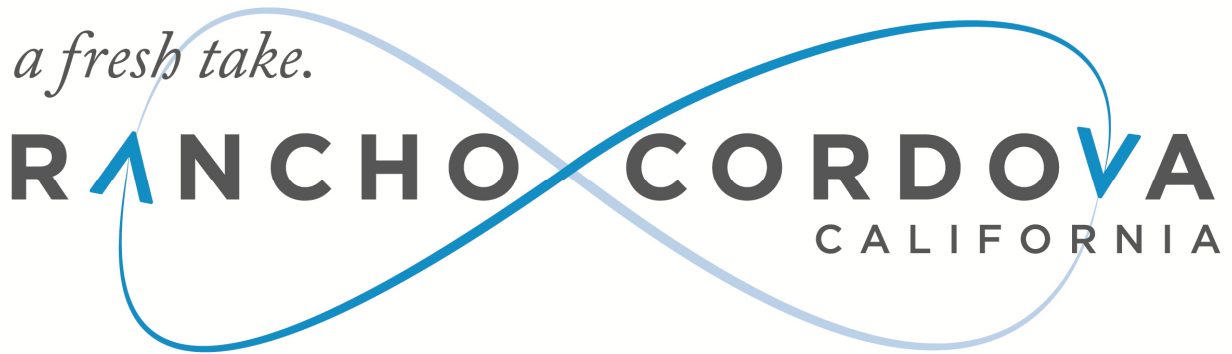


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Tuesday, January 16, 2018

5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

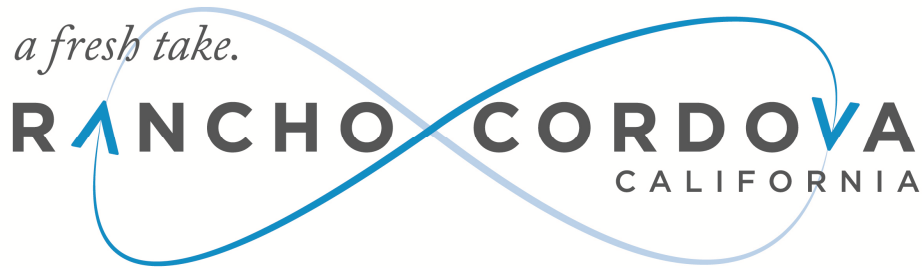
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Garrett Gatewood, Council Member

Donald Terry, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 16, 2018

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Julie Steinbach from the United Methodist Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Proclamation Presented to Robert Sanger, Executive Director of the Folsom Cordova Community Partnership, in Recognition of National Mentoring Month.

- 5.2 Presentation by Renee John, Director of Programs of the Folsom Cordova Community Partnership, on the Roots and Horizons Mentoring Program.
- 5.3 Community Enhancement Fund Grant Check Presentations Presented by Stacy Delaney, Community Enhancement Analyst.
- 5.4 Introduction of New City Employee Marie Weber, Assistant City Clerk, by Stacy Leitner, City Clerk.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes of the December 18, 2017 Regular Meeting.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 3-2018 in an amount not to exceed \$142,983.90 with Caggiano General Engineering, Inc. to Construct the 2018 ADA Sidewalk Improvement Project at Various Locations in the City.
Recommendation: Adopt Resolution No. 4-2018.
Result of Recommended Action: Adoption of this resolution (Attachment 1) will authorize the City Manager to execute Contract No. 3-2018 in an amount not to exceed \$142,983.90 with Caggiano General Engineering, Inc. to construct the 2018 ADA Sidewalk Improvement Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.
- 9.3 **Subject:** Resolution Authorizing the Public Works Director to Enter Into Grant Agreements with the California Department of Transportation for a Transportation Planning Study of the Olson Drive and Zinfandel Drive Corridor.
Recommendation: Adopt Resolution No. 5-2018.
Result of Recommended Action: Adoption of Resolution No. 5-2018 will authorize the Public Works Director to enter into grant agreements with Caltrans to comply with requirements of the Sustainable Communities Grant Program.
Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.

Advances Goals: 1, 2, and 5.

- 9.4 **Subject:** Authorize Amending the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs.

Recommendation: Approve Resolution No. 7-2018 that authorizes the City Manager to amend the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs.

Result of Recommended Action:

1. Amends the existing 2017-18 Subrecipient Agreement to add critical systems repairs, such as plumbing, electrical, and mechanical repairs to the existing roof repair and replacement and accessibility improvement program currently operated by Rebuilding Together Sacramento (RTS); and
2. Authorizes the City Manager to approve an increase in the value of the Subrecipient Agreement from \$95,000 to \$150,000 in Community Development Block Grant (CDBG) funds.

Staff Report: Stefan Heisler, Housing Reinvestment Analyst, and Jessica Hayes, Grant Management Consultant.

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

- 9.5 **Subject:** Resolution Rejecting All Bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4.

Recommendation: Adopt Resolution No. 10-2018.

Result of Recommended Action: Adoption of this resolution will reject all bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4. The project documents will be revised and the project re-bid.

Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for Kilgore Road Soccer Complex Project.

Recommendation: Adopt Resolution No. 1-2018.

Result of Recommended Action: Action on this item will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Kilgore Road Soccer Complex project. The action also sets 1:00 p.m. on January 29, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Interim Community Development Director.

Advances Goals: 5.

- 10.2 **Subject:** Public Hearing Considering Adoption of an Amendment to the 2017-18 Community Development Block Grant Action Plan.

Recommendation: Approve Resolution No. 6-2018 adopting an Amendment to the 2017-18 Community Development Block Grant Action Plan.

Result of Recommended Action:

1. Adopts the amendment to the 2017-18 CDBG Action Plan
2. Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development (HUD); and

3. Allows staff to make technical modifications to the Action Plan to correct minor errors and to respond to direction from HUD.

Staff Report: Stefan Heisler, Housing Reinvestment Analyst, and Jessica Hayes, Grant Management Consultant.

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

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Project No. 9726A - Appeal of Director Decision for Kid's Camp Day Care Facility Project No. 9726.

Recommendation: Staff recommends that City Council take the following action: Adopt Resolution 9-2018; affirming the Notice of Decision dated December 13, 2017 approving an Administrative Use Permit for Kid's Camp Day Care facility - Project No. 9726A.

Result of Recommended Action: Adoption of Resolution 9-2018 (Attachment 1) would affirm the approval of the Administrative Use Permit (AUP) for the Kid's Camp Day Care facility (Project No. 9726) including the original conditions of approval and effectively deny the requested appeal (Attachment 2, Exhibit A). The applicant would be permitted to move forward with submitted building plans and requested business license.

Staff Report: Darcy Goulart, Principal Planner.

Advances Goals: 2 and 6.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** 2018 Legislative Priorities.

Recommendation: Presentations by Simon & Co. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2018 Legislative Priorities.

Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2018 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.

Staff Report: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 1, 2, 3, 4, 5, and 6.

12.2 **Subject:** Douglas 98 Developer Proposed Infrastructure Improvements, Temporary Douglas Road Closure, and Fee Reduction.

Recommendation: Hear information on Developer request for a temporary Douglas Road closure related to infrastructure improvements east of Americanos Boulevard and impact fee reductions; and provide initial feedback and direction to staff.

Result of Recommended Action: If the Council is open to considering this Developer request, the City Manager will negotiate with the Developer to enter into an agreement stipulating the conditions for construction of improvements and the impact fee reduction. All items, including any amendments to the Development Agreement, would come to City Council for approval. If the request is denied, the Developer may choose not to proceed with the Douglas 98 project and Douglas Road utility and infrastructure improvements at this time.

Staff Report: Albert Stricker, Public Works Director and Elizabeth Sparkman, Interim Community Development Director.

Advances Goals: 1, 2, and 5.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

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

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

UPCOMING MEETINGS	
Tuesday, January 30	1:00 PM Special Meeting/Work Session
Monday, February 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, February 20	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, February 27	5:30 PM Special Meeting/Work Session
Monday, March 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, March 19	5:30 PM Regular Meeting
Tuesday, March 27	5:30 PM Special Meeting/Work Session
Monday, April 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, April 16	CANCEL REGULAR MEETING
Tuesday, April 24	5:30 PM Special Meeting/Work Session
Monday, May 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, May 15	5:30 PM Special Meeting/Work Session
Monday, May 21	5:30 PM Regular Meeting
Tuesday, May 29	5:30 PM Special Meeting/Work Session - ONLY IF NEEDED
Monday, June 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, June 18	5:30 PM Regular Meeting
Tuesday, June 26	5:30 PM Special Meeting/Work Session

UPCOMING MEETINGS	
Monday, July 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, July 16	CANCEL REGULAR MEETING
Tuesday, July 31	CANCEL REGULAR MEETING
Monday, August 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, August 14	5:30 PM Special Meeting/Work Session
Monday, August 20	5:30 PM Regular Meeting
Tuesday, August 28	CANCEL WORK SESSION
Tuesday, September 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, September 11	5:30 PM Special Meeting/Work Session
Monday, September 17	5:30 PM Regular Meeting
Tuesday, September 25	CANCEL WORK SESSION
Monday, October 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, October 9	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
Monday, October 15	5:30 PM Regular Meeting
Tuesday, October 23	5:30 PM Special Meeting/Closed Session for City Manager Evaluation – ONLY IF NEEDED
Tuesday, October 30	CANCEL WORK SESSION
Monday, November 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 19	5:30 PM Regular Meeting
Tuesday, November 27	5:30 PM Special Meeting/Work Session
Monday, December 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 11	5:30 PM Special Meeting/Work Session
Monday, December 17	5:30 PM Regular Meeting

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

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

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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

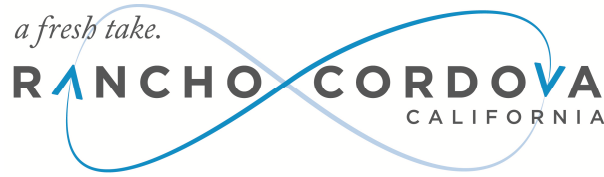
CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, January 16, 2018 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, January 11, 2018 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Thursday, January 11, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk



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

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

Monday, December 18, 2017

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:34 PM.

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

Council Members Absent: None

Staff Members Present: Khang, Block, Hartley, Sosa, Huber, Chan, Goulart, Verdun, Behrends, Pittman, Kniestedt, Juran-Karageorgiou, Lindgren, Abhar, Haven, Simpson, Downton, Stricker, Sparkman, Mingay, Leitner, Delaney, Harriman, Carr, Cowles

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

George Burnash led the pledge.

4. INVOCATION

Mark Shetler from River City Christian gave the invocation.

5. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

5.1 Robert J. McGarvey was sworn in as Vice Mayor.

5.2 Linda Budge was sworn in as Mayor.

5.3 Presentation to Outgoing Mayor Terry.

6. CELEBRATORY BREAK

7. PRESENTATIONS

7.1 New City Employees Judy Khang, Accountant, and Tamara Artola, Senior Customer Service Representative, were by Kim Juran-Karageorgiou, Administrative Services Director, and Stephen Block, Community Engagement Assistant, and Russell Hartley, Assistant Communication Specialist, by Maria Kniestedt, Communications & Public Affairs Director.

8. PUBLIC COMMENT

Mayor Budge opened the public comment period. The following individual addressed the Council:

- Diann Rogers

Mayor Budge closed the public comment period.

9. COUNCIL REPORTS

Council reported on events since the last meeting.

10. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

11. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 11.1 through 11.5, 11.7 and 11.8 by Terry second by Gatewood;
Carried by a 5:0 roll call vote.

11.1 **Subject:** Meeting Minutes of the December 4, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.

11.2 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2016-17 Development Impact Fee Report for the AB 1600 Development Fees.

Recommendation: Adopt Resolution No. 149-2017.

Result of Recommended Action: Adoption of this Resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB 1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new

infrastructure or funds to ensure that their impact upon the existing city is funded by the development, not by existing residents.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 11.3 **Subject:** Ordinance Repealing And Replacing Chapters 19.04 And 19.12 Within Title 19 Of The Rancho Cordova Municipal Code Relating To The Protection And Preservation Of Private And Public Trees.

Recommendation: Staff recommends that Council waive the Second Reading and Adopt Ordinance No. 12-2017, “An Ordinance of the City Council of the City of Rancho Cordova Repealing and Replacing Chapters 19.04 and 19.12 within Title 19 of the Rancho Cordova Municipal Code Relating to the Protection and Preservation of Private and Public Trees.”

Result of Recommended Action: The recommended actions will result in significant revisions to Chapters 19.04 and 19.12 of the Municipal Code.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2 and 5.

- 11.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract 162-2017 in the Amount of \$126,850 with Alta Planning & Design for the Cordova Creek to Trail Planning Study.

Recommendation: Adopt Resolution 140-2017.

Result of Recommended Action: Adoption of Resolution 140-2017 will authorize the City Manager to execute contract 162-2017 with Alta Planning & Design in the amount of \$126,850 to commence with a feasibility study related to a trail along Cordova Creek.

Staff Report: Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.

Advances Goals: 1, 2, and 5.

- 11.5 **Subject:** Annexation of the Anatolia IV Subdivision Project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

Recommendation: Adopt Resolution No. 150-2017.

