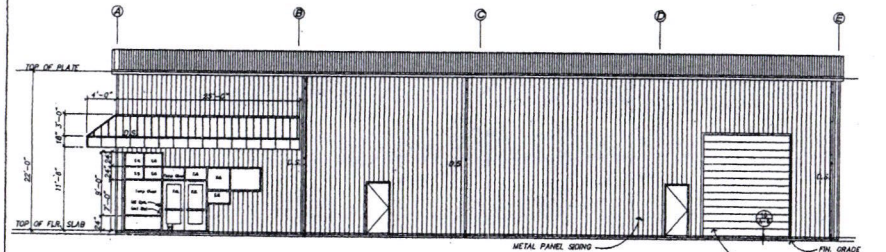
PROJ. NO.
DATE 12/18/0
DRAWN BY
CHECKED BY
SHEET NO.
A-1



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



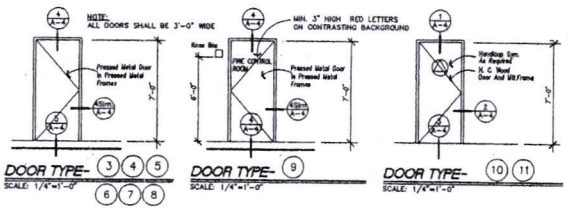
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1'-0"

GENERAL DOOR NOTES:

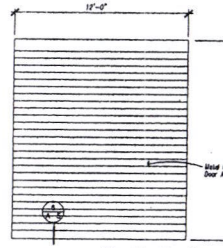
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. J-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, Q-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



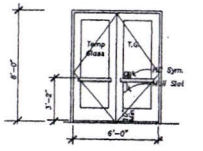
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"

DOOR TYPE- (9)
SCALE: 1/4"=1'-0"

DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"

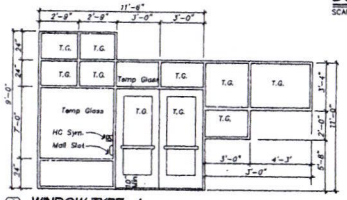


DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"

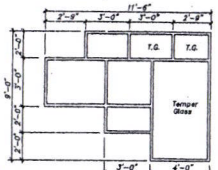


DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"

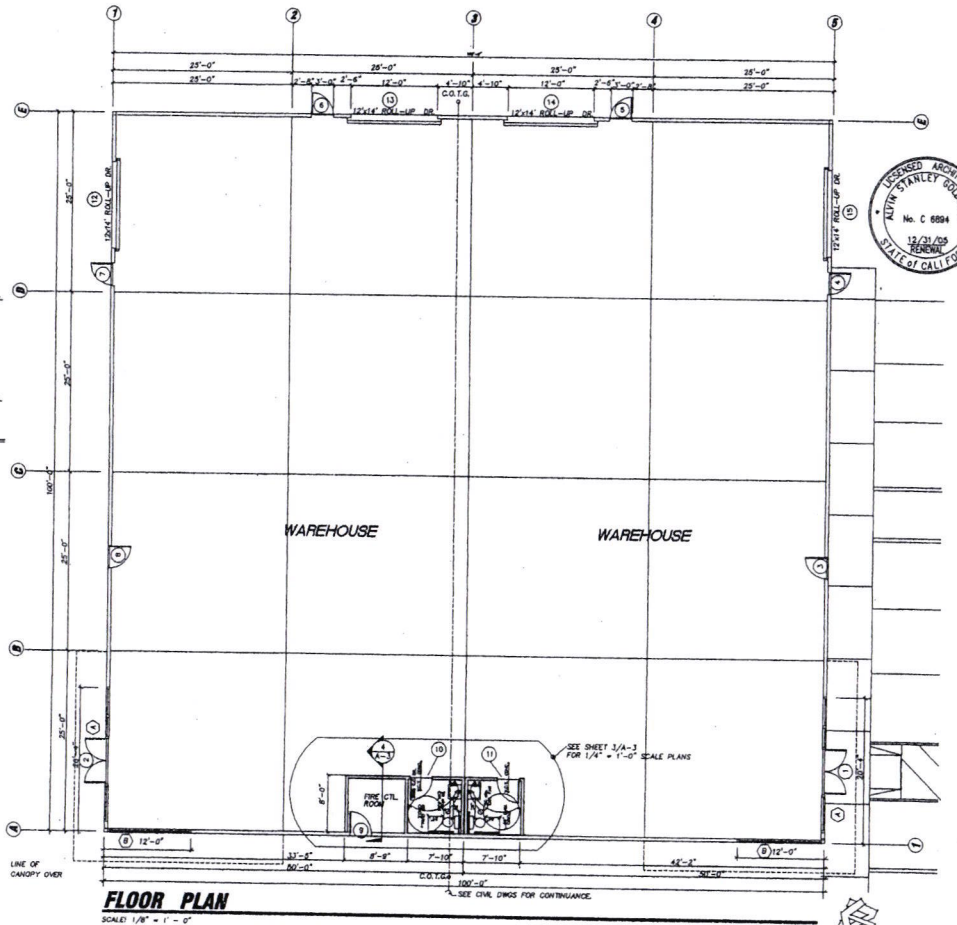
Alum. Storefront Assembly
Anodized Bronze Frame Finish
W/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) WINDOW TYPE- A
SCALE: 1/4"=1'-0"



(B) WINDOW TYPE- B
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

LICENSED ARCHITECT
AUSTIN STANLEY GOLDBERG
No. C 6894
12/31/05
RENEWAL
STATE of CALIFORNIA

CONSULTA
REVISION

Bud Goldberg, Architect

WAREHOUSE BUILDING
RECYCLE ROAD

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

PROJ. NO.
DATE 2/22/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2

LUMINAIRE LOCATIONS

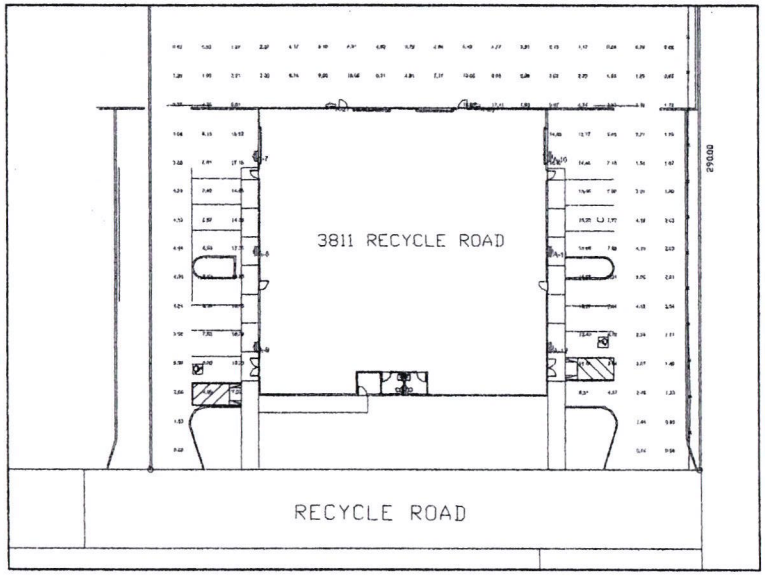
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	49.4	299.1	14.0	14.0	270.0	0.0	49.4	286.1	0.0
2	A	49.4	283.8	14.0	14.0	270.0	0.0	49.4	269.8	0.0
3	A	49.4	252.3	14.0	14.0	270.0	0.0	49.4	232.3	0.0
4	A	329.8	299.1	14.0	14.0	90.0	0.0	329.8	299.1	0.0
5	A	329.8	283.8	14.0	14.0	90.0	0.0	329.8	283.8	0.0
6	A	329.8	252.3	14.0	14.0	90.0	0.0	329.8	232.3	0.0
7	A	613.8	299.2	14.0	14.0	270.0	0.0	613.8	299.3	0.0
8	A	613.8	286.0	14.0	14.0	270.0	0.0	613.8	268.0	0.0
9	A	613.8	232.8	14.0	14.0	270.0	0.0	613.8	232.8	0.0
10	A	716.8	299.2	14.0	14.0	90.0	0.0	716.8	299.3	0.0
11	A	716.8	268.8	14.0	14.0	90.0	0.0	716.8	268.8	0.0
12	A	716.8	232.4	14.0	14.0	90.0	0.0	716.8	232.4	0.0
13	A	520.8	92.8	14.0	14.0	270.0	0.0	520.8	92.8	0.0
14	A	520.8	59.8	14.0	14.0	270.0	0.0	520.8	59.8	0.0
15	A	520.8	26.8	14.0	14.0	270.0	0.0	520.8	26.8	0.0
16	A	621.4	90.7	14.0	14.0	90.0	0.0	621.4	90.7	0.0
17	A	621.4	59.4	14.0	14.0	90.0	0.0	621.4	59.4	0.0
18	A	621.4	25.9	14.0	14.0	90.0	0.0	621.4	25.9	0.0
19	A	151.0	240.6	14.0	14.0	90.0	0.0	151.0	240.6	0.0
20	A	151.0	290.7	14.0	14.0	90.0	0.0	151.0	290.7	0.0
21	A	329.7	240.7	14.0	14.0	270.0	0.0	329.7	240.7	0.0
22	A	329.7	290.8	14.0	14.0	270.0	0.0	329.7	290.8	0.0
23	A	76.1	316.5	14.0	14.0	0.0	0.0	76.1	316.5	0.0
24	A	126.1	316.5	14.0	14.0	0.0	0.0	126.1	316.5	0.0
25	A	354.4	316.5	14.0	14.0	0.0	0.0	354.4	316.5	0.0
26	A	304.4	316.5	14.0	14.0	0.0	0.0	304.4	316.5	0.0
27	A	536.3	316.5	14.0	14.0	0.0	0.0	536.3	316.5	0.0
28	A	586.3	316.5	14.0	14.0	0.0	0.0	586.8	316.5	0.0
29	A	545.8	8.4	14.0	14.0	180.0	0.0	545.8	8.4	0.0
30	A	595.8	8.4	14.0	14.0	180.0	0.0	595.8	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TWH 400M	GLASS REFRACTOR W/ILL-PAK	400W METAL HALIDE CRAN LAMP	9411210.ies	36000	0.72	465

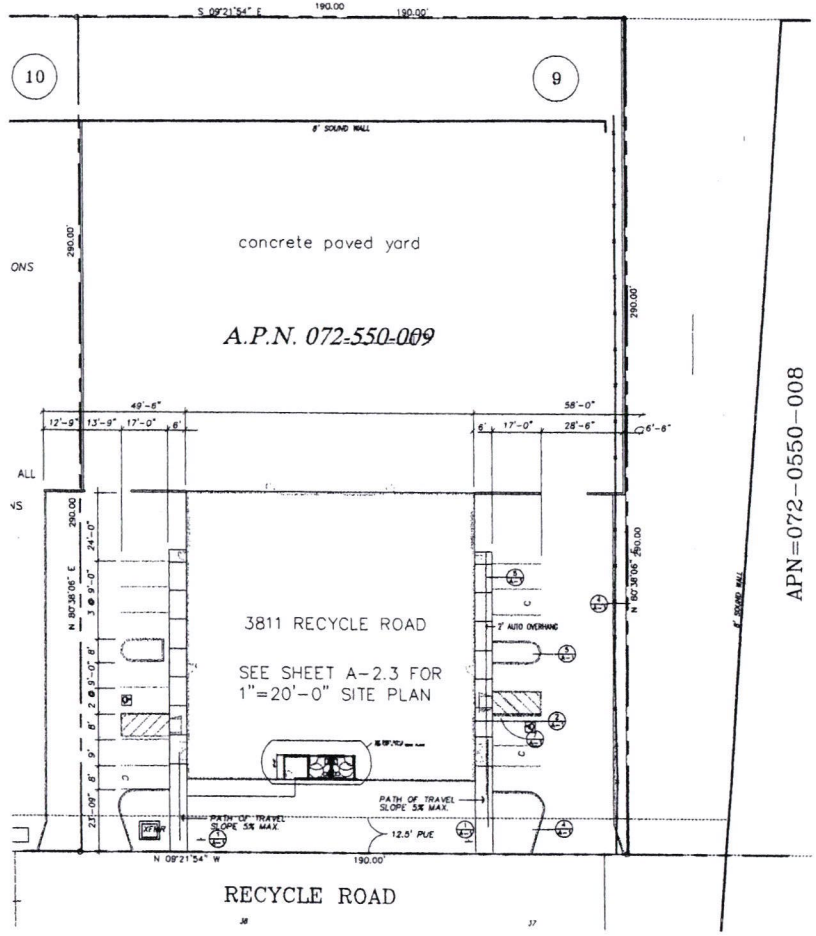
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.91 fc	0.20 fc	102.61:1	24.11



PHOTOMETERICS FOR 3811 RECYCLE ROAD

SCALE: 1" = 20'-0"



3811 RECYCLE SITE PLAN

SCALE: 1" = 20'-0"

CONSULT
REVISIO
Bud Goldberg, A.I.A.
SPEC. WAREHOUSE
3811 RECYCLE ROAD
SITE PLAN
PROJ. NO.
DATE 01/16
DRAWN BY
CHECKED BY
SHEET NO.
A-2.

Conditions of Approval

EXHIBIT B

		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) recommended to the City Council by the Planning Commission dated April 8, 2004.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The applicant shall construct Recycle Road to the satisfaction of the Public Works Department and Sacramento Metro Fire District.	Prior to Building Permit	Fire and Public Works	
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permit	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire District	
6.	The building colors shall be Light Stone for the walls, Koko Brown for the canopies, and Light Stone for the canopy trim.	At Building Permit	Planning	

	Prior to Occupancy Permit			
7.	Prior to the installation the applicant shall submit a landscape plan for approval by the Planning Director which includes trees to be planted along the eastern boundary of the site, outside the masonry wall on APN's 072-0560-001, 072-0550-011, 072-0550-010, and 072-0550-009	Prior to Occupancy	Planning	
8.	All landscaping shall be planted according to the approved landscape plans.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 8, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 8, 2004 at the City Council Chambers. Planning Commission Vice Chair Dan Skoglund called the meeting to order at 6:05 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
Commissioners Absent: Smith

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of April 8, 2004.

Action: Vice Chair Skoglund moved, second by Commissioner Wentz, to approve the agenda of the April 8, 2004 Planning Commission meeting as amended. Motion approved unanimously.

C. **Minutes –** The Planning Commission reviewed the minutes of the March 25, 2004 meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Commissioner Konarski, to approve the minutes of the March 25, 2004 Planning Commission meeting as written and corrected. Motion approved unanimously.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT - RC-04-82; 3811 RECYCLE ROAD PROJECT - RC-04-083; 3806 RECYCLE ROAD PROJECT – RC-04-084; 3781 RECYCLE ROAD PROJECT – RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through 085. Vice

Chair Skoglund opened the public hearing and took testimony from Ken Philp, project representative and Dennis Moore, project applicant.

The Commissioners had the following concerns and comments:

- What's the purpose of the buildings? Use has not been determined.
- Will the architectural feature (trellis) be made of wood, metal, fabricated material?
- Will there be landscaping on the trellis?
- Is the sound wall on the eastern side of the site plan within your property line?
- Will the sound wall be moved to the property line?
- Will there be any type of barriers around the lots?
- Will the outside wall be constructed of concrete?
- What color will the concrete be? Until the vegetation has matured enough to cover the wall, artistic colors will mitigate the stark white glaring color of the wall. This issue needs to be addressed sooner than later for the pure aesthetics of future projects.
- The whole picture of the project has not been presented; visualization of the building, and landscaping with it.
- Will the architectural structure be seen at the front of the buildings on all the buildings? No, only two buildings.
- Can there be an architectural structure on the side of the building that is on the corner lot?
- Why are the parcels broken up and the buildings set apart from each other? There seems to be a lot of monotony with the four buildings.
- Can the buildings and landscaping plans be revised and presented again at the next Planning Commission meeting?
- Is there a color scheme for the full building?

The Commissioners felt the above concerns and comments were significant and require additional information be provided by the applicant.

Action:

Motion: Vice Chair Skoglund moved, seconded by Commissioner Konarski to continue projects RC-04-082 through 085 to the April 22, 2004, at which time the Planning Commission would review revised renditions of what the buildings would look like with 10 year vegetation growth, vines or other vegetation on trellises, and color schemes for all buildings.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	None
ABSENT:	Smith

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

E. **Consideration of the Development Plan Review for SUNWORLD BUILDING – RC-04-068**

Action: This project has been continued to date certain of the May 13, 2004 Planning Commission Meeting.

F. **Consideration of the Development Plan Review for LUYUNG PHASE 4 – RC-04-078**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of the Development Plan Review for Luyung Phase 4 – RC-04-078. Vice Chair Skoglund opened the public hearing and took testimony from Don Hodge, representative for project applicant.

The Commissioners had the following concerns and comments:

- What is the classification of the buildings? Is it Industrial?
- With a residential building project, it's standard to have a rendering of the structure. Why are there no requirements for submitting renderings for industrial building projects?
- Was Design Review required at the county for these types of projects?
- Were all the projects presented tonight started with the County?
- Request the Planning Department advise the project applicants of the goals and interests of the City of Rancho Cordova. This might relieve the hostility by giving the applicants a heads-up about what requirements or requests the Commission is looking for.
- Is it correct that the applicant has built eleven of these buildings in the area? Has the applicant built this type of structure in any other communities or the region?
- Are there any restroom facilities in the buildings? Currently, the buildings are just shells.
- If offices go into the buildings, the applicant will re-submit plans showing restroom facilities?

The Commissioners felt the above concerns and comments were adequately addressed by staff, the applicant and the project Conditions of Approval.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 22, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 22, 2004 at the City Council Chambers. Planning Commission Chair Art Smith called the meeting to order at 6:06 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Smith, Vance, Wentz

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of the April 22, 2004 Meeting of the Planning Commission.

Action: Commissioner Vance moved, second by Chair Smith, to approve the agenda of the April 22, 2004 Planning Commission meeting. Motion was approved unanimously.

C. **Minutes –** The Planning Commission reviewed the Minutes of the April 8, 2004 Meeting of the Planning Commission.

Action: Commissioner Moe moved, second by Commissioner Konarski, to approve the minutes of the April 8, 2004 Planning Commission Meeting as written. Motion was approved by 6 Ayes, 0 Noes and 1 Abstain.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT-RC-04-82; 3811 RECYCLE ROAD PROJECT-RC-04-083; 3806 RECYCLE ROAD PROJECT-RC-04-084; and 3781 RECYCLE ROAD PROJECT-RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through RC-04-085. Chair Smith opened the public hearing and took testimony from Ken Philp, project representative; Rex Albright, Chamber of Commerce; Steve

Beard, California Steel Structures; and Matt Cummings, all being in favor of the project.

The Commissioners had the following concerns and comments:

- What may be a primary concern or expression of hesitance of the City Council to view this project to go forward? The project has not been discussed by the City Council, but in the case of the Boeing Facility there was significant concern that it is a metal building and will it be attractive to the community.
- Applicant has addressed the original concerns of the Planning Commission, however, if there's something that has changed drastically that the Commission should re-evaluate then it can be discussed; otherwise, the project should go forward.
- Concerns from the City Council have changed and the Commission should view these concerns with a broader scope.
- What will be done with the wall facing Sunrise Blvd.? The wall will be raised and landscaping will be required.
- As a new Commission, it's appropriate to be advised if it is best to either (a) deny the project and ask applicant to make revisions, or (b) ask the applicant to come back with revisions. The Commission can make recommendations of denial if the project is not in keeping with the goal for the environment the buildings would be located within or if the Commission feels that the project would be detrimental to the uses within the area.
- Does the area consist of all metal buildings? There is a mixture of concrete and metal buildings in the area and there should be no reason to hold the applicant back from moving the project forward.
- Would the applicant be willing to look at different setbacks to provide different elevations? The applicant has completed substantial engineering work and moving the buildings at this time would be costly and would delay the project.
- Would trees be planted outside or inside the wall? They can be planted outside the wall because there's an area of land between the wall and a county easement that is still within the rear property line. The applicant is willing to plant trees at the rear property line.
- What would be planted? Redwoods or fast growing trees? Yes
- Are there plans for the center parcel? No, there are no plans as of yet.
- How long is the anticipated life expectancy of a metal building? It's a pre-baked-on finish and the building surfaces have a 20 year warranty.
- Is this project entitled? No, it's not entitled. Is this the last project that received partial review from the County that the Commission will review? Yes.

- Will there be anything stored outside of the buildings or will the buildings take up most of the property? The land use has not been determined at this point.

The Commissioners felt the above concerns and comments were adequately addressed by staff, the Representatives and Conditions of Approval.

Action:

Motion 1: Commissioner Wentz moved, seconded by Vice Chair Skoglund to recommend that the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act.

Motion 2: Commissioner Savorn moved, seconded by Commissioner Wentz to recommend that the City Council approve a Development Plan Review for Projects RC-04-082 through RC-04-085, Recycle Road metal industrial buildings subject to landscape plan revisions between staff and applicant to the satisfaction of the City Council, which include trees being planted at the rear property line, the findings and attached Conditions of Approval.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	Smith
ABSENT:	None

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

E. **Consideration of the PROPOSED SPECIFIC PLAN ORDINANCE NO. 11-2004**

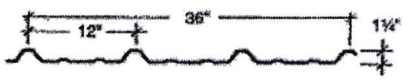
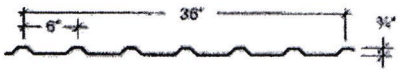
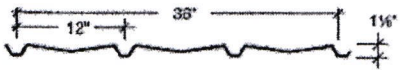
Planning Director Paul Junker presented the staff report and recommended to the Planning Commission that they recommend the City Council adopt proposed Ordinance No. 11-2004. Chair Smith opened the public hearing and took testimony from Matt Cummings who is in favor of the proposed ordinance.

The Commissioners had the following concerns and comments:

- Current procedures for a citizen committee are onerous to developers. How does amending the Specific Plan Ordinance change all that? Study sessions will be scheduled to discuss large projects at an early stage at a public hearing. The public will also have opportunities to comment on environmental documents and at Planning Commission and City Council hearings.

For warranty information outside the continental United States, please inquire. *Polar white is a non-siliconized polyester.

PRODUCT SELECTION CHART

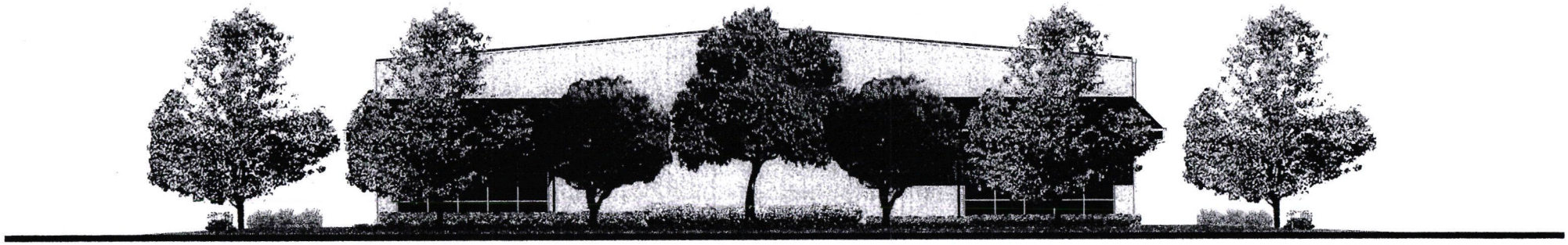
PROFILE	PANEL	26 GAUGE		24 GAUGE	
		GALVALUME PLUS®	DURA-20®	GALVALUME PLUS®	DURA-20®
 "PBR" PANEL	"PBR"	●	■	■	■
 "PBU" PANEL	"PBU"	●	●	●	●
 "PBA" PANEL	"PBA"	●	●	●	●
		(NOT AVAILABLE FROM ALL PLANTS.)			

● Available in any quantity. ■ May require minimum quantity.

- Trim available in all colors.
- All products available in smooth finish. Consult factory for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- A 20-year limited finish warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- All colors approximate actual finish colors as accurately as possible. Actual color may vary slightly.
- Final color selection should be made from actual color chips.
- Dura-20® is a registered trademark of NCI Building Systems, Inc.

2-03/AA

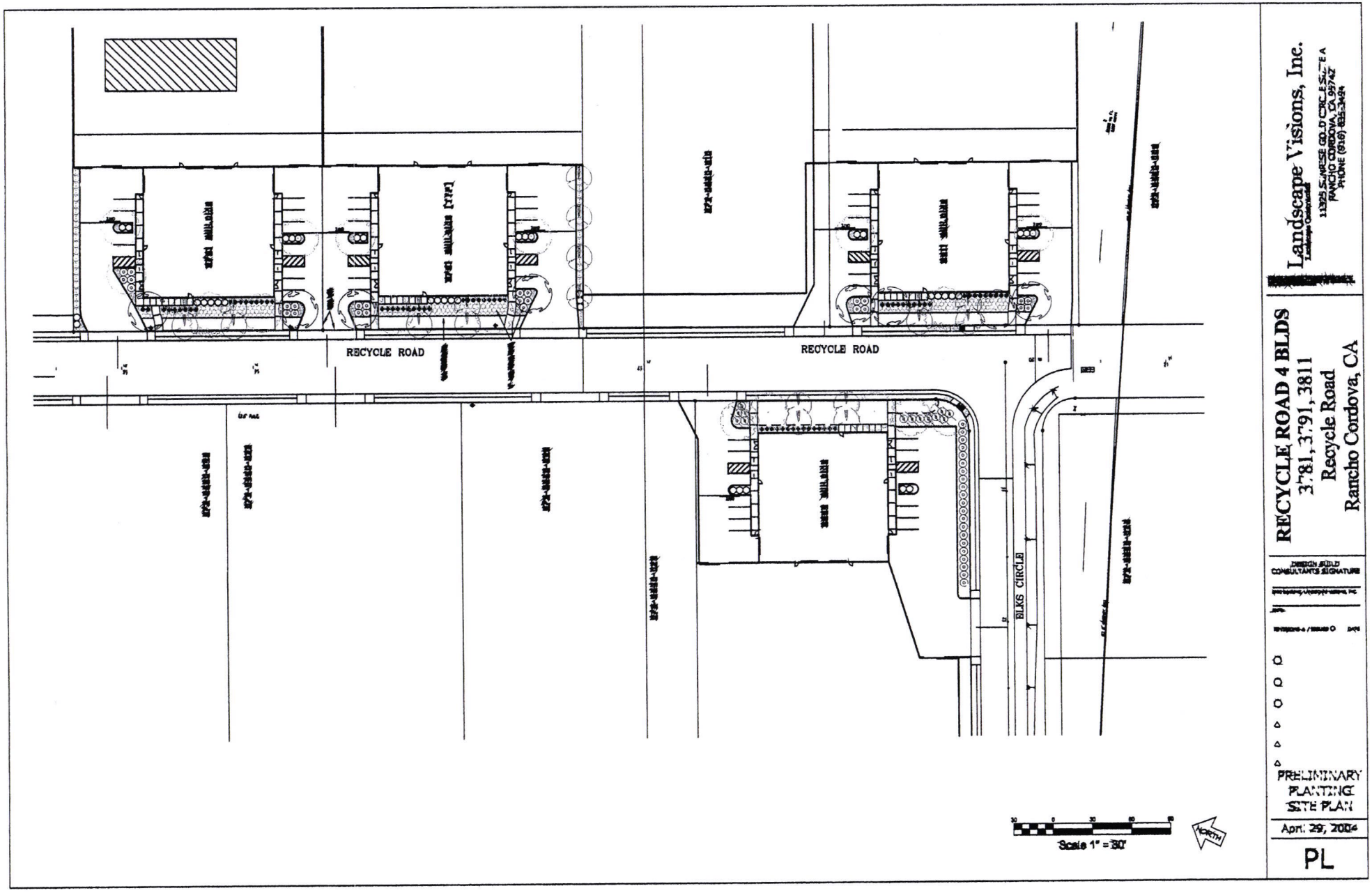
Attachment 5



PRELIMINARY WEST ELEVATION - BLDG. 3811

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

Attachment 6



RECYCLE ROAD 4 BLDS

3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

PRELIMINARY PLANTING PLAN

April 29, 2004

PL

Landscape Visions, Inc.
Landscape Consultants
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

ATTACHMENT 7

RECYCLE ROAD PROJECT

3811 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-009

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.M.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FRZD.	FROZEN	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING			R.	PLATE LINE
BOTT.	BOTTOM	H.C.	HOLLOW CORE	R.	PROPERTY LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	PLAS.	PLASTIC
		HDWE.	HARDWARE	PLYWD.	PLYWOOD
CAB.	CABINET	H.	HIGH	PTN.	PARTITION
C.B.	CATCH BASIN	HGT.	HEIGHT	P.G.	PAD GRADE
CEM.	CEMENT	HORIZ.	HORIZONTAL	P.V.C.	POLYVINYL CHLORIDE
CER.	CERAMIC	HTR.	HEATING/HEATER		
C.I.	CAST IRON	H.B.	HOSE BIBB	R.	RADIUS
CLG.	CEILING			R.A.	RETURN AIR
CLG.	CLOSET			R.D.	ROOF DRAIN
CLR.	CLEAR	I.C.	INTERCOM	REF'G	REFRIGERATOR
COL.	COLUMN	I.D.	INSIDE DIAMETER	REG.	REGISTER
COMP.	COMPOSITION	INSUL.	INSULATION	REINF.	REINFORCING
CONC.	CONCRETE	INT.	INTERIOR	REQ'D	REQUIRED
CORR.	CORRISION	INV.	INVERT	RM.	ROOM
CONT.	CONTINUOUS			REDWD.	REDWOOD
CSK.	COUNTERSINK				
C.T.	CERAMIC TILE			SCHED.	SCHEDULE
	CENTERLINE	JAN.	JANITOR	S.C.	SOLID CORE
C.J.	CEILING JOIST	JST.	JOIST	S.D.	STORM DRAIN
		JUNC.	JUNCTION	SECT.	SECTION
D.B.	DOOR BELL			SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	STHG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS			T.	TREADS
DIA.	DIAMETER	MTL.	MATERIAL	TBL.	TABLE
		MAX.	MAXIMUM	TYP.	TYPICAL
EA.	EACH	MTL.	METAL	TEL.	TELEPHONE
E.F.	ELECTRIC FAN	MOD.	MODEL	T.W.	TOP. OF WALL
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEZZ.	MEZZANINE		
EXP.	EXPANSION	MECH.	MECHANICAL	UR.	URINAL
EXP.	EXPOSED	MFR.	MANUFACTURER		
ELECT.	ELECTRIC	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
ELEV.	ELEVATION	MTD.	MOUNTED	VERT.	VERTICAL
EQ.	EQUAL	MUL.	MULLION		
EXH.	EXHAUST	M.B.	METAL BOLT	WD.	WOOD
EXP. AGG.	EXPOSED AGGREGATE			WNSCT.	WAINSCOT
EXIST.	EXISTING	N.I.C.	NOT IN CONTRACT	W.P.	WEATHERPROOF
(E)	EXISTING	NO.	NUMBER	W.W.M.	WELDED WIRE MESH
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	W/	WITH
ENG.	ENGINEER	(N)	NEW	W.I.	WROUGHT IRON
E.W.W.M.	ELECTRONICALLY WELDED WIRE MESH	#	NUMBER		

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET– 1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET– GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J–BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- B/A4 — SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- B/A4 — ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- B/C — DETAIL NUMBER SHEET NUMBER
- A — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 — NOTE NUMBER
- E — DOOR NUMBER
- W1 — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5919 FAX(916) 638-2479 E-Mail: budg@rcip.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0918 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 505-0516 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4462 FAX (916) 368-4490 E-Mail: rh@saceng.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4462 FAX (916) 368-4490 E-Mail: rh@saceng.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1507 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9651 FAX (916) 774-9908 E-Mail: rylal520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T–1 COVER SHEET

ARCHITECTURAL PLANS

A–1 MASTER SITE PLAN, AND MISC. NOTES
A–2 FLOOR PLAN & EXTERIOR ELEVATION
A–2.3 3811 RECYCLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L–1 LANDSCAPE PLANS and NOTES

A.P.N. 072–0560–009

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M–2
CONSTRUCTION TYPE: V –N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 54,886 S.F. (1.26 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 18.21 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

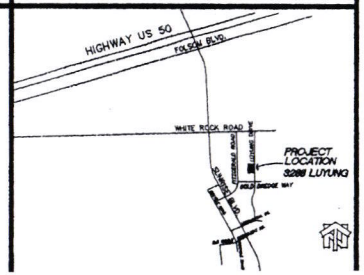
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the California Disabled Access Regulations.

VICINITY MAP



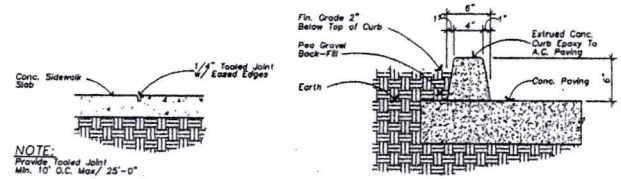
CONSULTAN
REVISIONS

Bud Goldberg Architect
3233 MONIER CIRCLE
RANCHO CORDOVA, CA. 95742
ARCHITECTURE • PLANNING • INTERIOR DESIGN
LIC. CA/OR#4

WAREHOUSE BUILDING
3811 RECYCLE ROAD
RANCHO CORDOVA, CA

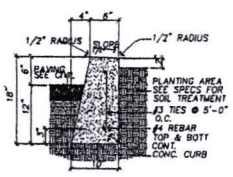
COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
INDUSTRIAL
COMMERCIAL CASE

PROJ. NO.
DATE 2/23/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T-1

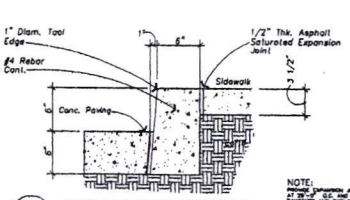


6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"

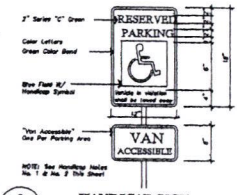
5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"



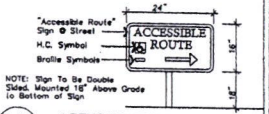
4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"



3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"

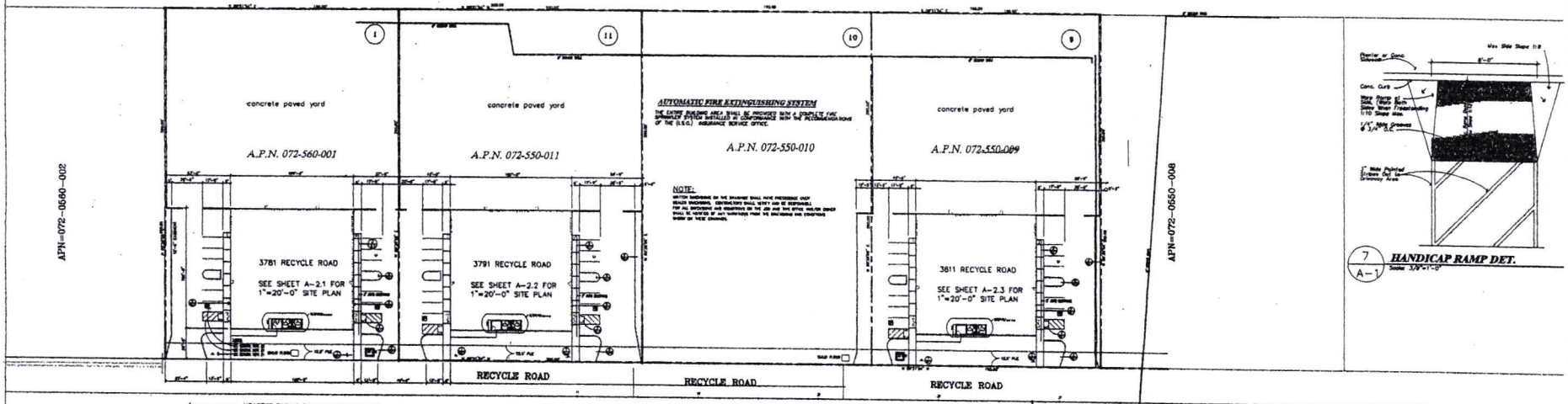


2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



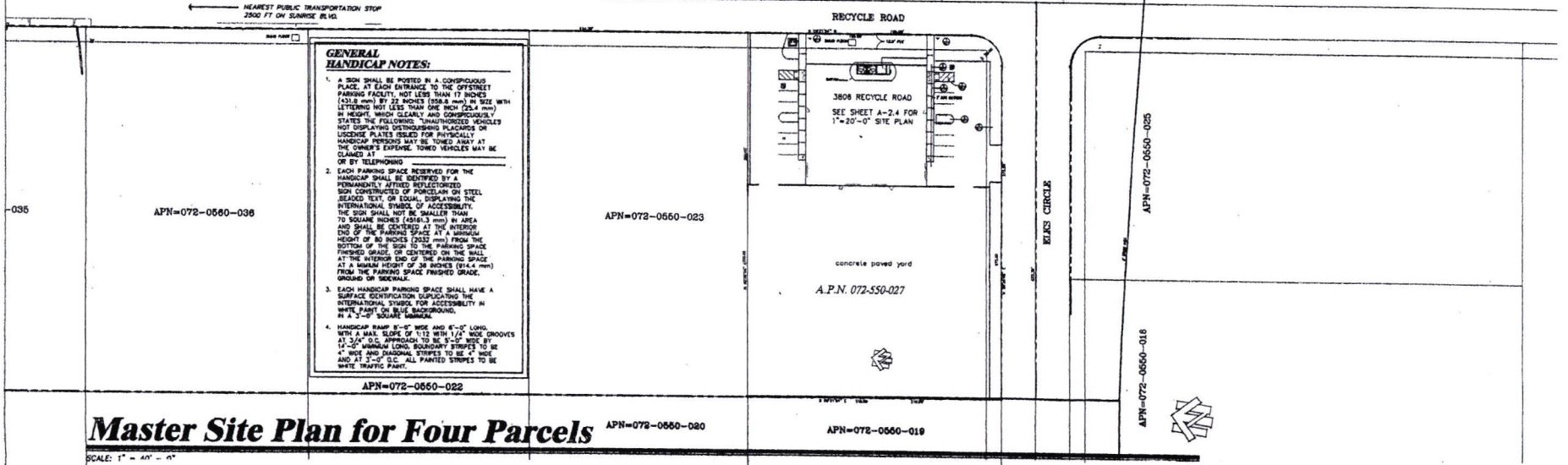
1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"

7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"



GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL ,BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 5'-0" WIDE AND 6'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 1/4"-0" MINIMUM LONG. BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.