Result of Recommended Action: Adoption of Resolution No. 150-2017 approves Annexation Map. No. 1 for the Anatolia IV Subdivision Project into Community Facilities District No. 2013-2 (Police Services) and approves the recording of the annexation map and the Notice of Special Tax Lien.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 11.6 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 61-2015-1 in the Amount of \$125,000 with Siemens Industry, Inc. to Increase the Contract Amount from \$345,400 to \$470,400 for On-Call Street Light and Electrical Maintenance and Repair Services.

Recommendation: Adoption of Resolution No. 147-2017.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 61-2015-1 in the amount of \$125,000 with Siemens Industry, Inc. to increase the contract amount from a not-to-exceed amount of \$345,400 to \$470,400 for On-Call Street Light and Electrical Maintenance and Repair Services.

Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Maintenance and Operations Division Manager.

Advances Goals: 1, 2, and 5.

ACTION: Motion to approve item 11.6 by Terry second by Gatewood;
Carried by a 5:0 roll call vote.

11.7 **Subject:** Approval of the Annexation Boundary Map for the Kilgore Road Soccer Complex Project and Annexation into the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 146-2017.

Result of Recommended Action: Adoption of Resolution No. 146-2017 approves Annexation Boundary Map No. 21 for the Kilgore Road Soccer Complex project and annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter “CFD No. 2008-1”). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Interim Community Development Director.

Advances Goals: 5.

11.8 **Subject:** Resolution Declaring City’s Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Kilgore Road Soccer Complex project.

Recommendation: Adopt Resolution No.145-2017 designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Kilgore Road Soccer Complex project.

Result of Recommended Action: Action on this item will declare the Council’s intention to impose an annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Kilgore Road Soccer Complex project and sets a public hearing for January 16, 2017 on the matter. The proposed fees would not impact existing residents.

Staff Report: Elizabeth Sparkman, Interim Community Development Director.

Advances Goals: 5.

12. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

12.1 **Subject:** ARCO AM/PM Service Station Conditional Use Permit Amendment and Letter of Public Convenience and Necessity; Project No. DD9735 – Located at 4000 Sunrise Boulevard, within the Sunridge Plaza.

Recommendation: Adopt Resolution 151-2017.

Result of Recommended Action: Adoption of Resolution 151-2017 would permit the sale of alcohol, specifically beer and wine at the ARCO AM/PM service station at 4000 Sunrise Boulevard within the Sunridge Plaza Shopping Center and allow the applicant to submit for necessary the Alcoholic Beverage Control license.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 2 and 6

Council Member Terry and Council Member Gatewood recused themselves due to a possible conflict of interest related to a property interest, and they left the Council Chambers at 7:16 p.m.

ACTION: Motion to approve by Sander second by McGarvey;
Carried by a 3:0 roll call vote.

Council Member Terry and Council Member Gatewood returned to the Council Chambers at 7:19 p.m.

13. PUBLIC HEARING ITEMS

- 13.1 **Subject:** Sunrise Auto Village Major Design Review – Project No. DD9715 – Located at 1950 Zinfandel Drive.

Recommendation: Approve Resolution 152-2017.

Result of Recommended Action: Approval of Resolution 152-2017 would allow the construction of a 7,400 square foot auto sales and repair building on the proposed site. Approval would allow the proposed building to be constructed on the existing concrete pad and utilize existing infrastructure and utilities on-site as agreed upon between the City and the previous property owners known as the Church Investors Fund.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 5, and 6.

ACTION: Motion to approve item 13.1 with conditions added to the permit by Terry second by McGarvey;
Carried by a 5:0 roll call vote.

14. REGULAR CALENDAR ITEMS

- 14.1 **Subject:** Review, discuss and provide direction to Staff regarding proposed amendments to Title 23 (Zoning Code) of the Rancho Cordova Municipal Code.

Recommendation: Receive a report and provide direction to staff on proposed Title 23 (Zoning Code) Amendments including changes to: allow patio cover within the rear-yard setback, reduce parking requirements for tasting rooms, change permit requirements for carwashes and auto detailing, prohibit electronic message boards on building facades, address issues related to shipping/storage containers, address residential driveway surfaces and parking locations of RVs boats and trailers.

Result of Recommended Action: No action will be taken by the City Council. Staff will provide an overview of the proposed amendments to Title 23 and request direction from the City Council to prepare the amendments for a future public hearing and action.

Staff Report: Darcy Goulart, Principal Planner.

Advances Goals: 1, 2, and 6.

ACTION: Discussion item only; Council provided direction to staff.

- 14.2 **Subject:** Discuss Establishment of an Employee Home Loan/Down Payment Assistance Program.

Recommendation: Discuss timing and parameters for the possible establishment of an employee home loan/down payment assistance program for the purchase of a primary residence in the City of Rancho Cordova.

Result of Recommended Action: The direction provided will determine whether the City will move forward with an employee home loan program. Staff would finalize program requirements and return for final Council approval prior to enacting a program.

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

Advances Goals: 1, 2, 3 and 5.

ACTION: Motion to direct staff to finalize program requirements and return to Council approval by Terry second by Gatewood;
Carried by a 5:0 roll call vote.

15. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested a future discussion on Digital Billboards.

16. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:55 PM.



Stacy Leitner, City Clerk

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 3-2018 IN AN AMOUNT NOT TO EXCEED \$142,983.90 WITH CAGGIANO GENERAL ENGINEERING, INC. TO CONSTRUCT THE 2018 ADA SIDEWALK IMPROVEMENT PROJECT AT VARIOUS LOCATIONS IN THE CITY.

RECOMMENDATION

Adopt Resolution No. 4-2018.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution (Attachment 1) will authorize the City Manager to execute Contract No. 3-2018 in an amount not to exceed \$142,983.90 with Caggiano General Engineering, Inc. to construct the 2018 ADA Sidewalk Improvement Project.

BACKGROUND

The City conducts an ongoing program to repair broken sidewalks within residential neighborhoods. The work to be done under this contract (**Attachment 2**) will consist of removal and replacement of broken concrete curb, gutter, sidewalk, and sidewalk ramps at 39 locations throughout the City (**Attachment 3**). The locations are prioritized based on severity of damage, proximity to schools or parks, etc.

The contract award is based on the lowest total amount of the base bid plus bid alternate 1. The base bid includes 35 locations, and bid alternate 1 includes four locations, bringing the total sites to 39.

Bids were solicited on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on November 30, 2017. Bids for the project were publicly opened on Thursday, December 21, 2017. A total of nine bids were received. The lowest responsible total bid amount was \$142,983.90. The bid summary sheet is provided as **Attachment 4**.

Staff recommends awarding the construction contract to the lowest responsible bidder, Caggiano General Engineering, Inc.

FISCAL IMPACT

Funding for this project consists of City Transportation Funds and CDBG Funds. There is no impact to the City's General Fund.

ATTACHMENTS

1. Resolution No. 4-2018
2. Contract 3-2018
3. Location Map
4. Bid Summary Sheet

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 4-2018

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 3-2018 IN AN
AMOUNT NOT TO EXCEED \$142,983.90 WITH CAGGIANO GENERAL ENGINEERING
TO CONSTRUCT THE 2018 ADA SIDEWALK IMPROVEMENT PROJECT**

WHEREAS, the City solicited bids for the 2018 ADA Sidewalk Improvement Project under the requirements of state law and publicly opened bids on December 21, 2017; and

WHEREAS, one (1) bid alternate was provided in the bid documents to include construction and installation of concrete curb, gutter, sidewalk, and sidewalk ramps at four (4) additional locations within the City; and

WHEREAS, the lowest responsible bidder was Caggiano General Engineering; and

WHEREAS, adoption of this resolution will award construction Contract No. 3-2018 to Caggiano General Engineering in an amount not to exceed \$142,983.90 for the 2018 ADA Sidewalk Improvement Project; and

WHEREAS, funding for this project consists of City Transportation Funds and CDBG Funds. There is no impact to the City's General Fund; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City approved its five year Capital Improvement Program, and it has been determined to be exempt from further review pursuant to CEQA Regulation 15301(I) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 3-2018 in an amount not to exceed \$142,983.90 with Caggiano General Engineering, Inc. and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 1**ATTEST:**

Stacy Leitner, City Clerk

ATTACHMENT 2
CONTRACT NO. 3-2018

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND CAGGIANO GENERAL ENGINEERING, INC. FOR
THE 2018 ADA SIDEWALK IMPROVEMENT PROJECT**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Caggiano General Engineering, Inc. ("Contractor") as of January 17, 2018.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the 2018 ADA Sidewalk Improvement Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on November 30, 2017 on the CIPList.com and the City of Rancho Cordova website ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore.

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

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2016; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 3-2018, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

1898853.2

ATTACHMENT 2
CONTRACT NO. 3-2018

Section 3. COMPLETION. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: one hundred forty-two thousand nine hundred eighty-three dollars and ninety cents (\$142,983.90). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to

ATTACHMENT 2
CONTRACT NO. 3-2018

make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

- 9.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.
- 9.2 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Ben Chan ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Contractor shall be sent to:

Salvatore Caggiano
Caggiano General Engineering, Inc.
3941 Park Drive Suite 20-347
El Dorado Hills, CA 95762
916-501-0611

Any written notice to City shall be sent to:

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

ATTACHMENT 2
CONTRACT NO. 3-2018

10.4 IRS Form W-9. Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

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

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Cyrus Abhar, City Manager

Salvatore Caggiano, President

Date

Date

Attest:

Stacy Leitner, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

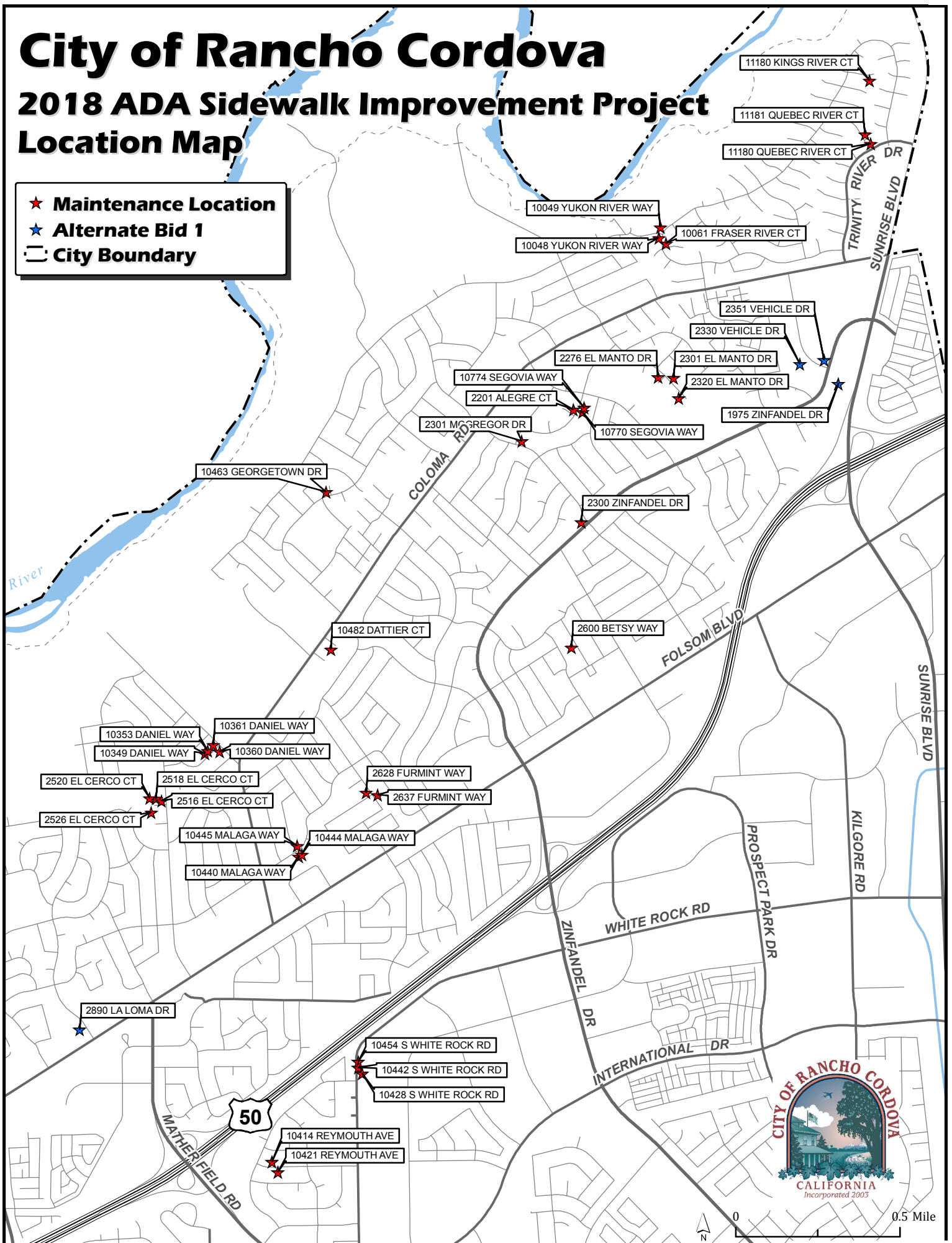
Date

City of Rancho Cordova

2018 ADA Sidewalk Improvement Project

Location Map

- ★ Maintenance Location
- ★ Alternate Bid 1
- City Boundary





2018 ADA Sidewalk Improvement Project - CP18-2188 - Bid Summary
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
December 21, 2017 at 11:00 am