Master Site Plan for Four Parcels

SCALE: 1" = 40'-0"

CONSULTANT

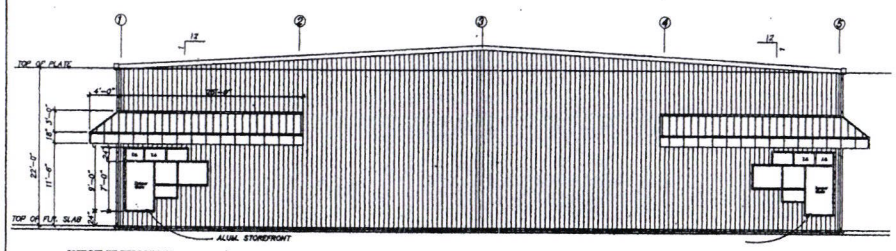
REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE PLANNING
SACRAMENTO
LIC. #C-20586
(916) 638-2479
FAX (916) 638-2479

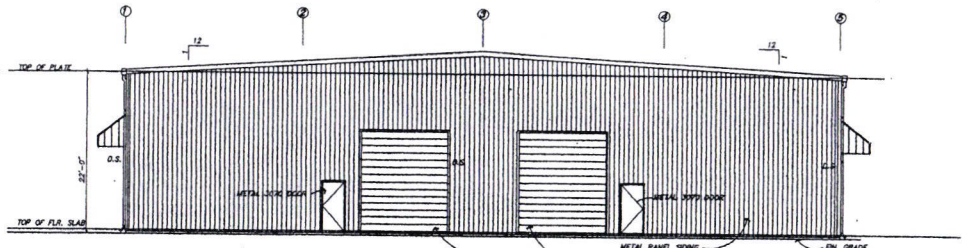
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

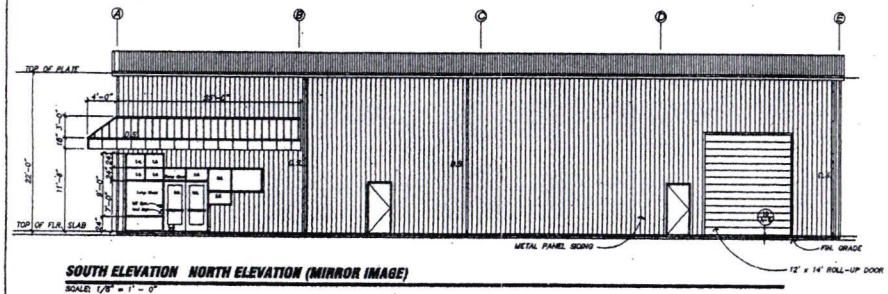
PROJ. NO.
DATE 12/18/01
DRAWN BY BG
CHECKED BY BG
SHEET NO.
A-1



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



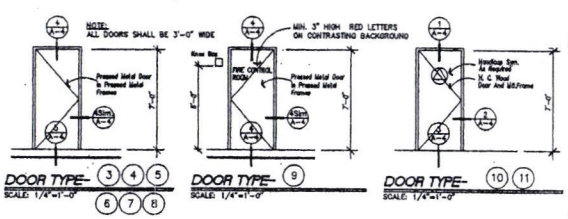
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

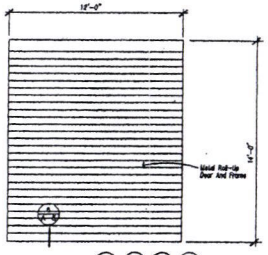
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. J-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, 0-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



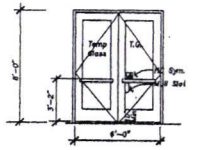
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"

DOOR TYPE- (9)
SCALE: 1/4"=1'-0"

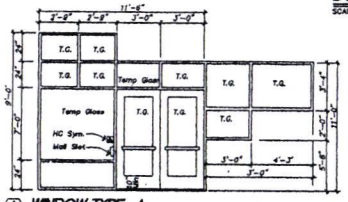
DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"



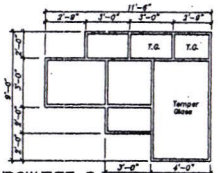
DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"



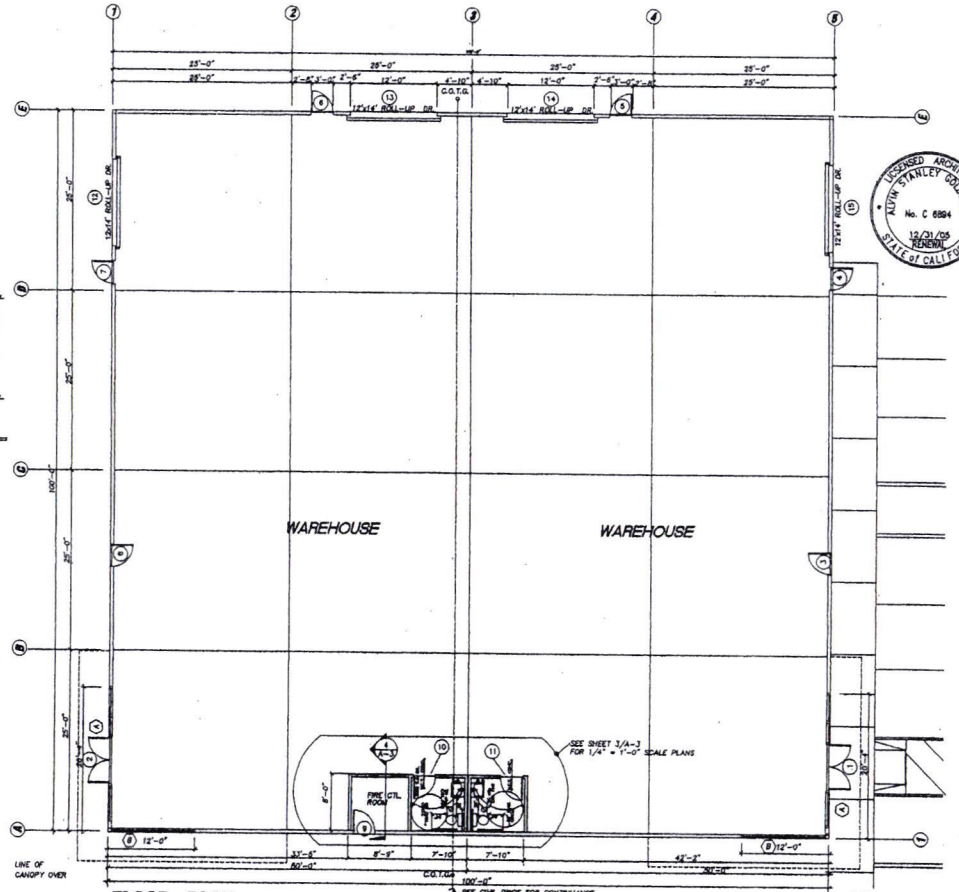
DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"
Alum. Storefront Assembly Anodized Bronze Frame Finish W/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) **WINDOW TYPE- A**
SCALE: 1/4"=1'-0"



(B) **WINDOW TYPE- B**
SCALE: 1/8"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LICENSED ARCHITECT
ALVIN STANLEY GOLDBERG
No. C 6894
12/31/05 RENEWAL
STATE of CALIFORNIA

CONSULTANT

REVISIONS

Bud Goldberg, Architect
ARCHITECTURE • PLANNING
6000 ADAMS BLVD. CULVER CITY, CA. 90232
(310) 837-0570 FAX (310) 837-0572

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS

DARIN MOORE & ASSOC.
COMMERCIAL GENERAL CONTRACTOR
3247 FOLSOM BLVD. SACRAMENTO, CA. 95816
CONTRACTOR'S LIC. #387
(916) 454-7100

PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.

A-2

LUMINAIRE LOCATIONS

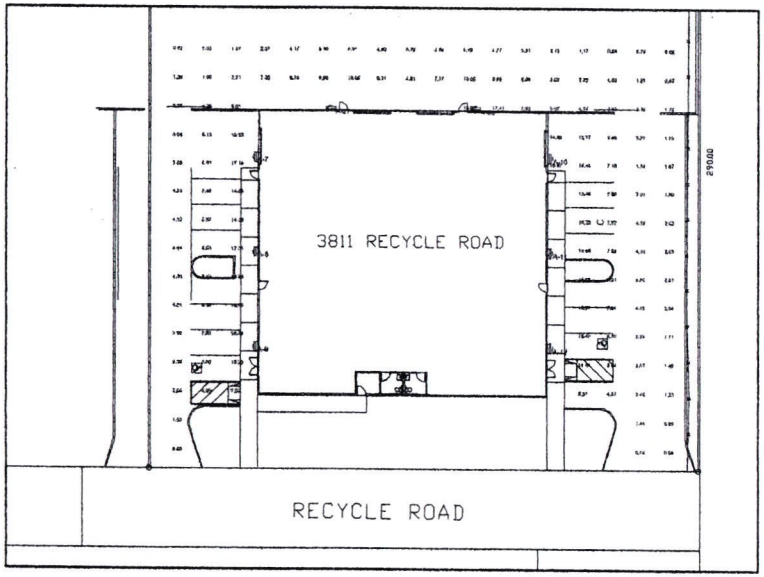
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	49.4	299.1	14.0	14.0	270.0	0.0	49.4	298.1	0.0
2	A	49.4	266.8	14.0	14.0	270.0	0.0	49.4	265.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	49.4	231.3	0.0
4	A	328.8	299.1	14.0	14.0	90.0	0.0	328.8	300.1	0.0
5	A	328.8	266.8	14.0	14.0	90.0	0.0	328.8	267.8	0.0
6	A	328.8	232.3	14.0	14.0	90.0	0.0	328.8	233.3	0.0
7	A	613.8	298.3	14.0	14.0	270.0	0.0	613.8	299.3	0.0
8	A	613.8	266.0	14.0	14.0	270.0	0.0	613.8	265.0	0.0
9	A	613.8	232.8	14.0	14.0	270.0	0.0	613.8	232.8	0.0
10	A	715.0	300.2	14.0	14.0	90.0	0.0	715.0	299.2	0.0
11	A	715.0	265.8	14.0	14.0	90.0	0.0	715.0	266.8	0.0
12	A	715.0	232.4	14.0	14.0	90.0	0.0	715.0	233.4	0.0
13	A	820.0	32.9	14.0	14.0	270.0	0.0	820.0	31.9	0.0
14	A	820.0	29.0	14.0	14.0	270.0	0.0	820.0	30.0	0.0
15	A	820.0	36.0	14.0	14.0	270.0	0.0	820.0	35.0	0.0
16	A	821.4	90.7	14.0	14.0	90.0	0.0	821.4	89.7	0.0
17	A	821.4	89.4	14.0	14.0	90.0	0.0	821.4	90.4	0.0
18	A	821.4	33.9	14.0	14.0	90.0	0.0	821.4	34.9	0.0
19	A	151.0	340.8	14.0	14.0	90.0	0.0	151.0	341.8	0.0
20	A	151.0	290.7	14.0	14.0	90.0	0.0	151.0	291.7	0.0
21	A	229.7	340.7	14.0	14.0	270.0	0.0	228.7	340.7	0.0
22	A	228.7	290.6	14.0	14.0	270.0	0.0	228.7	289.6	0.0
23	A	76.1	316.3	14.0	14.0	0.0	0.0	76.1	315.3	0.0
24	A	128.1	315.2	14.0	14.0	0.0	0.0	128.1	316.2	0.0
25	A	594.4	316.3	14.0	14.0	0.0	0.0	594.4	315.3	0.0
26	A	304.4	316.5	14.0	14.0	0.0	0.0	304.4	315.5	0.0
27	A	539.3	316.3	14.0	14.0	0.0	0.0	539.3	315.3	0.0
28	A	588.3	316.3	14.0	14.0	0.0	0.0	589.4	316.3	0.0
29	A	548.0	6.4	14.0	14.0	180.0	0.0	548.0	6.4	0.0
30	A	588.6	6.4	14.0	14.0	180.0	0.0	588.6	6.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TYAH 400M	CLARE REFRACTOR WALL-PAK	400W METAL HALIDE CRAM LAMP	94112102.ies	36000	0.72	465

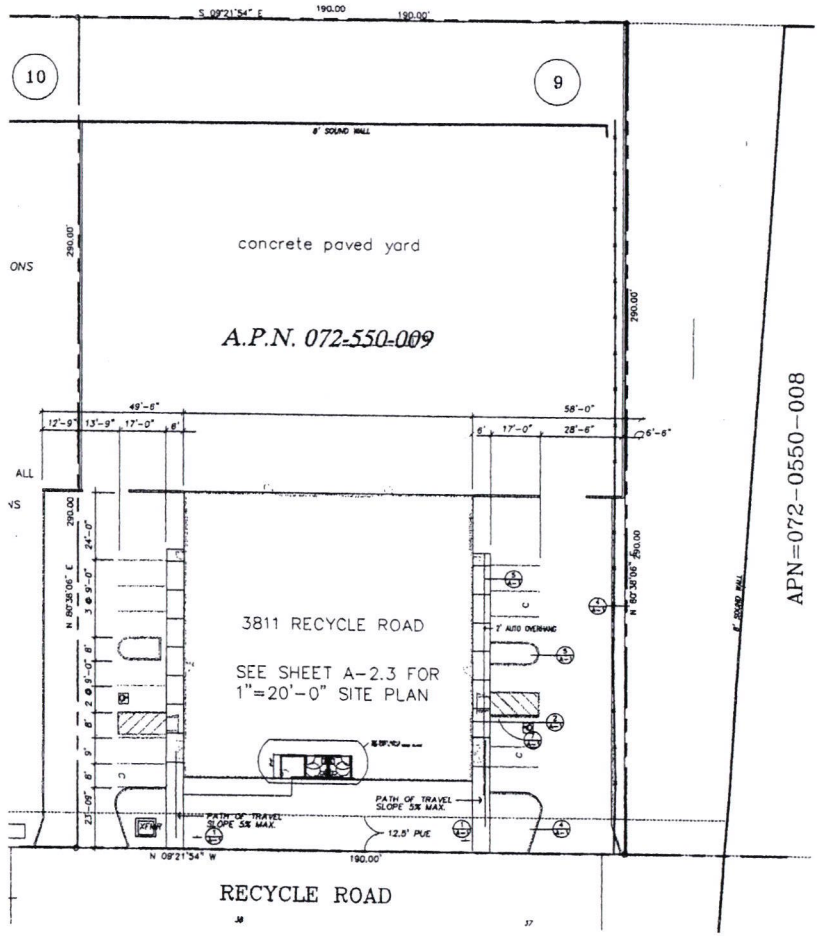
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.81 fc	0.20 fc	102.61	24.11



PHOTOMETERICS FOR 3811 RECYCLE ROAD

SCALE: 1" = 20'-0"



3811 RECYCLE SITE PLAN

SCALE: 1" = 20'-0"

CONSULTAI

REVISION

Bud Goldberg, A.I.A.

SPEC. WAREHOUSE
3811 RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3811 RECYCLE ROAD

PROJ. NO.
DATE 01/28/02
DRAWN BY BJG
CHECKED BY BJG
SHEET NO.
A-2.3

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Color Building Rendition, Color Landscape Plans & Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 16

City Council Staff Report

Date: May 17, 2004
Project: Recycle Road Industrial Building DPR
File: RC-04-084
Request: Design Review for four new industrial metal buildings located on Recycle Road in the M-2 zoning.
Location: 3806 Recycle Road
APN: 072-0550-027
Planner: Kathleen Franklin, Assistant Planner

OWNER/DEVELOPER:	APPLICANT:
APG Properties, LLC 3780 Recycle Road Rancho Cordova, CA 95742	Ken Philp 3780 Recycle Road Rancho Cordova, CA 95742

Recommendation:

1. The Planning Commission recommends the City Council find the project Categorically Exempt from review under the California Environmental Quality Act (CEQA) subject to Section 15332, In-Fill Development Projects.
2. The Planning Commission recommends the City Council adopt Resolution No. 64-2004 approving the Design Review for Project No. RC-04-084, 3806 Recycle Road for construction of a metal building subject to the Findings and Exhibits "A" and "B".

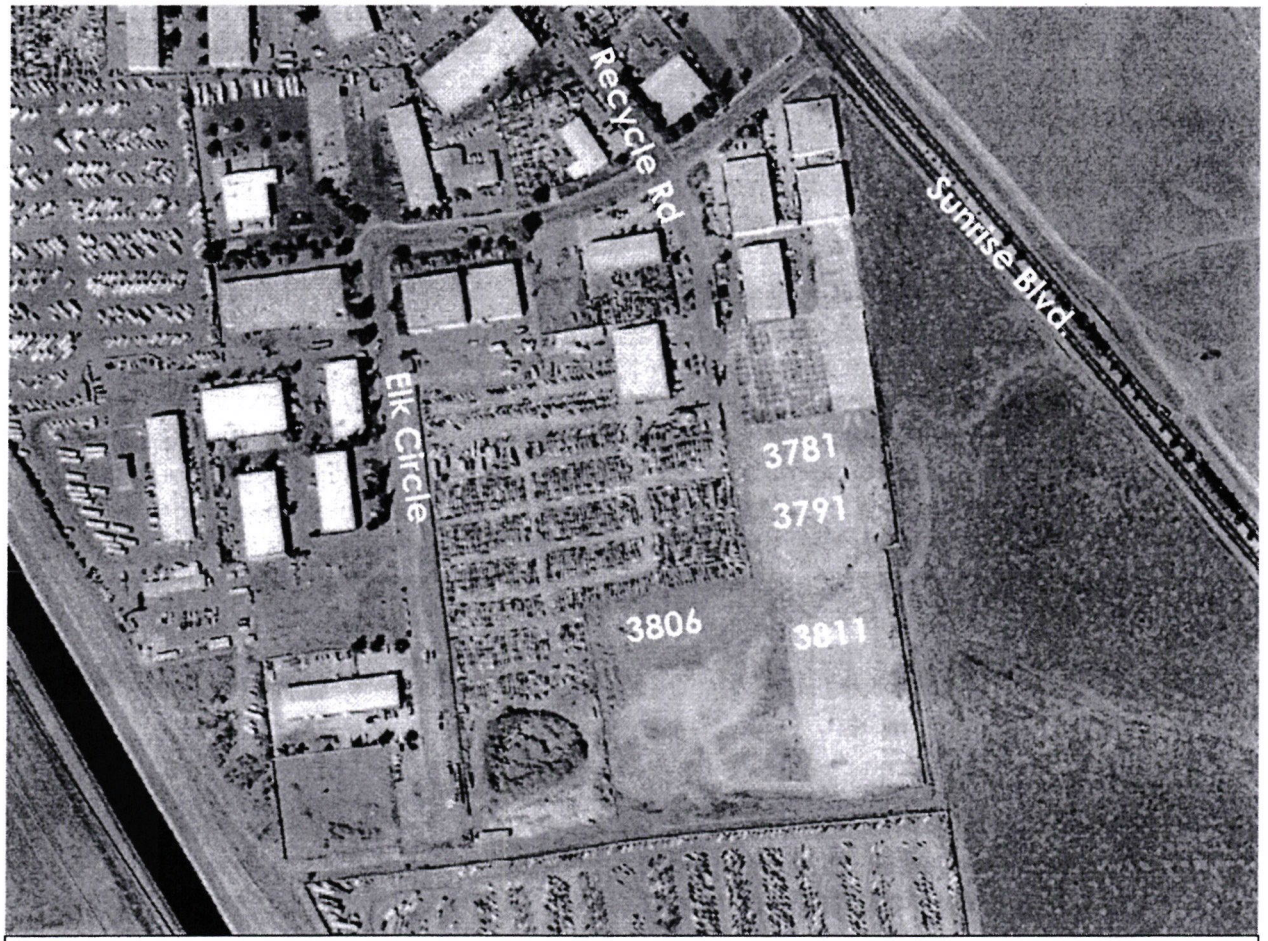
Background:

The applicant filed applications for Design Review to construct four (4) identical metal buildings in the M-2 Industrial zoning at 3781, 3791, 3806, and 3811 Recycle Road. Because of their proximity and similarity staff looked at the buildings as one (1) project overall with additional design review for each of the individual buildings. Staff believed that if the applicant provided differences in color and some additional architectural features, it would create diversity between the proposed buildings. The Council will find the four (4) staff reports identical to each building with exception to the "Findings" section of each report.

The City's Engineering Department recently approved the civil plans for the extension of Recycle Road and staff has conditioned the project to ensure the construction of the proposed road and installation of the necessary fire hydrants prior to issuance of Building Permits for the proposed buildings.

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial



Project Location Map

Analysis:

The purpose of the design review process is to promote orderly and harmonious growth within the city. Historically, industrial buildings have not been subject to design review under the adopted County Code. The City's Design Review Ordinance incorporated a review process which included all Industrial development.

The applicant is proposing to construct four metal industrial buildings in close proximity to each other on Recycle Road. When submitted, the proposal showed buildings identical in style and color. Staff met with the applicant to discuss methods to customize the buildings and create some variation in their appearance. Staff and the applicant identified several alternatives including different colors for each building, a change in the placement of the landscaping on two buildings, and an additional architectural feature on the front of the building for two buildings.

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

The City Design Concepts encourage:

a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Findings:

a) The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b) The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f) As previously stated, the applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings.

Findings for 3806 Recycle Road:

The building at 3806 has been designed as follows:

- The building siding will have the "PBU' profile.
- The color of the body of the building will be "Burnished Slate"; the canopy roof will be Rusted Red; the trim on the canopy will be "Burnished Slate".
- The building front will have an architectural feature between the awnings.

Planning Commission:

The Planning Commission reviewed the project at its April 8, 2004 meeting. The Commission had questions concerning the type of material that would be used for the trellis; landscaping on the trellis; the sound wall on the eastern side of the site; moving the sound wall to the property line; type of material and color of the perimeter masonry wall; the possibility of an architectural feature on the Elks Circle side of the building at 3806 Recycle Road; and monotony created by four similar buildings. After an extensive discussion of the issues the Planning Commission determined it did not have adequate information to make an informed decision. The Commission continued the item for two weeks to allow the applicant time to provide elevations of the proposed metal buildings which would illustrate the proposed architectural feature and the proposed landscaping with a five to ten year growth period.

The project was reviewed a second time at the April 22, 2004 Planning Commission meeting. The Commission requested the applicant add landscaping along the outside perimeter of the masonry wall on the east side of the parcels which face Sunrise Boulevard and the applicant agreed to the request. The overall consensus of the Commission was that with the architectural features and the proposed landscaping, the metal buildings would be acceptable within the Recycle Road, M-2 area; the appearance of the metal buildings would "hold up" well and would not need repainting; there was no reason at this point in time to deny metal buildings in this area; the applicant had produced the additional information requested by the Commission; therefore, the Commission on a 6 to 1 vote recommended approval to the City Council. The only dissenting vote came from Chair Smith who stated that his vote was based on his understanding of the current direction of the City Council to require a higher quality of building in all areas of the City, including the industrial zones.

Conclusion:

The proposed buildings are consistent with the surrounding buildings in the M-2 zoning. In addition, the applicant has agreed to create variety with color and additional architectural features; therefore, the Planning Commission has recommended approval of the project by the City Council.

Environmental Analysis:

The project is Categorically Exempt per the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

Financial Implications to City:

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

Recommend Motions:

1. "I move to find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines".
2. "I move the City Council adopt Resolution No. 64-2004 approving a Design Review for Project No. RC-04-084, 3806 Recycle Road for construction of a metal industrial building subject to the findings and attached Exhibits "A" and "B".

Attachments:

1. Resolution No. 64-2004 with attached Exhibits "A" and "B"
2. Planning Commission Minutes – April 8, 2004 pages 1,2, and 3
3. Planning Commission Minutes – April 22, 2004 pages 1,2, and 3
4. Product Selection Chart
5. Color Building Rendition
6. Color Landscape Plans
7. Project Plans

ATTACHMENT 1

RESOLUTION NO. 64-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR 3806 RECYCLE ROAD PROJECT # RC-04-084

WHEREAS, Ken Philp, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for construction of a new metal building to be located at 3806 Recycle Road (Assessor's Parcel Number 072-0550-027); and

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

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15332, In-Fill Development Projects; and

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

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

Approve the Design Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following findings:

Findings

1. CEQA

1. Finding: Find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines.

   Evidence:
   The project meets the Class 32 conditions of CEQA which state: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

2. DESIGN REVIEW

   Finding:
   a. High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

b. Building designs that maintain human scale and interest.
c. Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d. Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e. Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f. Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence

a. The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b. The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f. The applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings. The building siding at 3806 Recycle Road will have the "PBU' profile. The color of the body of the building will be "Burnished Slate"; the canopy roof will be Rusted Red; the trim on the canopy will be "Burnished Slate". The building front will have an architectural feature between the awnings.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of May, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LINDA BUDGE, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

Exhibit A

RECYCLE ROAD PROJECT

3806 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-027

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	FL.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FROZ.	FROZEN	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING			R.	PLATE LINE
BOTT.	BOTTOM	H.C.	HOLLOW CORE	R.	PROPERTY LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	PLAS.	PLASTIC
		HDW.	HARDWARE	PLYWD.	PLYWOOD
CAB.	CABINET	H.	HIGH	PTN.	PARTITION
C.B.	CATCH BASIN	HGT.	HEIGHT	P.G.	PAD GRADE
CEM.	CEMENT	HORIZ.	HORIZONTAL	P.V.C.	POLYVINYL CHLORIDE
CER.	CERAMIC	HTR.	HEATING/HEATER		
C.I.	CAST IRON	H.B.	HOSE BIBB	R.	RADIUS
CLG.	CEILING			R.A.	RETURN AIR
CLO.	CLOSET			R.D.	ROOF DRAIN
CLR.	CLEAR	I.C.	INTERCOM	REFR'G	REFRIGERATOR
COL.	COLUMN	I.D.	INSIDE DIAMETER	REG.	REGISTER
COMP	COMPOSITION	INSUL.	INSULATION	REINF.	REINFORCING
CONC.	CONCRETE	INT.	INTERIOR	REQ'D	REQUIRED
CORR.	CORRIDOR	INV.	INVERT	RM.	ROOM
CONT.	CONTINUOUS			REDWD.	REDWOOD
CSK.	COUNTERSINK				
C.T.	CERAMIC TILE			SCHED.	SCHEDULE
	CENTERLINE			S.C.	SOLID CORE
C.J.	CEILING JOIST	JAN.	JANITOR	S.D.	STORM DRAIN
		JST.	JOIST	SECT.	SECTION
D.B.	DOOR BELL	JUNC.	JUNCTION	SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	STHG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS			T.	TREADS
DIA.	DIAMETER	MTL.	MATERIAL	TBL.	TABLE
		MAX.	MAXIMUM	TYP.	TYPICAL
EA.	EACH	MTL.	METAL	TEL.	TELEPHONE
E.F.	ELECTRIC FAN	MDL.	MODEL	T.W.	TOP OF WALL
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEZZ.	MEZZANINE		
EXP.	EXPANSION	MECH.	MECHANICAL		
EXP.	EXPOSED	MFR.	MANUFACTURER	UR.	URINAL
ELECT.	ELECTRIC	MIN.	MINIMUM		
ELEV.	ELEVATION	MTD.	MOUNTED	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	MUL.	MULLION	VERT.	VERTICAL
EXH.	EXHAUST	M.B.	METAL BOLT		
EXP. AGG.	EXPOSED AGGREGATE				
EXIST.	EXISTING			WD.	WOOD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	WNSCT.	WAINSCOT
EXT.	EXTERIOR	NO.	NUMBER	W.P.	WEATHERPROOF
ENG.	ENGINEER	N.T.S.	NOT TO SCALE	W.M.	WELDED WIRE MESH
E.W.W.M.	ELECTRICALLY WELDED WIRE MESH	(N)	NEW	W/	WITH
		#	NUMBER	W.I.	WROUGHT IRON

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET– 1/2 SWITCH CONTROLLED
- WP 110V. DUPLEX OUTLET– GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- PS CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 SHEET NUMBER
- 5/A4 SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 6/A4 ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 8/5 DETAIL NUMBER SHEET NUMBER
- A GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 NOTE NUMBER
- E DOOR NUMBER
- W1 WINDOW NUMBER
- 4 REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5918 FAX(916) 638-2479 E-Mail: budg@rcip.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3253 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0910 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	8845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 205-0319 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@seceng.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@seceng.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-8651 FAX (916) 774-9909 E-Mail: rya1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.4 3806 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0550-027

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 62,726.4 S.F. (1.44 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 15.94 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

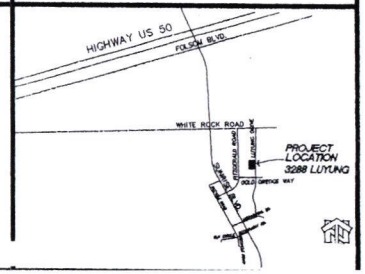
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the nia Di ccess ons.

VICINITY MAP



CONSULTANT

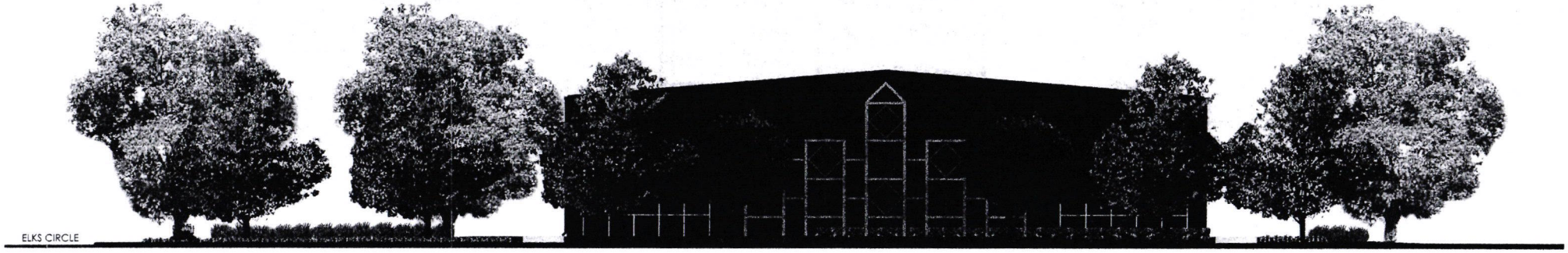
REVISIONS

Bud Goldberg Architect
3233 MONIER CIRCLE
RANCHO CORDOVA, CA. 95742

WAREHOUSE BUILDING
3806 RECYLE ROAD
RANCHO CORDOVA

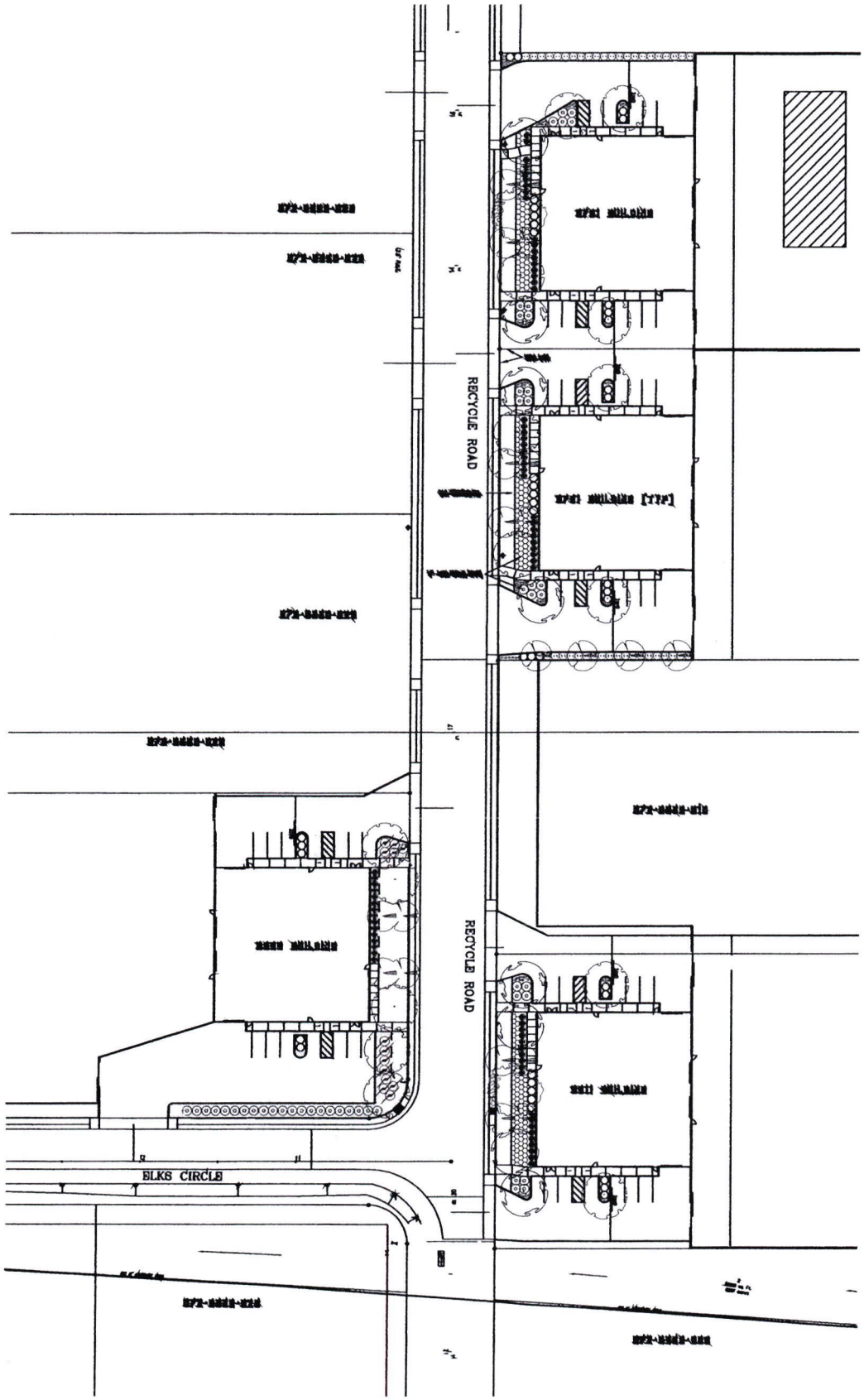
COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR

PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T-1



PRELIMINARY EAST ELEVATION - BLDG. 3806

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



Scale 1" = 30'

PL

PRELIMINARY PLANTING SITE PLAN

April 29, 2004

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

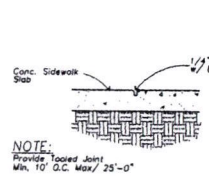
RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

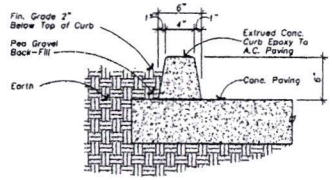
PRELIMINARY PLANTING PLAN

April 29, 2004

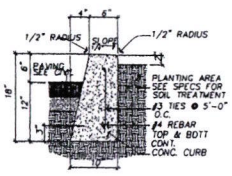
PL



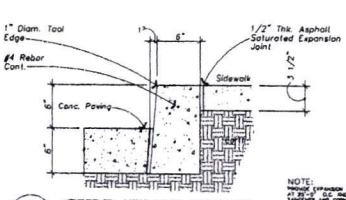
6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"

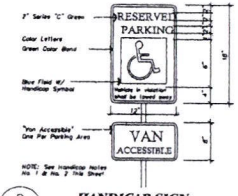


4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"

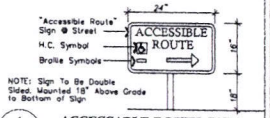


3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"

NOTE: See Handicap Notes No. 1 & No. 2 This Sheet

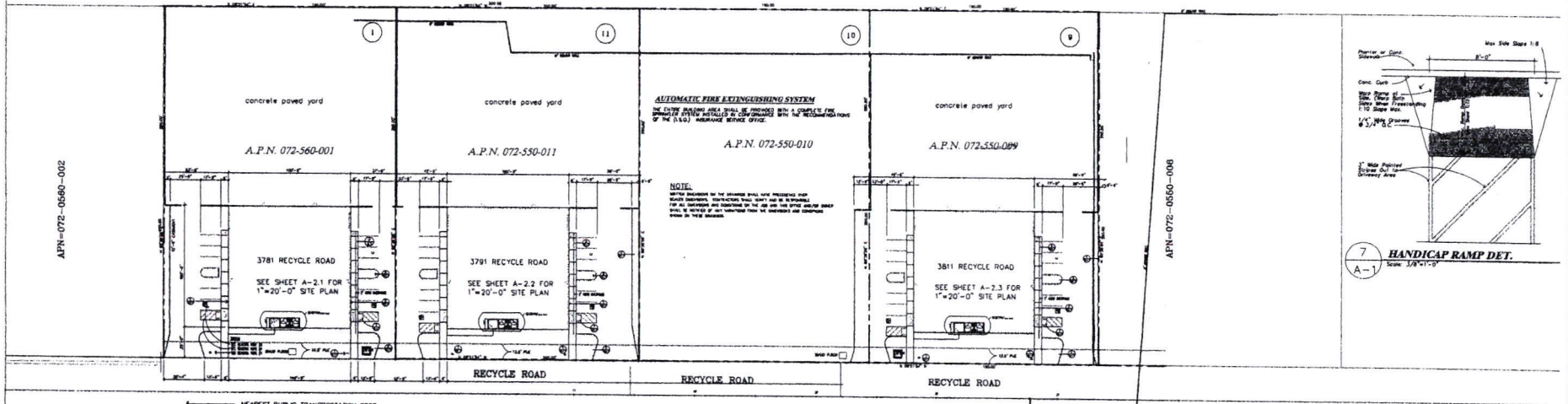


2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



NOTE: Sign To Be Double Sided Mounted 78" Above Grade to Bottom of Sign

1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"



7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"

GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE, WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LISCENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT
OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 6'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG. BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.

Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

REVISIONS

Bud Goldberg, A.I.A.
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3330 VENTURE CIRCLE, RANCHO CORDOVA, CA. 95742
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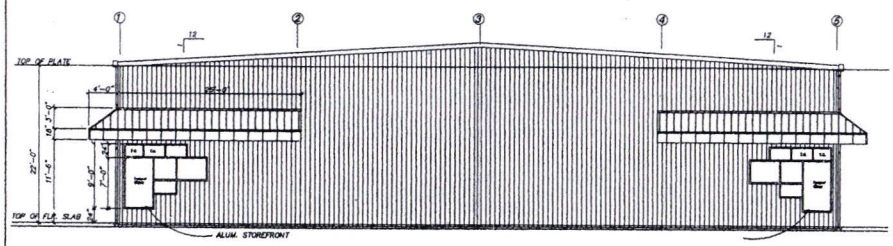
LIC. CA/ARB/6 LIC. AZ/20580

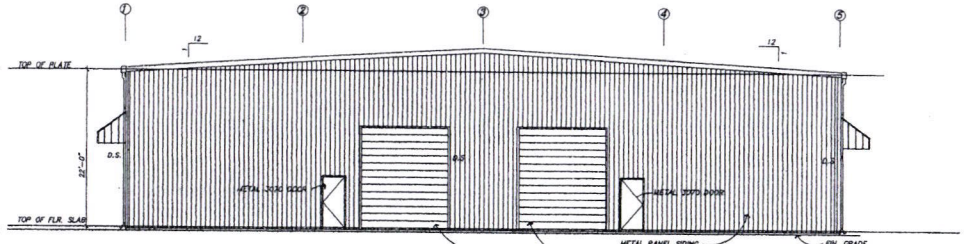
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

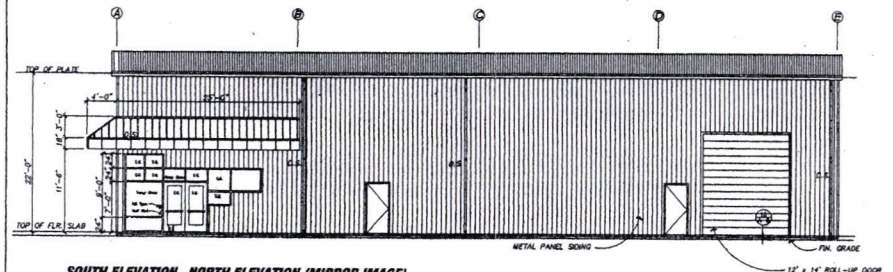
PROJ. NO.
DATE 12/18/01
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-1
SHEETS



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



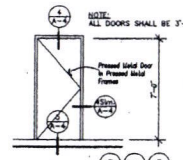
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



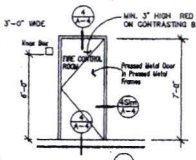
SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

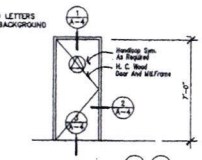
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. J-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK. G-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



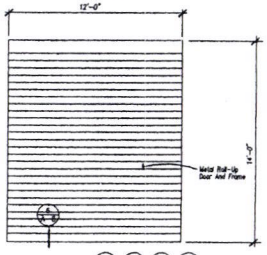
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"



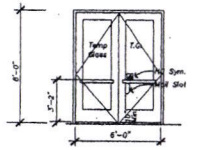
DOOR TYPE- (9)
SCALE: 1/4"=1'-0"



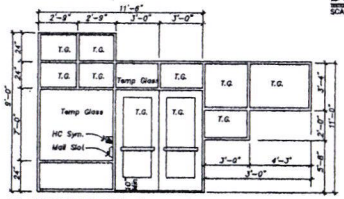
DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"



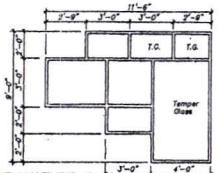
DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"



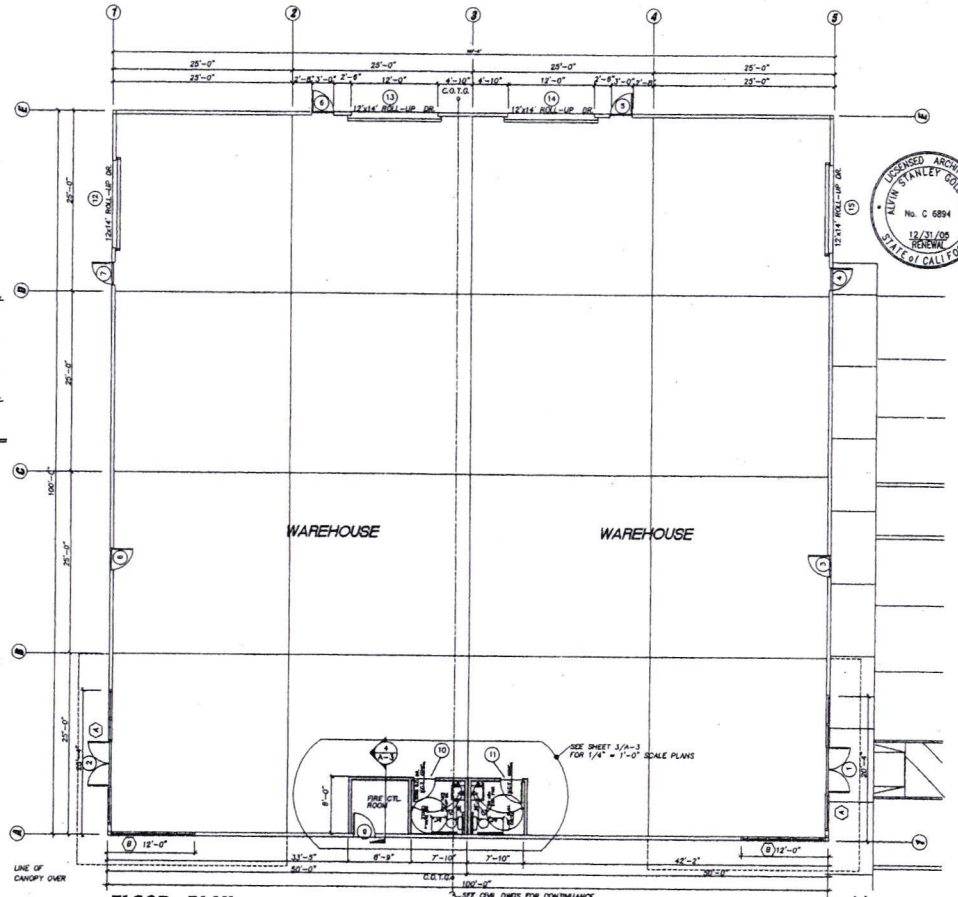
DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"
Alum. Storefront Assembly
Anodized Bronze Frame Finish
W/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) WINDOW TYPE- A
SCALE: 1/4"=1'-0"



(B) WINDOW TYPE- B
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

ALVIN STANLEY GOLDBERG
LICENSED ARCHITECT
No. C 6894
12/31/05
RENEWAL
STATE OF CALIFORNIA

CONSULTANT

REVISIONS

Bud Goldberg, Architect

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

PROJ. NO.
DATE 2/28/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2

LUMINAIRE LOCATIONS

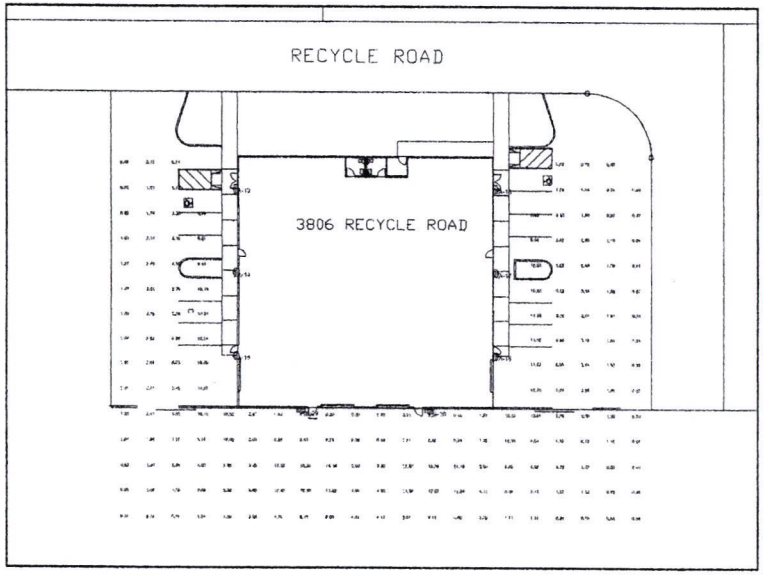
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	49.4	266.1	14.0	14.0	270.0	0.0	49.4	266.1	0.0
2	A	49.4	265.8	14.0	14.0	270.0	0.0	49.4	265.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	49.4	232.3	0.0
4	A	329.8	266.1	14.0	14.0	90.0	0.0	329.8	266.1	0.0
5	A	329.9	265.8	14.0	14.0	90.0	0.0	329.9	265.8	0.0
6	A	329.9	232.3	14.0	14.0	90.0	0.0	329.9	232.3	0.0
7	A	613.8	266.2	14.0	14.0	270.0	0.0	613.8	399.2	0.0
8	A	613.8	266.0	14.0	14.0	270.0	0.0	613.8	266.0	0.0
9	A	613.8	232.5	14.0	14.0	270.0	0.0	613.8	232.5	0.0
10	A	716.6	266.2	14.0	14.0	90.0	0.0	716.6	266.2	0.0
11	A	716.6	266.9	14.0	14.0	90.0	0.0	716.6	266.9	0.0
12	A	716.6	232.4	14.0	14.0	90.0	0.0	716.6	232.4	0.0
13	A	620.0	92.8	14.0	14.0	270.0	0.0	620.0	92.8	0.0
14	A	620.0	59.8	14.0	14.0	270.0	0.0	620.0	59.8	0.0
15	A	620.0	26.0	14.0	14.0	270.0	0.0	620.0	26.0	0.0
16	A	621.4	93.7	14.0	14.0	90.0	0.0	621.4	93.7	0.0
17	A	621.4	59.4	14.0	14.0	90.0	0.0	621.4	59.4	0.0
18	A	621.4	26.0	14.0	14.0	90.0	0.0	621.4	26.0	0.0
19	A	161.0	240.8	14.0	14.0	90.0	0.0	161.0	240.8	0.0
20	A	161.0	280.7	14.0	14.0	90.0	0.0	161.0	280.7	0.0
21	A	228.7	240.7	14.0	14.0	270.0	0.0	228.7	240.7	0.0
22	A	228.7	280.8	14.0	14.0	270.0	0.0	228.7	280.8	0.0
23	A	76.1	318.8	14.0	14.0	0.0	0.0	76.1	318.8	0.0
24	A	135.1	318.8	14.0	14.0	0.0	0.0	135.1	318.8	0.0
25	A	254.4	318.8	14.0	14.0	0.0	0.0	254.4	318.8	0.0
26	A	304.4	318.8	14.0	14.0	0.0	0.0	304.4	318.8	0.0
27	A	636.3	318.8	14.0	14.0	0.0	0.0	636.3	318.8	0.0
28	A	686.3	318.8	14.0	14.0	0.0	0.0	686.3	318.8	0.0
29	A	645.8	8.4	14.0	14.0	180.0	0.0	645.8	8.4	0.0
30	A	685.8	8.4	14.0	14.0	180.0	0.0	685.8	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Note
	30	TWH 400M	GLASS REFRACTOR WALL-PAK	400W METAL HALIDE CRAM LAMP	94112102.ies	38000	0.72	485

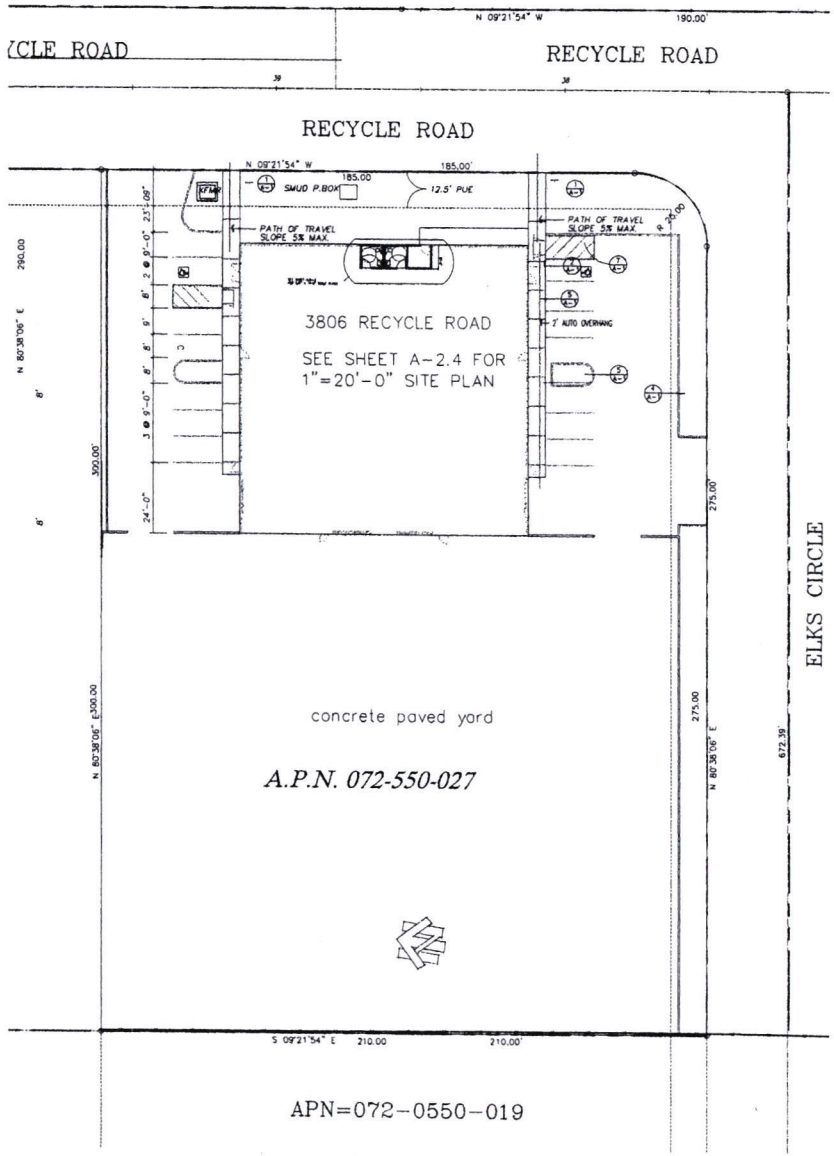
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.61 fc	20.01 fc	0.20 fc	100.01	24.11



PHOTOMETERICS FOR 3806 RECYCLE ROAD

SCALE: 1" = 20'-0"



3806 RECYCLE SITE PLAN

SCALE: 1" = 20'-0"

CONSULTANT

REVISIONS

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(916) 297-1805 FAX (916) 638-1479
LIC. C-20988 LIC. #27-5365

SPEC. WAREHOUSE
3811 RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3806 RECYCLE ROAD

PROJ. NO.
DATE 01/26/21
DRAWN BY BG
CHECKED BY BG
SHEET NO.
A-2.4
SHEETS

		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) recommended to the City Council by the Planning Commission dated April 8, 2004.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The applicant shall construct Recycle Road to the satisfaction of the Public Works Department and Sacramento Metro Fire District.	Prior to Building Permit	Fire and Public Works	
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permit	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire District	
6.	The building colors shall be Burnished Slate for the walls, Rusted Red for the canopies, and Burnished Slate for the canopy trim.	At Building Permit	Planning	

	Prior to Occupancy Permit			
7.	Prior to the installation the applicant shall submit a landscape plan for approval by the Planning Director which includes trees to be planted along the eastern boundary of the site, outside the masonry wall APN's 072-0560-001, 072-0550-011, 072-0550-010, and 072-0550-009on	Prior to Occupancy	Planning	
8.	All landscaping shall be planted according to the approved landscape plans.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 8, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 8, 2004 at the City Council Chambers. Planning Commission Vice Chair Dan Skoglund called the meeting to order at 6:05 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
Commissioners Absent: Smith

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of April 8, 2004.

Action: Vice Chair Skoglund moved, second by Commissioner Wentz, to approve the agenda of the April 8, 2004 Planning Commission meeting as amended. Motion approved unanimously.

C. **Minutes –** The Planning Commission reviewed the minutes of the March 25, 2004 meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Commissioner Konarski, to approve the minutes of the March 25, 2004 Planning Commission meeting as written and corrected. Motion approved unanimously.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT - RC-04-82; 3811 RECYCLE ROAD PROJECT - RC-04-083; 3806 RECYCLE ROAD PROJECT – RC-04-084; 3781 RECYCLE ROAD PROJECT – RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through 085. Vice

Chair Skoglund opened the public hearing and took testimony from Ken Philp, project representative and Dennis Moore, project applicant.

The Commissioners had the following concerns and comments:

- What's the purpose of the buildings? Use has not been determined.
- Will the architectural feature (trellis) be made of wood, metal, fabricated material?
- Will there be landscaping on the trellis?
- Is the sound wall on the eastern side of the site plan within your property line?
- Will the sound wall be moved to the property line?
- Will there be any type of barriers around the lots?
- Will the outside wall be constructed of concrete?
- What color will the concrete be? Until the vegetation has matured enough to cover the wall, artistic colors will mitigate the stark white glaring color of the wall. This issue needs to be addressed sooner than later for the pure aesthetics of future projects.
- The whole picture of the project has not been presented; visualization of the building, and landscaping with it.
- Will the architectural structure be seen at the front of the buildings on all the buildings? No, only two buildings.
- Can there be an architectural structure on the side of the building that is on the corner lot?
- Why are the parcels broken up and the buildings set apart from each other? There seems to be a lot of monotony with the four buildings.
- Can the buildings and landscaping plans be revised and presented again at the next Planning Commission meeting?
- Is there a color scheme for the full building?

The Commissioners felt the above concerns and comments were significant and require additional information be provided by the applicant.

Action:

Motion: Vice Chair Skoglund moved, seconded by Commissioner Konarski to continue projects RC-04-082 through 085 to the April 22, 2004, at which time the Planning Commission would review revised renditions of what the buildings would look like with 10 year vegetation growth, vines or other vegetation on trellises, and color schemes for all buildings.

Vote on the Motions:

AYES: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES: None
ABSENT: Smith

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

E. **Consideration of the Development Plan Review for SUNWORLD BUILDING – RC-04-068**

Action: This project has been continued to date certain of the May 13, 2004 Planning Commission Meeting.

F. **Consideration of the Development Plan Review for LUYUNG PHASE 4 – RC-04-078**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of the Development Plan Review for Luyung Phase 4 – RC-04-078. Vice Chair Skoglund opened the public hearing and took testimony from Don Hodge, representative for project applicant.

The Commissioners had the following concerns and comments:

- What is the classification of the buildings? Is it Industrial?
- With a residential building project, it's standard to have a rendering of the structure. Why are there no requirements for submitting renderings for industrial building projects?
- Was Design Review required at the county for these types of projects?
- Were all the projects presented tonight started with the County?
- Request the Planning Department advise the project applicants of the goals and interests of the City of Rancho Cordova. This might relieve the hostility by giving the applicants a heads-up about what requirements or requests the Commission is looking for.
- Is it correct that the applicant has built eleven of these buildings in the area? Has the applicant built this type of structure in any other communities or the region?
- Are there any restroom facilities in the buildings? Currently, the buildings are just shells.
- If offices go into the buildings, the applicant will re-submit plans showing restroom facilities?

The Commissioners felt the above concerns and comments were adequately addressed by staff, the applicant and the project Conditions of Approval.

Attachment 3

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 22, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 22, 2004 at the City Council Chambers. Planning Commission Chair Art Smith called the meeting to order at 6:06 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Smith, Vance, Wentz

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of the April 22, 2004 Meeting of the Planning Commission.

Action: Commissioner Vance moved, second by Chair Smith, to approve the agenda of the April 22, 2004 Planning Commission meeting. Motion was approved unanimously.

C. **Minutes –** The Planning Commission reviewed the Minutes of the April 8, 2004 Meeting of the Planning Commission.

Action: Commissioner Moe moved, second by Commissioner Konarski, to approve the minutes of the April 8, 2004 Planning Commission Meeting as written. Motion was approved by 6 Ayes, 0 Noes and 1 Abstain.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT-RC-04-82; 3811 RECYCLE ROAD PROJECT-RC-04-083; 3806 RECYCLE ROAD PROJECT-RC-04-084; and 3781 RECYCLE ROAD PROJECT-RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through RC-04-085. Chair Smith opened the public hearing and took testimony from Ken Philp, project representative; Rex Albright, Chamber of Commerce; Steve

Beard, California Steel Structures; and Matt Cummings, all being in favor of the project.

The Commissioners had the following concerns and comments:

- What may be a primary concern or expression of hesitance of the City Council to view this project to go forward? The project has not been discussed by the City Council, but in the case of the Boeing Facility there was significant concern that it is a metal building and will it be attractive to the community.
- Applicant has addressed the original concerns of the Planning Commission, however, if there's something that has changed drastically that the Commission should re-evaluate then it can be discussed; otherwise, the project should go forward.
- Concerns from the City Council have changed and the Commission should view these concerns with a broader scope.
- What will be done with the wall facing Sunrise Blvd.? The wall will be raised and landscaping will be required.
- As a new Commission, it's appropriate to be advised if it is best to either (a) deny the project and ask applicant to make revisions, or (b) ask the applicant to come back with revisions. The Commission can make recommendations of denial if the project is not in keeping with the goal for the environment the buildings would be located within or if the Commission feels that the project would be detrimental to the uses within the area.
- Does the area consist of all metal buildings? There is a mixture of concrete and metal buildings in the area and there should be no reason to hold the applicant back from moving the project forward.
- Would the applicant be willing to look at different setbacks to provide different elevations? The applicant has completed substantial engineering work and moving the buildings at this time would be costly and would delay the project.
- Would trees be planted outside or inside the wall? They can be planted outside the wall because there's an area of land between the wall and a county easement that is still within the rear property line. The applicant is willing to plant trees at the rear property line.
- What would be planted? Redwoods or fast growing trees? Yes
- Are there plans for the center parcel? No, there are no plans as of yet.
- How long is the anticipated life expectancy of a metal building? It's a pre-baked-on finish and the building surfaces have a 20 year warranty.
- Is this project entitled? No, it's not entitled. Is this the last project that received partial review from the County that the Commission will review? Yes.

- Will there be anything stored outside of the buildings or will the buildings take up most of the property? The land use has not been determined at this point.

The Commissioners felt the above concerns and comments were adequately addressed by staff, the Representatives and Conditions of Approval.

Action:

Motion 1: Commissioner Wentz moved, seconded by Vice Chair Skoglund to recommend that the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act.

Motion 2: Commissioner Savorn moved, seconded by Commissioner Wentz to recommend that the City Council approve a Development Plan Review for Projects RC-04-082 through RC-04-085, Recycle Road metal industrial buildings subject to landscape plan revisions between staff and applicant to the satisfaction of the City Council, which include trees being planted at the rear property line, the findings and attached Conditions of Approval.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	Smith
ABSENT:	None

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

E. **Consideration of the PROPOSED SPECIFIC PLAN ORDINANCE NO. 11-2004**

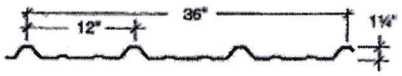
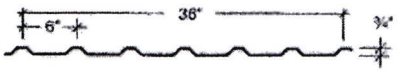
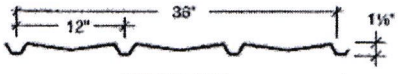
Planning Director Paul Junker presented the staff report and recommended to the Planning Commission that they recommend the City Council adopt proposed Ordinance No. 11-2004. Chair Smith opened the public hearing and took testimony from Matt Cummings who is in favor of the proposed ordinance.

The Commissioners had the following concerns and comments:

- Current procedures for a citizen committee are onerous to developers. How does amending the Specific Plan Ordinance change all that? Study sessions will be scheduled to discuss large projects at an early stage at a public hearing. The public will also have opportunities to comment on environmental documents and at Planning Commission and City Council hearings.

For warranty information outside the continental United States, please inquire. *Polar white is a non-siliconized polyester.

PRODUCT SELECTION CHART

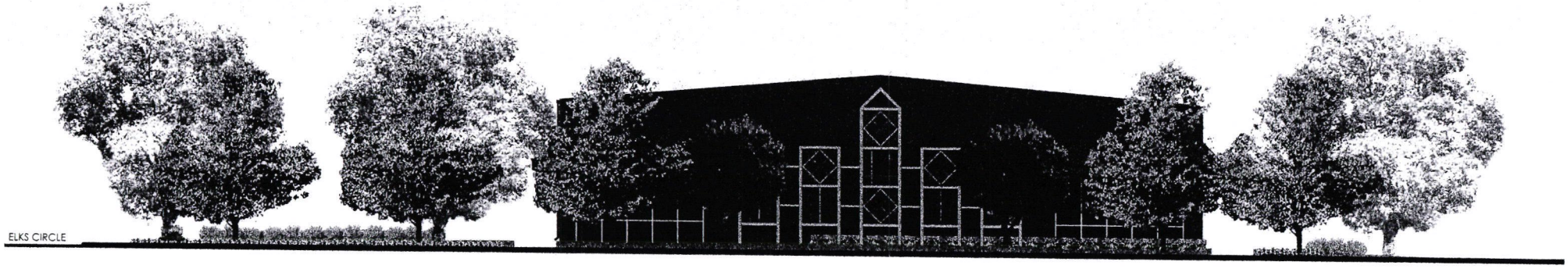
PROFILE	PANEL	26 GAUGE		24 GAUGE	
		GALVALUME PLUS®	DURA-20®	GALVALUME PLUS®	DURA-20®
 "PBR" PANEL	"PBR"	●	■	■	■
 "PBU" PANEL	"PBU"	●	●	●	●
 "PBA" PANEL	"PBA"	●	●	●	●
		(NOT AVAILABLE FROM ALL PLANTS.)			

● Available in any quantity. ■ May require minimum quantity.

- Trim available in all colors.
- All products available in smooth finish. Consult factory for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- A 20-year limited finish warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- All colors approximate actual finish colors as accurately as possible. Actual color may vary slightly.
- Final color selection should be made from actual color chips.
- Dura-20® is a registered trademark of NCI Building Systems, Inc.

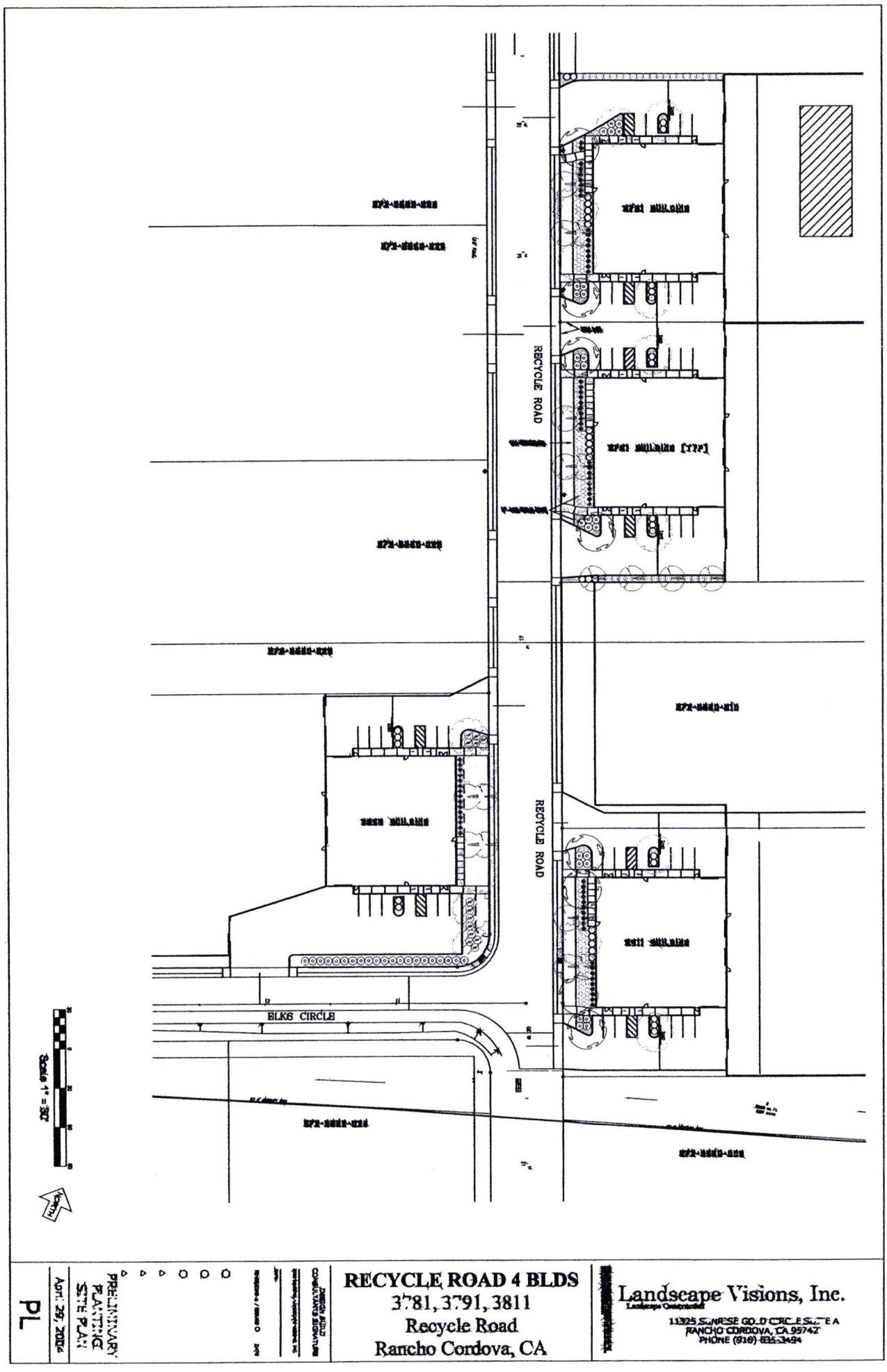
2-03/AA

Attachment 5



PRELIMINARY EAST ELEVATION - BLDG. 3806

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



Attachment 6

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

PRELIMINARY PLANTING PLAN
April 29, 2004

PL

ATTACHMENT 7

RECYCLE ROAD PROJECT

3806 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0550-027

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.M.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG.	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FROZ.	FROZEN	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING			℄	PLATE LINE
BOTT.	BOTTOM	H.C.	HOLLOW CORE	℄	PROPERTY LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	PLAS.	PLASTIC
		HDW.	HARDWARE	PLYWD.	PLYWOOD
CAB.	CABINET	Ht.	HIGH	PTN.	PARTITION
C.B.	CATCH BASIN	HGT.	HEIGHT	P.G.	PAD GRADE
CEM.	CEMENT	HORIZ.	HORIZONTAL	P.V.C.	POLYVINYL CHLORIDE
CER.	CERAMIC	HTR.	HEATING/HEATER		
C.I.	CAST IRON	H.B.	HOSE BIBB	R.	RADIUS
CLG.	CEILING			R.A.	RETURN AIR
CLO.	CLOSET			R.D.	ROOF DRAIN
CLR.	CLEAR	I.C.	INTERCOM	REF'G	REFRIGERATOR
COL.	COLUMN	I.D.	INSIDE DIAMETER	REG.	REGISTER
COMP.	COMPOSITION	INSUL.	INSULATION	REINF.	REINFORCING
CONC.	CONCRETE	INT.	INTERIOR	REQ'D	REQUIRED
CORR.	CORRIDOR	INV.	INVERT	RM.	ROOM
CONT.	CONTINUOUS			REDWD.	REDWOOD
CSK.	COUNTERSINK				
C.T.	CERAMIC TILE			SCHED.	SCHEDULE
	CENTERLINE	JAN.	JANITOR	S.C.	SOLID CORE
C.J.	CEILING JOIST	JST.	JOIST	S.D.	STORM DRAIN
		JUNC.	JUNCTION	SECT.	SECTION
D.B.	DOOR BELL			SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	STHG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS			T.	TREADS
DIA.	DIAMETER	MTL.	MATERIAL	TBL.	TABLE
		MAX.	MAXIMUM	TYP.	TYPICAL
EA.	EACH	MTL.	METAL	TEL.	TELEPHONE
E.F.	ELECTRIC FAN	MDL.	MODEL	T.W.	TOP OF WALL
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEZZ.	MEZZANINE		
EXP.	EXPANSION	MECH.	MECHANICAL	UR.	URINAL
EXP.	EXPOSED	MFR.	MANUFACTURER		
ELECT.	ELECTRIC	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
ELEV.	ELEVATION	MTD.	MOUNTED	VERT.	VERTICAL
EQ.	EQUAL	MUL.	MULLION		
EXH.	EXHAUST	M.B.	METAL BOLT	WD.	WOOD
EXP. AGG.	EXPOSED AGGREGATE			WNSCT.	WAINSCOT
EXIST.	EXISTING	N.I.C.	NOT IN CONTRACT	W.P.	WEATHERPROOF
(E)	EXISTING	NO.	NUMBER	W.W.M.	WELDED WIRE MESH
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	W/	WITH
ENG.	ENGINEER	(N)	NEW	W.I.	WROUGHT IRON
E.W.W.M.	ELECTRICALLY WELDED WIRE MESH	#	NUMBER		

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET– 1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET– GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- 6 / A4 — SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 6 / A4 — ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- B / S — DETAIL NUMBER SHEET NUMBER
- A — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 — NOTE NUMBER
- E — DOOR NUMBER
- W1 — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-8910 FAX(916) 638-2479 E-Mail: budg@sbcglobal.net	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0918 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 568-0818 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rfl@saceng.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rfl@saceng.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-8551 FAX (916) 774-9009 E-Mail: rylo1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.4 3806 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0550-027

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 62,726.4 S.F. (1.44 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 15.94 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

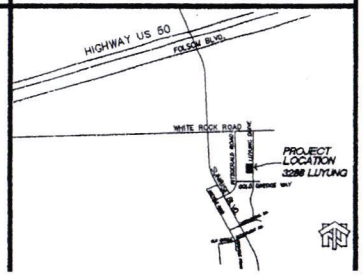
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the California Disabled Access Regulations.

VICINITY MAP



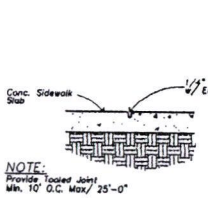
CONSULTANT
REVISIONS

Bud Goldberg Architect
3233 MONIER CIRCLE
RANCHO CORDOVA, CA. 95742
PH (916) 207-8910 FAX (916) 638-2479

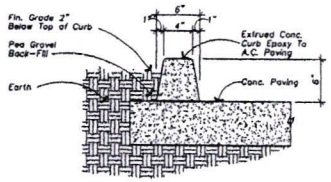
WAREHOUSE BUILDING
3806 RECYLE ROAD
RANCHO CORDOVA CA.

COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
INDUSTRIAL
CARMICHAEL, CALIF

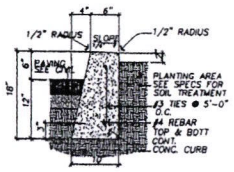
PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T-1
OF SHEETS



6 A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



5 A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"



4 A-1 **CONCRETE CURB**
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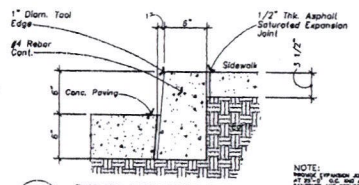

NOTE:

3 A-1 **CURB / WALK DETAIL**
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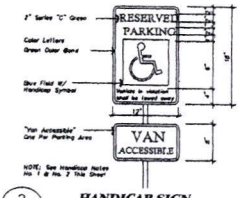
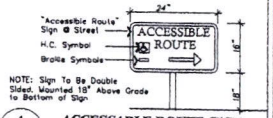
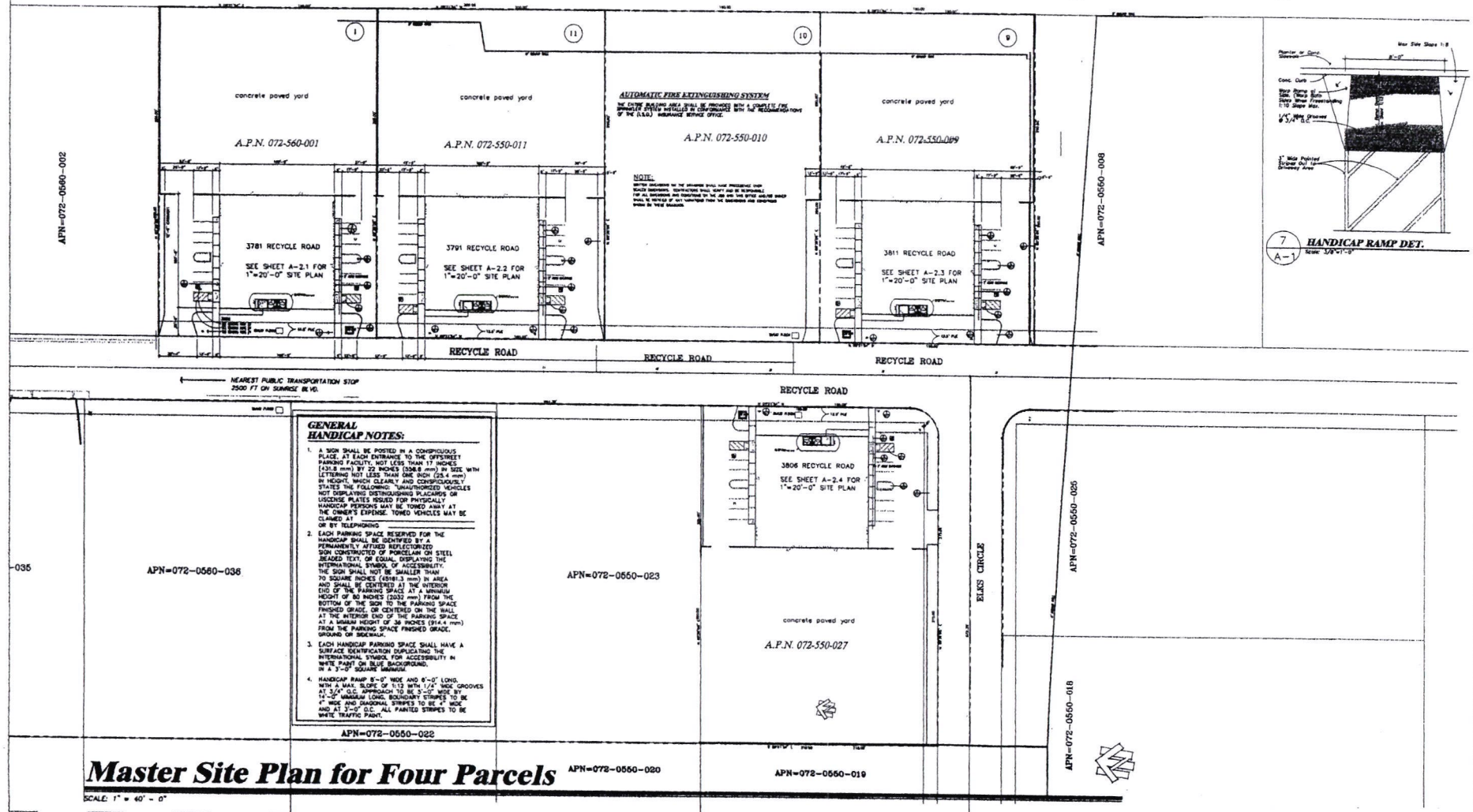


2 A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



1 A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"

7 A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"



GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT
OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (451#1.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE, AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE, AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 6'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 18'-0" MINIMUM LONG, BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.

Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

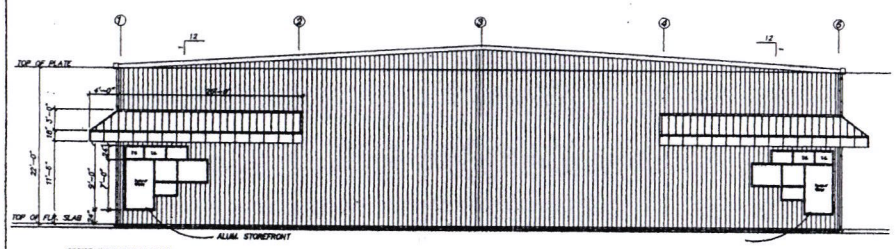
REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE • INTERIOR DESIGN • PLANNING
3233 MONIER CIRCLE, RANCHO CORDOVA, CA. 95742
(916) 351-0515 FAX (916) 638-8348
U.C. CA/08891 U.C. AZ/1301

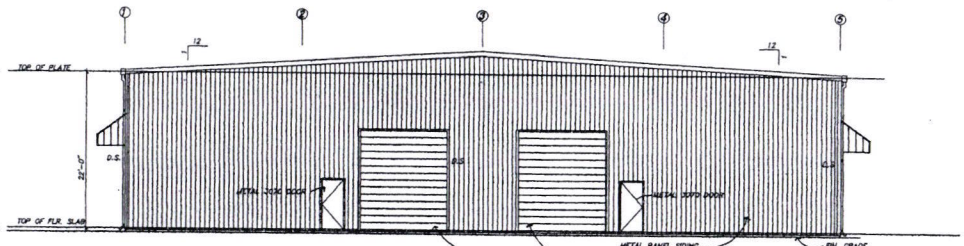
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

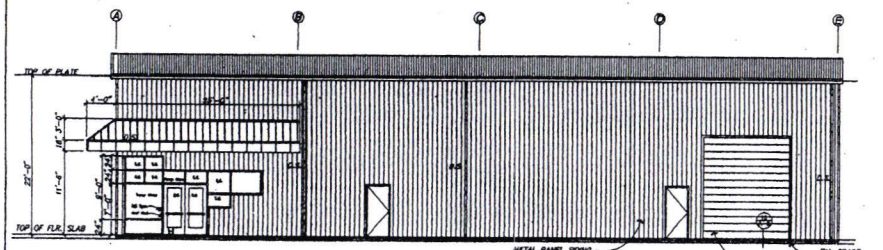
PROJ. NO.
DATE 12/18/01
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-1



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



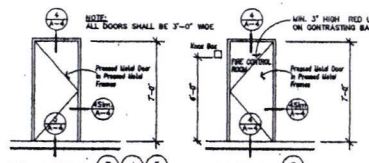
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

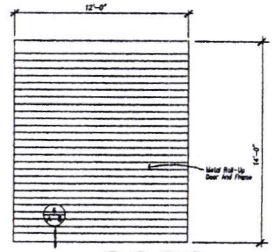
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. J-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK. G-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



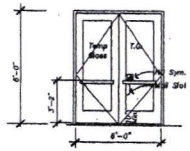
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"

DOOR TYPE- (9)
SCALE: 1/4"=1'-0"

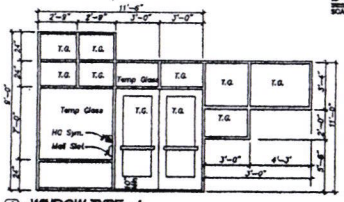
DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"



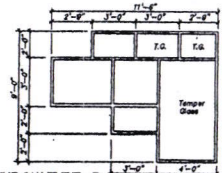
DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"



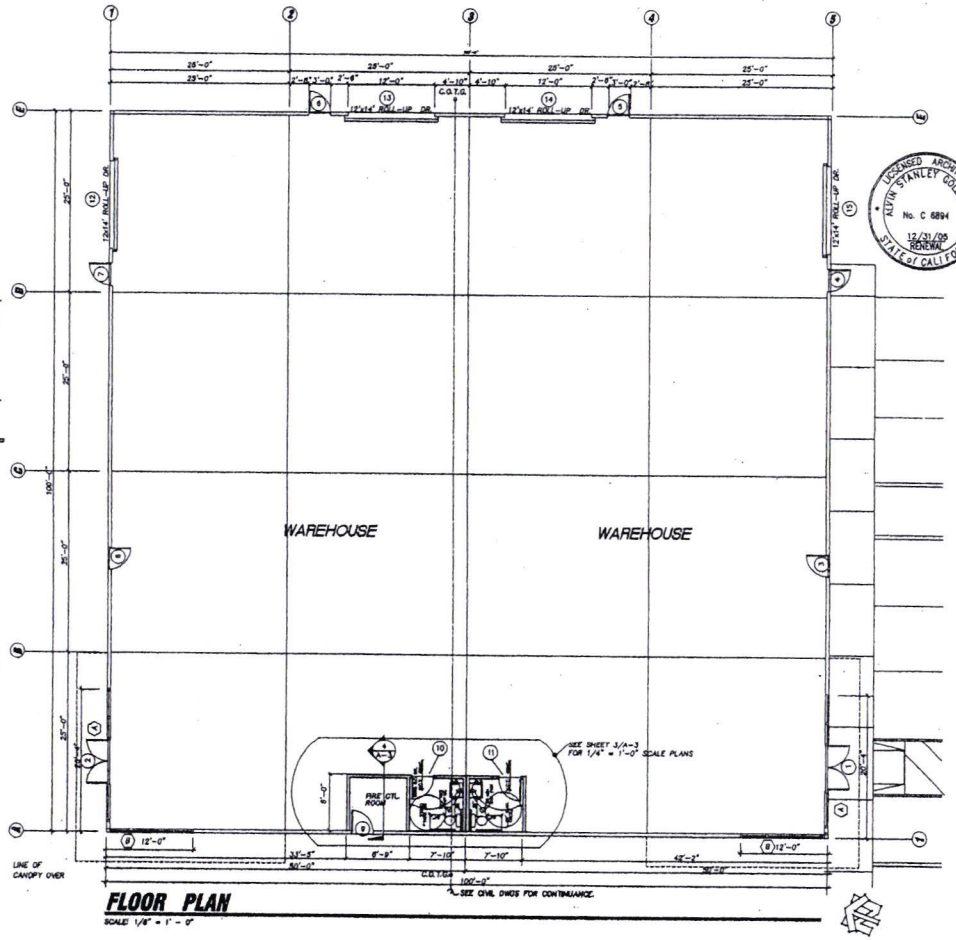
DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"
Alum. Storefront Assembly Anodized Bronze Frame Finish W/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) WINDOW TYPE- A
SCALE: 1/4"=1'-0"



(B) WINDOW TYPE- B
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LICENSED ARCHITECT KEVIN STANLEY GOLDBERG No. C 6894 12/31/05 RENEWAL STATE OF CALIFORNIA

CONSULTANT

REVISIONS

Bud Goldberg, Architect

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

FED. NO.
DATE 2/28/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2

LUMINAIRE LOCATIONS

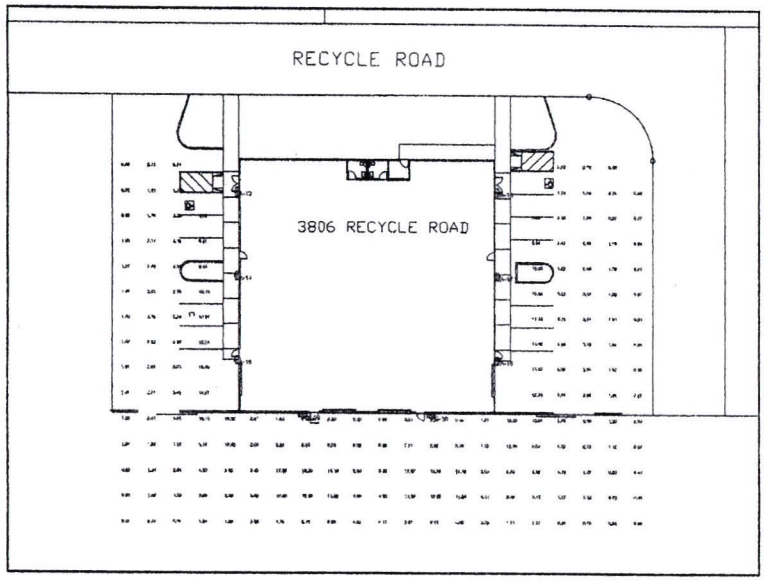
No.	Label	Location X	Location Y	Location Z	Mtg Ht	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	48.4	268.1	14.0	14.0	270.0	0.0	48.4	268.1	0.0
2	A	48.4	268.8	14.0	14.0	270.0	0.0	48.4	353.8	0.0
3	A	48.4	232.3	14.0	14.0	270.0	0.0	48.4	232.3	0.0
4	A	328.9	268.1	14.0	14.0	90.0	0.0	328.9	268.1	0.0
5	A	328.9	268.8	14.0	14.0	90.0	0.0	328.9	268.8	0.0
6	A	328.9	232.3	14.0	14.0	90.0	0.0	328.9	232.3	0.0
7	A	615.8	268.2	14.0	14.0	270.0	0.0	615.8	268.2	0.0
8	A	615.8	268.8	14.0	14.0	270.0	0.0	615.8	268.8	0.0
9	A	615.8	232.3	14.0	14.0	270.0	0.0	615.8	232.3	0.0
10	A	716.8	268.2	14.0	14.0	90.0	0.0	716.8	268.2	0.0
11	A	716.8	268.8	14.0	14.0	90.0	0.0	716.8	268.8	0.0
12	A	716.8	232.4	14.0	14.0	90.0	0.0	716.8	232.4	0.0
13	A	820.8	92.8	14.0	14.0	270.0	0.0	820.8	92.8	0.0
14	A	820.8	88.8	14.0	14.0	270.0	0.0	820.8	88.8	0.0
15	A	820.8	26.8	14.0	14.0	270.0	0.0	820.8	26.8	0.0
16	A	821.4	93.7	14.0	14.0	90.0	0.0	821.4	93.7	0.0
17	A	821.4	88.4	14.0	14.0	90.0	0.0	821.4	88.4	0.0
18	A	821.4	26.8	14.0	14.0	90.0	0.0	821.4	26.8	0.0
19	A	161.0	340.8	14.0	14.0	90.0	0.0	161.0	340.8	0.0
20	A	161.0	380.7	14.0	14.0	90.0	0.0	161.0	380.7	0.0
21	A	239.7	340.7	14.0	14.0	270.0	0.0	239.7	340.7	0.0
22	A	239.7	380.8	14.0	14.0	270.0	0.0	239.7	380.8	0.0
23	A	78.1	316.8	14.0	14.0	0.0	0.0	78.1	316.8	0.0
24	A	133.1	316.8	14.0	14.0	0.0	0.0	133.1	316.8	0.0
25	A	334.4	316.8	14.0	14.0	0.0	0.0	334.4	316.8	0.0
26	A	389.4	316.8	14.0	14.0	0.0	0.0	389.4	316.8	0.0
27	A	639.3	316.8	14.0	14.0	0.0	0.0	639.3	316.8	0.0
28	A	666.3	316.8	14.0	14.0	0.0	0.0	666.3	316.8	0.0
29	A	644.8	8.4	14.0	14.0	180.0	0.0	644.8	8.4	0.0
30	A	666.8	8.4	14.0	14.0	180.0	0.0	666.8	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TWH 400M	GLARE REFRACTOR WALL-PAK	400W METAL HALIDE DRAM LAMP	9411210J.ies	36000	0.72	465

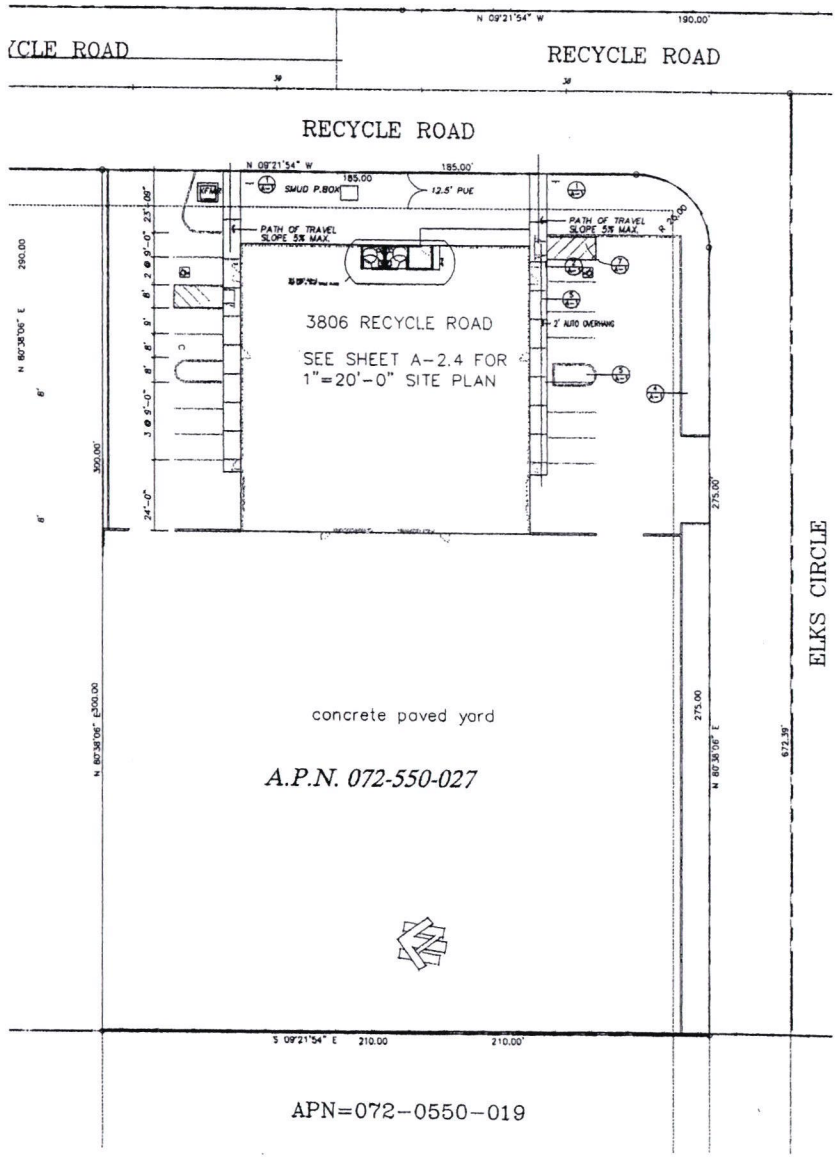
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	26.89 fc	0.26 fc	102.81	24.11



PHOTOMETERICS FOR 3806 RECYCLE ROAD

SCALE: 1" = 30'-0"



3806 RECYCLE SITE PLAN

SCALE: 1" = 30'-0"

CONSULTANT

REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE • PLANNING
2333 MOTHER CIRCLE RANCHO CORDOVA, CA. 95742
(916) 351-0915 FAX (916) 638-2479
LIC. CA-17891 LIC. AZ-24300

SPEC. WAREHOUSE
3811 RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3806 RECYCLE ROAD

PROJ. NO.
DATE 01/26/01
DRAWN BY BG
CHECKED BY BG
SHEET NO.
A-2.4

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Color Building Rendition, Color Landscape Plans & Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 17

City Council Staff Report

Date: May 17, 2004
Project: Recycle Road Industrial Building DPR
File: RC-04-085
Request: Design Review for four new industrial metal buildings located on Recycle Road in the M-2 zoning.
Location: 3781 Recycle Road
APN: 072-0560-001
Planner: Kathleen Franklin, Assistant Planner

OWNER/DEVELOPER:	APPLICANT:
APG Properties, LLC 3780 Recycle Road Rancho Cordova, CA 95742	Ken Philp 3780 Recycle Road Rancho Cordova, CA 95742

Recommendation:

1. The Planning Commission recommends the City Council find the project Categorically Exempt from review under the California Environmental Quality Act (CEQA) subject to Section 15332, In-Fill Development Projects.
2. The Planning Commission recommends the City Council adopt Resolution No. 65-2004 approving the Design Review for Project No. RC-04-085, 3781 Recycle Road for construction of a metal building subject to the Findings and Exhibits "A" and "B".

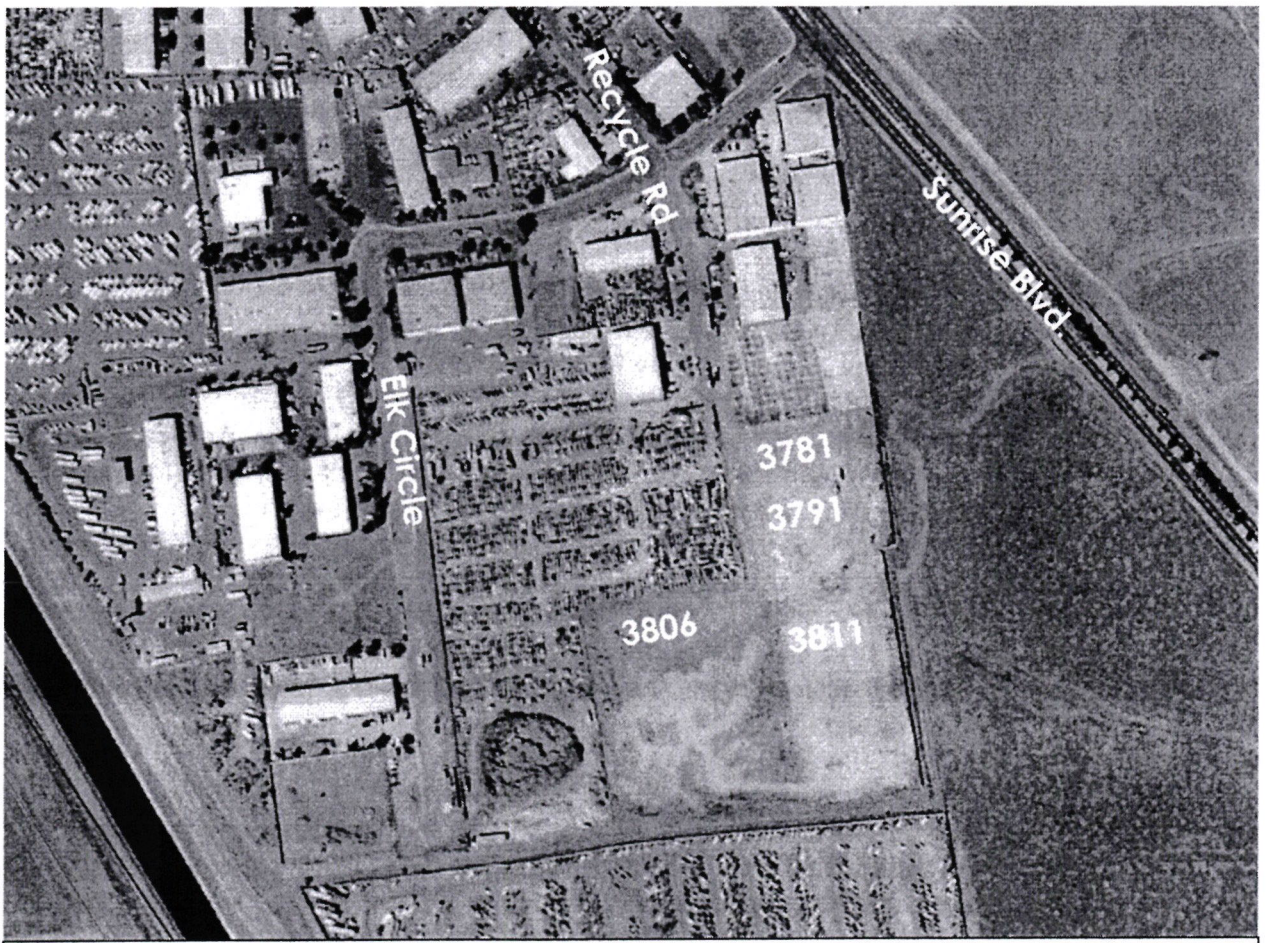
Background:

The applicant filed applications for Design Review to construct four (4) identical metal buildings in the M-2 Industrial zoning at 3781, 3791, 3806, and 3811 Recycle Road. Because of their proximity and similarity staff looked at the buildings as one (1) project overall with additional design review for each of the individual buildings. Staff believed that if the applicant provided differences in color and some additional architectural features, it would create diversity between the proposed buildings. The Council will find the four (4) staff reports identical to each building with exception to the "Findings" section of each report.

The City's Engineering Department recently approved the civil plans for the extension of Recycle Road and staff has conditioned the project to ensure the construction of the proposed road and installation of the necessary fire hydrants prior to issuance of Building Permits for the proposed buildings.

Land Use Relationships with Adjacent Properties

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial



Project Location Map

Analysis:

The purpose of the design review process is to promote orderly and harmonious growth within the city. Historically, industrial buildings have not been subject to design review under the adopted County Code. The City's Design Review Ordinance incorporated a review process which included all Industrial development.

The applicant is proposing to construct four metal industrial buildings in close proximity to each other on Recycle Road. When submitted, the proposal showed buildings identical in style and color. Staff met with the applicant to discuss methods to customize the buildings and create some variation in their appearance. Staff and the applicant identified several alternatives including different colors for each building, a change in the placement of the landscaping on two buildings, and an additional architectural feature on the front of the building for two buildings.

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

The City Design Concepts encourage:

a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Findings:

a) The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b) The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.

c,d,e,f) As previously stated, the applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings.

Findings for 3781 Recycle Road:

The building at 3781 has been designed as follows:

- The building siding will have the "PBR' profile.
- The color of the body of the building will be "Charcoal Gray"; the canopy roof will be Ash Gray; the trim on the canopy will be "Charcoal Gray".
- The building front will have an architectural feature between the awnings.

Planning Commission:

The Planning Commission reviewed the project at its April 8, 2004 meeting. The Commission had questions concerning the type of material that would be used for the trellis; landscaping on the trellis; the sound wall on the eastern side of the site; moving the sound wall to the property line; type of material and color of the perimeter masonry wall; the possibility of an architectural feature on the Elks Circle side of the building at 3806 Recycle Road; and monotony created by four similar buildings. After an extensive discussion of the issues the Planning Commission determined it did not have adequate information to make an informed decision. The Commission continued the item for two weeks to allow the applicant time to provide elevations of the proposed metal buildings which would illustrate the proposed architectural feature and the proposed landscaping with a five to ten year growth period.

The project was reviewed a second time at the April 22, 2004 Planning Commission meeting. The Commission requested the applicant add landscaping along the outside perimeter of the masonry wall on the east side of the parcels which face Sunrise Boulevard and the applicant agreed to the request. The overall consensus of the Commission was that with the architectural features and the proposed landscaping, the metal buildings would be acceptable within the Recycle Road, M-2 area; the appearance of the metal buildings would "hold up" well and would not need repainting; there was no reason at this point in time to deny metal buildings in this area; the applicant had produced the additional information requested by the Commission; therefore, the Commission on a 6 to 1 vote recommended approval to the City Council. The only dissenting vote came from Chair Smith who stated that his vote was based on his understanding of the current direction of the City Council to require a higher quality of building in all areas of the City, including the industrial zones.

Conclusion:

The proposed buildings are consistent with the surrounding buildings in the M-2 zoning. In addition, the applicant has agreed to create variety with color and additional architectural features; therefore, the Planning Commission has recommended approval of the project by the City Council.

Environmental Analysis:

The project is Categorically Exempt per the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

Financial Implications to City:

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

Recommend Motions:

1. "I move to find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines".
2. "I move the City Council adopt Resolution No. 65-2004 approving a Design Review for Project No. RC-04-085, 3781 Recycle Road for construction of a metal industrial building subject to the findings and attached Exhibits "A" and "B".

Attachments:

1. Resolution No. 65-2004 with attached Exhibits "A" and "B"
2. Planning Commission Minutes – April 8, 2004 pages 1,2, and 3
3. Planning Commission Minutes – April 22, 2004 pages 1,2, and 3
4. Color rendition
5. Product Selection Chart
6. Project Plans

RESOLUTION NO. 65-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR 3781 RECYCLE ROAD PROJECT # RC-04-085

WHEREAS, Ken Philp, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for construction of a new metal building to be located at 3781 Recycle Road (Assessor's Parcel Number 072-0560-001); and

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

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15332, In-Fill Development Projects; and

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

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

Approve the Design Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following findings:

Findings

1. CEQA

1. Finding: Find that the project is exempt from review under the California Environmental Quality Act (CEQA) subject to Section 115332, In-fill projects of the CEQA Guidelines.

   Evidence:
   The project meets the Class 32 conditions of CEQA which state: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

2. DESIGN REVIEW

   Finding:
   a. High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

b. Building designs that maintain human scale and interest.
c. Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d. Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e. Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f. Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence

a. The buildings are metal buildings, similar to existing buildings in the area that consist of durable and maintainable materials. The buildings are all similar in style; however, the applicant has agreed to create some diversity through use of color, landscaping, and added architectural features.
b. The Industrial buildings will maintain human scale and interest through use of awnings, well placed windows, color, landscaping, and added architectural features.
c,d,e,f. The applicant has agreed to variations in color, and architectural features to create varied relief of the façade and create interest in an area where the majority of the buildings are similar in appearance. Landscaping will be used to create variety and help soften the look of the buildings. The building siding at 3781 Recycle Road will have the "PBR' profile. The color of the body of the building will be "Charcoal Gray"; the canopy roof will be Ash Gray; the trim on the canopy will be "Charcoal Gray". The landscaping has been designed to provide trees and shrubs to be grouped in the front of the building to fill in the space between the two awnings and provide some interest.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of May, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LINDA BUDGE, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

Exhibit A

RECYCLE ROAD PROJECT

3781 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0560-001

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE		
@	AT	F.O.C.	FACE OF CONCRETE	GA.	GAUGE
L	ANGLE	F.O.S.	FACE OF STUD	GALV.	GALVANIZED
&	AND	FT.	FOOT	GI.	GALVANIZED IRON
		FTG.	FOOTING	GL.	GLASS
		FROZ.	FROZEN	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FURR.	FURRING	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN			G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING				
BOTT.	BOTTOM	H.C.	HOLLOW CORE	℄	PLATE LINE
BRKT.	BRACKET	HDWD.	HARDWOOD	℄	PROPERTY LINE
		HDW.	HARDWARE	PLAS.	PLASTIC
CAB.	CABINET	H.	HIGH	PLYWD.	PLYWOOD
C.B.	CATCH BASIN	HGT.	HEIGHT	PTN.	PARTITION
CEM.	CEMENT	HORIZ.	HORIZONTAL	P.G.	PAD GRADE
CER.	CERAMIC	HTR.	HEATING/HEATER	P.V.C.	POLYVINYL CHLORIDE
C.I.	CAST IRON	H.B.	HOSE BIBB		
CLG.	CEILING			R.	RADIUS
CLG.	CLOSET			R.A.	RETURN AIR
CLR.	CLEAR	I.C.	INTERCOM	R.D.	ROOF DRAIN
COL.	COLUMN	I.D.	INSIDE DIAMETER	REF'G	REFRIGERATOR
COMP.	COMPOSITION	INSUL.	INSULATION	REG.	REGISTER
CONC.	CONCRETE	INT.	INTERIOR	REINF.	REINFORCING
CORR.	CORRIDOR	INV.	INVERT	REQ'D.	REQUIRED
CONT.	CONTINUOUS			RM.	ROOM
CSK.	COUNTERSINK			RDWD.	REDWOOD
C.T.	CERAMIC TILE				
	CENTERLINE			SCHED.	SCHEDULE
C.J.	CEILING JOIST	JAN.	JANITOR	S.C.	SOLID CORE
		JST.	JOIST	S.D.	STORM DRAIN
		JUNC.	JUNCTION	SECT.	SECTION
D.B.	DOOR BELL			SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	K.W.	KILOWATT	SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P.	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	STHG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS				
DIA.	DIAMETER			T.	TREADS
		MTL.	MATERIAL	TBL.	TABLE
EA.	EACH	MAX.	MAXIMUM	TYP.	TYPICAL
E.F.	ELECTRIC FAN	MTL.	METAL	TEL.	TELEPHONE
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MOD.	MODEL	T.W.	TOP OF WALL
EXP.	EXPANSION	MEZZ.	MEZZANINE		
EXP.	EXPOSED	MECH.	MECHANICAL		
ELECT.	ELECTRIC	MFR.	MANUFACTURER	UR.	URINAL
ELEV.	ELEVATION	MIN.	MINIMUM		
EQ.	EQUAL	MTD.	MOUNTED		
EXH.	EXHAUST	MULL.	MULLION	V.C.T.	VINYL COMPOSITION TILE
EXP. AGG.	EXPOSED AGGREGATE	M.B.	METAL BOLT	VERT.	VERTICAL
EXIST.	EXISTING				
(E)	EXISTING			WD.	WOOD
EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT	WNSCT.	WAINSCOT
ENG.	ENGINEER	NO.	NUMBER	W.P.	WEATHERPROOF
E.W.W.M.	ELECTRICALLY WELDED WIRE MESH	N.T.S.	NOT TO SCALE	W.W.M.	WELDED WIRE MESH
		(N)	NEW	W/	WITH
		#	NUMBER	W.I.	WROUGHT IRON

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET-1/2 SWITCH CONTROLLED
- 110V. DUPLEX OUTLET-GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 — SHEET NUMBER
- 6/A4 — SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 6/A4 — ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- B/5 — DETAIL NUMBER SHEET NUMBER
- A — GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- (5) — NOTE NUMBER
- (E) — DOOR NUMBER
- W1 — WINDOW NUMBER
- 4 — REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
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CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0919 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 505-3519 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@saceng.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rh@saceng.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9501 FAX (916) 774-9909 E-Mail: ryla1520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.1 3781 RECYCLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0560-001

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 55,103 S.F. (1.265 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 18.15 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

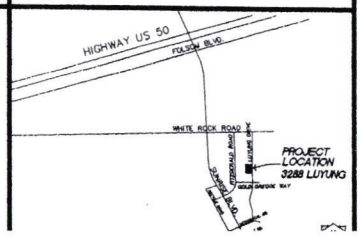
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. Th :on Dis ct (AD the C Disabl ss Reg

VICINITY MAP



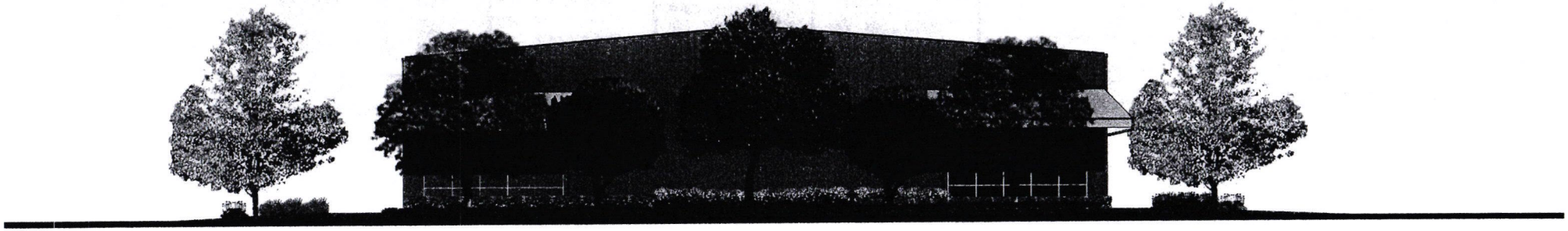
CONSULTANT
REVISIONS

Bud Goldberg, Architect
ARCHITECTURE
INTERIOR DESIGN
PLANNING
3233 MONIER CIRCLE
RANCHO CORDOVA, CA 95742
LIC. CA-16884
FAX (916) 638-2479
(916) 207-5319

WAREHOUSE BUILDING
3781 RECYCLE ROAD
RANCHO CORDOVA, CA.

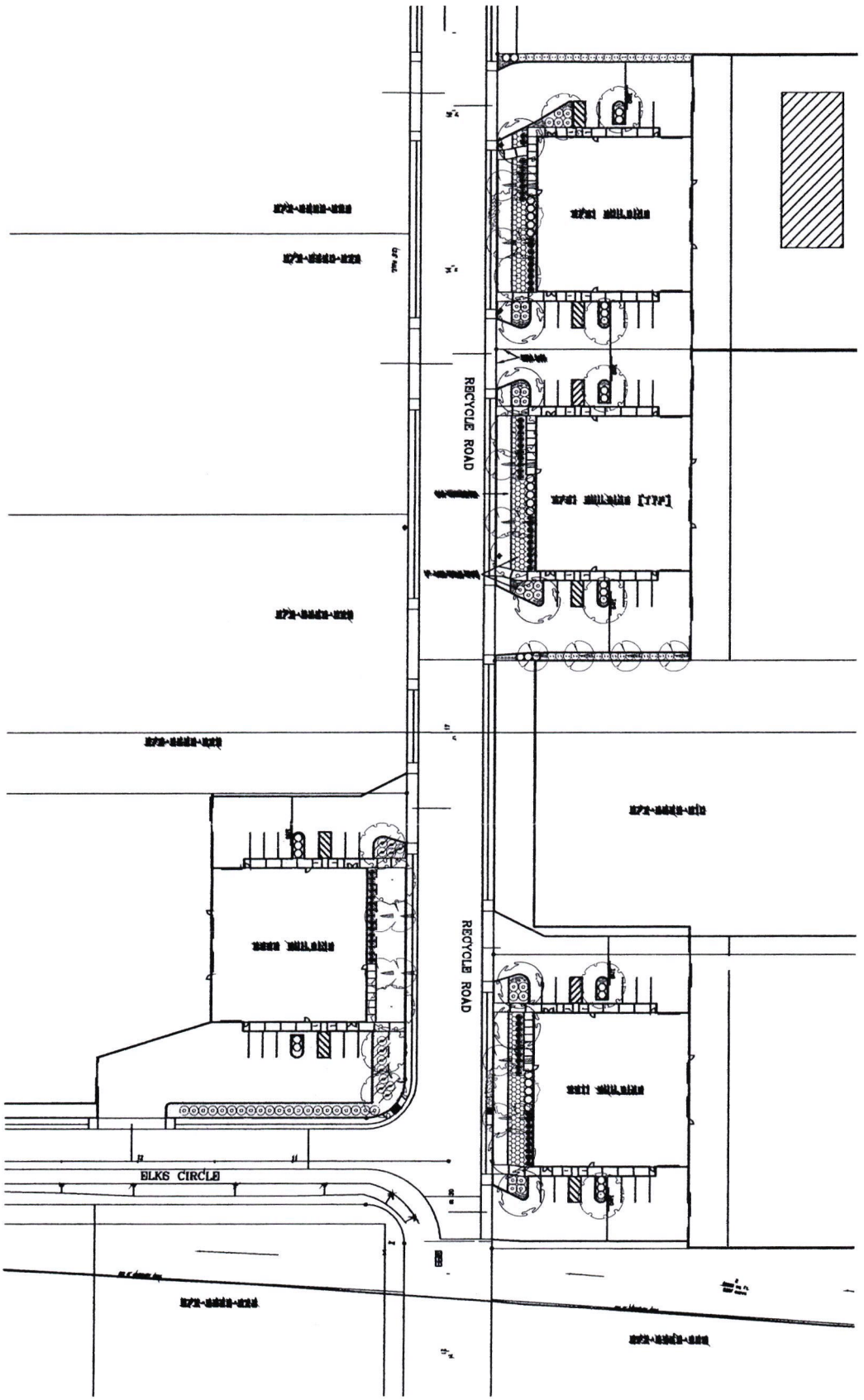
COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
INDUSTRIAL
COMMERCIAL
2339 TARPAPER AVE.
CAMERON, CALIF.
(530) 885-1888

PROJ. NO.
DATE 2/23/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
T 1



PRELIMINARY WEST ELEVATION - BLDG. 3781

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



PL

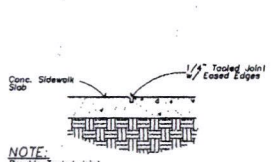
PRELIMINARY PLANTING SITE PLAN

April 29, 2006

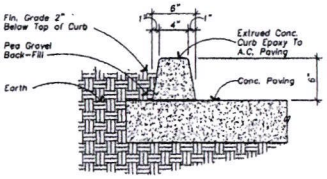
RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

Landscape Visions, Inc.
Landscape Contractors
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

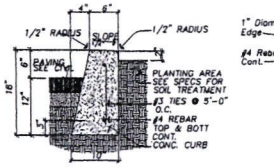
PL	**RECYCLE ROAD 4 BLDS** 3781, 3791, 3811 Recycle Road Rancho Cordova, CA
PRELIMINARY PLANTING PLAN April 29, 2004	Landscape Visions, Inc. 11325 SUNRISE GOLD CIRCLE SUITE A RANCHO CORDOVA, CA 95742 PHONE (916) 635-3494



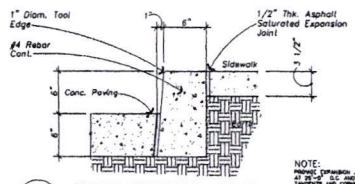
6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"



5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"

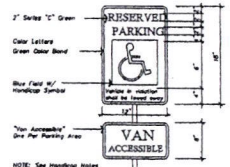


4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"

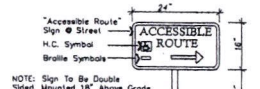


NOTE:
PROVIDE EXPANSION JOINTS AT 25'-0" O.C. AND AT CURVE TANGENTS AND CORNERS

3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"

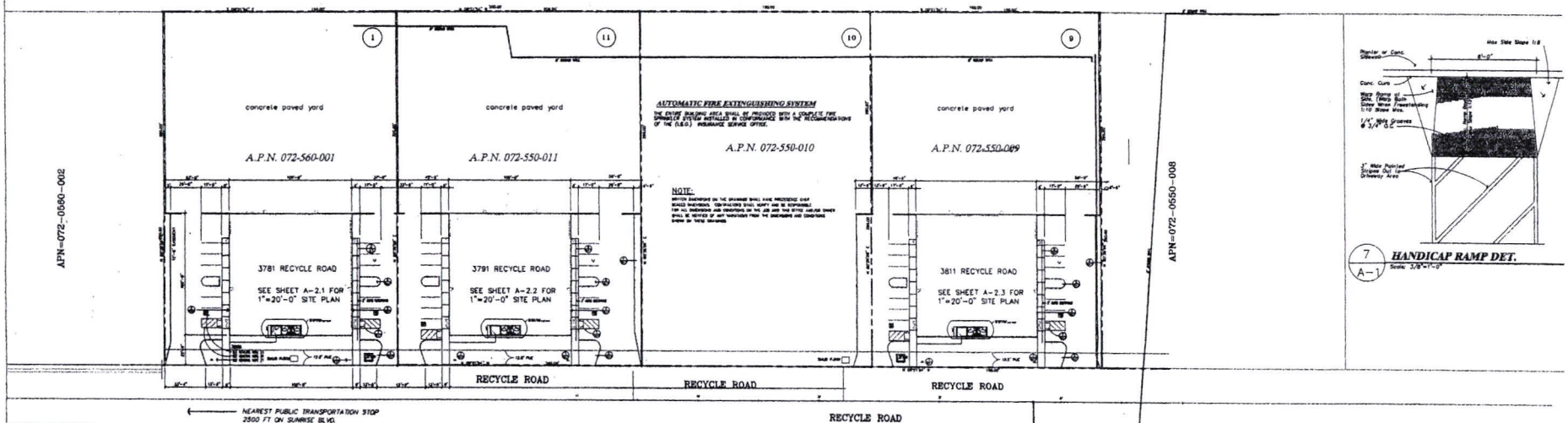


2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



NOTE: Sign To Be Double Sided. Mounted 18" Above Grade to Bottom of Sign

1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"



GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LISCENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT OR BY TELEPHONING
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE, AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND, IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 5'-0" WIDE AND 6'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG. BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.