ATTACHMENT 4

	Contractor	Base Bid Amount	Alternate 1 Bid Amount	Grand Total Amount	Proposal Signed	Contractors License	DIR Contractors Registration	Bid Schedule	Equal Employment Opportunity	Public Contract Code	Designation of Subs	Experience/Qualifications Statement	Bidder's Bond	Non-Collusion	Debarment and Suspension Certification	Addendum 1	Section 3 Project Work Force Breakdown	Section 3 Contracts / Subcontracts Breakdown
A	B & M Builders, Inc.	\$145,284.00	\$27,935.00	\$173,219.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	Central Valley Engineering & Asphalt, Inc.	\$276,647.00	\$49,610.00	\$326,257.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	Martin Brothers Construction	\$340,544.00	\$58,690.50	\$399,234.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Sierra National Construction, Inc.	\$167,906.00	\$30,822.00	\$198,728.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	Swierstok Enterprise, Inc. dba Pro Builders	\$231,512.00	\$44,986.00	\$276,498.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
F	Nor-Cal Concrete	\$175,245.00	\$33,365.00	\$208,610.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
G	All-American Construction, Inc	\$200,281.00	\$38,971.00	\$239,252.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
H	Caggiano General Engineering, Inc.	\$115,484.87	\$27,499.03	\$142,983.90	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	FBD Vanguard Construction, Inc.	\$163,226.00	\$31,369.00	\$194,595.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
J																		
K																		
L																		
M																		

Attendees:
Stacy Leitner, City Clerk
Kelli Carr, Deputy City Clerk
Ben Chan, Public Works


Stacy Leitner, City Clerk

12/22/17
Date

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer

SUBJECT: **RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR TO ENTER INTO GRANT AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION PLANNING STUDY OF THE OLSON DRIVE AND ZINFANDEL DRIVE CORRIDOR.**

RECOMMENDATION

Adopt Resolution No. 5-2018.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 5-2018 will authorize the Public Works Director to enter into grant agreements with Caltrans to comply with requirements of the Sustainable Communities Grant Program.

BACKGROUND

The City has been actively pursuing grant opportunities for transportation projects that reduce congestion, beautify corridors, and improve safety for pedestrians, cyclists and vehicles. The City has successfully secured a Caltrans Sustainable Communities Grant in the amount of \$155,000 to study opportunities to improve Olson Drive from Zinfandel Drive to Folsom Boulevard, and to better connect the Zinfandel Light Rail Station south along Zinfandel Drive (**Attachment 3**). The study will also include outreach to stakeholders.

As part of this grant acceptance, Caltrans requires City Council to provide a resolution stating the title of the person authorized to enter into a contract with Caltrans. Staff recommends that authorization be provided to the City's Public Works Director.

FISCAL IMPACT

The project will have no impact on the City's General Fund. The City will leverage the \$155,000 grant with \$20,000 of local Measure A funds.

ATTACHMENTS

1. Award Letter.
2. Resolution No. 5-2018.
3. Location Map.

DEPARTMENT OF TRANSPORTATION

DIVISION OF TRANSPORTATION PLANNING

P.O. BOX 942873, MS-32

SACRAMENTO, CA 94273-0001

PHONE (916) 654-2596

FAX (916) 653-0001

TTY 711

www.dot.ca.gov



*Making Conservation
a California Way of Life.*

December 15, 2017

Mr. Albert Stricker
Public Works Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Mr. Stricker:

On behalf of the California Department of Transportation (Caltrans), Division of Transportation Planning, I am pleased to offer my congratulations to the City of Rancho Cordova for the recent award of the following State transportation planning grant for fiscal year (FY) 2017–18:

Grant Program: Road Maintenance & Rehabilitation Account – Sustainable Communities

Grant Title: The Corridor Enhancement and Circulation Study for Olson Drive

Grant Award: \$155,000

Local Match: \$20,000

Total Project Amount: \$175,000

Please see the list below which identifies specific conditions for a grantee to accept grant funding, to program funds, and to begin work. Conditions one through four must be fulfilled no later than January 12, 2018 by submitting these items to Caltrans District staff for approval. Failure to fulfill these conditions will result in forfeiture of funds. Also note, final products must be completed and submitted to Caltrans no later than February 28, 2020. Final requests for reimbursements must be submitted to Caltrans no later than April 28, 2020.

Conditions of Grant Acceptance

These State grant funds cannot be expended or reimbursed until the following conditions are satisfied:

1. The revised final Scope of Work, Project Timeline with the earliest start date of May 1 2018, and Grant Application Cover Sheet are submitted to Caltrans District 3 for approval.
2. A Payee Data Record (STD. 204) is completed and submitted. Although the form indicates that government entities are not required to submit this form, it is needed to ensure payments are sent to the correct recipient.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

ATTACHMENT 1

Mr. Albert Stricker
 December 15, 2017
 Page 2

3. If applicable, a Third Party In-kind Valuation Plan is submitted for the use of in-kind contributions to satisfy the minimum local match requirement. Third party in-kind contributions are goods and services donated from outside the grantee's agency, such as donated printing, facilities, interpreters, equipment, advertising, time and effort, staff time, and other goods and services.
4. If applicable, indirect costs must have been identified in the approved grant Scope of Work and project timeline.
5. A local resolution from the City of Rancho Cordova governing board stating the grant project title and title of the person authorized to enter into a contract with Caltrans must be provided no later than February 22, 2018.
6. The City of Rancho Cordova receives a fully executed contract and has been formally notified by Caltrans District staff to begin work.

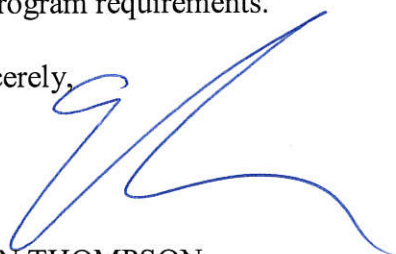
The contracting process can begin once the first five conditions have been satisfied. For your convenience, a toolbox to aid you during this process is available on our website below:

<http://www.dot.ca.gov/hq/tpp/offices/orip/Grants/grants.html>.

A Quarterly Progress Report with a brief narrative of completed project activities will need to be submitted to the district grant manager once the project is under way. Request for reimbursement with the required minimum local match can be submitted monthly, but must be submitted quarterly.

Please contact Jacob Buffenbarger, in Caltrans District 3, at (916) 263-1625, or Gilbert Valencia, Headquarters Liaison, at (916) 653-3067 if you have any questions concerning these grant funds or program requirements.

Sincerely,



ERIN THOMPSON
 Chief, Office of Regional Planning

ATTACHMENT 1

Mr. Albert Stricker
December 15, 2017
Page 3

- c: Rupa Somavarapu, Senior Civil Engineer, City of Rancho Cordova
- Jeffrey Morneau, Senior Transportation Planner, Caltrans, District 3
- Jacob Buffenbarger, Transportation Planner, Caltrans, District 3
- Gilbert Valencia, Transportation Planner, Caltrans, Headquarters

CITY OF RANCHO CORDOVA

RESOLUTION NO. 5-2018

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE PUBLIC WORKS DIRECTOR TO ENTER INTO GRANT AGREEMENTS
WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR A
TRANSPORTATION PLANNING STUDY OF THE OLSON DRIVE
AND ZINFANDEL DRIVE CORRIDOR**

WHEREAS, the City of Rancho Cordova is eligible to receive Federal and/or State funding for certain transportation planning related plans, through the California Department of Transportation; and

WHEREAS, a Restricted Grant Agreement is needed to be executed with the California Department of Transportation before such funds can be claimed through the Transportation Planning Grant Programs; and

WHEREAS, the City Council desires to delegate authorization to execute these agreements and any amendments thereto.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the Rancho Cordova Public Works Director to execute all Restricted Grant Agreements and any amendments thereto with the California Department of Transportation.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk



Traffic congestions in northbound lane due to poor circulation and congestion problems at Olson Dr intersection.



Lack of crosswalks at freeway ramps.



Commercial site vacancies and buildings that are in need of revitalization.



Traffic safety and circulation limitations due to railroad crossing on the north side of Olson Dr.



No conditions for bicyclists and pedestrians due to traffic congestion and lack of bike lanes or crosswalks.



Traffic conflicts due to multiple driveways and cars entering and exiting Olson Dr from several directions.



Limited access options means traffic can only enter and exit to Olson Dr from commercial center and limited circulation within the center.

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Reinvestment Analyst
Jessica Hayes, Grant Management Consultant

SUBJECT: Authorize Amending the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs

RECOMMENDATION

Approve Resolution No. 7-2018 that authorizes the City Manager to amend the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs.

RESULT OF RECOMMENDED ACTION

1. Amends the existing 2017-18 Subrecipient Agreement to add critical systems repairs, such as plumbing, electrical, and mechanical repairs to the existing roof repair and replacement and accessibility improvement program currently operated by Rebuilding Together Sacramento (RTS); and
2. Authorizes the City Manager to approve an increase in the value of the Subrecipient Agreement from \$95,000 to \$150,000 in Community Development Block Grant (CDBG) funds.

BACKGROUND

The City of Rancho Cordova has an identified need for home repair assistance for low-income homeowners. Between 2007 and 2015 the City operated emergency repair programs, first through consultants and then later through staff to provide emergency repair grants for eligible repairs to eligible homeowners. Staff turnover and reduced funding put the program on hold in 2015, however both Neighborhood Services and City Hall staff regularly receive inquiries about potential assistance for critical home repairs.

RTS has had a presence in Rancho Cordova for several years now, and has successfully operated CDBG funded roof repair and accessibility improvement programs in the City since 2015. RTS applied for \$150,000 in CDBG funding in the 2017-18 CDBG application period to include a wider range of repairs, such as critical systems like plumbing, electrical, and mechanical or HVAC, along with roof repairs and accessibility improvements. HUD was delayed in releasing the CDBG allocation for the 2017-18 program year, and staff followed the HUD recommendation to be conservative in estimating available funds for the year. As a result, the RTS application was modified to only allow the roof repairs and accessibility improvements, and the program budget was reduced to \$95,000.

The 2017-18 CDBG allocation ended up being more than staff's conservative estimate, and the City now has about \$60,000 in un-obligated CDBG funds available for programming. The RTS application scored very well in the CDBG application process, and RTS has the staff capacity and experience to manage a more robust home repair assistance program. Staff have prepared and presented to Council a 2017-18 CDBG Action Plan Amendment to move \$55,000 into the Home Preservation program so that it can be used for home repair assistance.

RECOMMENDATION

Dedication of \$55,000 to the Housing Preservation program will be used to fund the Critical Home Repair program to be managed by RTS as part of their 2017-18 amended Subrecipient Agreement. The Critical Home Repair Program will provide grants to homeowners for repair of critical systems – plumbing, electrical, and mechanical (HVAC). These repairs will be in addition to the roof repairs and replacements and the accessibility improvements already funded, and will include repairs such as water heater repairs and replacements, electrical panel repairs and replacements, leak repairs, electrical shorting or other malfunctioning electrical repairs, heater and furnace repairs and replacements, and other similar repairs. It will not include cosmetic or weatherproofing improvements, whole room remodels, appliance or fixture replacement or upgrades, or other non-critical home repairs or improvements. All grants will be paid directly to contractors for work performed. No grants or funds will be paid directly to homeowners. Grants will be limited to approximately \$10,000, and homeowners must be low-income and meet HUD's eligibility requirements. Staff are currently preparing a set of guidelines that will specify how the program will work, what will be required to prove eligibility, what kinds of repairs will be allowed, how often residents can use the program, and similar. These guidelines will regulate how the program will operate, and will require all activity to adhere to HUD regulations.

Rebuilding Together Sacramento (RTS) will operate the program as an extension of their roof repair and residential accessibility improvement program. RTS has the experience needed to execute the program since they've ran this program for the Sacramento Housing and Redevelopment Agency (SHRA) in the City of Sacramento. RTS has been a valuable service provider in the City for several years and has a solid performance record in delivering on prior CDBG funded programs and projects. Based on their performance during the 2017-18 program year, staff may recommend that they apply for 2018-19 CDBG funds to continue the program into the 2018-19 year.

AUTHORIZATION TO AMEND AGREEMENTS

As per HUD regulations the 2017-18 Action Plan Amendment must be available for public review and comment for 30 days. The draft amendment was publicly noticed in the Grape Vine Independent and made available to the public on December 22, 2017. Due to the holidays and adjusted City Council Meeting schedules, and to meet HUD's public comment period requirements, the public comment period for the 2017-18 Action Plan Amendment will continue until January 21, 2018. The public comment period must close and the action plan amendment must be officially approved prior to approving any agreement amendments based on the amended plan. If there is no public comment objecting to or requesting revision of the amendment received before January 21, 2018, then the amendment, if approved tonight, will go into effect on January 22, 2018. This resolution allows the City Manager to approve the Subrecipient Agreement amendment on a date after January 22, 2018, provided the 2017-18 CDBG Action Plan amended is approved with no substantial public comment.

FISCAL IMPACT

The additional funds for the Critical Home Repair Program are already available through CDBG. There will be no General Fund cost in re-allocating the existing funding or operating the program.

ATTACHMENTS

1. Resolution 7-2018.
2. Amended 2017-18 CDBG Subrecipient Agreement Between the City of Rancho Cordova and Rebuilding Together Sacramento (Proposed).

CITY OF RANCHO CORDOVA

RESOLUTION NO. 7-2018

**A RESOLUTION OF THE CITY COUNCIL TO THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO AMEND THE 2017-18 COMMUNITY
DEVELOPMENT BLOCK GRANT SUBRECIPIENT AGREEMENT WITH REBUILDING
TOGETHER SACRAMENTO FOR OWNER-OCCUPIED HOUSING REPAIRS**

WHEREAS, the City of Rancho Cordova would like to amend the Community Development Block Grant (CDBG) Subrecipient Agreement with Rebuilding Together Sacramento for residential home repair for low-income homeowners to include plumbing, electrical, and mechanical systems repairs along with accessibility improvements and roof repair and replacement; and

WHEREAS, Rebuilding Together Sacramento has an existing Subrecipient Agreement for \$95,000 which has been almost full expended; and

WHEREAS, the City's CDBG program has \$55,000 in unobligated funds available, and the new agreement will be for an amount not to exceed \$150,000.00; and

WHEREAS, the amended Subrecipient Agreement will exceed the maximum amount the City Manager has the authorization to approve: and

WHEREAS, the City has approved an amendment to the 2017-18 CDBG Action Plan to re-allocate \$55,000 of existing funding from the Public Improvements project to the Housing Preservation project, which will take effect January 22, 2018, pending the completion of the mandated 30 day public comment period

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

The Council authorizes the City Manager to amend the Subrecipient Agreement with Rebuilding Together Sacramento on a date after January 22, 2018 to include additional scope to address critical plumbing, electrical, and mechanical issues for eligible low-income owner-occupied households, and to increase the overall agreed cost from \$95,000 to \$150,000 to be paid through the CDBG fund.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 1

The undersigned City Clerk of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2
CONTRACT NO. 149-2017-1

**THIRD AMENDMENT TO THE SUBRECIPIENT SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
REBUILDING TOGETHER SACRAMENTO**

This First Amendment to the Standard Subrecipient Agreement for Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and the Rebuilding Together Sacramento ("Subrecipient") as of January 23, 2018. City and Subrecipient are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties executed a Standard Subrecipient Agreement dated July 1, 2017 for the purpose of funding the Roof Rehabilitation and Repair Program funded by Community Development Block Grant (CDBG) funds in the total of \$95,000 for the 2017-2018 Program Year; and

WHEREAS, the final CDBG allocation for 2017-2018 included approximately \$60,000 that was not directly allocated to a specific project, and the City would like to dedicate \$55,000 of that funding toward housing preservation; and

WHEREAS, the City has identified a need for home repair assistance that helps low-income homeowners address critical system home repairs, such as plumbing, electrical, and mechanical repairs; and

WHEREAS, Rebuilding Together Sacramento has been a successful CDBG subrecipient for multiple years and has both the experience and capacity to manage a program that provides critical system repairs as well as their existing roof repair program.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Paragraph 8. PAYMENT of the Subrecipient Agreement is amended as follows:

8. PAYMENT: It is expressly understood and agreed that in no event will the City's payment to the Subrecipient exceed **\$150,000** (USD) for full and complete satisfactory performance of this Agreement. Full and complete satisfactory performance shall include complying with the Scope of Services, providing current performance reports showing accomplishments consistent with goals, and fulfilling this Agreement as provided in accordance with the terms and conditions contained herein.

2. Exhibit "A" Scope of Services is amended as follows:

ATTACHMENT 2
CONTRACT NO. 149-2017-1

RTS and the City of Rancho Cordova both strive to preserve older neighborhoods by improving the existing housing stock. Rebuilding Together Sacramento (RTS) wants to improve Rancho Cordova's housing stock and living conditions for homeowners who have low and moderate income and are elderly and disabled.

The populations that will benefit from **critical systems repairs (such as plumbing, electrical, and mechanical) as well as roof repairs and accessibility improvements** are low-income homeowners who are elderly, disabled, or families with children. Typically 90% of our services are for homeowners who are elderly and/or disabled. Families with children are served when there is a compelling need.

The homeowners who want to be considered, must complete and submit an application form to RTS. The applications must be accompanied by income verification information such as:

Gross Income Verification Documents for each household member
(include as attachments) Examples of income verification documents are:

- Award letter from Social Security
- Recent pay stub
- Income tax return
- Copy of a recent bank statement

The first step in the screening process is a review of the application and verification documents to ensure they meet following criteria:

- the entire application is completed and signed
- the appropriate income verification is submitted
- the applicant is elderly, a person with disabilities or a family with children

The type of outreach will be discussed with the City staff to determine the most appropriate and effective method for reaching the targeted population. Successful methods used in the past were mailings, flyers, e-newsletter; promotion to health care workers, City Code Enforcement, faith groups, schools, neighborhood associations and PBIDs.

CRITICAL SYSTEM REPAIR PROGRAM PROCESS

The program will improve the general condition of **14-20** homes to increase the homeowner's ability to live safely and as independently for as long as possible. Improvements include, but are not limited to, repair/replacement of roofs, **plumbing repairs, electrical repairs, accessibility improvements, mechanical (HVAC) repairs**, windows, hot water heaters and other **health and safety** items.

Process:

ATTACHMENT 2
CONTRACT NO. 149-2017-1

Home assessment: A RTS Program Manager will visit an applicant's home to interview the homeowner, describe the program and assess the need.

Home Selection: Staff will determine if the homeowner meets the basic eligibility requirements and will verify if the home is a good candidate for the services.

If the home passes the first assessment, RTS will schedule assessments by three licensed and insured contractors. One bid will be accepted and the contractor hired and monitored.

The Critical System Repair Program will be managed according to the City's updated guidelines.

3. Exhibit B is Amended as below:

Budget Summary	CDBG	Matching Funds	In-Kind Contributions	Other Funds	Total Funds
Personnel	\$ 17,500				\$ 17,500
Contractual Services	\$ 114,000				\$ 114,000
Operating costs (office, utilities, mileage, outreach, etc.)	\$ 18,500				\$ 18,500
Grand Total	\$ 150,000				\$ 150,000

4. All other terms and conditions in the Subrecipient Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

SUBRECIPIENT

Cyrus Abhar, City Manager

Carrie Grip, Executive Director

Date: _____

Date: _____

ATTACHMENT 2
CONTRACT NO. 149-2017-1

Attest:

Stacy Leitner, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer

SUBJECT: **RESOLUTION REJECTING ALL BIDS FOR THE FOLSOM BOULEVARD STREETSCAPE IMPROVEMENT PROJECT - PHASE 4.**

RECOMMENDATION

Adopt Resolution No. 10-2018.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will reject all bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4. The project documents will be revised and the project re-bid.

BACKGROUND

On November 2, 2017, the Folsom Boulevard Streetscape Improvement Project - Phase 4 was advertised on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges and plans were made available for contractors. Bids for the project were publicly opened and read on December 20, 2017. The project received a total of three bids.

The Folsom Boulevard Streetscape Improvement Project - Phase 4 consists of a base bid that includes a new 10-foot wide concrete multi-use bicycle and pedestrian path, class two bicycle path and landscape along the street frontage from Horn Road to Tiffany Lane and an alternative bid that included modifications to the Folsom Boulevard and Sunrise Boulevard intersection and sidewalk on the south side of Folsom Boulevard from Kilgore Road to Sunrise Boulevard.

The bids received for this project for both the base bid and alternative bid came in roughly 40% higher than the engineer's estimate due to recent increases in region wide construction demand. The project exceeds the budgeted funding by \$350,000 even with a reduced scope eliminating the alternate bid. Staff will revise the plans and specifications and re-bid the project in anticipation of receiving lower bids.

Staff recommends Council to reject all bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4.

ATTACHMENT

1. Resolution No. 10-2018.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 10-2018

**A RESOLUTION REJECTING ALL BIDS FOR THE FOLSOM BOULEVARD
STREETSCAPE IMPROVEMENT PROJECT - PHASE 4**

WHEREAS, on November 2, 2017, the Folsom Boulevard Streetscape Improvement Project - Phase 4 was advertised on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges and plans were made available for contractors; and

WHEREAS, bids for the project were publicly opened and read on December 20, 2017; and

WHEREAS, the bids received for this project for both the base bid and alternative bid came in 40% higher than the engineer's estimate; and

WHEREAS, Staff will revise the plans and specifications and re-bid the project in anticipation of receiving lower bids; and

WHEREAS, Staff recommends that Council reject all bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Council rejects all December 20, 2017 bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4 and does authorize staff to revise project documents and re-bid the project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

MEMORANDUM

DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Interim Community Development Director

SUBJECT: **RESOLUTION DECLARING A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR KILGORE ROAD SOCCER COMPLEX PROJECT**



RECOMMENDATION

Adopt Resolution No. 1-2018

RESULT OF RECOMMENDED ACTION

Action on this item will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Kilgore Road Soccer Complex project. The action also sets 1:00 p.m. on January 29, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

BACKGROUND

The Kilgore Road Soccer Complex project has a condition of approval which requires that they fund operation and maintenance of the storm drainage system. This condition will be satisfied by the participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

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

On December 18, 2017 Council adopted Resolution No. 145-2017 which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and designated January 16, 2018 at 5:30 p.m. as the time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Kilgore Road Soccer Complex project.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will

include the project generally known as the Kilgore Road Soccer Complex project, see **ATTACHMENT 1**. The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection systems.

ATTACHMENT 2 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The resolution sets forth the tabulation of ballots on January 29, 2018 at 1:00 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting February 5, 2018 and additional actions will be recommended based the ballot results.

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

A sample of the Stormwater Utility Fees for Fiscal Year 2017/2018 are summarized in the following table:

Table 1

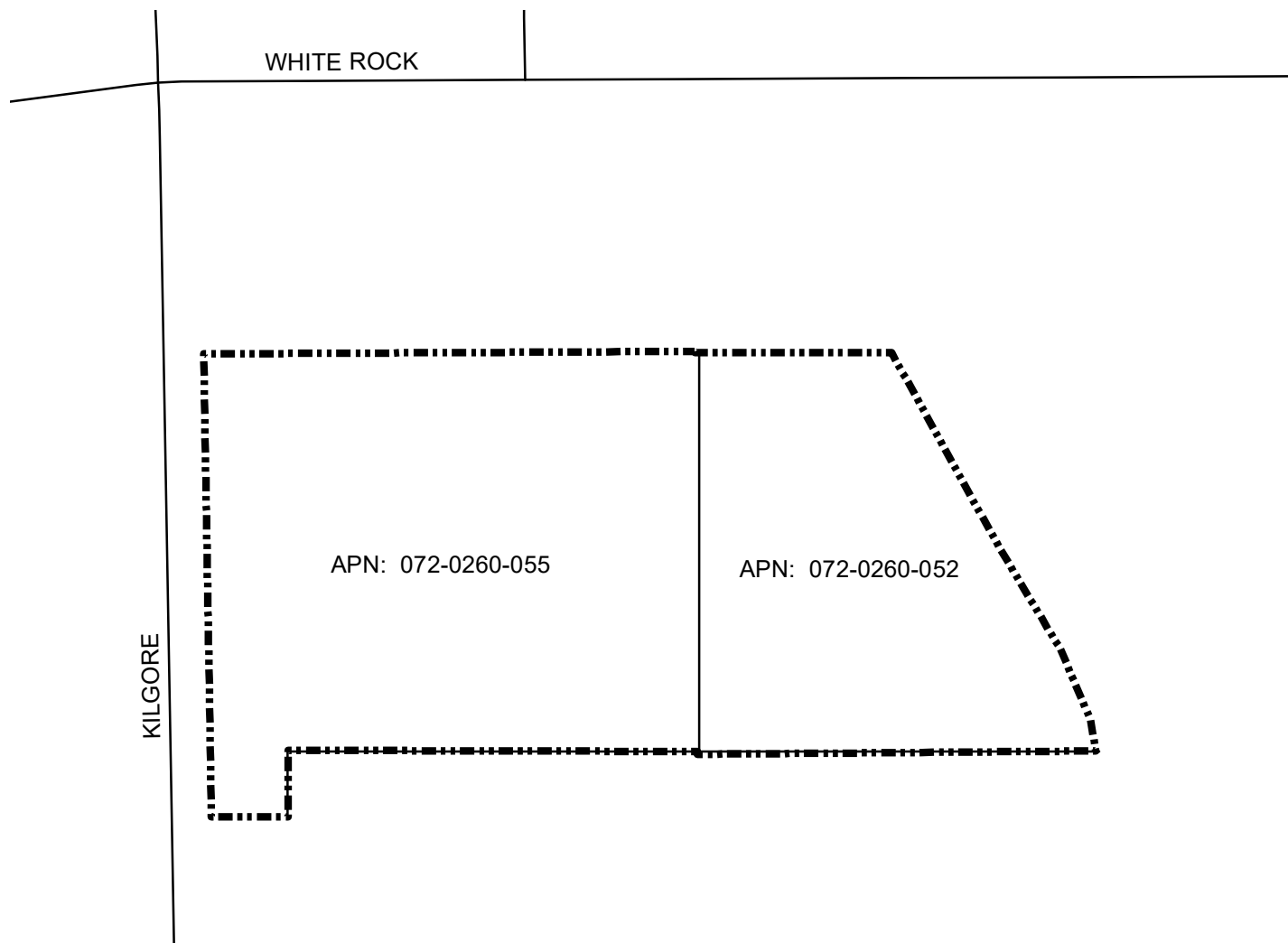
Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$122.43
Single Family Residential (SFR2)	0.22	\$134.67
Single Family Residential (SFR3)	0.30	\$143.86
Single Family Residential (SFR4)	0.40	\$153.03
Single Family Residential (SFR5)	1.00	\$153.03
Multi-Family Residential (MFR1)	5.00	\$1071.29
Commercial	1.00	\$1147.82
Industrial	1.00	\$1224.35
Schools	5.00	\$765.21
Private Recreation	1.00	\$382.60
Parks/Greenbelts	2.00	\$153.03
Public Property (with structures)	2.00	\$459.12

ATTACHMENTS

1. Boundary Map.
2. Resolution No. 1-2018
3. Rate Analysis Report.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 9
(KILGORE ROAD SOCCER COMPLEX)

**Legend**

-  Annexation Boundary
-  Parcel Boundary

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. 1-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST AND AUTHORIZING
THE MAILING OF A PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN
ANNUAL STORMWATER UTILITY FEE**

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

WHEREAS, on January 5, 2018 the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on January 16, 2018; and

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

WHEREAS, this Council adopted Resolution No. 145-2017 which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing; and

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

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

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

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.
3. The date of the ballot tabulation shall be January 29, 2018 at 1:00 pm.
4. The date of the public hearing to report the results of the mailed ballot election shall be February 5, 2018 at 5:30 or as soon thereafter as the matter may be heard.