7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"

Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

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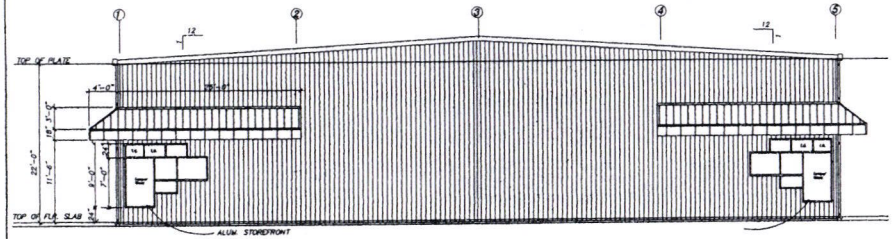
(916) 357-5916 FAX (916) 638-2476
LIC. C-20884 LIC. AZ-24305

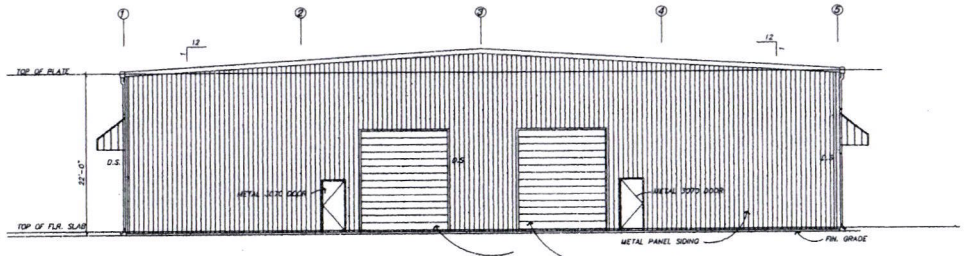
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

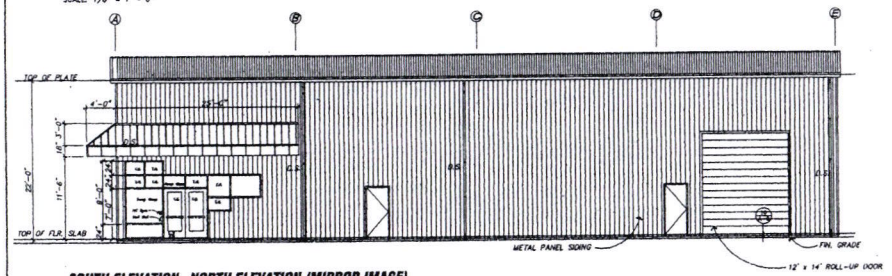
PROJ. NO.
DATE 12/18/02
DRAWN BY BUD
CHECKED BY BUD
SHEET NO. A-1
SHEETS



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



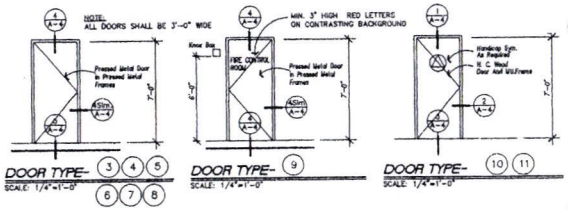
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

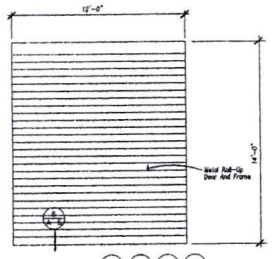
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. J-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, Q-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS, INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



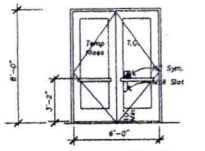
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"

DOOR TYPE- (9)
SCALE: 1/4"=1'-0"

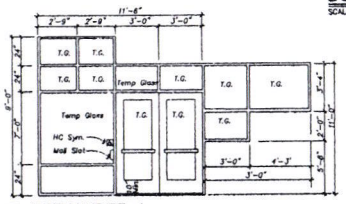
DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"



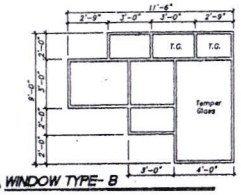
DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"



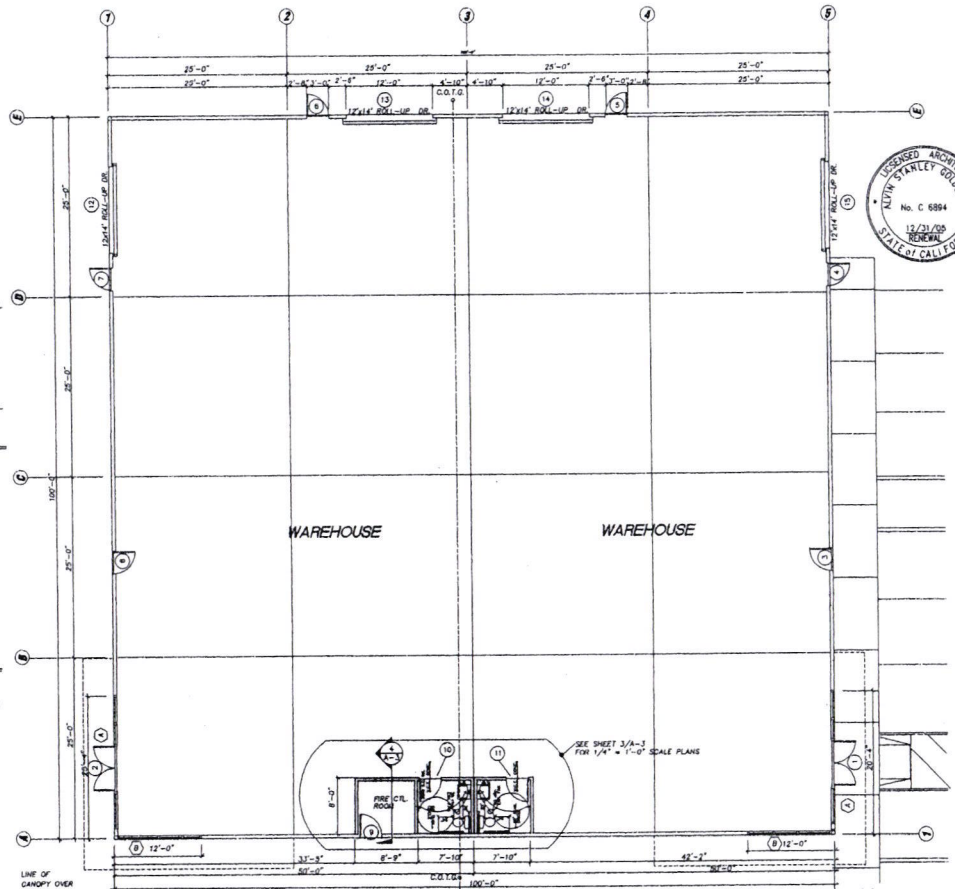
DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"
Alum. Storefront Assembly
Anodized Bronze Frame Finish
w/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) **WINDOW TYPE- A**



(B) **WINDOW TYPE- B**



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LICENSED ARCHITECT
ALVIN STANLEY GOLDBERG
No. C 6894
12/31/05
RENEWAL
STATE OF CALIFORNIA

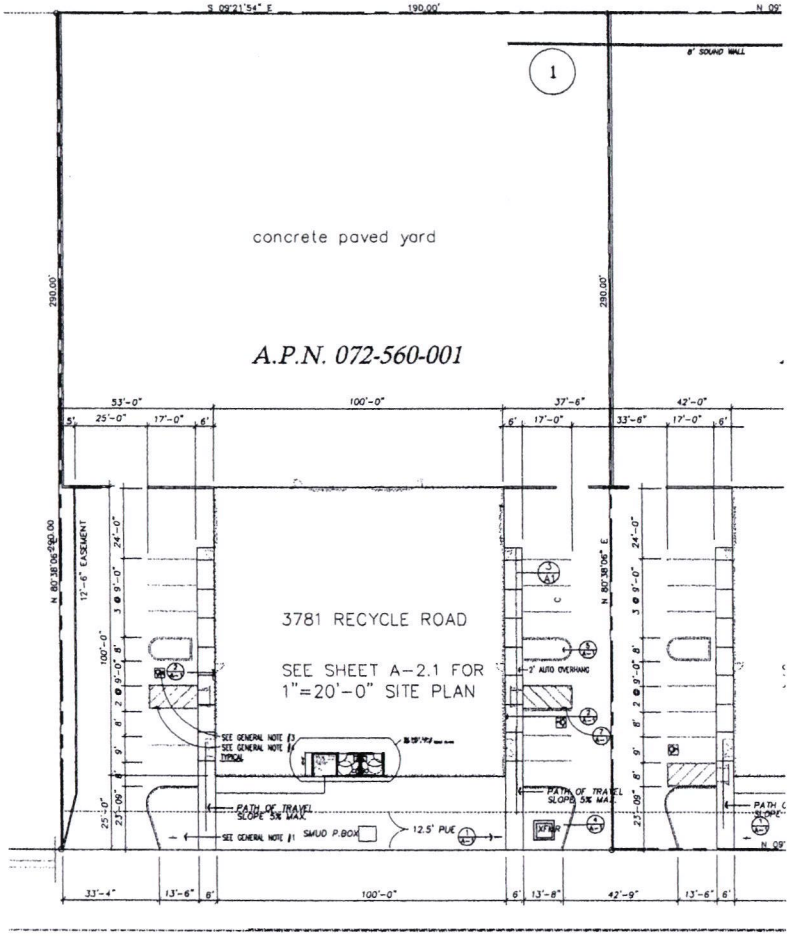
CONSULTANT
REVISIONS
1
2
3

Bud Goldberg, Architect
ARCHITECTURE
STATE APPOINTMENTS
PLANNING
LAS. CATEGORY
REFERENCE INTERIOR
WORKING DRAWINGS
FIRE & LIFE SAFETY

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR
ENGINEERING
CONSTRUCTION MANAGEMENT
5339 FOLSOM BLVD.
SACRAMENTO, CA 95819
916-454-1818

PROJ. NO.
DATE 2/25/04
DRAWN BY BMD
CHECKED BY BMD
SHEET NO.
A-2



SCALE: 1" = 20'-0" NEAREST PUBLIC TRANSPORTATION STOP

LUMINAIRE LOCATIONS

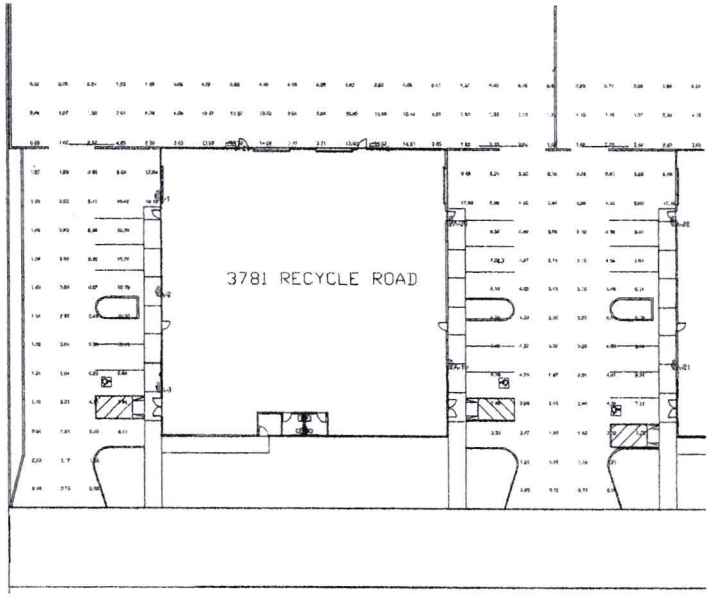
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	49.4	299.1	14.0	14.0	270.0	0.0	69.4	299.1	0.0
2	A	49.4	295.8	14.0	14.0	270.0	0.0	49.4	258.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	69.4	332.3	0.0
4	A	329.9	299.1	14.0	14.0	90.0	0.0	329.9	296.1	0.0
5	A	329.9	255.8	14.0	14.0	90.0	0.0	329.9	255.8	0.0
6	A	329.9	232.3	14.0	14.0	90.0	0.0	329.9	232.3	0.0
7	A	613.6	299.3	14.0	14.0	270.0	0.0	613.8	299.3	0.0
8	A	613.8	296.0	14.0	14.0	270.0	0.0	613.8	296.0	0.0
9	A	613.8	232.6	14.0	14.0	270.0	0.0	613.8	232.6	0.0
10	A	715.0	299.2	14.0	14.0	90.0	0.0	715.0	299.2	0.0
11	A	715.0	255.9	14.0	14.0	90.0	0.0	715.0	255.9	0.0
12	A	715.0	232.4	14.0	14.0	90.0	0.0	715.0	232.4	0.0
13	A	530.0	92.8	14.0	14.0	270.0	0.0	620.0	92.8	0.0
14	A	620.0	89.9	14.0	14.0	270.0	0.0	620.0	89.9	0.0
15	A	620.0	26.0	14.0	14.0	270.0	0.0	620.0	26.0	0.0
16	A	621.4	92.7	14.0	14.0	90.0	0.0	621.4	92.7	0.0
17	A	621.4	59.4	14.0	14.0	90.0	0.0	621.4	59.4	0.0
18	A	621.4	25.9	14.0	14.0	90.0	0.0	621.4	25.9	0.0
19	A	151.0	240.6	14.0	14.0	90.0	0.0	151.0	240.6	0.0
20	A	161.0	290.7	14.0	14.0	90.0	0.0	161.0	290.7	0.0
21	A	228.7	240.7	14.0	14.0	270.0	0.0	228.7	240.7	0.0
22	A	228.7	290.8	14.0	14.0	270.0	0.0	228.7	290.8	0.0
23	A	76.1	318.6	14.0	14.0	0.0	0.0	76.1	318.6	0.0
24	A	125.1	318.5	14.0	14.0	0.0	0.0	125.1	318.5	0.0
25	A	254.4	318.5	14.0	14.0	0.0	0.0	254.4	318.5	0.0
26	A	304.4	318.5	14.0	14.0	0.0	0.0	304.4	318.5	0.0
27	A	590.2	318.5	14.0	14.0	0.0	0.0	639.3	318.6	0.0
28	A	590.3	318.5	14.0	14.0	0.0	0.0	639.3	318.5	0.0
29	A	945.6	8.4	14.0	14.0	180.0	0.0	945.6	8.4	0.0
30	A	896.0	8.4	14.0	14.0	180.0	0.0	896.0	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TYH 400M	GLASS REFRACTOR WALL-PAK	400W METAL HALIDE CRMH LAMP	94112102.ies	36000	0.72	465

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.51 fc	0.20 fc	102.6:1	24.1:1



SITE PLAN FOR 3781 RECYCLE ROAD

PHOTOMETERICS FOR 3781 RECYCLE ROAD

SCALE: 1" = 20'-0"

CONSULTANT

REVISIONS

Bud Goldberg, A.I.A.
ARCHITECTURE INTERIOR DESIGN
PLANNING
1112 I STREET, SUITE 300 SACRAMENTO, CA 95814
(916) 231-5849
FAX (916) 638-2479
RANCHO CORDOVA OFFICE
LIC. #C-21345

SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3781 RECYCLE ROAD

PROJ. NO.
DATE 12/18/07
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2.1
OF SHEETS

Conditions of Approval

EXHIBIT B

		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) recommended to the City Council by the Planning Commission dated April 8, 2004.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The applicant shall construct Recycle Road to the satisfaction of the Public Works Department and Sacramento Metro Fire District.	Prior to Building Permit	Fire and Public Works	
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permit	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire District	
6.	The building colors shall be Charcoal Gray for the walls, Ash Gray for the canopies, and Charcoal Gray for the canopy trim.	At Building Permit	Planning	

	Prior to Occupancy Permit			
7.	Prior to the installation the applicant shall submit a landscape plan for approval by the Planning Director which includes trees to be planted along the eastern boundary of the site, outside the masonry wall on APN's 072-0560-001, 072-0550-011, 072-0550-010, and 072-0550-009	Prior to Occupancy	Planning	
8.	All landscaping shall be planted according to the approved landscape plans.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 8, 2004

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 8, 2004 at the City Council Chambers. Planning Commission Vice Chair Dan Skoglund called the meeting to order at 6:05 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Vance, Wentz
Commissioners Absent: Smith

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of April 8, 2004.

Action: Vice Chair Skoglund moved, second by Commissioner Wentz, to approve the agenda of the April 8, 2004 Planning Commission meeting as amended. Motion approved unanimously.

C. **Minutes –** The Planning Commission reviewed the minutes of the March 25, 2004 meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Commissioner Konarski, to approve the minutes of the March 25, 2004 Planning Commission meeting as written and corrected. Motion approved unanimously.

2. **PUBLIC COMMENT –** There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT - RC-04-82; 3811 RECYCLE ROAD PROJECT - RC-04-083; 3806 RECYCLE ROAD PROJECT – RC-04-084; 3781 RECYCLE ROAD PROJECT – RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through 085. Vice

Chair Skoglund opened the public hearing and took testimony from Ken Philp, project representative and Dennis Moore, project applicant.

The Commissioners had the following concerns and comments:

- What's the purpose of the buildings? Use has not been determined.
- Will the architectural feature (trellis) be made of wood, metal, fabricated material?
- Will there be landscaping on the trellis?
- Is the sound wall on the eastern side of the site plan within your property line?
- Will the sound wall be moved to the property line?
- Will there be any type of barriers around the lots?
- Will the outside wall be constructed of concrete?
- What color will the concrete be? Until the vegetation has matured enough to cover the wall, artistic colors will mitigate the stark white glaring color of the wall. This issue needs to be addressed sooner than later for the pure aesthetics of future projects.
- The whole picture of the project has not been presented; visualization of the building, and landscaping with it.
- Will the architectural structure be seen at the front of the buildings on all the buildings? No, only two buildings.
- Can there be an architectural structure on the side of the building that is on the corner lot?
- Why are the parcels broken up and the buildings set apart from each other? There seems to be a lot of monotony with the four buildings.
- Can the buildings and landscaping plans be revised and presented again at the next Planning Commission meeting?
- Is there a color scheme for the full building?

The Commissioners felt the above concerns and comments were significant and require additional information be provided by the applicant.

Action:

Motion: Vice Chair Skoglund moved, seconded by Commissioner Konarski to continue projects RC-04-082 through 085 to the April 22, 2004, at which time the Planning Commission would review revised renditions of what the buildings would look like with 10 year vegetation growth, vines or other vegetation on trellises, and color schemes for all buildings.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	None
ABSENT:	Smith

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

E. **Consideration of the Development Plan Review for SUNWORLD BUILDING – RC-04-068**

Action: This project has been continued to date certain of the May 13, 2004 Planning Commission Meeting.

F. **Consideration of the Development Plan Review for LUYUNG PHASE 4 – RC-04-078**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of the Development Plan Review for Luyung Phase 4 – RC-04-078. Vice Chair Skoglund opened the public hearing and took testimony from Don Hodge, representative for project applicant.

The Commissioners had the following concerns and comments:

- What is the classification of the buildings? Is it Industrial?
- With a residential building project, it's standard to have a rendering of the structure. Why are there no requirements for submitting renderings for industrial building projects?
- Was Design Review required at the county for these types of projects?
- Were all the projects presented tonight started with the County?
- Request the Planning Department advise the project applicants of the goals and interests of the City of Rancho Cordova. This might relieve the hostility by giving the applicants a heads-up about what requirements or requests the Commission is looking for.
- Is it correct that the applicant has built eleven of these buildings in the area? Has the applicant built this type of structure in any other communities or the region?
- Are there any restroom facilities in the buildings? Currently, the buildings are just shells.
- If offices go into the buildings, the applicant will re-submit plans showing restroom facilities?

The Commissioners felt the above concerns and comments were adequately addressed by staff, the applicant and the project Conditions of Approval.

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
April 22, 2004

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, April 22, 2004 at the City Council Chambers. Planning Commission Chair Art Smith called the meeting to order at 6:06 p.m.

Staff Present: Director, Paul Junker; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Konarski, Moe, Savorn, Skoglund, Smith, Vance, Wentz

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

B. **Approval of Agenda –** The Planning Commission reviewed the Agenda of the April 22, 2004 Meeting of the Planning Commission.

Action: Commissioner Vance moved, second by Chair Smith, to approve the agenda of the April 22, 2004 Planning Commission meeting. Motion was approved unanimously.

C. **Minutes –** The Planning Commission reviewed the Minutes of the April 8, 2004 Meeting of the Planning Commission.

Action: Commissioner Moe moved, second by Commissioner Konarski, to approve the minutes of the April 8, 2004 Planning Commission Meeting as written. Motion was approved by 6 Ayes, 0 Noes and 1 Abstain.

2. PUBLIC COMMENT – There were no public comments heard at this meeting.

3. PUBLIC HEARING

A-D **Consideration of the Development Plan Review for 3791 RECYCLE ROAD PROJECT-RC-04-82; 3811 RECYCLE ROAD PROJECT-RC-04-083; 3806 RECYCLE ROAD PROJECT-RC-04-084; and 3781 RECYCLE ROAD PROJECT-RC-04-085**

Assistant Planner Kathleen Franklin presented the staff report and recommended the approval of all four Development Plan Reviews for 3791, 3811, 3806 and 3781 Recycle Road – RC-04-082 through RC-04-085. Chair Smith opened the public hearing and took testimony from Ken Philp, project representative; Rex Albright, Chamber of Commerce; Steve

Beard, California Steel Structures; and Matt Cummings, all being in favor of the project.

The Commissioners had the following concerns and comments:

- What may be a primary concern or expression of hesitance of the City Council to view this project to go forward? The project has not been discussed by the City Council, but in the case of the Boeing Facility there was significant concern that it is a metal building and will it be attractive to the community.
- Applicant has addressed the original concerns of the Planning Commission, however, if there's something that has changed drastically that the Commission should re-evaluate then it can be discussed; otherwise, the project should go forward.
- Concerns from the City Council have changed and the Commission should view these concerns with a broader scope.
- What will be done with the wall facing Sunrise Blvd.? The wall will be raised and landscaping will be required.
- As a new Commission, it's appropriate to be advised if it is best to either (a) deny the project and ask applicant to make revisions, or (b) ask the applicant to come back with revisions. The Commission can make recommendations of denial if the project is not in keeping with the goal for the environment the buildings would be located within or if the Commission feels that the project would be detrimental to the uses within the area.
- Does the area consist of all metal buildings? There is a mixture of concrete and metal buildings in the area and there should be no reason to hold the applicant back from moving the project forward.
- Would the applicant be willing to look at different setbacks to provide different elevations? The applicant has completed substantial engineering work and moving the buildings at this time would be costly and would delay the project.
- Would trees be planted outside or inside the wall? They can be planted outside the wall because there's an area of land between the wall and a county easement that is still within the rear property line. The applicant is willing to plant trees at the rear property line.
- What would be planted? Redwoods or fast growing trees? Yes
- Are there plans for the center parcel? No, there are no plans as of yet.
- How long is the anticipated life expectancy of a metal building? It's a pre-baked-on finish and the building surfaces have a 20 year warranty.
- Is this project entitled? No, it's not entitled. Is this the last project that received partial review from the County that the Commission will review? Yes.

- Will there be anything stored outside of the buildings or will the buildings take up most of the property? The land use has not been determined at this point.

The Commissioners felt the above concerns and comments were adequately addressed by staff, the Representatives and Conditions of Approval.

Action:

Motion 1: Commissioner Wentz moved, seconded by Vice Chair Skoglund to recommend that the City Council find the project categorically exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act.

Motion 2: Commissioner Savorn moved, seconded by Commissioner Wentz to recommend that the City Council approve a Development Plan Review for Projects RC-04-082 through RC-04-085, Recycle Road metal industrial buildings subject to landscape plan revisions between staff and applicant to the satisfaction of the City Council, which include trees being planted at the rear property line, the findings and attached Conditions of Approval.

Vote on the Motions:

AYES:	Konarski, Moe, Savorn, Skoglund, Vance, Wentz
NOES:	Smith
ABSENT:	None

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

E. **Consideration of the PROPOSED SPECIFIC PLAN ORDINANCE NO. 11-2004**

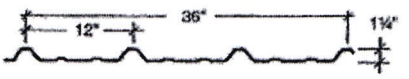
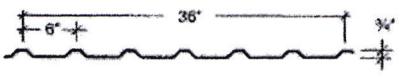
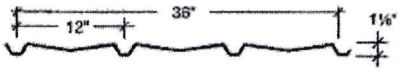
Planning Director Paul Junker presented the staff report and recommended to the Planning Commission that they recommend the City Council adopt proposed Ordinance No. 11-2004. Chair Smith opened the public hearing and took testimony from Matt Cummings who is in favor of the proposed ordinance.

The Commissioners had the following concerns and comments:

- Current procedures for a citizen committee are onerous to developers. How does amending the Specific Plan Ordinance change all that? Study sessions will be scheduled to discuss large projects at an early stage at a public hearing. The public will also have opportunities to comment on environmental documents and at Planning Commission and City Council hearings.

For warranty information outside the continental United States, please inquire. *Polar white is a non-siliconized polyester.

PRODUCT SELECTION CHART

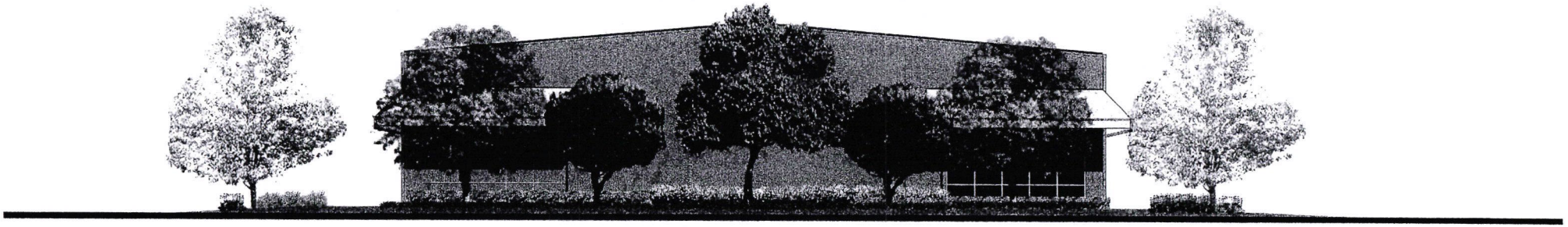
PROFILE	PANEL	26 GAUGE		24 GAUGE	
		GALVALUME PLUS®	DURA-20®	GALVALUME PLUS®	DURA-20®
 "PBR" PANEL	"PBR"	●	■	■	■
 "PBU" PANEL	"PBU"	●	●	●	●
 "PBA" PANEL	"PBA"	●	●	●	●
		(NOT AVAILABLE FROM ALL PLANTS.)			

● Available in any quantity. ■ May require minimum quantity.

- Trim available in all colors.
- All products available in smooth finish. Consult factory for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- A 20-year limited finish warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- All colors approximate actual finish colors as accurately as possible. Actual color may vary slightly.
- Final color selection should be made from actual color chips.
- Dura-20® is a registered trademark of NCI Building Systems, Inc.

2-03/AA

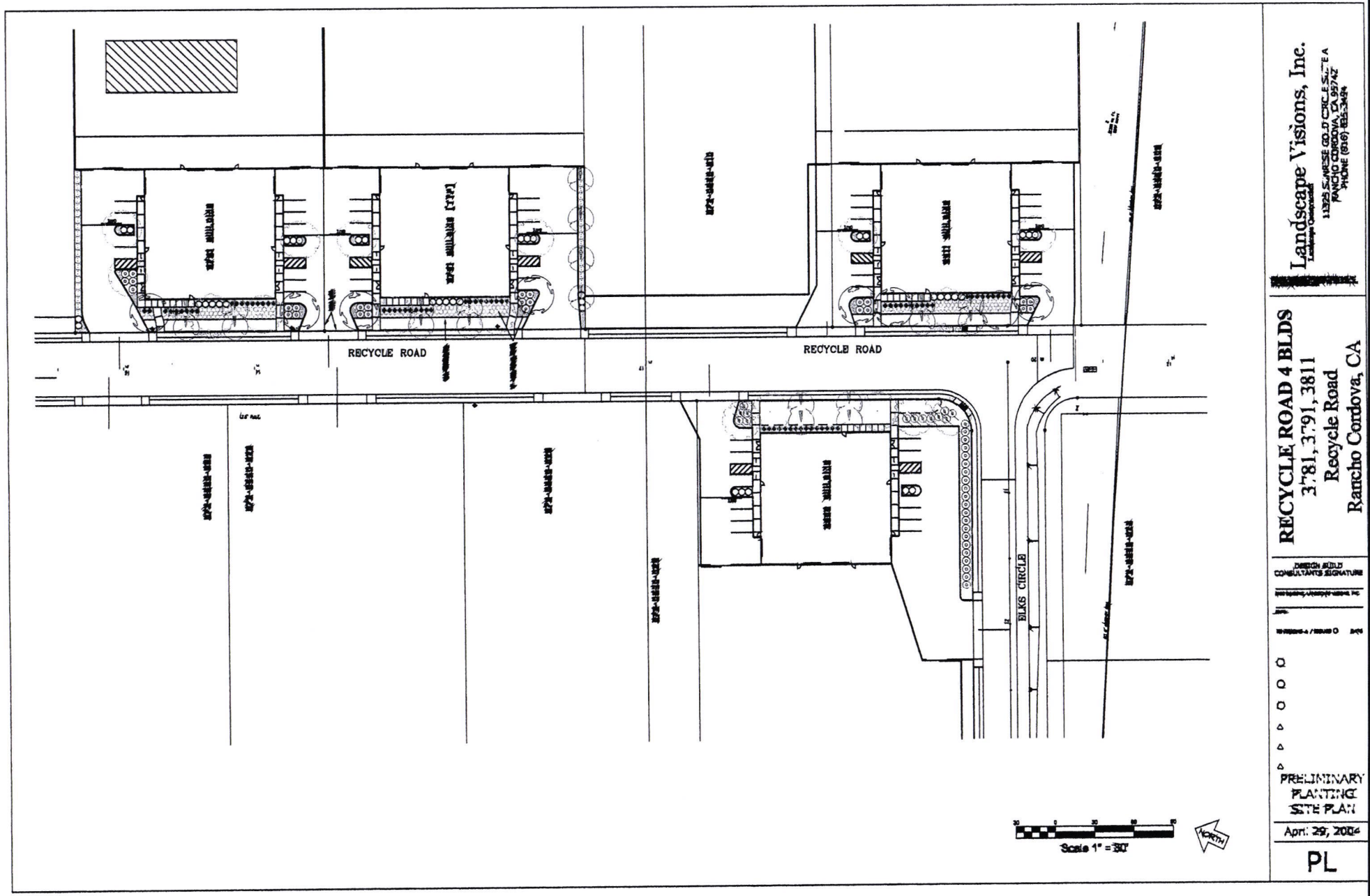
Attachment 5



PRELIMINARY WEST ELEVATION - BLDG. 3781

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

Attachment 6



Landscape Visions, Inc.
Landscape Construction
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3484

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

DESIGN BUILD CONSULTANTS SIGNATURE

PRELIMINARY PLANTING SITE PLAN

April 29, 2004

PL

RECYCLE ROAD 4 BLDS
3781, 3791, 3811
Recycle Road
Rancho Cordova, CA

PRELIMINARY PLANTING PLAN

April 29, 2004

PL

Landscape Visions, Inc.
Landscape Consultants
11325 SUNRISE GOLD CIRCLE SUITE A
RANCHO CORDOVA, CA 95742
PHONE (916) 635-3494

ATTACHMENT 7

RECYCLE ROAD PROJECT

3781 RECYCLE ROAD

RANCHO CORDOVA, CALIFORNIA

A.P.N. 072-0560-001

DESIGN REVIEW
APPLICATION NO. RC

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OBS.	OBSCURE
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER
A/C	AIR CONDITIONING	F.H.W.S.	FLAT HEAD WOOD SCREW	O.D.	OUTSIDE DIAMETER
ACOUST.	ACOUSTICAL	F.H.M.S.	FLAT HEAD METAL SCREW	OPNG	OPENING
ADJ.	ADJACENT	FIN.	FINISH	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	FLR.	FLOOR	O/	OVER
ALUM.	ALUMINUM	F.L.	FLOW LINE		
ARCH	ARCHITECTURAL/ARCHITECT	FIXT.	FIXTURE	GA.	GAUGE
@	AT	F.O.C.	FACE OF CONCRETE	GALV.	GALVANIZED
L	ANGLE	F.O.S.	FACE OF STUD	G.I.	GALVANIZED IRON
&	AND	FT.	FOOT	GL.	GLASS
		FTG.	FOOTING	GLU-LAM	GLUE LAMINATED BEAM
BATT.	BATTEN	FRZ.	FROZEN	GYP. BD.	GYPSUM BOARD
BETW.	BETWEEN	FURR.	FURRING	G.W.B.	GYPSUM WALL BOARD
BLDG.	BUILDING				
BLKG.	BLOCKING	H.C.	HOLLOW CORE	℄	PLATE LINE
BOTT.	BOTTOM	HDWD.	HARDWOOD	℄	PROPERTY LINE
BRKT.	BRACKET	HDW.	HARDWARE	PLAS.	PLASTIC
		H.	HIGH	PLYWD.	PLYWOOD
CAB.	CABINET	HGT.	HEIGHT	PTN.	PARTITION
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	P.G.	PAD GRADE
CEM.	CEMENT	HTR.	HEATING/HEATER	P.V.C.	POLYVINYL CHLORIDE
CER.	CERAMIC	H.B.	HOSE BIBB		
C.I.	CAST IRON			R.	RADIUS
CLG.	CEILING			R.A.	RETURN AIR
CLO.	CLOSET	I.C.	INTERCOM	R.D.	ROOF DRAIN
CLR.	CLEAR	I.D.	INSIDE DIAMETER	REF'G	REFRIGERATOR
COL.	COLUMN	INSUL.	INSULATION	REG.	REGISTER
COMP.	COMPOSITION	INT.	INTERIOR	REINF.	REINFORCING
CONC.	CONCRETE	INV.	INVERT	REQ'D	REQUIRED
CORR.	CORRIDOR			RM.	ROOM
CONT.	CONTINUOUS			REDWD.	REDWOOD
CTR.	COUNTERSINK	JAN.	JANITOR		
C.T.	CERAMIC TILE	JST.	JOIST	SCHED.	SCHEDULE
	CENTERLINE	JUNC.	JUNCTION	S.C.	SOLID CORE
C.J.	CEILING JOIST			S.D.	STORM DRAIN
		KIT.	KITCHEN	SECT.	SECTION
D.B.	DOOR BELL	K.W.	KILOWATT	SH.	SHELF
DET.	DETAIL			SHT.	SHEET
D.F.	DOUGLAS FIR			SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN			SQ.	SQUARE
DIAG.	DIAGONAL			SPEC.	SPECIFICATION
D.G.	DECOMPOSED GRANITE			STD.	STANDARD
DIM.	DIMENSION	LAM.	LAMINATED	STL.	STEEL
D.I.	DRAIN INLET	LAV.	LAVATORY	STOR.	STORAGE
DISP.	DISPOSAL	LDR.	LEADER	STRUCT.	STRUCTURAL
DIV.	DIVISION	LOUV.	LOUVER	S&P	SHELF AND POLE
DR.	DOOR	LOC.	LOCATION	STHG.	SHEATHING
D.S.	DOWNSPOUT	LBS.	POUNDS		
DWGS.	DRAWINGS				
DIA.	DIAMETER	MTL.	MATERIAL	T.	TREADS
		MAX.	MAXIMUM	TBL.	TABLE
EA.	EACH	MTL.	METAL	TYP.	TYPICAL
E.F.	ELECTRIC FAN	MDL.	MODEL	TEL.	TELEPHONE
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEZZ.	MEZZANINE	T.W.	TOP OF WALL
EXP.	EXPANSION	MECH.	MECHANICAL		
EXP.	EXPOSED	MFR.	MANUFACTURER	UR.	URINAL
ELECT.	ELECTRIC	MIN.	MINIMUM		
ELEV.	ELEVATION	MTD.	MOUNTED	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	MULL.	MULLION	VERT.	VERTICAL
EXH.	EXHAUST	M.B.	METAL BOLT		
EXP. AGG.	EXPOSED AGGREGATE				
EXIST.	EXISTING			WD.	WOOD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	WNSCT.	WAINSCOT
EXT.	EXTERIOR	NO.	NUMBER	W.P.	WEATHERPROOF
ENG.	ENGINEER	N.T.S.	NOT TO SCALE	W.W.M.	WELDED WIRE MESH
E.W.M.	ELECTRICALLY WELDED WIRE MESH	(N)	NEW	W/	WITH
		#	NUMBER	W.I.	WROUGHT IRON

SYMBOLS

ELECTRICAL:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RHEOSTAT CONTROLLED SWITCH (DIMMER)
- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET- 1/2 SWITCH CONTROLLED
- WP 110V. DUPLEX OUTLET- GROUND FAULT WEATHERPROOF W/ INTERRUPTOR
- 220V. 220V. OUTLET
- SPECIAL OUTLET BOX
- WALL HUNG LIGHT FIXTURE
- CEILING HUNG LIGHT FIXTURE
- P.S. CEILING HUNG FIXTURE W/ PULL SWITCH
- TELEPHONE OUTLET
- TELEVISION JACK
- J-BOX
- RECESSED LIGHT
- EXHAUST FAN

ARCHITECTURAL:

- EARTH IN SECTION
- ROCK OR GRAVEL IN SECTION
- CONCRETE IN SECTION
- MASONRY IN SECTION
- CONTINUOS WOOD MEMBER
- WOOD BLOCKING
- PLYWOOD IN SECTION
- FINISH WOOD TRIM

LEGEND

- 5 SHEET NUMBER
- 5/A4 SECTION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 5/A4 ELEVATION NUMBER SHEET WHERE DRAWING CAN BE FOUND
- 5/A4 DETAIL NUMBER SHEET NUMBER
- A GRID COORDINATE SYMBOL
- WORK, CONTROL, OR DATUM POINT
- 5 NOTE NUMBER
- E DOOR NUMBER
- W1 WINDOW NUMBER
- 4 REVISION NUMBER

CONSULTANTS

CONSULTANT	ADDRESS & TELEPHONE	CONTACT
ARCHITECT:		
A.S. "BUD" GOLDBERG, ARCHITECT	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 207-5919 FAX(916) 638-2479 E-Mail: buds@sbp.com	BUD
CIVIL ENGINEER		
CIVIL ENGINEER:		
COOPER THORNE & ASSOC.	3233 MONIER CIR. RANCHO CORDOVA, CA 95742 (916) 638-0919 FAX(916) 638-2479	OLGA
STRUCTURAL ENGINEER:		
EV SOLUTIONS, INC. STRUCTURAL ENGINEERING	5845 WINDMILL WAY, STE. D CARMICHAEL, CA 95608 (916) 905-0519 FAX: (916) 482-1173 E-Mail: brad@evsolutions.net	BRAD
MECHANICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rfr@eocmg.com	ELIAS
ELECTRICAL:		
SACRAMENTO ENGINEERING CONSULTANTS	10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4468 FAX (916) 368-4490 E-Mail: rfr@eocmg.com	CONRAD
LANDSCAPE ARCHITECT		
RUDY YADAO	1501 EAST COLONIAL PARKWAY ROSEVILLE, CA 95661 (916) 774-9651 FAX (916) 774-2909 E-Mail: rjyad520@comcast.net	RUDY

DRAWING INDEX

DEVELOPMENT PLAN/DESIGN REVIEW

T-1 COVER SHEET

ARCHITECTURAL PLANS

A-1 MASTER SITE PLAN, AND MISC. NOTES
A-2 FLOOR PLAN & EXTERIOR ELEVATION
A-2.1 3781 RECYLE ROAD SITE PLAN & SITE PHOTOMETERICS

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS and NOTES

A.P.N. 072-0560-001

BUILDING SITE SUMMARY

JURISDICTION: CITY OF RANCHO CORDOVA
ZONING: M-2
CONSTRUCTION TYPE: V -N SPRINKLED
NUMBER OF STORIES: ONE
FIRE SPRINKLERS: YES
TOTAL SITE AREA: 55,103 S.F. (1.265 ACRES)
GROSS BUILDING AREA: 10,000 S.F.
BUILDING SITE COVERAGE: 18.15 %

BUILDING CODES USED:

1. The Contractor shall comply with State of California Title 24 and all State and local health and safty codes as listed below:

A. California Building Code, 2001 Edition.

B. Uniform Fire Code, 1998 Edition and California Fire Code. 2001 Edition.

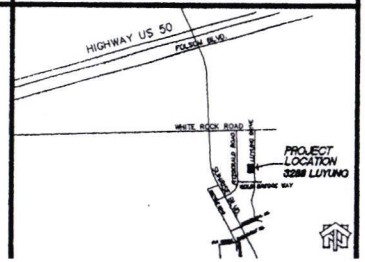
C. National Electrical Code, 1999 Edition.

D. Uniform Plumbing Code, 1997 Edition.

E. The Uniform Mechanical Code, 1997 Edition

F. The American Disabled Act (ADA) and the California Disabled Access Regulations.

VICINITY MAP



CONSULTANT
REVISIONS

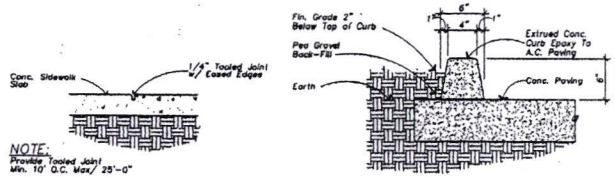
Bud Goldberg Architect
3233 MONIER CIRCLE • RANCHO CORDOVA, CA. 95742
(916) 207-5919 FAX (916) 638-2479

WAREHOUSE BUILDING
3781 RECYCLE ROAD
RANCHO CORDOVA CA.

COVER SHEET
DARIN MOORE + ASSOC.
GENERAL CONTRACTOR
3328 CALIFORNIA AVE. CARMICHAEL, CALIF.
536-8188

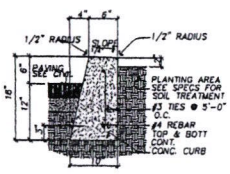
PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD

T-1

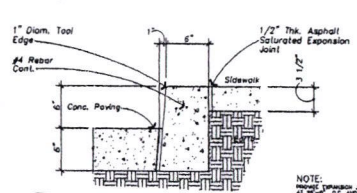


6 / A-1 **TOOL JOINT DET.**
Scale: 1"=1'-0"

5 / A-1 **CONC. CURB DETAIL**
Scale: 1 1/2"=1'-0"

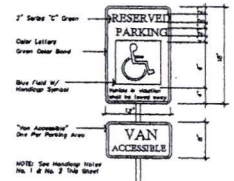


4 / A-1 **CONCRETE CURB**
Scale: 1"=1'-0"

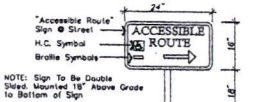


NOTE:
PROVIDE EXPANSION JOINTS AT 20'-0" O.C. AND AT SLOPE TRANSITS AND CORNERS.