ATTACHMENT 2

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

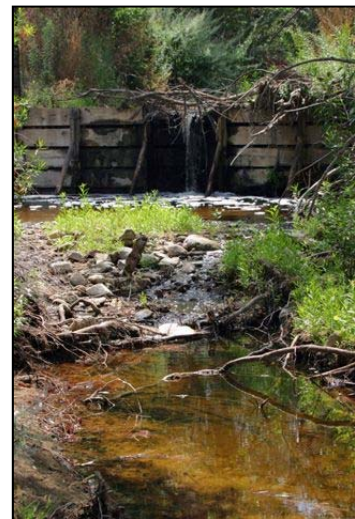
Rate Analysis Report

for the

Stormwater Utility Fee

For the

City of Rancho Cordova



August 7, 2014

Introduction

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

The purpose of this Rate Analysis Report is to:

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

Proposition 218 Requirements

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

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

Background Information

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

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

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

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

Table 1 – Land Use

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

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

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

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

Table 2 – Expected Improvements

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

Services Funded

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

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

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

Rate Structure Analysis

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

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

and

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

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

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

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

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

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

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

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

Single Family Residential Parcels

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

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

Multi-Family Residential Parcels

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

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

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

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

Non- Residential Parcels

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

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

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

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

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

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

Table 3 – Drainage Measurement Unit Summary Table

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

Cost Estimate

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

Table 4 – Estimated Costs

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

Total: \$5,011,917

Annual Fee Administration: \$45,000

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

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

Fee Calculations

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

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

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

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

Table 5 – Sample Calculations

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

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

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

Appeals Process

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

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

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

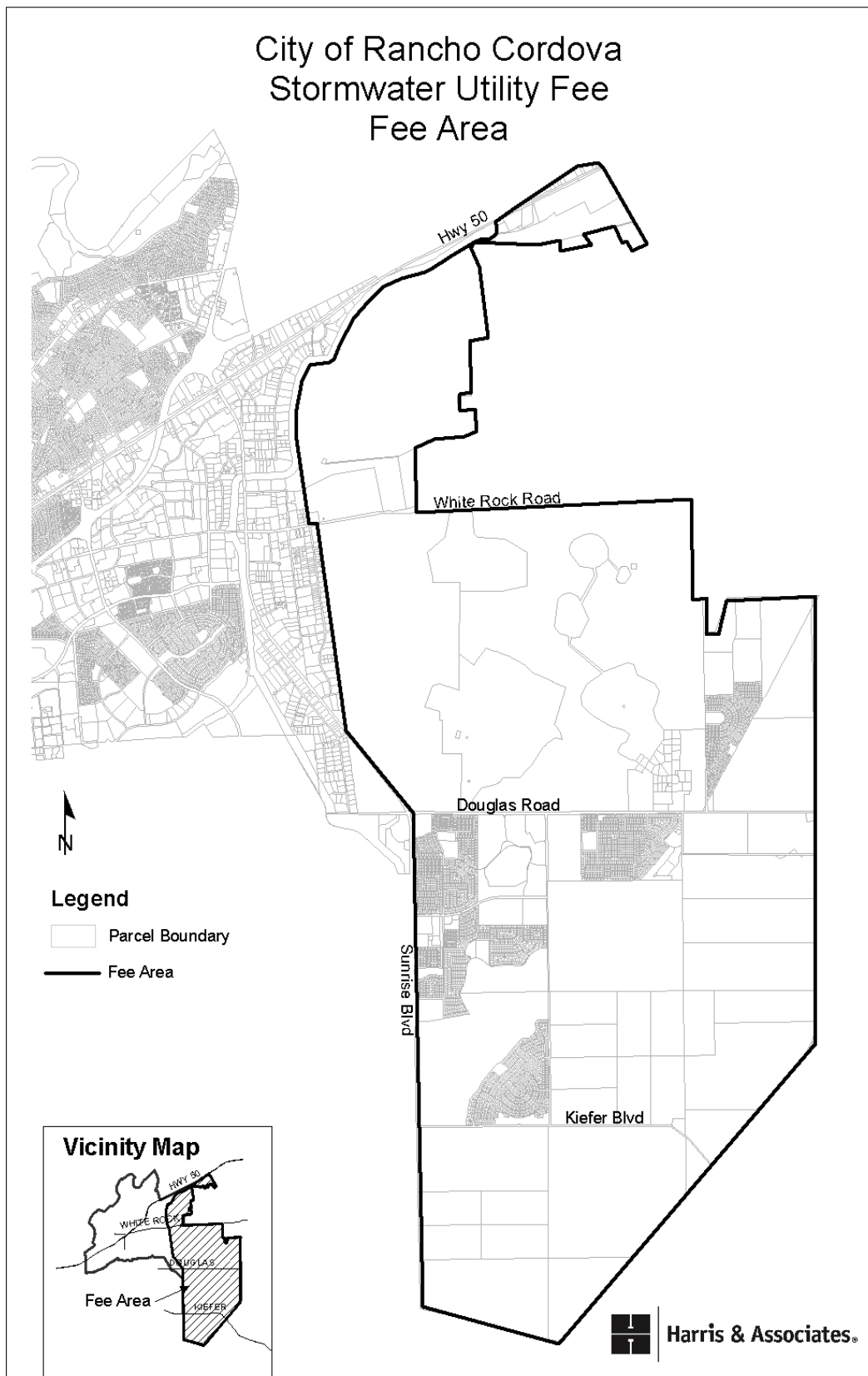
If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided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

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

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A

APPENDIX B

Runoff Coefficient

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

Footnotes:

¹ City of Rancho Cordova Municipal Code Chapter 15.

Sources:

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

Appendix C

Cost Information

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

Pipe Repair Costs

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

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

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

Creek and Channel Cleaning

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

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

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

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

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

Hydromod Basin Maintenance

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

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

Appendix D

Detailed Land Use Data

December 20, 2013																													AC, Landuse & units derived from GIS/Aerials										
		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)			Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia				Sunridge				
	Land Use/ Zoning Description	AC	Units	AC	Units		AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012		AC 2013	Units 2012		Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units	Total Acres	Total Units	
Residential:																																							
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698				3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899		142.3	694		35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156	
	MD (6.1-12 DU/AC)																321.5	2,524																	322	2,524			
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 ^a		94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 ^c		105.4	685		17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231	
	MD (14.0-29.9 DU/AC)			60.4	885																															60	885		
HDR	HD (18.1-40.0 DU/AC)														98.0	1,960	44.2	980		12.2	378 [*]				30.4	922			6.80	132.00					192	4,372			
	HD (30+ DU/AC)			29.5	825																	* These may be Attached													30	825			
	Residential Total	119.1	732	524.7	4,742		94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689		259.9	1,757		53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	5,090	34,993	
Non-Residential:																																							
VC	Village Commercial			16.9											20.0		22.0								93.3											202			
LTC	Local Town Center			30.4											20.0																						134		
RTC	Regional Town Center			0.9											113.0		58.4																				172		
BP	Business Park	6.6		65.0											86.0																						158		
MP	Industrial Park														283.0																						283		
Education:																																							
HS/MS	High School/Middle School			72.6											78.0		110.9 ^b								94.0 ^b												356		
MS	Middle School														20.0																						20		
ES	Elementary School			21.2							10.6				54.0														5.50			10.8						102	
Open Space & Public:																																							
CP	Community Park	11.4		60.7							7.8				107.0		44.9			29.3					52.3												313		
P/QP	Public/Quasi Public			2.0									3.2		7.5		12.3								10.6								1.1				37		
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8			67.5		17.0		8.6			6.4					0.71		17.20		3.70		21.2		7.0			194	
SWD	Storm Water Detention	4.0								15.0		9.6			39.0		53.5		24.3								4.00		17.40				9.5		9.6			186	
WP	Wetland Preserve	55.8						43.8		81.0		54.5			510.0																						745		
DP	Drainage Parkway														138.0		5.0								104.6				15.30						7.2			270	
PR	Private Recreation														54.0														4.20			4.3						63	
OS	Open Space			144.5											22.0													0.60		0.80								168	
OS/P	Open Space/Preserve														12.0		45.6		174.0						47.7												279		
LC	Landscape Corridors	1.1				2.8									82.0		19.2												2.70		1.30		13.4		0.7			123	
GB	Green Belts									2.6					51.0																							54	
ROW	Right-of-way	9.5		104.3				8.5		5.3		22.4			192.0		82.6		20.5			14.5			127.1				6.90		2.20							596	
BR/WP	Reservoir / Wetland Preserve			302.8													205.1										19.80											528	
S	Sewer Lift Station / Utility Substation			1.0																													6.6		6.4			14	
	Vacant (unknown dev plan)																															567.4		27.3				595	
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1			1,956.0		676.5		270.2			20.9			613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2			5,590	
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0		3,828.5	11,601.0	1,265.3	4,689.0		530.1	1,757.0		74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	10,680		

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

Includes April 2012
Amendment

AC estimated

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Reinvestment Analyst
Jessica Hayes, Grant Management Consultant

SUBJECT: Public Hearing Considering Adoption of an Amendment to the 2017-18 Community Development Block Grant Action Plan

RECOMMENDATION

Approve Resolution No. 6-2018 adopting an Amendment to the 2017-18 Community Development Block Grant (CDBG) Action Plan.

RESULT OF RECOMMENDED ACTION

1. Adopts the amendment to the 2017-18 CDBG Action Plan;
2. Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development (HUD); and
3. Allows staff to make technical modifications to the Action Plan to correct minor errors and to respond to direction from HUD.

BACKGROUND

This Amendment will provide \$55,000 of CDBG funding for a Critical Home Repair grant program.

The City of Rancho Cordova has sponsored at least one home repair assistance program since becoming a CDBG entitlement jurisdiction. The Emergency Home Repair Program was operated by the City from about 2007-2015. This program was used for health and safety emergency repairs for low-income homeowners. It started as a forgivable loan program with a \$5,000 limit, but was later converted to a grant program with a \$10,000 limit to better align with HUD recommendations and to reduce the burden the loan program placed on both residents and City staff. The program was discontinued after 2015 due to staff turnover and a shortage of funds. This City-run program was useful and successful for the aided residents, and a good resource for the Neighborhood Services Department to help low-income homeowners respond to code violations. However, it was also very time-intensive for staff and required specific staff knowledge and experience. The City did continue to offer a more robust home rehabilitation loan program, however, the increased application burden and the status as a loan made the program a poor fit for low-income homeowners in need of specific emergency repairs.

Home repair assistance programs are vital to the community, especially in jurisdictions such as Rancho Cordova with older housing stock. Every month, and more acutely in the Winter and Summer months, the Housing Division, Neighborhood Services Department, and the

Community Engagement division receive calls from distressed homeowners, typically seniors, fixed-income, or disabled households, without the means to replace or make repairs to critical systems (heating, cooling, plumbing, electrical, etc.). Without assistance, these homes risk becoming blighted or turning into a dangerous or life-threatening situation, or can even lead to displacement.

RECOMMENDATION

Each year the City receives an entitlement allocation of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). In order to secure funding, the City must submit an Action Plan, which serves as the CDBG program's annual budget and program implementation document. The City Council adopted the 2017-18 Action Plan on May 15th, 2017.

In the 2017-18 Action Plan, the City planned to receive \$537,840 for its 2017-18 allocation of CDBG funding from HUD as well as about \$172,500 in funds from previous years that were allocated to 2017-18 projects. When the City was originally preparing the 2017-18 Annual Action Plan, in spring of 2017, HUD was experiencing delays in determining exact budgets and recommended that jurisdictions plan using conservative estimates. The City used the recommended methodology in developing the 2017-18 Action Plan, and when the final budgets were released by HUD, the City had about \$60,000 more than originally budgeted. As part of the City's commitment to CDBG, there are obligations to expend funds in a timely manner and to use these funds to help low- and moderate-income households and neighborhoods. To meet these obligations, the City must amend its 2017-18 Action Plan to re-allocate \$55,000 from Public Infrastructure projects to Housing Preservation and Code Enforcement projects which respond to emergency repairs and housing rehabilitation.

The dedication of \$55,000 to Housing Preservation and Code Enforcement will be used to fund the Critical Home Repair Program. The 2017-18 CDBG budget has funding available for the current year to get the program started immediately. The Critical Home Repair Program will provide grants to homeowners for repair of critical systems – plumbing, electrical, and mechanical (HVAC). These repairs will be in addition to the roof repairs and replacements and the accessibility improvements already funded, and will include repairs such as water heater repairs and replacements, electrical panel repairs and replacements, leak repairs, electrical shorting or other malfunctioning electrical repairs, heater and furnace repairs and replacements, and other similar repairs. It will not include cosmetic or weatherproofing improvements, whole room remodels, appliance or fixture replacement or upgrades, or other non-critical home repairs or improvements. All grants will be paid directly to contractors for work performed. No grants or funds will be paid directly to homeowners. Grants will be limited to approximately \$10,000, and homeowners must be low-income and meet HUD's eligibility requirements. Staff are currently preparing guidelines that will specify how the program will work, what will be required to prove eligibility, what kinds of repairs will be allowed, how often residents can use the program, and similar information. These guidelines will regulate how the program will operate, and will require all activity to adhere to HUD regulations.

Staff proposes that Rebuilding Together Sacramento (RTS) would operate the program as an extension of its roof repair and residential accessibility improvement program. RTS has the experience needed to execute the program because they have run this program for the Sacramento Housing and Redevelopment Agency (SHRA) in the City of Sacramento. RTS has been a valuable service provider in the City for several years and has a solid performance

record in delivering on prior CDBG funded programs and projects. Based on their performance during the 2017-18 program year, staff may recommend that they apply for 2018-19 CDBG funds to continue the program into the 2018-19 year.

PUBLIC COMMENT

As per HUD regulations the 2017-18 Action Plan Amendment will be available for public review and comment for 30 days. The draft amendment was publicly noticed in the Grape Vine Independent and made available to the public on December 22, 2017. Due to the holidays and adjusted City Council Meeting schedules, and to meet HUD's public comment period requirements, the public comment period for the 2017-18 Action Plan Amendment will continue until January 21, 2018. If there is no public comment objecting to or requesting revision of the amendment received before January 21, 2018, then the amendment, if approved tonight, will go into effect on January 22, 2018. If there is public comment requiring substantial revisions to the amendment, then the amendment will be revised, a new public notice will be issued, a new public comment period will be initiated, and the revised document will be brought to council for approval through public hearing.

FISCAL IMPACT

The additional funds for the Critical Home Repair Program are already available through CDBG. There will be no General Fund cost in re-allocating the existing funding or operating the program.

ATTACHMENTS

1. Resolution 6-2018
2. 2017-18 CDBG Action Plan Amendment (Proposed)

2908541.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 6-2018

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE ADOPTION OF THE AMENDMENT TO THE 2017-18 COMMUNITY
DEVELOPMENT BLOCK GRANT ACTION PLAN**

WHEREAS, the Community Development Block Grant Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the Community Development Block Grant (CDBG) program that the funds are granted under; and

WHEREAS, HUD requires that entitlement jurisdictions complete a plan for expending the funds on eligible activities, referred to as the Action Plan, and amend it as necessary to accommodate significant changes in the usage of funds; and

WHEREAS, staff has completed the amendment to the 2017-18 Action Plan; and

WHEREAS, the amendment to the Action Plan and a public notice announcing the 30-day public comment period for the report have been published for citizen comment prior to forwarding the document to City Council for adoption; and

WHEREAS, the City Council held a public hearing on January 16, 2018 to provide an opportunity for the public to comment on the information in the amendment to the Action Plan; and

WHEREAS, the public hearing will extend to January 21, to allow the public extra time to comment on the proposed amendment;

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

1. Adoption of the amendment to the 2017-18 CDBG Action Plan, to be effective January 22, 2018 if no public comments are received by the end of the comment period;
2. Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development; and
3. Allows staff to make technical modifications to the Action Plan to correct minor errors and to respond to direction from HUD.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January, 2018 by the following vote:

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

Linda Budge, Mayor**ATTEST:**

Stacy Leitner, City Clerk

2908549.1

CITY OF RANCHO CORDOVA 2017-2018 PROPOSED ACTION PLAN AMENDMENT

The City of Rancho Cordova adopted its 2017-18 Action Plan for the use of federal Community Development Block Grant (CDBG) funds on May 15th, 2017. The City submitted this plan to the Department of Housing and Urban Development (HUD) and HUD subsequently approved the City's plan.

In the 2017-2018 Action Plan, the City planned to receive \$537,840 for its 2017-2018 allocation of CDBG funding from HUD as well as about \$172,500 in funds from previous years that were allocated to 2017-2018 projects. When the City was originally preparing the 2017-2018 Annual Action Plan, in spring of 2017, HUD was experiencing delays in determining exact budgets and recommended that jurisdictions plan using conservative estimates. The City used the recommended methodology in developing the 2017-2018 Action Plan, and when the final budgets were released by HUD, the City had about \$60,000 more than originally budgeted. As part of the City's commitment to CDBG, there are obligations to expend funds in a timely manner and to use these funds to help low- and moderate-income households and neighborhoods. To meet these obligations, the City will amend its 2017-2018 Action Plan to re-allocate \$55,000 from Public Infrastructure projects to Housing Preservation and Code Enforcement projects which responds to emergency repairs and housing rehabilitation.

CDBG PROGRAM CHANGES

Public Infrastructure

The City's Public Infrastructure Project was budgeted at a total of \$253,154. The project includes one activity, the ADA sidewalk improvement project, budgeted at \$180,000. The activity is not expected to require significant additional funding. This project amendment will move \$55,000 from the \$73,154 in project excess out of the Public Infrastructure project and into the Housing Preservation project.

The final Public Infrastructure Project budget will be \$198,154.

Housing Preservation

The Housing Preservation and Code Enforcement Project was budgeted at \$267,400 to complete three activities. These activities include Code Enforcement in the CDBG Target Area budgeted at \$86,200, Rental Housing Inspections in the CDBG Target Area budgeted at \$86,200, and Rebuilding Together Sacramento's Roof Repair and Accessibility Improvement program, budgeted at \$95,000.

ATTACHMENT 2

Rebuilding Together Sacramento's Roof Repair and Accessibility Improvement program has been very successful during the first half of the 2017-2018 program year, indicating a significant need for home repairs. Additionally, City staff have received several calls from low-income homeowners looking for assistance with critical system repairs. Critical systems include plumbing, electrical, and mechanical (heating). Responding to the need and in consideration of Rebuilding Together Sacramento's success to date, the City is amending the 2017-2018 Annual Action Plan to add \$55,000 to Rebuilding Together Sacramento's current \$95,000 budget and amending their program scope to include critical systems repairs along with roof repairs and accessibility improvements. The new total budget for Rebuilding Together Sacramento will be \$150,000 for the 2017-2018 program year. Rebuilding Together Sacramento will commit to providing an estimated 5 additional repairs on top of the 9 repairs included in their original 2017-2018 program year allocation, for a total of 14 home repairs.

The new Rebuilding Together Sacramento additional program scope will include critical system repairs only. Aesthetic repairs, energy upgrades, or other non-critical repairs will not be eligible. Repairs will be limited to \$10,000, with consideration on a case by case basis for repairs that are estimated at amounts above \$10,000. Repairs will be made as grants. No funds will be paid directly to homeowners, and all homeowners must be owner-occupants and qualified as low-income, earning less than 80% of Area Median Income. The City will be preparing a comprehensive set of guidelines to set specific parameters and support program operations prior to expending any additional funds.

2017-2018 Output:	Original Goal 9 Repairs Estimated 5 Additional Critical Systems Repairs Total 14 Repairs
Goals Addressed:	#3 – Housing Preservation and Code Enforcement
Original Funding:	\$95,000
Amended Funding:	\$55,000
Total Funding:	\$150,000

MEMORANDUM

DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Principal Planner



SUBJECT: PROJECT NO. 9726A – APPEAL OF DIRECTOR DECISION FOR KID’S CAMP DAY CARE FACILITY PROJECT NO. 9726

APPELLANT:

Sunrise 50 Plaza/ Pinebrook Village, LLC/Estate of Neva Cimaroli
8022 Folsom Auburn Road
Folsom CA, 95630

Brian Morris & Steven Morris
8022 Folsom Auburn Road
Folsom, CA 95630

PROJECT:	Appellant is appealing the Notice of Decision dated December 13, 2017 issued by the Community Development Director’s approving an Administrative Use Permit (AUP) for Kid’s Camp Day Care Facility (Project No. 9726).
FILE:	DD9726A
LOCATION:	1941 Zinfandel Drive
APN:	058-0261-052-0000
PLANNER:	Nicholas Sosa, Assistant Planner

RECOMMENDATION

Staff recommends that City Council take the following action:

Adopt Resolution 9-2018; affirming the Notice of Decision dated December 13, 2017 approving an Administrative Use Permit for Kid’s Camp Day Care facility - Project No. 9726A.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 9-2018 (**Attachment 1**) would affirm the approval of the Administrative Use Permit (AUP) for the Kid’s Camp Day Care facility (Project No. 9726) including the original conditions of approval and effectively deny the requested appeal (**Attachment 2, Exhibit A**). The applicant would be permitted to move forward with submitted building plans and requested business license.

BACKGROUND

Kid’s Camp submitted an application for an AUP on October 2, 2017 (**Attachment 4, Original Application**). The project was routed to various departments for comment and a Notice of Intent To Make A Decision dated November 3, 2017 was mailed to tenants and property owners within a 500’ radius of the subject property. Only one letter of opposition (**Attachment 5**), dated

November 8, 2017, was received by the City. The letter from the appellant claimed that the proposed commercial day care facility would intensify existing traffic issues in the area and would jeopardize the potential for future alcohol licenses with the California Department of Alcoholic Beverage Control (ABC) on the neighboring properties. The letter of opposition requested an Administrative Hearing before the Community Development Director (Hearing Officer). The hearing was noticed to the public and was held on December 8, 2017.

After both parties presented their information to the Hearing Officer (**Attachment 4, Hearing Minutes**), a Notice of Decision (**Attachment 3, Exhibit B**) was issued on December 13, 2017 approving the requested AUP. The appellant submitted a formal request to appeal the decision to City Council, on January 2, 2018.

SUMMARY OF NOTICE OF APPEAL TO CITY COUNCIL

The Notice of Appeal, dated December 29, 2017 and signed by Mr. Peter von Elten, Attorney for the appellants, was submitted on January 2, 2018 (**Attachment 2, Exhibit A**). The Letter of Appeal summarized the appellants previous claims heard at the Administrative Hearing held on December 8, 2017. The summarized claims are listed below:

1. *Appellants noted that the Covenants, Conditions and Restrictions (CC&R's) prevented any interference with driveways, walkways and sidewalks.*
 - a. Appellants previously owned all 4 parcels in the area that made up the Sunrise 50 Plaza. The building containing the proposed location of the Kid's Camp Day Care facility was sold in 2007 to its current owner. Appellants claim that although the property was previously sold, the CC&R's established in the 1991 are still applicable to the site, and therefore Kid's Camp should not be allowed to enclose the sidewalk area for use as an outdoor play area. This modification would interfere with driveways, walkways, and sidewalks, which is prohibited by the CC&R's. CC&R's for specific properties are not enforced by the City of Rancho Cordova and any disputes as to the nature of what is or is not allowed pursuant to the document are a civil matter between bound property owners. Therefore, specific restrictions were not taken into account during Staff's review of the project.
2. *Appellants' noted that pursuant to the Business and Professions Code dealing with the discretion of California Department of Alcoholic Beverage Control (ABC) to issue a liquor license, children (day care facility) located within forty (40) feet of the Appellants' two (2) restaurant pads would have a negative affect on the restaurant's ability to obtain a liquor license resulting in a decrease in the appellants property value.*
 - a. At this time, the Appellants' do not have any City approval's or a liquor license pending with ABC for the neighboring properties. This information was clarified during the Administrative Hearing. Additionally, staff does not enforce standards and regulations of the Department of ABC. When reviewing child day care facility applications, staff reviews the project against the findings for an Administrative Use Permit, which do not require consideration of potential effects on speculative uses.
3. *The Applicant's use is inconsistent with national daycare/childcare facilities and standards.*

- a. The City of Rancho Cordova's review of AUP's for both commercial and residential day care facilities must meet the findings for the Administrative Use Permits found in Rancho Cordova Municipal Code section 23.125.070. Residential family day cares (large) have additional requirements that are verified or conditioned as part of their project review.