3 / A-1 **CURB / WALK DETAIL**
Scale: 1 1/2"=1'-0"

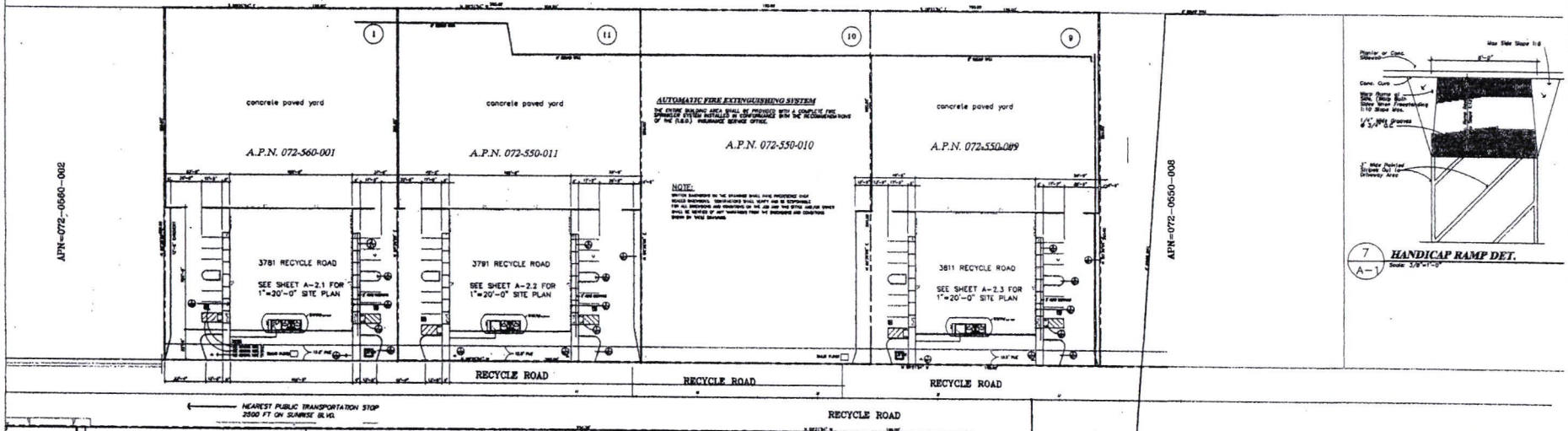


2 / A-1 **HANDICAP SIGN**
Scale: 3/8"=1'-0"



1 / A-1 **ACCESSABLE ROUTE SIGN**
Scale: 3/4"=1'-0"

7 / A-1 **HANDICAP RAMP DET.**
Scale: 3/8"=1'-0"



GENERAL HANDICAP NOTES:

1. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY, NOT LESS THAN 17 INCHES (431.8 mm) BY 22 INCHES (558.8 mm) IN SIZE WITH LETTERING NOT LESS THAN ONE INCH (25.4 mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LISCENSE PLATES ISSUED FOR PHYSICALLY HANDICAP PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE CLAIMED AT _____ OR BY TELEPHONING _____"
2. EACH PARKING SPACE RESERVED FOR THE HANDICAP SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL ,BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (45161.3 mm) IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES (2032 mm) FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES (914.4 mm) FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
3. EACH HANDICAP PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY IN WHITE PAINT ON BLUE BACKGROUND. IN A 3'-0" SQUARE MINIMUM.
4. HANDICAP RAMP 8'-0" WIDE AND 8'-0" LONG, WITH A MAX. SLOPE OF 1:12 WITH 1/4" WIDE GROOVES AT 3/4" O.C. APPROACH TO BE 5'-0" WIDE BY 14'-0" MINIMUM LONG, BOUNDARY STRIPES TO BE 4" WIDE AND DIAGONAL STRIPES TO BE 4" WIDE AND AT 3'-0" O.C. ALL PAINTED STRIPES TO BE WHITE TRAFFIC PAINT.

Master Site Plan for Four Parcels

SCALE: 1" = 40' - 0"

CONSULTANT

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RANCHO CORDOVA, CA. 95742
LIC. C-21 #18861 LIC. AZ #35305

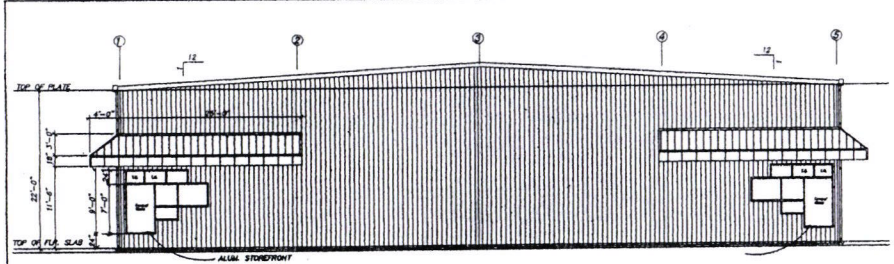
SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

FOUR PARCEL SITE PLAN

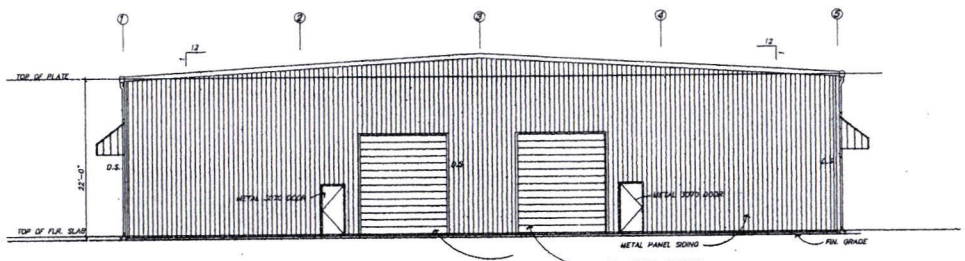
PROJ. NO. _____
DATE 12/18/02
DRAWN BY BGD
CHECKED BY BGD
SHEET NO.

A-1

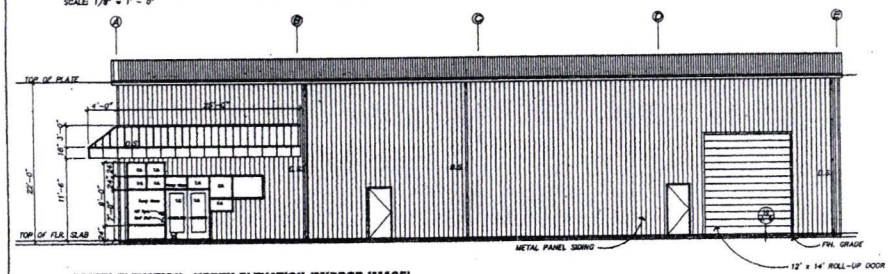
SHEETS



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



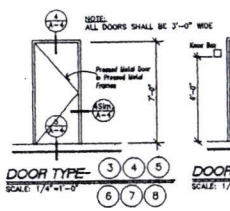
EAST ELEVATION
SCALE: 1/8" = 1' - 0"



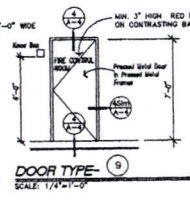
SOUTH ELEVATION NORTH ELEVATION (MIRROR IMAGE)
SCALE: 1/8" = 1' - 0"

GENERAL DOOR NOTES:

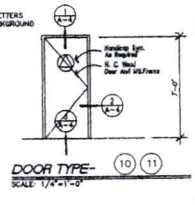
1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISHED FLOOR.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS OF EXIT DOORS ARE NOT TO EXCEED 1/2" IN HEIGHT.
7. PROVIDE SAFETY GLASS OR TEMPERED GLASS IN AND WITHIN 4'-0" (IN ANY DIRECTION) OF ANY DOOR AND WITHIN 24" OF FINISH FLOOR.
8. PROVIDE DEAD BOLT IN ALL EXTERIOR HOLLOW METAL DOORS. MASTER KEY ALL DOOR LOCKS.
9. STOREFRONT FRAME AND GLAZING SHALL BE U.S. ALUMINUM CORP. x-400 SERIES OR APPROVED EQUAL. ALUMINUM IS TO BE BRONZE ANNODIZED FRAMES WITH GRAYLITE GLASS 3/16" THICK, O-3 QUALITY. (SEE NOTE #8 ABOVE)
10. ALUMINUM FRAME ENTERANCE DOORS SHALL BE U.S. ALUMINUM CORP. SERIES 100 WITH RECESS PULL OR EQUAL WITH TEMPERED GRAYLITE GLASS. INCLUDE ALL HARDWARE AND THRESHOLDS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
11. IN GROUP B OCCUPANCIES PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS TO BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.



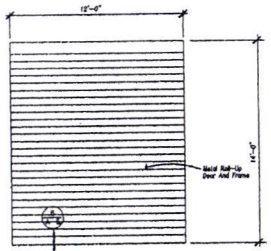
DOOR TYPE- (3) (4) (5) (6) (7) (8)
SCALE: 1/4"=1'-0"



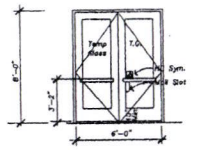
DOOR TYPE- (9)
SCALE: 1/4"=1'-0"



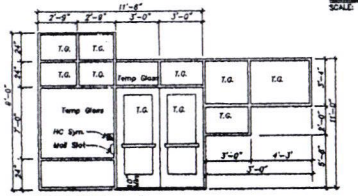
DOOR TYPE- (10) (11)
SCALE: 1/4"=1'-0"



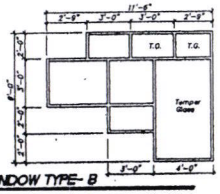
DOOR TYPE- (12) (13) (14) (15)
SCALE: 1/4"=1'-0"



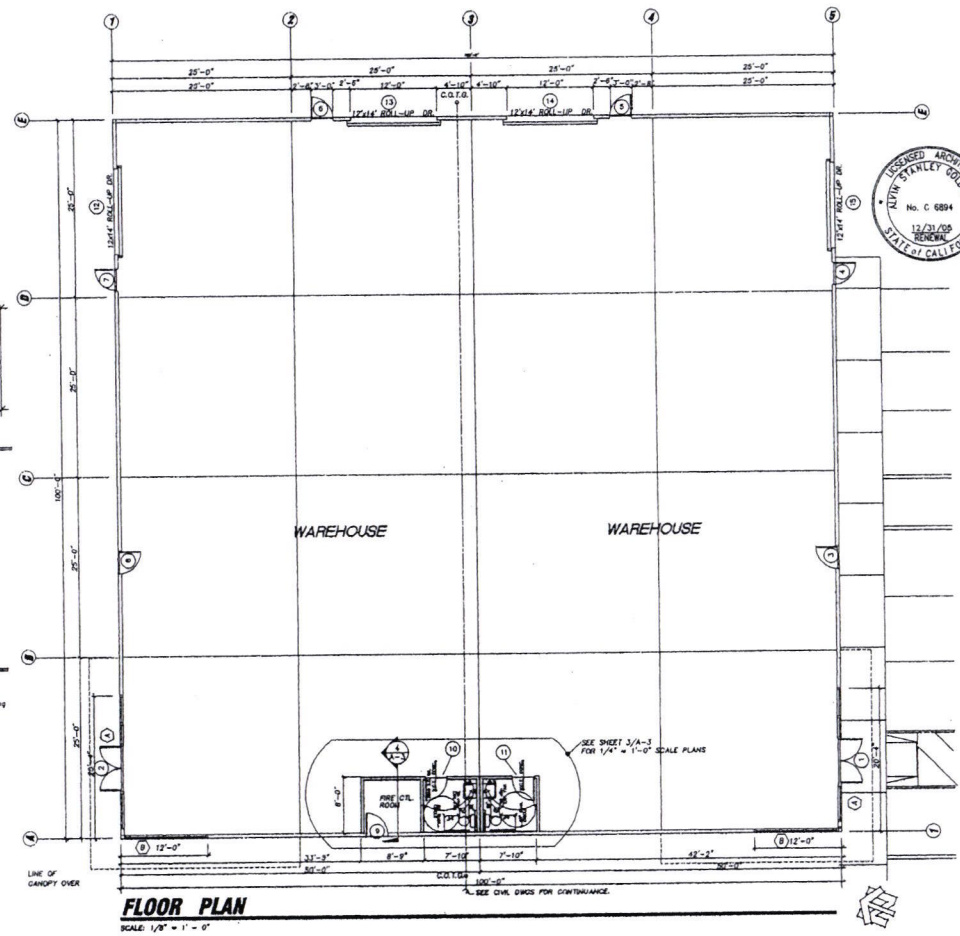
DOOR TYPE- (1) (2)
SCALE: 1/4"=1'-0"
Alum. Storefront Assembly
Anodized Bronze Frame Finish
w/ 1/4" Thk. Temp. Graylite #14 Glazing



(A) **WINDOW TYPE- A**



(B) **WINDOW TYPE- B**



FLOOR PLAN
SCALE: 1/8" = 1' - 0"

ALVIN STANLEY GOLDBERG
LICENSED ARCHITECT
No. C 6894
12/31/05
RENEWAL
STATE of CALIFORNIA

CONSULTANT

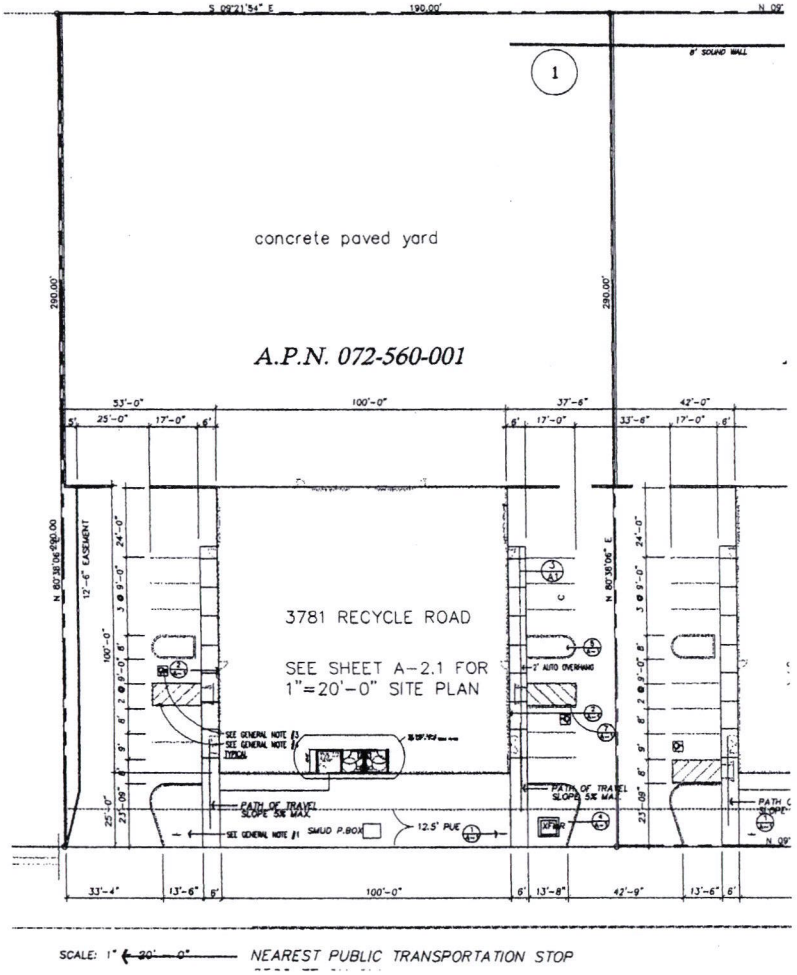
REVISIONS

Bud Goldberg, Architect

WAREHOUSE BUILDING
RECYCLE ROAD
RANCHO CORDOVA CA.

FLOOR PLAN & ELEVATIONS
DARIN MOORE & ASSOC.
GENERAL CONTRACTOR

PROJ. NO.
DATE 2/25/04
DRAWN BY BUD
CHECKED BY BUD
SHEET NO.
A-2
OF SHEETS



LUMINAIRE LOCATIONS

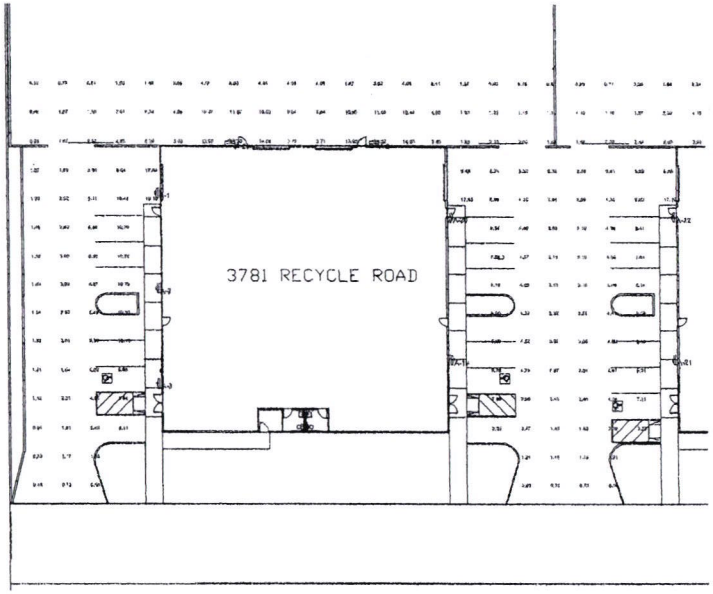
No.	Label	Location X	Location Y	Location Z	Aim X	Aim Y	Aim Z	Orientation	Tilt	X	Y	Z
1	A	49.4	299.1	14.0	14.0	270.0	0.0	49.4	299.1	0.0
2	A	49.4	266.8	14.0	14.0	270.0	0.0	49.4	266.8	0.0
3	A	49.4	232.3	14.0	14.0	270.0	0.0	49.4	232.3	0.0
4	A	329.9	299.1	14.0	14.0	90.0	0.0	329.9	299.1	0.0
5	A	329.9	265.8	14.0	14.0	90.0	0.0	329.9	265.8	0.0
6	A	329.9	232.3	14.0	14.0	90.0	0.0	329.9	232.3	0.0
7	A	613.6	299.3	14.0	14.0	270.0	0.0	613.6	299.3	0.0
8	A	613.5	266.0	14.0	14.0	270.0	0.0	613.5	266.0	0.0
9	A	613.5	232.5	14.0	14.0	270.0	0.0	613.5	232.5	0.0
10	A	715.0	299.2	14.0	14.0	90.0	0.0	715.0	299.2	0.0
11	A	715.0	265.9	14.0	14.0	90.0	0.0	715.0	265.9	0.0
12	A	715.0	232.4	14.0	14.0	90.0	0.0	715.0	232.4	0.0
13	A	520.0	82.8	14.0	14.0	270.0	0.0	520.0	82.8	0.0
14	A	520.0	66.0	14.0	14.0	270.0	0.0	520.0	66.0	0.0
15	A	520.0	26.0	14.0	14.0	270.0	0.0	520.0	26.0	0.0
16	A	621.4	82.7	14.0	14.0	90.0	0.0	621.4	82.7	0.0
17	A	621.4	66.4	14.0	14.0	90.0	0.0	621.4	66.4	0.0
18	A	621.4	25.8	14.0	14.0	90.0	0.0	621.4	25.8	0.0
19	A	151.0	340.8	14.0	14.0	90.0	0.0	151.0	340.8	0.0
20	A	151.0	290.7	14.0	14.0	90.0	0.0	151.0	290.7	0.0
21	A	228.7	240.7	14.0	14.0	270.0	0.0	228.7	240.7	0.0
22	A	228.7	290.9	14.0	14.0	270.0	0.0	228.7	290.9	0.0
23	A	76.1	316.5	14.0	14.0	0.0	0.0	76.1	316.5	0.0
24	A	135.1	316.5	14.0	14.0	0.0	0.0	135.1	316.5	0.0
25	A	284.4	316.5	14.0	14.0	0.0	0.0	284.4	316.5	0.0
26	A	304.4	316.5	14.0	14.0	0.0	0.0	304.4	316.5	0.0
27	A	592.3	316.3	14.0	14.0	0.0	0.0	592.3	316.3	0.0
28	A	592.3	316.3	14.0	14.0	0.0	0.0	592.3	316.3	0.0
29	A	945.8	8.4	14.0	14.0	180.0	0.0	945.8	8.4	0.0
30	A	596.0	8.4	14.0	14.0	180.0	0.0	596.0	8.4	0.0

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	30	TWH 400M	GLASS REFRACTOR WALL-PAK	400W METAL HALIDE CRAM LAMP	941121202.ies	36000	0.72	485

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.81 fc	20.61 fc	0.20 fc	102.61	24.1:1



SITE PLAN FOR 3781 RECYCLE ROAD

PHOTOMETERICS FOR 3781 RECYCLE ROAD

SCALE: 1" = 20' - 0"

CONSULTANT

REVISIONS

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3333 MANOR OAKS
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RANCHO CORDOVA, CA. 95742
FAX (916) 638-2476
LIC. CA-C28884

SPEC. WAREHOUSE
RECYCLE ROAD
RANCHO CORDOVA, CALIFORNIA

SITE PLAN
3781 RECYCLE ROAD

PROJ. NO.
DATE 12/18/01
DRAWN BY BG
CHECKED BY BG
SHEET NO.
A-2.1
OF SHEETS

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Color Building Rendition, Color Landscape Plans & Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 18

Memorandum

Date: May 14, 2004

To: Honorable City Council
Ted A. Gaebler, City Manager

From: Gene Albaugh

Subject: Public Hearing: Community Facilities Fees

Recommendation: Conduct a public hearing and initiate the recommended Community Facilities Fee Program by adopting the proposed Resolution 59-2004.

Background and Discussion: In October your Council adopted a resolution authorizing the preparation of a public facilities fee analysis, the hiring of a space planner/architect to estimate future public facility space needs and the hiring of a municipal fee consultant to prepare a nexus study. The City retained Chong Partners Architecture and Daniel C. Smith and Associates for the space needs along with Goodwin Consulting, Inc. to provide a rational nexus in the fee program.

At your Council's March 24th Special meeting, Christopher Wilson of Chong Partners, made a presentation to your Council. The architect was asked to also include a museum, parking structure and cemetery in their final facility list. This architect was able to provide details on the parking structure and museum in their report. Cemeteries require a separate consultant specializing in that area of expertise. A cemetery is not included in this fee program.

As new development continues in the City, municipal facilities will be required to serve future development The City has identified these facilities to include a city hall, a police station and equipment including vehicles, a community center, a city corporation yard, library facilities, a city museum and a parking structure. The estimated total cost of these municipal facilities is $195,899,000.

The Community Facilities Fee Program is established through the Nexus Study which ensures that a nexus exists between future development in the City, the need and use of the proposed facilities, and the amount of the development impact fee assigned to future land uses. This Community Facilities Fee Program complies with AB 1600 nexus requirements because the fees are set to mitigate the specific impacts that will result from new development in the City.

Fiscal Impact: The attached executive summary includes the purpose of the program nexus study, the fees included in the program, a summary of the fees, future fee adjustments. Based on the analysis of the fee program, about 63.1% of the total cost of the facilities will be generated by this Community Facilities Fee Program.

Conclusion: Council action adopting the required documents to initiate the Community Facilities Fee Program.

AGENDA ITEM # 19

• add cemetery
• add school admin

RESOLUTION NO. 59-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ESTABLISHING A COMMUNITY FACILITIES FEE WITHIN THE CITY OF RANCHO CORDOVA TO FUND CONSTRUCTION OF MUNICIPAL FACILITIES

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") finds that, due to anticipated future development in the City, municipal facilities will be required to serve the resulting increase in City population; and

WHEREAS, a Community Facilities Fee Program Nexus Study, dated April 12, 2004 (the "Study") (attached as Attachment 1 hereto and incorporated herein by this reference), was prepared by Goodwin Consulting Group, Inc., and analyzes future use of and need for new City public facilities resulting from contemplated future development in the City, and analyzes the nexus between the use and need for such facilities on the one hand, and the amount of the development impact fee assigned to future land uses in the City, on the other hand. These facilities will be funded through a City Community Facilities Fee ("CFF") Program, which contains a separate fee component for each facility;

WHEREAS, the Study incorporates a Needs Assessment study by Chong / Partners Architecture and Daniel C. Smith and Associates, Inc., dated February 17, 2004, which study sets forth the relationship between estimated City population increase resulting from contemplated future development, needed facilities and staffing, and the estimated costs of new facilities and staffing; and

WHEREAS, the City Council finds that the construction and construction-related costs of the following community facilities (collectively, the "Community Facilities") is necessary and/or desirable to meet the needs and goals of the City:

- City hall facilities (i.e., construction of a new city hall building, furnishings, equipment, land acquisition, and financing costs);
- Police station and vehicles (i.e., financing, land acquisition, and construction of a police station and the purchase of police vehicles);
- Community center (i.e., construction of a new community center building, furnishings, equipment, financing, and the purchase of land);
- City corporation yard (i.e., corporation yard building, furnishings, equipment, financing, and the purchase of land);
- Library (i.e., library building, furnishings, equipment, books, financing, and the purchase of land);
- Museum; (i.e., museum building, furnishings, equipment, financing, and the purchase of land); and
- Parking Structure (including the financing and the purchase of land); and

WHEREAS, Article XI, section 7, of the California Constitution authorizes cities and counties to impose and charge development impact fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of proposed development; and

WHEREAS, Government Code section 66017 requires that a local agency hold a noticed public

hearing, at which oral or written presentations can be made, prior to the adoption of a resolution approving a new development impact fee or increasing an existing development impact fee; and

WHEREAS, all written and oral presentations received at or before said hearing have been duly considered by the City Council; and

WHEREAS, the Study was available for public inspection and review for ten days prior to this public hearing; and

WHEREAS, the City Council finds that future development in the City will generate the need for the Community Facilities, and that these Community Facilities are consistent with the City's General Plan.

WHEREAS, after considering the Study and the testimony received at this noticed public hearing, the City Council wants to approve and adopt the Study; and

WHEREAS, the City Council finds that in order to help fund the costs of constructing the Community Facilities, it will be necessary to levy a development impact fee upon all new construction within the City ("Community Facilities Fee" or the "Fee"); and

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

A. The purpose of the fee is to finance construction (including construction-related costs) of the Community Facilities to mitigate the impacts caused by future development in the City, and resulting growth in City population.

B. The Fees collected pursuant to this resolution shall be used to finance the construction of the Community Facilities identified herein and in the Study.

C. The Study and the testimony establish:

1. That there is a reasonable relationship between the use of the Community Facilities Fee and the type of development projects on which the Fee is imposed because the development impact fees collected from the CFF Program will be used to mitigate the impacts of such development by funding the construction of municipal facilities needed by the City due to the new demand for community services that will be generated by residents of the new development; and

2. That there is a reasonable relationship between the need for the public facilities and the impacts of the types of development on which the corresponding fee is imposed because the Fee is imposed on those types of development--residential and non-residential (i.e., commercial, office and industrial)--that will generate the need for the public facilities to which the CFF Program directs the Fee; and

3. That there is a reasonable relationship between the amount of the Fee and the cost of the public facility or portion of the public facility attributable to the development on which the Fee is imposed because the amount of the Fee is based upon the portion of the cost of the Community Facilities for which future development will be responsible, and recognizes that the need for public facilities is related

to the level of service demanded and varies in proportion to the number of residents or employees generated by a particular development, and the Fee for a particular development therefore reflects the number of residents or employees generated by that particular development because it is tailored according to the development's land use type (using a per-dwelling-unit basis for residential land use categories and per square-foot-of-building-space basis for non-residential land use categories).

D. Consistent with Government Code section 66005(a), the Fees set forth in the schedule attached as Attachment 2 hereto, and incorporated herein by this reference, and in the Study do not exceed the estimated reasonable cost of providing the facilities for which the Fee is being imposed.

E. The method of allocation of the Community Facilities Fee to a particular development bears a fair and reasonable relationship to each development's burden on, and benefit from, the facilities to be funded by the Fee, because the Fee is allocated based upon the portion of the cost of the Community Facilities for which future development will be responsible, recognizing that the need for public facilities varies in proportion to the number of residents or employees generated by a particular development, and reflecting this principle by ensuring that the development's land use type is a key component for calculating the Fee (using a per-dwelling-unit basis for residential land use categories and per square-foot-of-building-space basis for non-residential land use categories).

F. The City Council finds that the Community Facilities Fees are not subject to the California Environmental Quality Act (CEQA) due to section 15273(a)(4) of the CEQA Guidelines. Guideline 15273(a)(4) is a statutory exemption for "establishment, structuring, restructuring, or approval of rates ... for the purpose of (4) obtaining funds for capital projects, necessary to maintain service within existing service areas. The City Council finds section 15273(a)(4) applicable because:

1. The purpose of the Community Facilities Fees is to finance public facilities (i.e., the Community Facilities) to reduce the impacts caused by future developments in the City; and

2. The future development of the City will generate the need for such public facilities; and

3. The Fees are a charge by the City, a public agency, to obtain funds for capital projects necessary to maintain service within the City, an existing service area; and

G. The City Council finds that, because the City is newly incorporated and does not have Community Facilities, construction of the Community Facilities to mitigate the impacts caused by future development in the City, and resulting growth in City population, constitutes a current and immediate threat to the public health, welfare and safety, in accordance with Government Code section 66017(b), which threat authorizes the City to use its interim authority pursuant thereto to cause this Resolution to take effect immediately after its adoption.

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

1. Definitions

a. "Development" shall mean the construction, alteration, addition, occupancy or use of any building or structure within the City.

b. "Dwelling Unit" shall mean a dwelling unit as defined in the Uniform Building Code (UBC) as adopted by the City.

c. "Multiple Unit" shall mean any dwelling unit which is not a single family unit.

d. "Single Family Unit" shall mean a dwelling unit for which no enclosing walls, including the walls of any attached structures, are within six (6) feet of an enclosing wall of another dwelling unit or a wall of an attached structure of that unit. A mobile home is a single-family unit.

e. "Square Foot" shall mean every square foot of floor area as defined in the UBC as adopted by the City, except for floor area devoted exclusively to parking. The City Manager or his/her designee shall determine the square footage of any project which cannot be calculated by using the definition of floor area.

f. "Land Area" shall mean every square foot of parcel area.

2. Timing of Fees Imposed.

a. A Community Facilities Fee shall be charged and paid at the time of issuance of a building permit for development. The Fee shall be paid as a condition of any extension or renewal of a building permit issued after the effective date of this resolution, if the Fee has not been paid previously.

b. To the extent permitted by law, the Fee shall be paid prior to occupancy by any development built by any entity that is not required to obtain a building permit from the City.

3. Amount of Fee.

a. The Fee shall be in the amount specified in the Schedule of Fees (Attachment 2), as adjusted in accordance with Paragraph 10 of this resolution.

b. For specialized or unique development projects, the City Manager or his/her designee, at the time development fees are to be levied, shall determine the amount of the Fee in accordance with the standards set forth in this resolution and the specific characteristics of the development at issue, in order to categorize the development into the proper land use category and to determine the Fee pertaining thereto.

4. Exemptions From Fee.

The Fee shall not be imposed on any of the following:

a. Any alteration or addition to a residential structure, except to the extent that additional units are created or square footage is increased;

b. Any replacement or reconstruction of an existing residential or non-residential structure that has been destroyed or demolished, provided that the building permit for

reconstruction is obtained within two years after the building was demolished, unless the replacement or reconstruction increases the square footage of the structure ten percent or more, or changes the use of the structure to a different land use category, as described in the Study.

5. Payment of Other Fees Required.

Notwithstanding any other provision of this resolution, every development is responsible for the payment of all other applicable fees adopted or imposed by the City.

6. Use of Fee Revenues.

a. In accordance with Government Code § 66006(a), the revenues raised by payment of the Fees shall be deposited with the other fees for the construction or improvement of the Community Facilities in a separate capital facilities account or fund, along with any interest income on such account, in a manner to avoid any commingling of the Fees with other revenues and funds of the City.

b. The revenues raised by payment of the Fees shall be used for the following purposes:

(1) To pay for design and construction of the Community Facilities, including without limitation, direct costs, such as site development, facility construction, and parking, and indirect costs, such as architecture and engineering fees and other consultant fees, project administration, testing and inspection, permits and plan review, soils testing, data communication, and furniture, fixtures and equipment costs;

(2) To reimburse the City for the Community Facilities constructed by the City with funds from other sources, unless the City funds were expended to remedy existing deficiencies as identified in the Study or were obtained from grants or gifts;

(3) To reimburse developers who have designed and constructed designated public facilities which are oversized with supplemental size, length, or capacity; and

(4) To pay for and/or reimburse costs of program development and ongoing administration of the CFF Program.

7. Accounts.

The City Manager or his/her designee may create accounts to which the Fees collected pursuant to this resolution will be deposited.

8. Expenditures of the Fee.

In accordance with Government Code section 66006(a), the City shall expend the Fees only for

those facilities listed in the Recitals of this Agreement, and solely for the purpose for which the fee was collected.

9. Periodic Review.

a. As required by Government Code section 66006(b), for each separate account or fund established pursuant to Government Code section 66006(a), the City, within 180 days after the last day of each fiscal year, shall prepare a report, made available to the public, which contains the information for the fiscal year, as provided in section 66006(b).

b. For the fifth fiscal year following the first deposit into the account or fund established pursuant to Government Code section 66006(a), and every five years thereafter, the City shall, with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted, make the findings required by Government Code section 66001(d).

c. Pursuant to Government Code section 66002, the City Council shall also review and annually update, as part of any adopted capital improvement plan each year, the approximate location, size, time of availability and estimates of cost for all Community Facilities to be financed with the Fee.

10. Subsequent Fee Analysis and Adjustment.

a. The Fee established herein is adopted and implemented by the City Council in reliance on the Study. The City may conduct further study and analysis to determine whether the Fee should be revised. When additional information is available, the City Council may review the Fee to determine that the amounts are reasonably related to the impacts of development in the City. The City shall make the findings required by Government Code section 66001(d), as described in Paragraph 9.b. of this Agreement.

b. The City Council may adjust the Fee in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised costs, or changes in demographics or the City's land uses, subject to the notice and hearing requirements of Government Code section 66018. In addition to such adjustments, the Fee for each type of development will automatically be adjusted by the change in the 20-city Construction Cost Index (CCI), as reported in the *Engineering News Record* for the 12-month period ending October of the prior year.

c. The City Manager or his/her designee will determine whether certain redevelopment projects may be eligible for a fee adjustment depending in whole or in part upon whether the project results in a change of land use on a particular parcel.

d. Except as otherwise provided herein, the CFF Program shall apply to all future development in the City, as well as any development in land annexed by the City in the future.

11. Effective Date.

The Fee provided in this resolution shall be effective and permanent on the sixtieth (60th) day following adoption of this resolution.

On an interim basis, the Fee provided in this resolution shall be effective immediately, to protect the public health, welfare and safety, in accordance with Government Code section 66017(b). The City may extend this interim authority for an additional 30 days, in compliance with section 66017(b).

12. Severability.

Each component of the Community Facilities Fee and all portions of this resolution are severable. Should any individual component of the Fee or other provision of this resolution be adjudged to be invalid and unenforceable, the remaining provisions shall be and continue to be fully effective, and the Fee shall be fully effective except as to that portion that has been judged to be invalid.

On a motion by Councilperson _____, seconded by Councilperson_____, the foregoing resolution was passed and adopted by the City Council of the City of Rancho Cordova, this _____ day of _____, 2004, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

LIST OF ATTACHMENTS

Attachment 1 - Community Facilities Fee Program Nexus Study, dated April 12, 2004, prepared by Goodwin Consulting Group, Inc.

Attachment 2 - Schedule of Fees

ATTACHMENT 1

COMMUNITY FACILITIES FEE PROGRAM NEXUS STUDY

City of Rancho Cordova
Community Facilities Fee Program Nexus Study

Executive Summary

PURPOSE OF CFF PROGRAM NEXUS STUDY

As new development continues within the City, municipal facilities will be required to serve future development. The City has identified these facilities to include a city hall, a police station and equipment, a community center, a city corporation yard, library facilities, a city museum, and a parking structure. These facilities will be funded through the City's Community Facilities Fee ("the CFF") Program, which contains a separate fee component for each. The CFF Program is described in detail in this Community Facilities Fee Program Nexus Study (the "Nexus Study"). The fee program will apply to all future growth within the City limits.

The City of Rancho Cordova retained Goodwin Consulting Group, Inc. to establish the Rancho Cordova Community Facilities Fee Program. The CFF Program is established through the Nexus Study which ensures that a rational nexus exists between future development in the City and the use and need of the proposed facilities. The CFF Program is compliant with the laws set forth in AB 1600 and ensures that a rational nexus exists between future development in the City and (i) the use and need of the proposed facilities, and (ii) the amount of the development impact fee assigned to future land uses. This CFF Nexus Study demonstrates that a reasonable relationship exists between the development impact fee to be levied on each type of land use and the cost of the facilities attributable to that land use.

FEES INCLUDED IN CFF PROGRAM

The City of Rancho Cordova has determined that the CFF Program is needed to mitigate the impacts of future development on the following municipal facilities:

- City Hall
- Police Station and Vehicles
- Community Center
- Corporation Yard
- Library
- Museum
- Parking Structure

SUMMARY OF THE CFF FEE

The table below summarizes the fee components in the CFF Program as calculated in this report. Note that the library fee component of the CFF will not be levied on development in the Sunrise Douglas Specific Plan area since this area will fund a 20,000 square foot library facility.

	City Hall	Police	Community Center	Corp. Yard	Library (1)	Museum	Parking Structure	Admin (3.75%)	Total CFF
Residential					*Per Unit*				
Single Family	$522	$686	$631	$188	$490	$214	$219	$111	**$3,061**
Multi-Family	$408	$536	$493	$147	$383	$167	$171	$86	**$2,391**
Non-Residential					*Per Building SF*				
Commercial	$0.09	$0.11	$0.11	$0.03	N/A	N/A	$0.04	$0.01	**$0.39**
Office	$0.14	$0.19	$0.18	$0.05	N/A	N/A	$0.06	$0.02	**$0.64**
Industrial	$0.04	$0.05	$0.04	$0.01	N/A	N/A	$0.02	$0.01	**$0.17**

(1) The Sunrise Douglas Community Plan Area will not be subject to the library fee since development in this area will fund separate library facilities.

FEE ADJUSTMENTS

The CFF may be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised costs, or changes in demographics or the City's land uses. In addition to such adjustments, the fees will be inflated automatically each year by a predetermined index. The City's building department will determine the specific characteristics of the development at the time development fees are to be levied in order to categorize the development into the proper land use category and to determine the CFF.

I. Introduction

The City of Rancho Cordova (the "City") is located in the eastern central portion of Sacramento County along Highway 50, neighboring the cities of Sacramento and Folsom. On July 1, 2003, Rancho Cordova incorporated and became the seventh city in Sacramento County.

At the time of incorporation, the City assumed full responsibility for a variety of municipal facilities and services, although the County of Sacramento continues to provide some facilities and services. Also upon incorporation, the City assumed responsibility for local planning, including long-range and current planning for land uses and development projects.

The City has deemed it necessary to construct certain municipal facilities that will serve the City's current as well as future populace. Funding for these facilities will come from several sources, including development impact fees, the City's general fund, various reserve funds and other unidentified funding sources. The Community Facilities Fee Program discussed in this report will apply to all future development occurring in the City as well as any development in future City annexations.

PURPOSE OF CFF STUDY

As development continues within the City, municipal facilities will be required to serve the new populace. The City has identified these facilities to include a city hall, a police station and equipment, a community center, a city corporation yard, library facilities, a city museum, and a City parking structure. These facilities will be funded through the City's Community Facilities Fee ("the CFF") Program, which contains a separate fee component for each facility. The CFF Program is described in detail in this Community Facilities Fee Program Nexus Study (the "Nexus Study"). The fee program will apply to all future growth within the City limits. The CFF complies with AB 1600 nexus requirements because the fees are set to mitigate the specific impacts that will result from new development in the City.

The City of Rancho Cordova retained Goodwin Consulting Group, Inc. to establish the Rancho Cordova Community Facilities Fee Program. The CFF Program is established through the Nexus Study which ensures that a rational nexus exists between future development in the City and the use and need of the proposed facilities. The CFF Program is compliant with the laws set forth in AB 1600 and ensures that a rational nexus exists between future development in the City and (i) the use and need of the proposed facilities, and (ii) the amount of the development impact fee assigned to

future land uses. This CFF Nexus Study demonstrates that a reasonable relationship exists between the development impact fee to be levied on each type of land use and the cost of the facilities attributable to that land use.

CFF Program Nexus Requirements (AB 1600)

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Section 66000 et. seq. of the Government Code. AB 1600, also referred to as the Mitigation Fee Act, requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee will be put.
3. Determine how there is a reasonable relationship between:
    A. The fee's use and the type of development project on which the fee is imposed.
    B. The need for the public facility and the type of development project on which the fee is imposed.
    C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this CFF Nexus Study is to demonstrate that all components of the Community Facilities Fee comply with AB 1600. The assumptions, methodology, facility standards, costs, and cost allocation factors that were used to establish the nexus between the Community Facilities Fee and the development on which it will be levied are summarized in the subsequent sections of this report.

ATTACHMENT 1

COMMUNITY FACILITIES FEE PROGRAM NEXUS STUDY

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES FEE
PROGRAM NEXUS STUDY

April 12, 2004

GOODWIN CONSULTING GROUP, INC.
701 University Avenue, Suite 225
Sacramento, California 95825
(916) 561-0890

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES FEE PROGRAM NEXUS STUDY

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City of Rancho Cordova
Community Facilities Fee Program Nexus Study

Executive Summary

PURPOSE OF CFF PROGRAM NEXUS STUDY

As new development continues within the City, municipal facilities will be required to serve future development. The City has identified these facilities to include a city hall, a police station and equipment, a community center, a city corporation yard, library facilities, a city museum, and a parking structure. These facilities will be funded through the City's Community Facilities Fee ("the CFF") Program, which contains a separate fee component for each. The CFF Program is described in detail in this Community Facilities Fee Program Nexus Study (the "Nexus Study"). The fee program will apply to all future growth within the City limits.