Staff's review does not incorporate the requirements of the State Department of Social Services as part of their approval. It is staff's understanding that local jurisdiction approval is required before the facility's application can be reviewed by the Department of Social Services. As a matter of common practice for both commercial and residential (large) child day care facilities, Staff verifies that applicants have the required State approval for their facility and that the approval is consistent with the approval of the Administrative Use Permit, prior to issuing a Business License.

4. *Playground fencing in the common driveway constituted a threat to the children and blocking access to electrical panels, which would delay emergency shut off response.*

- a. The proposed project plans include an outdoor recreational area, as required by the Social Services Community Care Licensing Division for child day care facilities. The Appellants state that the fencing in the common drive aisle poses a threat to the safety of the children attending the daycare facility. There appears to be a misunderstanding as to the location of the outdoor recreational area, which staff clarified in the Administrative Hearing. The fencing is not proposed to be located within the drive aisle and instead is located along the existing sidewalk/curb (**Attachment 4, Page A3, Original Project Plans**). The perimeter fencing will be constructed of a 3 foot CMU block wall to help with play area safety, along with 3 feet of wrought iron for a total height of 6 feet.
- b. The electrical panels/gas meters will be within the designated children's play area, however a condition of approval was included (**Condition #13**) that states the following:
 - i. "Building and Safety will require that the utility area (electrical and gas equipment) be isolated from the proposed Play Area in some manner that is agreeable to SMUD and PG&E. Method for isolation shall be shown on submitted architectural plans for Building Department review"

The Kids Camp Applicant has been working with staff, SMUD and PG&E to ensure that this condition of approval is met. Correspondence from SMUD and PG&E indicates that they will need 24 hour access to this equipment. The Applicant has stated that the gate will remain unlocked to provide access to these utility providers.

FINDINGS AND EVIDENCE FOR ORIGINAL PROJECT

During review of Administrative Use Permits, staff's focus is upon the findings required by the City of Rancho Cordova Municipal Code section 23.125.070 and whether evidence can be found that supports the required findings. Many of the issues proposed are outside of the City's scope of review and capability of enforcement. Staff stands by the original findings and evidence shown below for the approval of the project.

- A. **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division before commencing operations.

- B. **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

- C. **Finding:** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick-ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. Staff maintains that the use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety, convenience or welfare of the surrounding area. There is no evidence that the proposed enclosed outdoor recreational use area will be materially injurious to persons, property or improvements in the vicinity.

ENVIRONMENTAL

1. **CEQA Determination:** City Staff continues to find the original project categorically exempt from further CEQA analysis by Section 15301, Existing Facilities.

Evidence: The proposed use does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

RECOMMENDED MOTION

Adopt Resolution 9-2018; affirming the Notice of Decision dated December 13, 2017 approving an Administrative Use Permit for Kid's Camp Day Care facility - Project No. 9726A.

ATTACHMENTS

1. Resolution 9-2018
2. Exhibit A - Letter of Appeal
3. Exhibit B - Notice of Decision
4. Original Application, Project Plans, and Intent to Make a Decision
5. Original Letter of Opposition
6. Administrative Hearing Minutes

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 9-2018

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AFFIRMING THE NOTICE OF DECISION DATED DECEMBER 13, 2017 APPROVING AN
ADMINISTRATIVE USE PERMIT FOR KID'S CAMP DAY CARE FACILITY- PROJECT NO.
9726A**

WHEREAS, an application was submitted for an Administrative Use Permit for Kids Camp Day Care facility on October 2, 2017 and reviewed by staff under Chapter 23.125 of the Rancho Cordova Zoning Code; and

WHEREAS, a Notice of Intent To Make A Decision dated November 3, 2017 was mailed to tenants and property owners within a 500' radius of the subject property with the intent to approve the Kids Camp Administrative Use Permit; and

WHEREAS, a letter of opposition was received on November 8, 2017 opposing the original Administrative Use Permit and requested an Administrative Hearing before the Community Development Director; and

WHEREAS, the Administrative Hearing was noticed and held on December 8, 2017 at which time both parties presented their information to the Hearing Officer who then issued a Notice of Decision of approval of the Kids Camp Administrative Use Permit on December 13, 2017; and

WHEREAS, Sunrise 50 Plaza/Pinebrook Village, LLC/Estate of Neva Cimaroli and Brian and Steven Morris (hereinafter referred to as Appellant) filed a Letter of Appeal with the City of Rancho Cordova on January 2, 2018 to request an Appeal of the Community Development Director approval of an Administrative Use Permit for Kids Camp Day Care facility (Project No. 9726) located at 1941 Zinfandel Drive. (Assessor's Parcel Number: 058-0261-052-0000); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this appeal pursuant to Rancho Cordova Municipal Code section 23.125.090 and 23.110.160; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council denies the requested appeal (**Exhibit A**) and affirms the Notice of Decision by the Community Development Director (**Exhibit B**) and makes the following findings:

- A. The project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is categorically exempt under Section 15301 (Existing Facilities) in that the project does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive and that the existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

ATTACHMENT 1

- B. The Community Development Director made the findings consistent with Rancho Cordova Municipal Code section 23.125.070, which are set forth in the Notice of Decision dated December 13, 2017 and are hereby affirmed:

1. *Finding: The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.*

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division before commencing operations.

2. *Finding: The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.*

Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

3. *Finding: Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.*

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick-ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. Staff maintains that the use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety, convenience or welfare of the surrounding area. There is no evidence that the proposed enclosed outdoor recreational use area will be materially injurious to persons, property or improvements in the vicinity.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Haight

Peter von Elten (Bar No. 54736)
pvonelten@hbblaw.com
HAIGHT BROWN & BONESTEEL LLP
2485 Natomas Park Drive, Suite 450
Sacramento, California 95833
Telephone: 916.702.3200
Facsimile: 916.702.3230

Attorneys for Appellants Sunrise 50 Plaza;
Brian Morris and Steven Morris; Pinebrook
Village; Estate of Neva Cimaroli

BEFORE THE CITY COUNCIL FOR THE CITY OF RANCHO CORDOVA

Appeal to the Rancho Cordova City
Council Notice of Decision dated
December 13, 2017, to allow a KIDS
CAMP DAY CARE FACILITY for an
Administrative Use Permit at 1941
Zinfandel Drive, Rancho Cordova,
California

Project No. 9726

NOTICE OF APPEAL

**APPELLANTS SUNRISE 50 PLAZA, BRIAN MORRIS, STEVEN MORRIS,
PINEBROOK VILLAGE, AND ESTATE OF NEVA CIMAROLI HEREBY APPEAL
TO THE RANCHO CORDOVA CITY COUNCIL:**

The following individuals and entities having some interest in the outcome of
Application for an Administrative Use Permit (AUP) to operate a Commercial Child Day Care
Facility to be located at 1941 Zinfandel Drive, Rancho Cordova, California, hereby appeal to
the Rancho Cordova City Council the Notice of Decision Dated December 13, 2017 (copy
attached) to allow a KIDS CAMP DAY CARE FACILITY, PROJECT NO. 9726 for an
Administrative Use Permit at 1941 Zinfandel Drive, Rancho Cordova, California.

The named Appellants are:

A. Sunrise 50 Plaza, owning some interest in Parcels A and B of the Sunrise 50
Plaza, and which filed on or about 1990 a Declaration of Covenants, Conditions and
Restrictions while the owner of all four parcels (copy attached), consisting of Parcel A, Parcel

1 B, Parcel C and Parcel D. The northerly parcel designated the McDonald's Parcel was never
2 encumbered by the 1990 Covenants, Conditions and Restrictions.

3 B. Brian Morris and Steven Morris, owning an interest in Sunrise 50 Plaza and
4 Pinebrook Village, and an interest in the Estate of Neva Cimaroli.

5 1. Appellants received a written Notice of Intent to Make Decisions dated
6 November 3, 2017, in the U.S. Mail from the City of Rancho Cordova (copy of Notice
7 attached). The Notice was forwarded to Peter E. von Elten, counsel for Appellants on
8 November 8, 2017. Mr. von Elten immediately prepared a letter to Nicolas Sosa at the City of
9 Rancho Cordova objecting to the proposed decision. (Copy of letter attached.) Appellants
10 requested a denial of the proposed daycare center as not being compatible with the other uses
11 in the Center, and requested a hearing.

12 2. A hearing was scheduled on December 8, 2017, and Appellants' objections were
13 heard before hearing officer Elizabeth Sparkman, Community Development Director.
14 Appellants, their counsel and their real estate broker spoke to the affect the proposed use
15 would have on the Appellants' northerly portion of the Shopping Center (Parcels A & B), and
16 noted that the Covenants, Conditions and Restrictions recorded while Appellants owned ALL
17 four parcels in the Center prevented any interference with the driveways, walkways, and
18 sidewalks.

19 3. Mr. von Elten addressed the affect that children located within forty (40) feet
20 from Appellants' two (2) restaurant pads would have on the restaurants' ability to obtain
21 liquor licenses pursuant to the Business and Professions Code dealing with the discretion of
22 the Alcohol Beverage Control to issue liquor licenses near schools and day care centers (see
23 attached statute). Mr. von Elten also discussed the diminution in property value if this project
24 is approved as ABC will most certainly deny further requests for liquor licenses for the
25 restaurants at Appellants' property.

26 4. John Austin, Appellants' real estate agent spoke to the Applicants regarding use
27 being inconsistent with national daycare/children facilities.
28

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1 5. Brian Morris, one of the owners of the adjoining parcels addressed playground
2 fencing constructed in the common driveway constituting a threat to the children and blocking
3 access to electrical panels which could delay emergency response to shut off electric panels.

4 6. The Community Development Director had the following concerns and
5 comments as reflected in the Minutes of the Meeting (Copy of Minutes attached):

6 Ms. Sparkman – “It feels like we need to do additional research on the alcohol
7 beverage license issues and it sounds like there are concerns in regards to the outdoor
8 play area. There is a lot of speculation on the alcohol license issues that we need to
9 clarify.”

10 The meeting adjourned at 3:44 p.m. December 8, 2017.

11 There is no evidence that Ms. Sparkman’s concerns were ever addressed, Appellants
12 have paid the appeal fee of Four Thousand Three Hundred Eighty Three Dollars (\$4,383.00) to
13 the City Clerk.

14 The Proposed Findings & Evidence:

15 Do not address the impact on the Appellants’ adjoining Parcels A and B; do not address
16 the wanton Covenants, Conditions and Restrictions, violations put in place in 1990 by
17 Appellants (copy of CC&R’s is attached); do not discuss or take into consideration national
18 daycare center standards; and do not consider the safety issues discussed by Appellant Brian
19 Morris at length at the hearing.

20 ///

21 ///

22 ///

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Appellants respectfully request that a hearing be set before the Rancho Cordova City Council within the next forty-five (45) days from January 2, 2018.

Dated: December 29, 2017

Respectfully Submitted,

HAIGHT BROWN & BONESTEEL LLP

By:



Peter von Elten

Attorneys for Appellants Sunrise 50 Plaza;
Brian Morris and Steven Morris; Pinebrook
Village; Estate of Neva Cimaroli

Haight

*a fresh take.***RANCHO CORDOVA**
CALIFORNIAPLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762**CITY OF RANCHO CORDOVA, PLANNING DEPARTMENT****NOTICE OF DECISION****Dated: December 13, 2017**

NOTICE is hereby given that on Wednesday, December 13, 2017 the Community Development Director made a decision to **approve** the Kids Camp application. The decision is following an administrative hearing which took place on Friday, December 8, 2017 attended by City Staff, the opposing party, and the Applicant who presented their case to the Director (as the Hearing Officer). After deliberation and consideration of submitted evidence the Community Development Director has determined to move forward with the recommendation of approval for the following project.

KIDS CAMP DAY CARE FACILITY—PROJECT NO. 9726—ADMINISTRATIVE USE PERMIT:

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours.

- Monday—Thursday 7:00AM—9:00PM
- Friday 7:00AM—11:00PM
- Saturday 9:00AM—11:00PM
- Sunday 9:00AM—7:00PM

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. Give the size of the project site and restrictions enforced by the State, the site will contain a maximum of approximately 26 children on site at any given time. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

ADDRESS/APN: 1941 Zinfandel Drive; APN: 058-0261-052-0000**ZONING:** Commercial Mixed Use (CMU)**PROJECT PLANNER:** Nicholas Sosa, Assistant Planner**CRITERIA AND STANDARDS UTILIZED**

Prior to rendering a decision the Community Development Director took into consideration all required standards and performance criteria necessary as outlined in the Rancho Cordova Municipal Code, Title 23 for a commercial child day care facility including zoning, parking, and use intensity. Issues that were discussed at the administrative hearing on December 8, 2017 included the future alcohol sales on neighboring properties and the use of common areas as regulated by the CC&Rs. There is currently no pending planning application, permit or alcohol license application open for the adjacent parcels, to take into consideration when reviewing this application. The CC&Rs are a legal document between the property owners and are outside the scope of the City's review. Based upon this information, the Director deemed the project approved based upon the findings and evidence below.

PROPOSED FINDINGS & EVIDENCE:

- 1.) **CEQA Determination:** City staff finds the project categorically exempt from further CEQA analysis by Section 15301, Existing Facilities.