The City of Rancho Cordova retained Goodwin Consulting Group, Inc. to establish the Rancho Cordova Community Facilities Fee Program. The CFF Program is established through the Nexus Study which ensures that a rational nexus exists between future development in the City and the use and need of the proposed facilities. The CFF Program is compliant with the laws set forth in AB 1600 and ensures that a rational nexus exists between future development in the City and (i) the use and need of the proposed facilities, and (ii) the amount of the development impact fee assigned to future land uses. This CFF Nexus Study demonstrates that a reasonable relationship exists between the development impact fee to be levied on each type of land use and the cost of the facilities attributable to that land use.

FEES INCLUDED IN CFF PROGRAM

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PURPOSE OF CFF STUDY

As development continues within the City, municipal facilities will be required to serve the new populace. The City has identified these facilities to include a city hall, a police station and equipment, a community center, a city corporation yard, library facilities, a city museum, and a City parking structure. These facilities will be funded through the City's Community Facilities Fee ("the CFF") Program, which contains a separate fee component for each facility. The CFF Program is described in detail in this Community Facilities Fee Program Nexus Study (the "Nexus Study"). The fee program will apply to all future growth within the City limits. The CFF complies with AB 1600 nexus requirements because the fees are set to mitigate the specific impacts that will result from new development in the City.

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1. Identify the purpose of the fee.
2. Identify the use to which the fee will be put.
3. Determine how there is a reasonable relationship between:
    A. The fee's use and the type of development project on which the fee is imposed.
    B. The need for the public facility and the type of development project on which the fee is imposed.
    C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this CFF Nexus Study is to demonstrate that all components of the Community Facilities Fee comply with AB 1600. The assumptions, methodology, facility standards, costs, and cost allocation factors that were used to establish the nexus between the Community Facilities Fee and the development on which it will be levied are summarized in the subsequent sections of this report.

ORGANIZATION OF REPORT

The remainder of this report has been organized into the following sections:

Section II	Provides a detailed explanation of the methodology used to calculate the impact fee for each fee component in the CFF
Section III	Defines the demographics and land use categories to be used in the application of the fees
Sections IV-X	Provides the details of the costs and fee calculations for the city hall, police, community center, corporation yard, library, museum, and parking structure
Section XI	Provides a summary of the impact fee component rates calculated in this report
Section XII	Addresses future fee adjustments, fee implementation and administrative responsibilities required by the fee program.

II. Fee Methodology

When impact fees are calculated, an analysis must be presented in enough detail to demonstrate that a logical, thorough consideration was applied in the process of determining how the fee relates to the impacts from new development. Various findings must be made to ensure that there is a need for, as well as, a reasonable relationship between the fee amount and the type of development on which that impact fee will be levied. The methodology used to establish this reasonable relationship is defined in the following section of this report.

FEE METHODOLOGY

The City must analyze existing facilities, geographic constraints, and current levels of service in order to identify future facility needs. This information is analyzed in conjunction with a projection of the amount and location of future development in order to determine the adequacy of existing facilities and the demand for new facilities that will be required. Because the City was recently incorporated, it has no existing facilities and is establishing various existing levels of service through a Needs Assessment Study it has recently commissioned.

The steps used to calculate a fee component of the CFF include the following:

Step 1. Identify existing development within the City and estimate future growth projections for residential and nonresidential development

Step 2. Determine the facilities and the size of the facilities that will be needed to serve projected growth and, if necessary, the existing development in the City

Step 3. Estimate the gross cost of facilities needed to serve the current and future City population and determine that portion of the cost for which future growth will be responsible

Step 4. Subtract revenues available from alternative funding sources such as federal, state, or other funding source, if any, to identify a net facilities cost that will be allocated to future development; at this time, no alternative funding sources of revenue are expected by the City

Step 5. Identify the demand variable that will be used to allocate facilities costs on a benefit rationale basis to each current and future land use; facilities costs in this Nexus Study were allocated on a basis of either persons served (residents plus employees) or residents served for each of the facilities

Step 6. Estimate the total amount of persons or residents served that will be generated by all current and future development land use categories by multiplying the land uses by their assigned demand variables and taking the sum

Step 7. Based on the sum of the demand variables (i.e., persons served or residents served) determine the portion of the facility that benefits current development and future development in the City; based on this benefit determination, allocate the total cost of the facility to current and future development within the City

Step 8. Divide the cost of each facility allocated to future development by the total of the demand variables projected from Step 7 to calculate a cost per person or resident served

Step 9. Multiply the cost per person or resident served by the amount of residents or employees estimated for each land use category to determine the impact fee for that land use category; this Nexus Study contains fees calculated based on residential units and building square footage for nonresidential land use categories

III. Population and Land Use Categories

POPULATION

The City of Rancho Cordova area is expected to experienced significant growth in the near future. As of January 1, 2004, the Department of Finance estimates the City's population to be approximately 57,000. Over the next twenty to twenty-five years, the City expects its population to increase to approximately 175,000 residents.

The City estimates it currently has approximately 55,000 jobs. Job growth over the next twenty to twenty-five years is projected to increase to approximately 64,000 jobs. Current and future population and employment figures as well as persons per household, nonresidential floor area ratios, and building square footage assumptions are presented in Table A-1 of Appendix A.

LAND USE CATEGORIES

The Mitigation Fee Act requires that a reasonable relationship exist between the need for public facilities and the type of development on which an impact fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the number of residents or employees generated by a particular land use type. Therefore, land use categories have been defined in order to distinguish between relative impacts on facilities. All fee components of the CFF have been calculated per dwelling unit for residential land use categories and per square-foot of building space for non-residential land use categories.

The following land use categories are identified for purposes of the CFF:

Single Family: all single family residential development categories, including duplex units

Multi-Family: all multi-family residential development categories, including residential buildings with three or more units

Commercial: Retail and service businesses, including but is not limited to, shopping centers, general commercial, restaurants, car sales, supermarkets, and gas stations.

Office: Includes, but is not limited to, buildings in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted

Industrial: Contains industrial-type businesses such as manufacturing, fabrication, and warehousing

City staff will make the final determination as to which land use category a particular development type will be assigned. Staff will determine the land use category that corresponds most directly to the development or alternatively, can determine that none of the land use categories in this Nexus Study adequately correspond to the development in question and may work in conjunction with the City Engineer or other staff members to determine the applicable fee amounts.

IV. City Hall Fee Component of the CFF

This section of the report identifies the facilities, costs, and the fee rates required to fund a new city hall. The city hall fee component of the CFF meets the AB 1600 nexus requirements, as discussed in the table below.

AB 1600 Nexus Test for the City Hall Fee Component of the CFF	
Identify Purpose of Fee	Funding for a new city hall building, furnishings, equipment, land acquisition, and financing costs
Identify Use of Fee	Fee revenue from future development will fund a fair share portion of the construction, land acquisition, and financing of the city hall facilities costs. The City will contribute funding for a portion of this facility to pay for the existing development's fair share of the costs.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees in the City of Rancho Cordova that will increase the demand for additional City administrative staff. Additional City personnel will be housed at the new city hall building. A portion of the impact fees collected from the CFF, as well as contributions from other City sources, will be used to fund this facility.

ASSUMPTIONS

The City currently leases sufficient office space for its administrative functions to serve the City's current population. However, as the City experiences significant population growth, additional city staff will be necessary to serve the future population. In turn, the additional staff will require additional building space, furnishings and equipment, creating a need for a new city hall.

Table A-2 in Appendix A shows the assumptions used in the calculation of the city hall fee component of the CFF. The upper section of this table shows the estimated population and employment numbers that currently exist in the City as well as future population and employment numbers in the City within the next twenty to twenty-five years. City hall costs are allocated based on residents and employees since residential and nonresidential developments benefit from municipal services.

A "persons served" figure is used to estimate development impacts for city hall facilities. The persons served factor is defined as the residential population impacts plus employee impacts. The impact of employees as compared to residents is quantified by assuming the average employee is at his or her job approximately 40 hours per week. The calculation below shows that one employee can be assumed to equal approximately 0.24 residents.

Employee: 40 hrs/week ÷ 168 hrs in a week = 0.24 residents

The impact of an employee can be assumed to equal that of approximately 0.24 residents. Multiplying 0.24 by the 63,967 employees estimated within the City in twenty to twenty-five years produces an equivalent of 15,352 residents. Therefore, the total persons served in the City in twenty to twenty-five years will be 174,900 + 15,352 = 190,252.

Future Facility Requirements and Costs

The City hired the team of Chong / Partners Architecture & Daniel C. Smith and Associates to complete a Needs Assessment Study (the "Study") which examined facilities at various cities. The Study reviewed municipal facilities at cities with population levels of 100,000, 140,000, and 175,000. It was determined that the 175,000 population level was the most applicable to Rancho Cordova since development projections estimate that the City will have a population of approximately 175,000 in about twenty to twenty-five years. Various municipal facilities were reviewed in several cities from which the Needs Assessment Study proposed facilities size and cost estimates for Rancho Cordova.

In order to estimate future city hall space requirements, the consultants estimated the projected number of staff that would be employed by the City with a population of 175,000. The Study estimated that the City would need 152 staff members and consultants (not including police employees) based on suggested staffing ratios of 0.54 general government employees per 1,000 residents and 0.33 community development employees per 1,000 residents.

Based on these staffing levels and assuming a space requirement of 460 square feet of building space per employee, the City will require approximately 70,000 square feet of building space when the City's population reaches 175,000.

Based on industry averages for city hall construction costs and construction industry practices, the Needs Assessment Study estimated that the future cost of the city hall building will be, on average, $389 per square foot. This amount includes the cost of the building, furniture, fixtures, equipment, site construction, surface parking, and other indirect costs. Applying this cost to the 70,000 square feet of building space required for the new city hall produces a total cost of $27.2 million. Adding land costs of $1.63 million brings the total cost for a new city hall to $28.9 million.

The financing cost for the new city hall was calculated based on the Study's estimate that funding for this facility will be needed in 2008. As a result, fee revenues will be collected over the next several years and therefore, approximately 80% of the total cost will need to be debt financed. The financing cost calculation assumes an average interest rate of 6.0%, a 15-year bond term, and annual inflation of 3.5%. This translates into a financing cost present value of approximately $5.7 million.

The total cost associated with the new city hall building, including financing, is approximately $34.5 million. Dividing the total cost by the 190,252 persons served at buildout produces an average cost of $181 per person served. Because existing and future residents and employees will benefit from the new city hall, the total cost must be allocated to each group. Table A-2 shows that approximately $12.7 million is allocated to existing development in the City and $21.8 million to future development. This cost allocation is based on the distribution of persons served as of January 2004 compared to persons served when the City's residential population reaches 175,000. The City must provide funding for the $12.7 million allocated to the existing City development since this cost cannot be funded by future development.

CITY HALL FEE COMPONENT

The bottom section of Table A-2 shows the calculation of the city hall fee component of the CFF. Applying the $181 per person served cost to the average number of persons per household for each residential land use category yields impact fee rates of $522 per single family unit, and $408 per multi-family unit.

For non-residential development, multiplying the person served cost of $181 by 0.24 to account for the reduced impact from employees, produces a cost of $43 per employee. Dividing $43 per employee by the number of square feet per employee for each nonresidential land use category produces fee rates of $0.09 per square foot of commercial space, $0.14 per square foot of office space, and $0.04 per square foot of industrial space.

V. Police Fee Component of the CFF

This section of the report identifies the facilities, costs, and CFF fee component required to fund a police station and police vehicles to serve the City at the 175,000 population level. The police fee component of the CFF calculated in this section meets the AB 1600 nexus requirement, as outlined in the table below.

AB 1600 Nexus Test for the Police Fee Component of the CFF	
Identify Purpose of Fee	Funding for a police station, land acquisition, financing costs and police vehicles
Identify Use of Fee	Fee revenue from new development will fund a fair share portion of the financing, land acquisition, and construction of a police station, and the purchase of police vehicles. The City will contribute funding for a portion of this facility to pay for the existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees in the City of Rancho Cordova. This will increase demand for additional police services and facilities. Additional personnel cannot be housed at the current facility, and therefore, a new police station will be needed. The additional personnel will also require vehicles to patrol the City. A portion of the CFF collected from new development and contributions from the City will be used to fund this facility and vehicles.

ASSUMPTIONS

Table A-3 in Appendix A shows the assumptions used in the calculation of the police fee component of the CFF. The upper section of this table shows the estimated population and employment as of January 1, 2004 and at the 175,000 population level. The allocation of police facility costs utilizes residents and employees as the allocation factor since both residential and non-residential properties

require police protection services and, therefore, both will benefit from the construction of these facilities. Similar to the city hall, a persons served factor is used to estimate future police impacts to the City. Assuming one employee equals approximately 0.24 residents, there will be 190,252 persons served at buildout.

FUTURE FACILITY REQUIREMENTS AND COSTS

Through a comparison of police departments at various cities, the Needs Assessment Study utilized a police staffing level of 1.3 sworn and 0.6 non-sworn staff per thousand residents to determine facilities needs and sizing. Multiplying this figure by the 175,000 residents, the Needs Assessment Study suggests that a total of 228 sworn and 105 non-sworn staff will be required for police staff.

The Study suggests an average police facility allows for 275 square feet per police staff member. Using this space planning figure in conjunction with the projected number of officers required at the 175,000 population level (228 sworn and 105 non-sworn) indicates the new police facility will need to be approximately 92,000 square feet in size.

The Study recommends a police facilities cost estimate of $289 per square foot. This includes the cost of construction, site development, parking, indirect costs, as well as all furnishings, fixtures, and equipment ("FFE"). Multiplying $289 per square foot by 92,000 square feet produces a total facility cost of $26.6 million. Adding land costs of $1.4 million brings the total cost of a new police station to approximately $28.0 million.

Police station financing assumed that construction of the new station will not occur for several years, by which time fee revenue will have accumulated and be available to fund a portion of the total facility cost. As a result, the financing cost for the police station was calculated assuming that 75% of the station costs will be debt finance. Interest costs for debt financing assume a 15-year term with an average interest rate of 6.0%. The total present value of the financing cost for the police station is approximately $5.1 million.

The total cost for the facility, debt financing, and land acquisition is $33.1 million. The City will also require an additional $7.7 million for police vehicles to serve future development in Rancho Cordova. This brings the total cost of police facilities and vehicles to $40.8 million. Approximately $12.2 million of the police facility, financing and land acquisition costs are allocated to existing development, which leaves future development responsible for the remaining $20.9 million plus the $7.7 million for police vehicles. Dividing the $28.6 million total by the 120,052 persons served from future development provides a cost allocation of $238 per person served.

POLICE FEE COMPONENT

The bottom section of Table A-3 shows the calculation of the police fee component of the CFF. Applying the $238 cost per person served to the average number of persons per household for each residential land use category yields impact fees of $686 per single family unit and $536 per multi-family unit.

For non-residential development, multiplying the person served cost of $238 by 0.24 to account for the reduced impact from employees, produces a cost of $57 per employee. Dividing $57 per employee by the number of square feet per employee for each nonresidential land use category produces fee rates of $0.11 per square foot of commercial space, $0.19 per square foot of office space, and $0.05 per square foot of industrial space.

VI. Community Center Fee Component of the CFF

This section of the report identifies the facilities, costs, and the fee rates required to fund a new community center. The community center fee component meets the AB 1600 nexus requirements, as shown in the table below.

AB 1600 Nexus Test for the Community Center Fee Component of the CFF	
Identify Purpose of Fee	Funding for a new community center building, furnishings, equipment, financing, and the purchase of land
Identify Use of Fee	Fee revenue from future development will fund a fair share portion of the financing and construction of a community center building, equipment, and land acquisition costs. The City will contribute funding for a portion of this facility to pay for the existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees in the City. New residents and employees will increase the demand for community center facilities. Impact fees collected through the CFF from new development and contributions from the City will fund a new City community center.

ASSUMPTIONS

Table A-4 in Appendix A shows the assumptions used in the calculation of the community center fee component of the CFF. The upper section of this table shows the estimated population and employment as of January 1, 2004 and at the 175,000 population level. The allocation of community center costs utilizes residents and employees as the allocation factor since both residential and non-residential properties require community center facilities and, therefore, both will benefit from the construction of these facilities. A persons served figure is used to estimate

future community center impacts to the City. Assuming one employee equals approximately 0.24 residents, there will be 190,252 persons served.

Future Facility Requirements and Costs

The community center will provide common meeting spaces for citizens to engage in civic activities such as neighborhood meetings, lectures, community workshops, and social gatherings. The City's community center will not provide recreation-type activities; these activities will be provided through the parks department community centers.

The Needs Assessment Study estimates approximately 450 square feet for every thousand residents will be required for the community center. Applying this ratio would yield a 78,000-square foot facility. The services and facilities provided by the community center will benefit the residents and employees of the entire City, and therefore, both existing and future development will share in the funding of the facility.

Table A-4 in Appendix A shows the estimated cost of the community center to be approximately $36.0 million. This includes land acquisition costs of more than $3.5 million. Financing costs are estimated to be $5.7 million after adjusting for inflation, based on funding 65% of the facility cost, an average 6.0% interest rate, a 15-year bond term and 3.5% annual inflation. The total cost for the community center, including the financing cost, is $41.7 million.

Existing development's share of the new facility cost is approximately $15.4 million; the remaining $26.3 million is allocated to future development. Dividing $26.3 million by the number of future residents and employees expected in the City produces a cost of $219 per person served. Funding sources from the City will be necessary to pay for the $15.4 million community center costs attributed to existing development.

COMMUNITY CENTER FEE COMPONENT

The bottom section of Table A-4 shows the calculation of the community center fee component of the CFF. Applying the $219 per person served cost to the average number of persons per household for each residential land use category yields fee rates of $631 per single family unit, and $493 per multi-family unit.

For non-residential development, multiplying the person served cost of $219 by 0.24 to account for the reduced impact from employees, produces a cost of $53 per employee. Dividing $53 per employee by the number of square feet per employee for each nonresidential land use category produces fee rates of $0.11 per square foot of commercial space, $0.18 per square foot of office space, and $0.04 per square foot of industrial space.

VII. Corporation Yard Fee Component of the CFF

The City has determined that constructing its own corporation yard will be in its best interest as the City continues to grow. The corporation yard component of the CFF calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Corporation Yard Fee Component of the CFF	
Identify Purpose of Fee	Funding for corporation yard building, furnishings, equipment, financing, and the purchase of land
Identify Use of Fee	Fee revenue from new development will fund a portion of the construction, land acquisition, and debt financing of the new corporation yard. The City will contribute funding for a portion of this facility to pay for the City existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees that will create demand for services provided by the City. This in turn, requires the procurement of a corporation yard for maintenance and storage of City vehicles and equipment. The services provided from this facility will benefit future and existing residents and employees in Rancho Cordova. Impact fees collected through the CFF from new development, as well as funding from the City for existing development's fair share will be used to fund this facility.

FUTURE FACILITY REQUIREMENTS AND COSTS

The City's corporation yard will be a stand-alone facility and will include maintenance facilities to support services provided by the City. Potential services to be provided by the City include street and road maintenance, tree and landscaping services, vehicle and building maintenance, and central supplies. The corporation yard will not provide sewer, water or public transportation services as these are provided by regional or district agencies. The City anticipates waste management services

will be contracted out, therefore, waste management services will not be provided by the corporation yard. The vehicle maintenance function would be linked to the City providing in-house police department operations. The Needs Assessment Study estimates approximately 300 square feet per thousand residents will be needed for the city corporation yard. Applying this ratio yields a 52,000 square foot facility on approximately 4 acres. The services and facilities housed in the corporation yard will benefit the residents and employees of the entire City, and therefore, both existing and future development will share in the funding of the facility.

Table A-5 in Appendix A shows the estimated cost for the corporation yard is approximately $10.6 million. This includes land acquisition costs of more than $1.8 million. Financing costs are estimated to be $1.7 million after adjusting for inflation, based on funding 65% of the facility cost, an average 6.0% interest rate, a 15-year bond term and 3.5% annual inflation. The total cost for the corporation yard, including the financing cost, is $12.3 million.

The City's fair share of the facility cost is approximately $4.5 million; the remaining $7.8 million is allocated to future development. Dividing $7.8 million by the number of future residents and employees expected in the City produces a cost of $65 per person served. The City will need to identify funding sources for the $4.5 million corporation yard costs attributed to existing development in the City.

Corporation Yard Fee Component

The bottom section of Table A-5 shows the calculation of the corporation yard fee component of the CFF. Multiplying the $65 cost per future person served by the average number of persons living in each type of residential unit produces a fee rate of $188 per single family unit and $147 per multi-family unit.

For non-residential development, multiplying the person served cost of $65 by 0.24 to account for the reduced impact from employees, produces a cost of $16 per employee. Dividing $16 per employee by the number of square feet per employee for each land use category produces fee rates of $0.03 per square foot of commercial space, $0.05 per square foot of office space, and $0.01 per square foot of industrial space.

VIII. Library Fee Component of the CFF

This section of the report identifies the facilities, costs, and fee component of the CFF for library facilities. The library facilities fee component meets the AB 1600 nexus requirements, as discussed in the table below.

AB 1600 Nexus Test for the Library Fee Component of the CFF	
Identify Purpose of Fee	Funding for a library building, furnishings, equipment, books, financing, and the purchase of land
Identify Use of Fee	Fee revenue from new development will fund a fair share portion of the financing and construction of the Rancho Cordova library. The City will contribute funding for a portion of this facility to pay for the existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential development will generate additional residents in the City. These residents will increase the demand for additional library facilities. Impact fees collected through the CFF, as well as funding from the City for existing development's fair share will be used to fund this facility.

ASSUMPTIONS

Currently, there are no libraries within the City of Rancho Cordova. The Sunrise Douglas Community Plan (the SDCP") area, a new development within the City, includes plans to build a 20,000 square foot library to serve its residents. Additional library facilities outside of the Sunrise Douglas Community Plan area will be required to serve existing as well as future residents in the City.

FUTURE LIBRARY FACILITY REQUIREMENTS AND COSTS

The Needs Assessment Study estimates 110,400 square feet of library space will be needed to serve the City's future population. The facility has been identified a regional library that will serve a population much greater than the 175,000 level for which the other facilities in the Study have been sized. The regional facility will contain an estimated 500,000 book collection. Based on this number and the Study's library volumes ratio of 1,800 books per 1,000 residents, this regional facility and the SDCP library will serve a total population of approximately 275,000. This 275,000 population level was used to allocate the cost of the regional library to existing and future development.

The library facility cost estimate provided in the Needs Assessment Study is approximately $359 per square foot of library space. This includes the cost of construction, site development, parking, indirect costs, land acquisition, as well as all furnishings, fixtures, and book costs. Table A-6 in Appendix A shows the estimated cost for the library is approximately $39.6 million. This includes land acquisition costs of approximately $2.7 million. The financing cost is estimated to be $7.3 million after adjusting for inflation. The total cost for the library, including the financing cost, is $46.9 million.

Existing development's share of the new facility cost is approximately $9.7 million; the remaining $37.2 million is allocated to future development. Dividing $37.2 million by the number of future residents expected to be served by this facility produces a cost of $170 per person served. Funding sources from the City will be identified to pay for the $9.7 million library costs attributed to existing development.

LIBRARY FEE COMPONENT

Table A-6 shows the calculation of the library fee component of the CFF. Multiplying $170 per future resident by the average number of persons per household for each residential land use category produces library fee rates of $490 per single family unit and $383 per multi-family unit. Non-residential land uses will not be levied a library fee since they typically generate an insignificant impact on library services.

It should be noted that because development in the Sunrise Douglas Community Plan area will fund a 20,000 square foot library, it will not be subject to the library fee component of the CFF; the area will be subject to all the other fees in the CFF. Also, because the Needs Assessment Study recommended a total of 110,400 square feet of library space to serve the City, and because the SDCP area will construct a 20,000 square foot library facility, the regional library facility need only contain approximately 90,400 square feet.

IX. Museum Fee Component of the CFF

This section of the report identifies the facilities, costs, and the fee rates required to fund a City museum. The museum fee component meets the AB 1600 nexus requirements, as shown in the table below.

AB 1600 Nexus Test for the Museum Fee Component of the CFF	
Identify Purpose of Fee	Funding for a museum building, furnishings, equipment, financing, and the purchase of land
Identify Use of Fee	Fee revenue from new development will fund a fair share portion of the financing and construction of a city museum and land acquisition costs. The City will contribute funding for a portion of this facility to pay for the existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential development will generate additional residents in the City. These residents will increase the demand for cultural facilities such as a city museum. Impact fees collected through the CFF from new development and funding from the City for existing development's fair share will fund the new museum.

ASSUMPTIONS

Table A-7 in Appendix A shows the assumptions used in the calculation of the museum fee component of the CFF. The upper section of this table shows the estimated population as of January 1, 2004 and at the 175,000 population level. The allocation of museum costs utilizes residents as the allocation factor since residents primarily will benefit from cultural facilities; therefore, nonresidential development will not be levied a museum fee.

Future Facility Requirements and Costs

The Needs Assessment Study estimates that a 32,375-square foot museum will be needed to serve the city at the 175,000 population level. The recommended museum facility cost, based on data in the Needs Assessment Study, is approximately $295 per square foot. This includes the cost of construction, land acquisition, site development, parking, indirect costs, as well as all furnishings, fixtures and equipment costs. Table A-7 in Appendix A shows the estimated cost of the museum is approximately $10.9 million. This includes land acquisition costs of approximately $1.4 million. Financing costs are estimated to be $2.0 million after adjusting for inflation. The total cost of the museum, including the financing cost, is $12.9 million.

Existing development's share of the new facility cost is approximately $4.2 million; the remaining $8.7 million is allocated to future development. Dividing $8.7 million by the number of future residents expected in the City produces a cost of $74 per future resident. The City will need to identify a revenue source to fund the remaining $4.2 million allocated to existing development for its share of the museum cost.

Museum Fee Component

Table A-7 shows the calculation of the museum fee component of the CFF. Multiplying $74 per future resident by the average number of persons per household for each residential land use category produces CFF museum fee rates of $214 per single family unit and $167 per multi-family unit.

Non-residential land uses will not be levied a museum fee since they typically generate an insignificant impact for museum facilities.

VI. Parking Structure Fee Component of the CFF

This section of the report identifies the facilities, costs, and the fee rates required to fund a new City parking structure. The parking structure fee component meets the AB 1600 nexus requirements, as shown in the table below.

AB 1600 Nexus Test for the Parking Structure Fee Component of the CFF	
Identify Purpose of Fee	Funding for a parking structure, financing, and the purchase of land
Identify Use of Fee	Fee revenue will fund a fair share portion of the financing and construction of a parking structure and land acquisition costs. The City will contribute funding for a portion of this facility to pay for the City existing development's fair share of the cost.
Determine how there is a reasonable relationship between the need for the public facility, the use and amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees that will create demand for municipal facilities in the City. This in turn will generate additional parking needs for employees and residents. The parking facility will benefit future and existing residents and employees in Rancho Cordova. Impact fees collected through the CFF from new development, as well as contributions from other City sources will be used to fund this facility.

FUTURE FACILITY REQUIREMENTS AND COSTS

The Needs Assessment Study estimates that 368 parking stalls will be needed to serve the City's population. Table A-8 in Appendix A shows the estimated cost for the parking structure is approximately $12.1 million. This includes land acquisition costs of approximately $0.9 million. Financing costs are estimated to be $2.4 million after adjusting for inflation. The total cost of the parking structure, including the financing cost, is $14.4 million.

Existing development's share of the new facility cost is approximately $5.3 million; the remaining $9.1 million is allocated to future development. Dividing $9.1 million by the number of future residents and employees expected in the City produces a cost of $76 per person served. The City will need to identify funding sources to pay for the $5.3 million parking structure costs attributed to existing development.

PARKING STRUCTURE FEE COMPONENT

Table A-8 shows the calculation of the parking structure fee component of the CFF. Multiplying $76 per future resident by the average number of persons per household for each residential land use category produces CFF component rates of $219 per single family unit and $171 per multi-family unit.

For non-residential development, multiplying the person served cost of $77 by 0.24 to account for the reduced impact from employees produces a cost of $18 per employee. Dividing $18 per employee by the number of square feet per employee for each land use category produces fee rates of $0.04 per square foot of commercial space, $0.06 per square foot of office space, and $0.02 per square foot of industrial space.

IX. Fee Component Summary

The table below summarizes the fee components of the CFF calculated in this report. A 3.75% City administration fee for the CFF is included to pay for the administrative duties associated with the CFF. Note that the library fee component of the CFF will not be levied on development in the Sunrise Douglas Specific Plan area since this area will fund a 20,000 square foot library facility.

	City Hall	Police	Community Center	Corp. Yard	Library (1)	Museum	Parking Structure	Admin (3.75%)	Total CFF
Residential					*Per Unit*				
Single Family	$522	$686	$631	$188	$490	$214	$219	$111	**$3,061**
Multi-Family	$408	$536	$493	$147	$383	$167	$171	$86	**$2,391**
Non-Residential					*Per Building SF*				
Commercial	$0.09	$0.11	$0.11	$0.03	N/A	N/A	$0.04	$0.01	**$0.39**
Office	$0.14	$0.19	$0.18	$0.05	N/A	N/A	$0.06	$0.02	**$0.64**
Industrial	$0.04	$0.05	$0.04	$0.01	N/A	N/A	$0.02	$0.01	**$0.17**

(1) The Sunrise Douglas Community Plan Area will not be subject to the library fee since development in this area will fund separate library facilities.

X. *Ongoing Administration of the CFF Program*

FEE ADJUSTMENTS

The CFF will be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised costs, or changes in demographics or land use projections. In addition to such adjustments, in January of each calendar year, the CFF for each type of development will automatically be adjusted by the change in the 20-city CCI as reported in the Engineering News Record for the twelve-month period ending October of the prior year. For example, the adjustment for January 2005 will be determined by calculating the change from October 2003 to October 2004 in the 20-city CCI.

The fee categories summarized in the prior section may not be applicable to specialized development projects in the City. For example, development of a golf course or stadium would not fall under one of the fee categories in this Nexus Study. For specialized or unique development projects, the City staff, in conjunction with the City engineer, will review the impacts of the specialized development and decide on applicable fee rates for the various CFF components.

Certain redevelopment projects may also be eligible for a fee adjustment. If, for example, a project applicant demolishes an existing 10,000 square foot building and rebuilds a 20,000 square foot building of the same land use, the applicant may be eligible for a waiver of 50% of the CFF. If a redevelopment project results in a change of land use on a particular parcel, City staff will determine the appropriate CFF adjustment to reflect the different impact characteristics of the original and new land uses. City staff, in conjunction with the City Engineer, will review redevelopment requests for fee adjustments on a case-by-case basis.

FEE CREDITS AND REIMBURSEMENTS

Fee credits and reimbursements will be available as part of the CFF Program, although it is not anticipated that CFF facilities will be constructed by developers. Credits and reimbursements, if any, will be determined on a case-by-case basis through a development agreement.

ANNUAL ADMINISTRATIVE DUTIES

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information for the prior fiscal year:

(a) A brief description of the type of fee in the account or fund

(b) The amount of the fee

(c) The beginning and ending balance in the account or fund

(d) The amount of the fee collected and the interest earned

(e) An identification of each public improvement for which fees were expended and the amount of expenditures

(f) An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project

(g) A description of each interfund transfer or loan made from the account and when it will be repaid

(h) Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee-related projects

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

(1) Identify the purpose to which the fee is to be put

(2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

(3) Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements

(4) Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting. These findings must be made by the City otherwise the law requires that the City refund the money to the then current record owners of the development projects on a prorated basis.

INTERFUND TRANSFERS

It is recommended that the City adopt a policy that will allow for the transfer of CFF fee revenues between CFF component fee funds. This will provide greater funding flexibility and facilitate the timely phasing of improvements by allowing fees to be combined and used as necessary.

APPENDIX A

Community Facilities Fee Calculations

Table A-1
Rancho Cordova Land Uses

Existing Development as of January 1, 2004

Residents	57,000
Total Employees	55,000

Future Development in Rancho Cordova

Residential	**Units**	**Pop**	**PPH**
Single Family	35,000	100,800	2.88
Multifamily	7,600	17,100	2.25
Subtotal	42,600	117,900	--

Nonresidential	**Floor Area Ratio**	**Building SF**	**Employees**	**SF/Emp.**
Commercial	0.25	1,400,000	2,800	500
Office	0.30	1,600,000	5,333	300
Industrial	0.40	1,000,000	833	1,200
Total Employees			8,967	--

Total Existing & Future Residents and Employees

Total Residents	174,900
Total Employees	63,967

Source: City of Rancho Cordova; Goodwin Consulting Group, Inc.

Table A-2
City Hall Fee

1. *Assumptions*	Year:	2004	Future Total
Estimated Rancho Cordova Population		57,000	174,900
Estimated Rancho Cordova Employment		55,000	63,967
Equivalent Employees (1)		0.24	0.24
Employee Persons Served		13,200	15,352
Total Persons Served		**70,200**	**190,252**

2. Cost Assumptions	
Cost of City Hall (including land acquisition)	$28,865,000
Financing Costs (3)	$5,661,000
Total Facilities Cost	**$34,526,000**
Total Cost Allocated to Existing Rancho Cordova Development	$12,740,000
Total Cost Allocated to Future Rancho Cordova Development	**$21,786,000**
Cost Per Person Served (Resident & Employee Population) at Build Out	**$181**

3. *Impact Fee Calculation*

Residential	Persons per Household	Cost per Person Served	Impact Fee per Unit
Single Family	2.88	$181	**$522**
Multifamily	2.25	$181	**$408**

Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	$43	**$0.09**
Office	300	$43	**$0.14**
Industrial	1,200	$43	**$0.04**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment Report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 80% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-3
Police Fee

1. *Assumptions*	Year:	2004	Future Total
Estimated Rancho Cordova Population		57,000	174,900
Estimated Rancho Cordova Employment		55,000	63,967
Equivalent Employees (1)		0.24	0.24
Employee Persons Served		13,200	15,352
Total Persons Served		**70,200**	**190,252**

2. *Police Facility & Equipment Cost Calculation*		
Size of Building (square feet) (2)		92,000 sf
Estimated Cost of Police Station (including land acquisition)		$27,971,000
Financing Costs (3)		$5,143,000
Total Facilities Cost		**$33,114,000**
Estimated Cost of Police Vehicles		
Estimated Sworn Officers Required (2)		333
	Vehicles per Sworn Officer	Estimated Cost per Vehicle
Marked & Unmarked Patrol Cars	0.62	$50,000
Motorcycles	0.10	$18,000
Support Vehicles	0.06	$25,000
Total Police Station Cost Allocated to Existing Rancho Cordova		$12,219,000
Total Police Station Cost Allocated to Future Development		$20,895,000
Total Estimated Cost of Police Vehicles Allocated to Future Development		$7,700,000
Total Cost Allocated to Future Development in Rancho Cordova		**$28,595,000**
Cost Per Future Person Served (Resident & Employee Population) at Build Out		**$238**

3. *Police Impact Fee Component*			
Residential	Persons per Household	Cost per Future Person	Impact Fee per Unit
Single Family	2.88	$238	**$686**
Multifamily	2.25	$238	**$536**
Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	$57	**$0.11**
Office	300	$57	**$0.19**
Industrial	1,200	$57	**$0.05**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 75% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-4
Community Center Fee

1. *Assumptions*	Year:	2004	Future Total
Estimated Rancho Cordova Population		57,000	174,900
Estimated Rancho Cordova Employment		55,000	63,967
Equivalent Employees (1)		0.24	0.24
Employee Persons Served		13,200	15,352
Total Persons Served		**70,200**	**190,252**

2. *Community Center Facility Cost Calculation*	
Size of Building (square feet) (2)	78,000 sf
Estimated Cost of Community Center (including land acquisition)	$35,985,000
Financing Costs (2)	$5,734,000
Total Facilities Cost	**$41,719,000**
Total Community Center Cost Allocated to Existing Rancho Cordova	$15,394,000
Total Cost Allocated to Future Development in Rancho Cordova	**$26,325,000**
Cost Per Future Person Served (Resident & Employee Population) at Build Out	**$219**

3. *Community Center Impact Fee Component*			
Residential	Persons per Household	Cost per Future Person	Impact Fee per Unit
Single Family	2.88	$219	**$631**
Multifamily	2.25	$219	**$493**
Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	$53	**$0.11**
Office	300	$53	**$0.18**
Industrial	1,200	$53	**$0.04**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 65% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-5
Corporation Yard Fee

1. *Assumptions*	Year: 2004	Future Total
Estimated Rancho Cordova Population	57,000	174,900
Estimated Rancho Cordova Employment	55,000	63,967
Equivalent Employees (1)	0.24	0.24
Employee Persons Served	13,200	15,352
Total Persons Served	**70,200**	**190,252**

2. Cost Assumptions	
Size of Building (square feet) (2)	52,000 sf
Cost of Corporation Yard (including land acquisition)	$10,629,000
Financing Costs (3)	$1,694,000
Total Facilities Cost	**$12,323,000**
Total Cost Allocated to Existing Rancho Cordova Development	$4,547,000
Total Cost Allocated to Future Rancho Cordova Development	**$7,776,000**
Cost Per Person Served (Resident & Employee Population) at Build Out	**$65**

3. *Impact Fee Calculation*

Residential	Persons per Household	Cost per Person Served	Impact Fee per Unit
Single Family	2.88	$65	**$188**
Multifamily	2.25	$65	**$147**

Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	$16	**$0.03**
Office	300	$16	**$0.05**
Industrial	1,200	$16	**$0.01**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 65% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-6
Library Fee

1. *Assumptions*	Year:	2004	Future Total	
Estimated Rancho Cordova Population		57,000	275,000	(1)
Estimated Rancho Cordova Employment		55,000	63,967	
Equivalent Employees (2)		0.00	0.00	
Employee Persons Served		0	0	
Total Persons Served		**57,000**	**275,000**	

2. *Library Facility Cost Calculation*		
Size of Building (square feet) (3)	110,400	sf
Estimated Cost of Library (including land acquisition)	$39,585,050	
Financing Costs (4)	$7,278,000	
Total Facilities Cost	**$46,863,050**	
Total Library Cost Allocated to Existing Rancho Cordova	$9,713,000	
Total Cost Allocated to Future Development in Rancho Cordova	**$37,150,050**	
Cost Per Future Resident at Build Out	**$170**	

3. *Library Impact Fee Component (5)*	Persons per Household	Cost per Future Person	Impact Fee per Unit
Residential			
Single Family	2.88	$170	**$490**
Multifamily	2.25	$170	**$383**
Nonresidential	**Sq Ft per Employee**	**Cost per Person Served**	**Impact Fee per SF**
Commercial	500	na	**na**
Office	300	na	**na**
Industrial	1,200	na	**na**

(1) The future population served by the regional library was determined based on the size of the library.

(2) It is assumed that residents are the primary beneficiaries of library facilities.

(3) Figure is based on the City of Rancho Cordova Needs Assessment report.

(4) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 75% of the total facility cost was assumed to be debt financed.

(5) Development in the Sunrise Douglas Community Plan area will not be levied the Library fee component of the CFF since they will fund a separate library for the SDCP area.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-7
Museum Fee

1. *Assumptions*	Year:	2004	Future Total
Estimated Rancho Cordova Population		57,000	174,900
Estimated Rancho Cordova Employment		55,000	63,967
Equivalent Employees (1)		0.00	0.00
Employee Persons Served		0	0
Total Persons Served		**57,000**	**174,900**

2. Cost Assumptions	
Size of Building (square feet) (2)	32,375 sf
Cost of Museum (including land acquisition)	$10,929,000
Financing Costs (3)	$2,009,000
Total Facilities Cost	**$12,938,000**
Total Cost Allocated to Existing Rancho Cordova Development	$4,217,000
Total Cost Allocated to Future Rancho Cordova Development	**$8,721,000**
Cost Per Future Resident at Build Out	**$74**

3. *Impact Fee Calculation*

Residential	Persons per Household	Cost per Person Served	Impact Fee per Unit
Single Family	2.88	$74	**$214**
Multifamily	2.25	$74	**$167**

Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	na	**na**
Office	300	na	**na**
Industrial	1,200	na	**na**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 75% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table A-8
Parking Structure Fee

1. *Assumptions*	Year:	2004	Future Total
Estimated Rancho Cordova Population		57,000	174,900
Estimated Rancho Cordova Employment		55,000	63,967
Equivalent Employees (1)		0.24	0.24
Employee Persons Served		13,200	15,352
Total Persons Served		**70,200**	**190,252**

2. Cost Assumptions		
Total Site Square Footage (2)	89,725	sf
Cost of Parking Structure (including land acquisition)	$12,052,000	
Financing Costs (3)	$2,364,000	
Total Facilities Cost	**$14,416,000**	
Total Cost Allocated to Existing Rancho Cordova Development	$5,319,000	
Total Cost Allocated to Future Rancho Cordova Development	**$9,097,000**	
Cost Per Person Served (Resident & Employee Population) at Build Out	**$76**	

3. *Impact Fee Calculation*

Residential	Persons per Household	Cost per Person Served	Impact Fee per Unit
Single Family	2.88	$76	**$219**
Multifamily	2.25	$76	**$171**

Nonresidential	Sq Ft per Employee	Cost per Person Served	Impact Fee per SF
Commercial	500	$18	**$0.04**
Office	300	$18	**$0.06**
Industrial	1,200	$18	**$0.02**

(1) 1.0 employee equals 0.24 residents.

(2) Figure is based on the City of Rancho Cordova Needs Assessment report.

(3) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.5%; 80% of the total facility cost was assumed to be debt financed.

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

APPENDIX B

Community Facilities and Costs

Table B-1
City Hall Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	163,000	sf	$2.00	$326,000
Facility Construction	70,000	sf	$250.00	$17,500,000
Parking	66,450	sf	$10.00	$664,500
Design Contingency @ 10%	-		-	$1,849,050
Subtotal			**$262.00**	**$20,339,550**
Indirect Costs				
Arch/Engineering Fees	-		7.5%	$1,525,466
Other Consultant Fees	-		2.0%	$406,791
Project Administration	-		5.0%	$1,016,978
Testing & Inspection	-		2.0%	$406,791
Permits & Plan Review	-		2.0%	$406,791
Soils Testing	-		0.4%	$81,358
Data Communication	-		5.0%	$1,016,978
Furniture, Fixtures & Equipment	-		10.0%	$2,033,955
Subtotal				**$6,895,107**
Total Building Cost				**$27,234,663**
Land Cost	163,000	sf	$10.00	**$1,630,000**
Total Cost				**$28,865,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

Table B-2
Police Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	141,500	sf	$2.00	$283,000
Facility Construction	92,000	sf	$185.00	$17,020,000
Parking	72,650	sf	$10.00	$726,500
Design Contingency @ 10%	-		-	$1,802,950
Subtotal			**$197.00**	**$19,832,450**
Indirect Costs				
Arch/Engineering Fees	-		7.5%	$1,487,434
Other Consultant Fees	-		2.0%	$396,649
Project Administration	-		5.0%	$991,623
Testing & Inspection	-		2.0%	$396,649
Permits & Plan Review	-		2.0%	$396,649
Soils Testing	-		0.4%	$79,330
Data Communication	-		5.0%	$991,623
Furniture, Fixtures & Equipment	-		10.0%	$1,983,245
Subtotal				**$6,723,201**
Total Building Cost				**$26,555,657**
Land Cost	141,500	sf	$10.00	**$1,415,000**
Total Cost				**$27,971,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

Table B-3
Community Center Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	352,000	sf	$2.00	$704,000
Facility Construction	78,000	sf	$250.00	$19,500,000
Parking	183,750	sf	$10.00	$1,837,500
Design Contingency @ 10%	-		-	$2,204,150
Subtotal			**$262.00**	**$24,245,650**
Indirect Costs				
Arch/Engineering Fees	-		7.5%	$1,818,424
Other Consultant Fees	-		2.0%	$484,913
Project Administration	-		5.0%	$1,212,283
Testing & Inspection	-		2.0%	$484,913
Permits & Plan Review	-		2.0%	$484,913
Soils Testing	-		0.4%	$96,983
Data Communication	-		5.0%	$1,212,283
Furniture, Fixtures & Equipment	-		10.0%	$2,424,565
Subtotal				**$8,219,275**
Total Building Cost				**$32,464,931**
Land Cost	352,000	sf	$10.00	**$3,520,000**
Total Cost				**$35,985,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

Table B-4
Corporation Yard Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	183,000	sf	$2.00	$366,000
Facility Construction	52,000	sf	$100.00	$5,200,000
Parking	105,000	sf	$10.00	$1,050,000
Design Contingency @ 10%	-		-	$661,600
Subtotal			**$112.00**	**$7,277,600**
Indirect Costs				
Arch/Engineering Fees	-		7.5%	$545,820
Project Administration	-		5.0%	$363,880
Testing & Inspection	-		2.0%	$145,552
Permits & Plan Review	-		2.0%	$145,552
Soils Testing	-		0.4%	$29,110
Data Communication	-		2.0%	$145,552
Furniture, Fixtures & Equipment	-		2.0%	$145,552
Subtotal				**$1,521,018**
Total Building Cost				**$8,798,624**
Land Cost	183,000	sf	$10.00	**$1,830,000**
Total Cost				**$10,629,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

Table B-5
Library Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	267,720	sf	$2.00	$535,440
Facility Construction	110,400	sf	$180.00	$19,872,000
Parking	115,920	sf	$10.00	$1,159,200
Design Contingency @ 10%	-		-	$2,156,664
Subtotal			**$192.00**	**$23,723,304**
Indirect Costs				
Arch/Engineering Fees	-		8.0%	$1,897,864
Other Consultant Fees	-		2.0%	$474,466
Project Administration	-		5.0%	$1,186,165
Testing & Inspection	-		2.0%	$474,466
Permits & Plan Review	-		2.0%	$474,466
Soils Testing	-		0.5%	$118,617
Data Communication	-		5.0%	$1,186,165
Furniture, Fixtures & Equipment	-		10.0%	$2,372,330
Subtotal				**$8,184,540**
Total Building Cost				**$31,907,850**
Books	500,000		$10.00	**$5,000,000**
Land Cost	267,720	sf	$10.00	**$2,677,200**
Total Cost				**$39,585,050**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates; Goodwin Consulting Group, Inc.

Table B-6
Museum Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	139,213	sf	$2.00	$278,425
Facility Construction	32,375	sf	$180.00	$5,827,500
Parking	33,994	sf	$10.00	$339,938
Design Contingency @ 10%	-		-	$644,586
Subtotal			**$192.00**	**$7,090,449**
Indirect Costs				
Arch/Engineering Fees	-		8.0%	$567,236
Other Consultant Fees	-		2.0%	$141,809
Project Administration	-		5.0%	$354,522
Testing & Inspection	-		2.0%	$141,809
Permits & Plan Review	-		2.0%	$141,809
Soils Testing	-		0.5%	$35,452
Data Communications	-		5.0%	$354,522
Furniture, Fixtures & Equipment	-		10.0%	$709,045
Subtotal				**$2,446,205**
Total Building Cost				**$9,536,660**
Land Cost	139,213	sf	$10.00	**$1,392,125**
Total Cost				**$10,929,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

Table B-7
Parking Structure Facility Costs

	Units		Cost per SF	Total Cost
Direct Costs				
Site Development	89,725	sf	$2.00	$179,450
Parking Structure per stall	368	sf	$20,000.00	$7,360,000
Design Contingency @ 10%	-		-	$753,945
Subtotal			**$20,002.00**	**$8,293,395**
Indirect Costs				
Arch/Engineering Fees	-		8.0%	$663,472
Other Consultant Fees	-		2.0%	$165,868
Project Administration	-		5.0%	$414,670
Testing & Inspection	-		2.0%	$165,868
Permits & Plan Review	-		2.0%	$165,868
Soils Testing	-		0.5%	$41,467
Data Communication	-		5.0%	$414,670
Furniture, Fixtures & Equipment	-		10.0%	$829,340
Subtotal				**$2,861,221**
Total Building Cost				**$11,154,622**
Land Cost	89,725	sf	$10.00	**$897,250**
Total Cost				**$12,052,000**

Source: Chong/Partners Architecture; Daniel C. Smith and Associates

ATTACHMENT 2

SCHEDULE OF FEES

	City Hall	Police	Community Center	Corp. Yard	Library (1)	Museum	Parking Structure	Admin (3.75%)	Total CFF
Residential					*Per Unit*				
Single Family	$522	$686	$631	$188	$490	$214	$219	$111	$3,061
Multi-Family	$408	$536	$493	$147	$383	$167	$171	$86	$2,391
Non-Residential					*Per Building SF*				
Commercial	$0.09	$0.11	$0.11	$0.03	N/A	N/A	$0.04	$0.01	$0.39
Office	$0.14	$0.19	$0.18	$0.05	N/A	N/A	$0.06	$0.02	$0.64
Industrial	$0.04	$0.05	$0.04	$0.01	N/A	N/A	$0.02	$0.01	$0.17

(1) The Sunrise Douglas Community Plan Area will not be subject to the library fee since development in this area will fund separate library facilities.

1/ Commissioned Study in October.

Memorandum

Agenda date: May 17, 2004

Gayle Craft
Darlene Hanawalt
MADD

TO: Honorable City Council

FROM: Cyrus Abhar, Public Works Director

SUBJECT: VICTIM'S MEMORIAL SIGN PROGRAM

DISCUSSION:

Effective January 1, 2002, the California Department of Transportation (Caltrans), under the direction of the State Legislature developed a program whereby the immediate family members of someone killed by a drunk driver may request that a sign be constructed and placed on a State Highway. The Cities of Folsom and Roseville have also adopted similar programs for placement of memorial signs on City roads. This sign would be placed at or near the location where a vehicular accident occurred in which an innocent victim was killed by a drunk driver. The signs would read "PLEASE DON'T DRINK AND DRIVE" with a smaller sign below which reads "IN MEMORY OF" (the victim's name) (Attachment A).

This program is intended to be a sobering reminder to motorists and an excellent way for families of victims to send a message of caution to others. Mothers Against Drunk Driving (MADD), the California District Attorneys Association, as well as many other organizations that work to reduce the number of drunken driving accidents supported this legislation.

Staff has received a request to establish a similar program to install memorial signage within the City of Rancho Cordova (Attachment B). The City's first request for a memorial sign has come from the family of Leslie John Hanawalt who was killed on June 23, 2001 on Mather Boulevard near Femoyer Road.

Sons younger brother.

In order to begin a Victim's Memorial Signage program, staff has created a set of guidelines that were modeled after the Caltrans Guidelines with only minor modifications. These Guidelines (Attachment C) include the procedures for application, qualification, and installation of these signs. Signage will be placed at the direction of the Public Works Director as allowed per the Rancho Cordova Municipal Code Section 10.16.010, Authority to Install Traffic-Control

AGENDA ITEM # 20

Devices. The estimated cost of the placement of each sign is $300.00 and covers the cost of administration, fabrication, and maintenance of the sign, which will remain in place for seven years.

The main criteria of this program are that the accident must have occurred within the last five years, and that it was determined by the court or coroner that the victim was killed by a drunk driver. The cost of the sign would be covered by the persons making the request. Based on the information provided by the City Police Department, the City has had twelve (12) accidents in the past five years that would qualify for this new program. In addition, the stringent guidelines call for only one sign per intersection. Staff does not foresee these signs as having the potential to proliferate throughout the City. They will, however, be a constant reminder to the public that drinking and driving can have deadly consequences.

RECOMMENDATION:

Staff recommends the City Council adopt the attached Resolution establishing a Victim's Memorial Sign Program.

Attachments A, B and C

RESOLUTION NO. 53-2004

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ESTABLISHING A VICTIM'S MEMORIAL SIGN PROGRAM

WHEREAS, the City of Rancho Cordova desires to establish a memorial signage program;

WHEREAS, The California Department of Transportation (Caltrans), under the direction of the State Legislature developed a Victim's Memorial Sign Program in the year 2002;

WHEREAS, the City of Rancho Cordova has drafted guidelines that include the procedures for application, qualification, and installation of these signs;

WHEREAS, signage will be placed at the direction of the Public Works Director as allowed by Municipal Code Section 10.16.010;

NOW THEREFORE, BE IT RESOLVED, by the City Council of Rancho Cordova that the above described Victim's Memorial Sign Program is hereby approved.

PASSED, APPROVED AND ADOPTED this **17th** day of **May, 2004:**

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

ATTACHMENT A

Sign colors: White on Blue

*Note: Printing this file may not accurate depict the actual sign colors.

Attachment B

From: gcraft [mailto:gcraft@surewest.net]
Sent: Tuesday, March 02, 2004 7:39 PM
To: Cyrus Abhar
Cc: Darlene
Subject: question and request...

Dear Mr. Abhar:

The purpose of my inquiry today is to ask what would an individual such as myself have to do to get a resolution passed by your city council for a Victim's Memorial Sign Program? A program for the memoriam of people who have been killed by drunk drivers within your city limits.

Let me introduce myself, my name is Gail Craft. My own daughter was killed in 1998 by a drunk driver in the City of Roseville. Two years ago the City of Roseville established a sign program and erected a sign in her honor at the site of the crash.

You may already know of the Cal Trans Sign program that was established at the state level effective January 1, 2002. The City of Roseville developed their program based on the states' guidelines. Since that time the City of Folsom and the City of Citrus Heights have adopted similiar programs.

My dear friend and fellow MADD member Ms Darlene Hanawalt lost her son to a drunk driver on June 23rd 2001 on Mather Blvd. I would sincerely like to assist her to have a memorial sign for her late son on the site of his crash.

It has been my experience that a proposal for a resolution starts in the Department of Public Works. Can you help us to make this marvelous program happen in your city?

These signs give the family of the deceased person some comfort in the display of such a memorial. And the sign also serves as sober warning of the consequences of drunk driving. Hopefully, thus helping to keep the community a safer place to live and work.

I look forward to hearing from you soon. My email address is gcraft@surewest.net .

Thank you for your time.
Sincerely,
Gail Craft

ATTACHMENT C

VICTIMS MEMORIAL SIGNAGE GUIDELINES

1. Qualifications for a Memorial Sign
   A) At least one of the deceased victim's immediate family requests, in writing, a memorial sign.
   B) The accident occurred on or after January 1, 1999.
   C) Either:
      i. The intoxicated driver was convicted of second-degree murder, gross vehicular manslaughter, or vehicular manslaughter.
      ii. The intoxicated driver died or could not be prosecuted because of mental incompetence. Note: An intoxicated driver who died does NOT qualify as a victim.
   D) The Victim's Memorial Sign Program will remain in effect only until January 1, 2009 unless it is extended by Resolution.

2. Installation of Memorial Signs on City Streets
   A) Signs will be installed in accordance to City standards for signage. This includes posts, hardware, materials, and placement location.
   B) The City will NOT install or maintain a memorial sign if there is written opposition from any immediate family member.
   C) Only one sign will be installed in the direction of travel on the right side of the street near the accident site.
   D) If the accident has occurred at an intersection, only one sign will be installed in the vicinity of the intersection at a location that is considered safe and practical by the City's Department of Public Works. Should a sign exist at an intersection, the victim's name will be added to the existing sign. Multiple victim names may appear on one sign.
   E) The sign shall be posted and maintained for seven years from the date of initial placement.
   F) The City will replace the sign at no cost to the applicant one time should it be vandalized or found missing. Actual cost of subsequent replacements after this first replacement will be borne by the applicant should they want additional replacements.

3. How to Apply
   An immediate family member of the deceased victim must submit in writing to the Department of Public Works a request for a memorial sign.
   A) The applicant must provide proof of conviction or proof of intoxication from coroner's records if the driver died. (Other equally reliable sources for this information will be considered).
   B) The applicant must provide the exact spelling of the deceased victim's name as it appears on the memorial sign. Name of victim shall not exceed eighteen letters.
   C) Once approved, the applicant must pay a fee of $300.00 to the City to cover the cost of administration, fabrication, and maintenance of the sign.

Memorandum

Date: May 10, 2004

To: Honorable City Council
Ted A. Gaebler City Manager

From: Curt Haven, Director of Economic Development

Subject: Mortgage Credit Certificate Program for First Time Homebuyers

Recommendation: Adopt Resolution Number 67-2004 a Cooperative Agreement Between the County of Sacramento and the City of Rancho Cordova.

Background and Discussion: The Mortgage Credit Certificate Program is being offered to the City of Rancho Cordova by the Sacramento Housing and Redevelopment Agency. Several calls a week are fielded by City staff regarding Homebuyer Assistance Programs. We currently have no funding available for a First Time Homebuyer Program using City CBDG funding. As you recall we designated our 2003 CBDG dollars primarily to traffic studies and the creation of a new park in the White Rock Area.

The Mortgage Credit Certificate Program reduces the amount of the Federal Income tax a new home owner would pay, thus giving more available income to qualify for a mortgage loan and to help make their monthly mortgage payments.

Please see enclosed fact sheet.

Fiscal Impact: The Mortgage Credit Certificate Program does not obligate the City to issue debt, acquire any interest in real property, expend or encumber funds or revenues, or take other similar action. There is no fiscal liability for the City or Rancho Cordova.

Conclusion: That the Rancho Cordova City Council approve Resolution Number 67-2004 approving the cooperative agreement between the County of Sacramento and the City of Rancho Cordova.

6-8 calls per wk.

AGENDA ITEM # 21

Sacramento Housing & Redevelopment Agency

Fact Sheet

1013-7th Street, Suite 200 • SACRAMENTO, CA 95814 (916) 264-1500

SACRAMENTO MORTGAGE CREDIT CERTIFICATE PROGRAM

PROGRAM GUIDELINES

---

lortgage Credit Certificate

The Mortgage Credit Certificate (MCC) Program is being offered by the Sacramento Housing and Redevelopment Agency (SHRA) to help home buyers purchase homes in areas within the cities of Sacramento, Elk Grove, Folsom, Isleton, Galt, Citrus Heights and the County of Sacramento. The MCC reduces the amount of the Federal income tax you pay, thus giving you more available income to qualify for a mortgage loan and to make your monthly mortgage payments.

ligible Applicants Must:

- Be a first-time homebuyer. (You cannot have had an ownership in a principal residence at any time in the last three years). In federally designated target areas, you do not have to be a first-time homebuyer.
- Occupy the home
- Not exceed the Income and Purchase Price Limitations below:

axximum Annual Gross Income

	Non-Target Areas	Target Areas
1 or 2 person household	$64,100	$76,920
3 or more person household	$73,715	$89,740

Low-Income Set Aside

45% of the allocation will be reserved for household whose incomes doe not exceed 80% of the area median adjusted for family size.

Maximum Purchase Price

	Non-Target Areas	Target Areas
New or Existing Homes	$332,466	$406,348

How Will the MCC Assist / Home Purchase?

You will receive a tax credit for (15%) fifteen percent of the annual interest you pay on the mortgage loan. The amount of the credit will not be more than your annual federal income tax liability after all other credits and deductions have been taken into account. Your ability to take full advantage of the tax credit will depend on your individual tax liability.

. or example:

You obtain a mortgage loan of $175,000 from your lender at an interest rate of (6.5%) six and one-half percent for thirty (30) years. In the first year, the interest on this loan would amount to $11,317. With a fifteen percent (15%) MCC, you would receive a Federal income tax credit of $1,698, fifteen percent (15%) of $11,317. If your annual Federal income tax is $1,698 or more after all other credits and deductions have been subtracted, you would receive all the benefits of the MCC. To realize this tax savings on a monthly basis, you would file a revised W-4 withholding form, and your Federal tax withholding would be reduced by $142 per month ($1,698 divided by 12).

The dollars saved in Federal taxes can go toward your monthly mortgage payment, effectively reducing your mortgage interest rate to an approximate initial rate of 5.23% based on cash flow available to you. If the tax liability was under $1,698 -- $1,000 for example -- your Federal income tax would be reduced by $1,000.

...10 Do I Contact to Obtain a Mortgage edit Certificate?

You may obtain a mortgage credit certificate by contacting any of the participating lenders. Additional lenders may be added, so please ask your lender if they are participating in the current MCC Program.

How Do I Apply?

You apply for the mortgage credit certificate at the same time you make a formal application for a mortgage loan. Lenders vary in their requirements for mortgage loan application, but generally you will have made a purchase offer to buy a house and will be ready to supply credit information, employment data and other information to the lender.

Is There a Fee to Apply?

There is a $200 fee to apply for an MCC. Of this, $150 is a non-refundable fee to SHRA and the participating lender may retain $50. There is no allocation of Mortgage Credit Certificates by lender. After you have made a formal application, the lender will arrange with SHRA to reserve funds for your MCC-assisted mortgage loan. This reservation will hold the MCC while your application is being processed by the lender and SHRA. The lender must receive a signed copy of the MCC Commitment, before the loan may close.

What Are the Loan Terms?

The loan terms depend upon the lender and the type of loan you obtain. Depending on the mortgage marketplace and your borrowing requirements, each lender can set its own interest rate, length of mortgage term, down payment requirement, fees, points, closing costs and other loan terms.

MCCs are available with conventional loans, fixed-rate loans, adjustable rate loans, FHA and VA loans, and privately insured loans. MCCs are not available with bond-backed loans (e.g., Single Family Bond Programs, Cal Vet Loans, CHFA). You may be able to use MCCs with the City or County First Time Home Buyer Program in target areas.

Borrowers are subject to provisions of the Federal Tax Law for the recapture of all or a part of the subsidy provided by the Mortgage Credit Certificate Program.

How Long Does the MCC Last?

As long as the home remains your principal residence and the original loan is not refinanced, the MCC will be in effect for the life of your mortgage loan. Each year, the credit certificate is calculated on the basis of (15%) fifteen percent of the total interest you paid on your mortgage loan that year.

Can I Refinance?

If you refinance your mortgage you will lose your MCC. You must then apply to have your MCC reissued, one time only.

What Kinds of Properties Are Eligible?

The MCC can only be used for owner-occupied single family residences (including condominiums and half-plexes) within the cities of Sacramento Elk Grove, Folsom, Isleton, Galt, Citrus Heights and County of Sacramento. You are responsible for finding your own home to purchase. No listing of homes, real estate agents, or builders are maintained by SHRA.

Where Is the Program Available?

The program is currently available anywhere within the County of Sacramento including the cities of Sacramento, Elk Grove, Folsom, Isleton, Galt, Citrus Heights, and the unincorporated areas of the County.

Federally Designated Target Areas

The following census tracts are Federally Designated Target areas. In these areas the applicants do not need to be first-time buyers and higher income and sales price limits apply.
0005.00, 0006.00, 0007.00, 0010.00, 0011.00, 0012.00, 0014.00, 0018.00, 0020.00, 0022.00, 0027.00, 0028.00, 0032.01, 0036.00, 0037.00, 0041.00, 0042.02, 0042.03, 0043.00, 0044.01, 044.02, 0046.01, 0046.02, 0048.01, 0049.03, 0049.05, 0050.02, 0051.03, 0052.01, 0053.00, 0055.02, 0062.02, 0063.00, 0064.00, 0065.00, 0066.00, 0067.02, 0068.00, 0069.00, 0070.01, 0074.04, 0074.10, 0083.00, 0088.00, 0089.11, 0090.07, 0091.10.

For Additional Information:

Contact the Loan Processing Division (916) 264-1500, or visit our web site at www.shra.org.

Equal Housing Opportunity

CITY OF RANCHO CORDOVA

RESOLUTION NO. 67-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING AN AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY TO ESTABLISH A MORTGAGE CREDIT CERTIFICATE PROGRAM FOR FIRST-TIME HOMEBUYERS

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova does hereby agree that it is desirable to establish a first-time homebuyers program within the city and that establishment of such a program is possible through execution of the attached Cooperative Agreement Between the County of Sacramento and the City labeled as Exhibit A,

PASSED AND ADOPTED this 17th day of May, 2004, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Linda Budge, Mayor
City of Rancho Cordova

ATTEST:

_____
Lillian Hare, City Clerk

EXHIBIT A

COOPERATIVE AGREEMENT BETWEENTHE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

THIS COOPERATIVE AGREEMENT ("Agreement"), made and entered into as of June 8, 2004, by and between the County of Sacramento, a political subdivision of the State of California (the "County") and the City of Rancho Cordova, a political subdivision of the State of California (the "City"),

W I T N E S S E T H

WHEREAS, the County has determined to engage in a home mortgage finance and mortgage credit certificate program pursuant to Part 5 of Division 31 of the Health and Safety Code of the State of California (the "Act") in connection with the construction, acquisition, rehabilitation or improvement of homes in the County, all are provided for in the Act (the "Program");

WHEREAS, the County, pursuant to the Act, has adopted a home finance program by Ordinance No. 1235, adopted on November 25, 1980, and has determined to cooperate with the City pursuant to the Act in the exercise of its powers under the Act for purposes of the Program;

WHEREAS, the City, pursuant to the Act, has adopted the Program and has determined to cooperate with the County pursuant to the Act in the exercise of its powers under the Act for purposes of the Program;

WHEREAS, the County has determined to finance the Program by the issuance of mortgage revenue bonds as authorized by the Act and/or mortgage credit certificates as authorized by the Internal Revenue Code of 1986 (the "Code");

NOW, THEREFORE, in consideration of the mutual covenants hereinafter provided, the parties hereto agree as follows:

Section 1. The terms used in this Agreement shall, for all purposes of this Agreement, unless otherwise defined herein, have the meanings assigned to such terms in the Act.

Section 2. The County agrees to undertake the Program and to issue mortgage revenue bonds and/or mortgage credit certificates pursuant to the Act and the Code from time to time to the extent that the county receives allocations from the State.

Section 3. The City hereby agrees to cooperate with the County in the exercise, jointly or otherwise, of its own powers for the purpose of financing home mortgages and/or mortgage credit certificates under the Program and by agreeing that the County shall exercise such powers to make or acquire home mortgages and issue mortgage credit certificates under the Program all as more specifically set forth in the Act, with respect to property located within the geographic boundaries of the City.

Section 4. The City agrees to undertake such further proceedings or actions as may be necessary in order to carry out the terms and the intent of this Agreement; provided, however, that nothing contained in this Agreement shall obligate the City to issue debt, acquire any interest in real property, expend or encumber funds or revenue, or take other similar actions. Nothing in this agreement shall prevent the County from entering into one or more agreements with other political subdivisions within the County, if deemed necessary and advisable to do so by the County.

Section 5. This Agreement may be amended by one or more supplemental agreements executed by the County and the City at any time, except that no such amendment or supplement shall be made which shall adversely affect the rights of the holders of bonds or mortgage credit certificates issued by the County pursuant to the Act in connection with the Program.

Section 6. Nothing contained in this Agreement shall prevent the City in its own name from issuing mortgage revenue bonds and/or mortgage credit certificates pursuant to the Act and the Code, provided that such actions do not adversely affect the rights of the holders of bonds or mortgage credit certificates issued by the County.

Section 7. This Agreement may be terminated by either party upon ninety (90) days written notice, and shall terminate if bonds or mortgage credit certificates are not issued to finance the Program. Following termination, no bonds or mortgage credit certificates shall be issued under the Program by the County with respect to property located within the geographic boundaries of the City. Notwithstanding the termination of this Agreement, the cooperative provisions of this Agreement shall continue in effect until the bonds or mortgage credit certificates issued prior to the date of termination from allocations are fully paid and retired.

Section 8. This Agreement shall take effect from and after its adoption.

Carla Christian
CA Dept Limit
Allocation
Committee
San Francisco
Office
Co. of $13 million =
150-160 certificates

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunder duly authorized, and their official seals to be hereunto affixed, all as of the day first above written.

COUNTY OF SACRAMENTO

By: _____
Chairman of the Board of Supervisors

[SEAL]

ATTEST

By: _____
Clerk of the Board

APPROVED AS TO FORM

By: _____
County Counsel

CITY OF RANCHO CORDOVA

By: _____
Linda Budge, Mayor

[SEAL]

ATTEST

By: _____
Lillian Hare, City Clerk

APPROVED AS TO FORM

By: _____
City Attorney

Memorandum

Date: May 17, 2004

To: Mayor and City Council

From: Paul Junker, Planning Director
Eric Norris, AICP, Special Projects

Subject: General Plan Scope of Work

revising, not creating from scratch!

RECOMMENDATION:

Staff recommends that the City Council review the proposed Scope of Services for the preparation of the first Rancho Cordova General Plan, clarify any items as needed, and direct staff and the General Plan consultants to begin work.

BACKGROUND:

In April of 2004, the City Council directed staff to prepare a Scope of Services for the preparation of the General Plan. As requested, staff has prepared a detailed description of the work program which will be followed over the next 20 months to complete the preparation of the City's first General Plan.

DISCUSSION:

The General Plan Scope of Services proposes a work program divided into four major categories of work, most of which will overlap to some extent during the preparation of the Plan:

- Public Involvement
- Preparation of the General Plan
- Preparation of the Environmental Impact Report
- Public Hearings

The Scope of Services also provides a suggested Table of Contents which lists the 12 Elements which are proposed to be included in the Rancho Cordova General Plan:

- Vision
- Introduction
- Goals

AGENDA ITEM # 22

- General Plan Elements
    - Land Use Element
    - Air Quality Element
    - Biological Resources Element
    - Circulation Element
    - Conservation Element
    - Economic Development Element
    - Housing Element
    - Infrastructure and Finance Element
    - Noise Element
    - Open Space Element
    - Safety Element
    - Urban Design Element
- Glossary

To assist City staff with the preparation of the General Plan, a consulting team has been selected to prepare various technical reports for the General Plan and its environmental impact report:

- ADE—Economics
- Bollard & Brennan—Noise Analysis
- Don Ballanti—Air Quality Analysis
- Ecosystem Sciences—Biological Resources
- Fehr & Peers—Traffic and Circulation

Each of these consultants brings substantial expertise in their particular field, and has a proven track record of performance on large projects such as the General Plan. Qualifications summaries for each of the General Plan consultants are included in the Scope of Services.

FISCAL IMPACT TO THE CITY:

As discussed in the Scope of Services, the total proposed cost for the General Plan, including all staff and consultant time, deliverables (such as printed copies of documents) and other expenses, is $999,597. This total cost is divided into City staff time (a total of 6,142 hours, $639,630 total cost) and consultants ($359,967 total cost).

These costs are broken down by major tasks as follows:

Public Involvement:	$291,770 (29%)
Draft and Final General Plan:	$402,220 (38%)
Environmental:	$298,127 (30%)
Public Hearings:	$31,280 (3%)
Total:	**$999,597**

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Scope of Work for Citywide Design Guidelines

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 22

Additional information on the allocation of funds within the General Plan Update effort is provided within the attached General Plan Scope of Services.

The General Plan schedule will include work in both the current fiscal year (2004/2005) and in the 2005/2006 fiscal year. Approximately 90% of the work to prepare the General Plan and environmental impact report will be concluded by the end of the 2004/2005 fiscal year (representing approximately $900,000). The remaining work (approximately $96,000, representing the completion of the Final EIR for the General Plan and the public hearing process) will be conducted in the 2005/2006 fiscal year.

As the Council is aware, the City recently implemented a General Plan Fee to recoup the costs of preparing the General Plan. This fee is expected to result in the collection of more than $1-million over the next five years. Therefore, although General Plan costs will initially be drawn from the General Fund, the cost of preparing the Plan will be recovered in the near term, and General Fund monies used in the 2004/2005 and 2005/2006 fiscal years will be returned.

RECOMMENDED MOTION:

"I move that the City Council direct staff to proceed with preparation of Rancho Cordova General Plan as proposed and described within the General Plan Scope of Service."

Attachments:
1. General Plan Scope of Services

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

General Plan Scope of Services

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 22

Memorandum

Date: May 17, 2004

To: Mayor and City Council

From: Paul Junker, Planning Director
Pam Nelson Johns, Special Projects Manager

Subject: Design Guidelines Scope of Work

RECOMMENDATION:

Staff recommends the City Council discuss the proposed scope of work for Citywide Design Guidelines, provide direction as appropriate, and direct staff to proceed with the project.

BACKGROUND:

Since incorporation on July 1, 2003, project design has been a priority for the City Council to ensure quality projects and to establish a sense of identity for the City of Rancho Cordova. Significant actions are listed below:

- On September 15, 2003, City Council adopted a Design Review Ordinance to expand Design Review for both residential and non-residential projects within the City boundaries. The primary purpose of the design review process is to promote orderly and harmonious growth within the City by requiring additional site and design considerations beyond conformance with minimum standards of the Zoning Code. "Guiding Principals" and "Design Concepts" are established in the Ordinance to be used by the designated Approving Authority in reviewing proposed projects for design consistency with City's standards. These principals and concepts set forth various aesthetic and functional provisions to guide residential, commercial, office, industrial, and public/quasi public development. It was anticipated that over time, the City would refine or expand these principals and concepts to supplement such with more detailed development standards and/or design guidelines and to reflect the changing desires of the community as the City matures.

- In December, 2003, the City hired RTKL to facilitate an Urban Design Workshop series to educate staff, decision-makers, and stakeholders regarding good urban design concepts and to solicit input regarding desires for future development

within the City. The two-part Urban Design Workshop Series was held in February 2004 and results were compiled into a report and presented to the City Council in March, 2003. The City of Rancho Cordova Urban Design Workshop Results includes guiding principles and a community design checklist (list of questions) developed using input from the two workshops. While the report includes valuable information summarizing desires of community stakeholders and identifying general design concepts, the checklist (list of questions) falls short of establishing objective design criteria that staff and decision makers can use in evaluating Design Review applications. Thus, in conjunction with its review of this report, City Council directed staff to proceed with the preparation of Citywide Design Guidelines to provide a useful tool for residents, designers, staff, and decision makers that reflects the design expectations of the City.

This item is intended to implement City Council direction to prepare Citywide Design Guidelines. Staff has attached a detailed scope of work for the project including key issues, key personnel, scope of work, schedule, and sample formats. A summary of the scope is provided in the discussion section below.

DISCUSSION:

The following outline describes the hierarchy of planning tools affecting the design of development projects:

- General Plan is the City's blueprint for future development, establishing long-term goals, policies, and implementation measures for the physical development of the City. Pursuant to State law, new cities must adopt an updated General Plan within 30 months from the date of incorporation.

- Zoning Code is the primary implementation tool for the General Plan, establishing allowed use and development standards by zoning districts throughout the City. At the time of incorporation, the City of Rancho Cordova adopted the Sacramento County Zoning Code.

- Specific Plans, Special Planning Areas, and other master planned communities or district plans provide policy and/or regulatory direction for specified areas of the City. These planning tools typically include unique development standards and in some cases design guidelines for development within the plan area.

- Design Guidelines (or similar design tool) supplement the development standards in the City's Zoning Code and serve as the primary tool to reflect the City's desires in terms of quality design. There are not currently any Citywide Design Guidelines for the City of Rancho Cordova.

- Improvement standards supplement the development standards in the Municipal Code and typically include construction level detail for both public and private improvements within the City. Sacramento County improvement

standards were adopted by the City of Rancho Cordova at the time of incorporation.

Under an ideal scenario, the City would prepare and adopt a General Plan, then follow up with a Comprehensive Zoning Code Update. Once these policy documents are established, the City would prepare supplemental Design Guidelines describing the design expectations for development within the City. However, consecutive development of such documents (including some overlap) could take three or more years. In keeping with City Council direction to proceed with Design Guidelines in concert with the preparation of the City's first General Plan, this report summarizes the proposed scope of work for Citywide Design Guidelines.

The decision to proceed with preparation of Design Guidelines in the early stages of Cityhood reflects the City's priority for quality development and understanding of the impact of the physical form of development on the future character of the City. This effort will be coordinated with the public participation and visioning exercises planned for the General Plan. The guidelines will be developed using a combination of innovative tools (e.g., target based guidelines, menu approach to design solutions, incentive based guidelines) to ensure the desired result. Guidelines will be graphic intensive using pictures and supporting diagrams demonstrating desirable design concepts and preferences as appropriate.

It is assumed that these guidelines will evolve over time to reflect subsequent goals and policies of the City's General Plan. It is also assumed that the adoption of guidelines may include proposed amendments to Zoning Code development standards that are inflexible or inconsistent with the goals that will be identified through this project. The attached Scope of Work for the Citywide Design Guidelines provides detail regarding staff proposed process and key issues to be addressed. The anticipated timeline for this project is seven months.

FISCAL IMPACT TO THE CITY:

This Design Guidelines project will be funded by the City using discretionary General Fund money. Because this project constitutes implementation of the General Plan, costs are recoverable under the General Plan fee established by Resolution of the City Council. The anticipated cost of the project is $90,000 as included in the Planning Department proposed 2004-2005 budget.

RECOMMENDED MOTION:

"I move that the City Council direct staff to proceed with preparation of Citywide Design Guidelines as proposed and described within the Citywide Design Guidelines Scope of Service."

Attachments:
1. Scope of Work for Citywide Design Guidelines

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Scope of Work for Citywide Design Guidelines

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 23

California Wildlife Foundation
1212 Broadway, Suite 840
Oakland, CA 94612
tel: 510 208 4436
fax: 510 268 9948
www.californiawildlifefoundation.org

RECEIVED
MAY 03 2004
FINANCE DEPT.
CITY OF RANCHO CORDOVA

California Wildlife Foundation

April 28, 2004

Mr. William Thomas, Finance Director
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Mr. Thomas:

On behalf of the Board of Directors of the California Wildlife Foundation (CWF) and Bruce Forman, Department of Fish and Game (DFG), I write to thank the City Council of Rancho Cordova for its $5,000 grant to be applied to the River Discovery Trail at Nimbus Hatchery.

The California Wildlife Foundation is a 501(c)3 not-for-profit corporation, ID number 68-0234744. Its mission is to support the state's wildlife species and work with partners to ensure sustainable habitat as a public trust resource.

We ask you to convey our gratitude to the Council for its partnership in this exciting science-education-recreation effort.

Please remit grant funds to California Wildlife Foundation, 1212 Broadway, Suite 840, Oakland, CA 94612, attention: Stephen Dunn, Administrative Manager.

My direct line is 510-763-0211 should you have any questions.

Sincerely,

Janet S. Cobb
Executive Officer

cc: Bruce Forman, DFG

Verified SD
Account # 5217-90
Approval SA
Date 5-4-04 SD

AGENDA ITEM # 24

RANCHO CORDOVA

COMMUNITY FACILITIES FEE (CFF) PROGRAM

MAY 17, 2004

Purpose of CFF Program

- Implement policies and vision of General Plan to provide for adequate municipal facilities

- Provide funding for the municipal facilities identified in the Needs Assessment Report

Fee Mitigation Act (AB 1600)
Nexus Requirement

- Reasonable relationship between need for fee and type of development

- Reasonable relationship between use of fee and type of development

- Reasonable relationship between amount of fee and cost of facility attributable to type of development

CFF Facilities and Costs

City Hall	$34.5 M
Police Facilities & Equip.	$40.8 M
Community Center	$41.7 M
Corporation Yard	$12.3 M
Library	$46.8 M
Museum	$12.9 M
City Parking Structure	$14.4 M
TOTAL	**$203.6 M**

Net CFF Fee Program Funding

Total Community Facilities Cost	$203,599,000
Less: Portion of Cost Allocated to Existing City	($64,149,000)
Net Cost Funded Through the CFF Fee Program	**$139,450,000**

CFF Fee Program
Residential Fees

Residential Land Use	CFF Fee
Single Family	$3,061 per unit
Multi-Family	$2,391 per unit

CFF Fee Program
Nonresidential CFF Fees

Land Use	CFF Fee
Commercial	$0.39 per square foot
Office	$0.64 per square foot
Industrial	$0.17 per square foot

Rancho Cordova CFF vs. Elk Grove CFF

Land Use	Rancho Cordova	Elk Grove
Single Family Unit	$3,061	$3,402
Multi-Family Unit	$2,391	$2,287
Commercial (sf)	$0.39	$1.55
Office (sf)	$0.64	$1.81
Industrial (sf)	$0.17	$0.79

City Action Items

- Council adopts resolution levying CFF fees
- CFF fees become effective in 60 days
- Apply annual inflation adjustment to CFF
- Annual administrative report on CFF Program
- Five-year Report on CFF Program