Evidence: The proposed use does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

- 2.) The Community Development Director made the following findings prior to approving this request:

A. **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division.

B. **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

C. **Finding:** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick-ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. The use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety or welfare of the surrounding area.

Administrative approvals and Notice of Decisions are appealable to the City Council within 10 calendar days of the decision, subject to filing the appropriate appeal application and fee no later than Tuesday, January 2, 2017 at 5:00PM. Requirements for filing an appeal can be found in the Rancho Cordova Municipal Code, Title 23, and Section 23.110.160. For more information on this request please contact Nicholas Sosa, Assistant Planner at (916) 851-8753 or at nsosa@cityofranchocordova.org.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO

David J. Spottiswood
McDonough, Holland & Allen
555 Capitol Mall, Suite 950
Sacramento, CA 95814

BOOK PAGE

91 06-5 0370

OFFICIAL RECORD
SACRAMENTO COUNTY, CALIF.

91 JUN -5 AM 8:00

[Signature]
COUNTY CLERK

DECLARATION OF RESTRICTIONS
AND GRANT OF EASEMENTS



THIS DECLARATION OF RESTRICTIONS AND GRANT OF
EASEMENTS ("Declaration"), is made as of June 2, 1991, by SUNRISE 50
PLAZA, a California general partnership ("Declarant").

ARTICLE 1. GENERAL

1.01. Property. Declarant is the owner of certain real property
in the County of Sacramento, State of California, more particularly identified
as parcels A, B, C and D on that certain Parcel Map attached hereto as
Exhibit A and incorporated herein by reference. Such parcels may be referred
to individually herein as "Parcel A," "Parcel B," "Parcel C," and "Parcel D,"
respectively, and may be referred to collectively herein as the "Property."

1.02. Mutual Easements. Declarant intends that the portions of
the Property designated from time to time as parking spaces, roadways or
walkways (the "Parking Area") operate as a parking area and for ingress and
egress incidental to such parking use for the mutual benefit of Parcel A,
Parcel B, Parcel C and Parcel D, and for such purposes does hereby fix and
establish easements, covenants, restrictions and liens (collectively, the
"Restrictions"), upon and subject to which all of the Property, or any part
thereof, shall be improved, held, leased, sold and/or conveyed. The
Restrictions shall run with the land and inure and pass with all or any
portion of the Property and shall apply to and bind the respective successors

DEM/CCR-44/Sunrise 50
30April91 Lin

Z7614/001
30April91/DEM

in interest thereof, and all and each thereof is imposed upon the Property as a mutual equitable servitude in favor of the Property and any portion thereof.

ARTICLE 2. EASEMENTS

2.01. Vehicular Easements. Declarant does hereby establish in favor of and grant to the owners and occupants of the Property, and their customers and invitees, nonexclusive easements for parking of motor vehicles on, over and across those portions of the Parking Area designated from time to time as parking spaces, and for the ingress, egress and passage of motor vehicles into, out of, on, over and across those portions of the Parking Area designated from time to time as roadways.

2.02. Pedestrian Easements. Declarant does hereby establish in favor of and grant to the owners and occupants of the Property, and their customers and invitees, nonexclusive easements for the ingress and egress and passage of pedestrians into, out of, on, over and across those portions of the Parking Area designated from time to time as roadways or walkways.

ARTICLE 3. OPERATION AND MAINTENANCE OF PARKING AREA

During the term of any lease covering all or any portion of the Property, including, but not limited to, that certain Lease dated as of _____, 1991, by and between Declarant, as landlord, and LUAU GARDEN, RANCHO CORDOVA, as tenant (the "Luau Garden Lease"), to the extent the obligations of any owner of all or any portion of the Property under this Article 3 are inconsistent with the obligations of any tenant under any such lease, including, but not limited to, the obligations of LUAU GARDEN, RANCHO CORDOVA under the Luau Garden Lease, the provisions of such lease shall supersede and control the provisions of this Article 3.

3.01. Parking Area Use. Except as otherwise provided in this Declaration, the Parking Area shall not be used for any purpose other than the ingress and egress and the passage and parking of motor vehicles into, out of, on, over and across the parking areas and roadways within the Parking Area, and for the ingress and egress and the passage of pedestrians into, out of, on, over and across the Parking Area.

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in interest thereof, and all and each thereof is imposed upon the Property as a mutual equitable servitude in favor of the Property and any portion thereof.

ARTICLE 2. EASEMENTS

2.01. Vehicular Easements. Declarant does hereby establish in favor of and grant to the owners and occupants of the Property, and their customers and invitees, nonexclusive easements for parking of motor vehicles on, over and across those portions of the Parking Area designated from time to time as parking spaces, and for the ingress, egress and passage of motor vehicles into, out of, on, over and across those portions of the Parking Area designated from time to time as roadways.

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During the term of any lease covering all or any portion of the Property, including, but not limited to, that certain Lease dated as of _____, 1991, by and between Declarant, as landlord, and LUAU GARDEN, RANCHO CORDOVA, as tenant (the "Luau Garden Lease"), to the extent the obligations of any owner of all or any portion of the Property under this Article 3 are inconsistent with the obligations of any tenant under any such lease, including, but not limited to, the obligations of LUAU GARDEN, RANCHO CORDOVA under the Luau Garden Lease, the provisions of such lease shall supersede and control the provisions of this Article 3.

3.01. Parking Area Uses. Except as otherwise provided in this Declaration, the Parking Area shall not be used for any purpose other than the ingress and egress and the passage and parking of motor vehicles into, out of, on, over and across the parking areas and roadways within the Parking Area, and for the ingress and egress and the passage of pedestrians into, out of, on, over and across the Parking Area.

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in interest thereof, and all and each thereof is imposed upon the Property as a mutual equitable servitude in favor of the Property and any portion thereof.

ARTICLE 2. EASEMENTS.

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ARTICLE 3. OPERATION AND MAINTENANCE OF PARKING AREA

During the term of any lease covering all or any portion of the Property, including, but not limited to, that certain Lease dated as of _____, 1991, by and between Declarant, as landlord, and LUAU GARDEN, RANCHO CORDOVA, as tenant (the "Luau Garden Lease"), to the extent the obligations of any owner of all or any portion of the Property under this Article 3 are inconsistent with the obligations of any tenant under any such lease, including, but not limited to, the obligations of LUAU GARDEN, RANCHO CORDOVA under the Luau Garden Lease, the provisions of such lease shall supersede and control the provisions of this Article 3.

3.01. Parking Area Uses. Except as otherwise provided in this Declaration, the Parking Area shall not be used for any purpose other than the ingress and egress and the passage and parking of motor vehicles into, out of, on, over and across the parking areas and roadways within the Parking Area, and for the ingress and egress and the passage of pedestrians into, out of, on, over and across the Parking Area.

3.02. Taxes. The owner of Parcel A shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel A. The owner of Parcel B shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel B. The owner of Parcel C shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel C. The owner of Parcel D shall pay prior to delinquency all taxes and assessments on Parcel D. If any such owner shall fail to pay or cause to be paid said taxes and assessments prior to delinquency, any other owner may pay said taxes and may then bill the defaulting owner for the expense incurred. If the defaulting owner shall not pay or cause to be paid said bill within fifteen (15) days, the curing owner shall have a lien on the property of the defaulting owner for the amount of said bill, which amount shall bear interest at the lower of the maximum rate of interest not prohibited by law or an annual rate of interest that is two percent (2%) above the prime rate then announced by the Wells Fargo Bank, N.A., Los Angeles, California, Main Office, until paid, which rate of interest is hereinafter referred to as the "Effective Rate."

3.03. Maintenance. The owner of Parcel A shall maintain that portion of the Parking Area located on Parcel A. The owner of Parcel B shall maintain that portion of the Parking Area located on Parcel B. The owner of Parcel C shall maintain that portion of the Parking Area located on Parcel C. The owner of Parcel D shall maintain that portion of the Parking Area located on Parcel D. Such maintenance obligation includes (a) maintaining the Parking Area in good condition and repair with adequate lighting, (b) maintaining the surface areas of the Parking Area in a level and smooth condition, evenly covered with the type of surfacing material originally installed thereon, (c) restriping the Parking Area as needed to clearly identify the individual parking stalls as so designated from time to time, and (d) maintaining the landscaped portions of the Parking Area.

3.04. Insurance. The owner of Parcel A shall obtain and maintain general public liability insurance insuring all persons who now or hereafter own or hold portions of the Property or any leasehold estate or other interest therein as their respective interests may appear (provided that such owner is notified in writing of such interest) against claims for personal injury, death or property damage occurring in, upon, or about that portion of

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Parcel A over which an easement is granted hereunder. The owner of Parcel B shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel B over which an easement is granted hereunder. The owner of Parcel C shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel C over which an easement is granted hereunder. The owner of Parcel D shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel D over which an easement is granted hereunder. All such insurance shall be written with an insurer licensed to do business in the State of California. The limits of liability of all such insurance shall be at least TWO MILLION DOLLARS (\$2,000,000) combined single limit for injury to or death of any number of persons, or for damage to property arising out of any one occurrence. Each owner shall cause to be issued a certificate of insurance to each other owner, which certificate shall provide that such insurance shall not be cancelled or amended without ten (10) days' prior written notice to each of such parties.

ARTICLE 4. GENERAL PROVISIONS/COVENANTS RUN WITH
THE LAND

4.01 Run with the Land. Each easement, restriction and covenant contained herein shall be appurtenant to and for the benefit of all portions of the Property and shall be a burden thereon for the benefit of all portions of the Property, and shall run with the land.

4.02 Release From Obligations. This Declaration and the restrictions, easements, covenants, benefits and obligations created hereby shall inure to the benefit of and be binding upon Declarant and its successors, transferees and assigns; provided, however, that if any owner sells any portion or all of its interest in the Property and obtains from the purchaser thereof an agreement by which the purchaser assumes and agrees to be bound by the covenants and agreements herein contained, the vendor shall thereupon be released and discharged from any and all further obligations

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under this Declaration as such owner in connection with the property sold by it.

4.03. Duration. Except as otherwise provided herein, each easement shall be in perpetuity and each other covenant, restriction and undertaking of this document shall be for the term of sixty-five (65) years from the date hereof.

4.04. Injunctive Relief. In the event of any violation or threatened violation by any owner, tenant or occupant of any portion of the Property of any of the terms, covenants, restrictions and conditions contained herein, in addition to the other remedies herein provided, any or all of the owners and tenants of the property included within the Property shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

4.05. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed.

4.06. Breach Shall Not Permit Termination. No breach of this Declaration shall entitle any owner to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies which such owner, or any tenant, may have hereunder by reason of any breach of this Declaration. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value, but such covenants or restrictions shall be binding upon and effective against such owner of any of said property or any portion thereof whose title thereto is acquired by foreclosure, trustee sale or otherwise.

4.07. Severability. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.

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4.08. Subsequent Conveyances. All conveyances of all or any portion of the Property subsequent to the date hereof shall recite that they are subject and subordinate to the terms and provisions hereof.

4.09. Enforcement of Lien. The lien provided for in Article 3 hereinabove may be filed for record by the party entitled thereto as a claim of lien against the defaulting owner in the Office of the County Recorder of Sacramento County, signed and verified, which shall contain at least:

(a) A statement of the unpaid amount of costs and expenses;

(b) A description sufficient for identification of that portion of the property of the defaulting owner which is the subject of the lien; and

(c) The name of the owner or reputed owner of the property which is the subject of the alleged lien. Such lien, when so established against the real property described in said lien, shall be prior and superior to any right, title, interest, lien or claim which may be or has been acquired or attached to such real property after the time of filing of such lien. Such lien shall be for the use and benefit of the person filing same, and may be enforced and foreclosed in a suit or action brought in any court of competent jurisdiction.

4.10. Ownership of the Property. The ownership of the entire Property by the same party shall not effect the termination of this Declaration.

4.11. Condemnation. In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or a part of the Parking Area, that portion of the award attributable to the value of any land within the Parking Area so taken shall be payable only to the fee owner thereof (or to such person as said owner may hereafter assign such right) and no claim thereof shall be made by any other owners of any portion of the Property; provided, however, that all other owners of the Property may file collateral claims with the condemning authority over and above the value of the land of the area so taken. The owner of the condemned property shall promptly repair and restore the remaining portion of the Parking Area owned by such owner as near as practicable to the condition of the same immediately prior to such condemnation and without contribution from any

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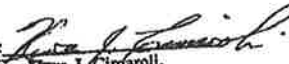
other owner. Notwithstanding the foregoing, said owner of the condemned property shall not be obligated to expend funds in excess of the amount of the award.

4.12. Cumulative Remedies. Each remedy provided by this Declaration is cumulative and not exclusive.

4.13. Headings. The headings of the sections of this Declaration are inserted solely for convenience and reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration as of the day and year first hereinabove set forth.

SUNRISE 50 PLAZA, a California
general partnership

By: 
Neva J. Cimaroli,
General Partner

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STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss

On June 3, 1991, before me the undersigned, a notary public,
personally appeared Neva J. Cimarruti

(☒) personally known to me, or
(☐) proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) (is/are) subscribed to the within
instrument and acknowledged to me that (he/she/they) executed the same in
(his/her/their) authorized capacity(ies), and that by (his/her/their)
signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Amy Loring



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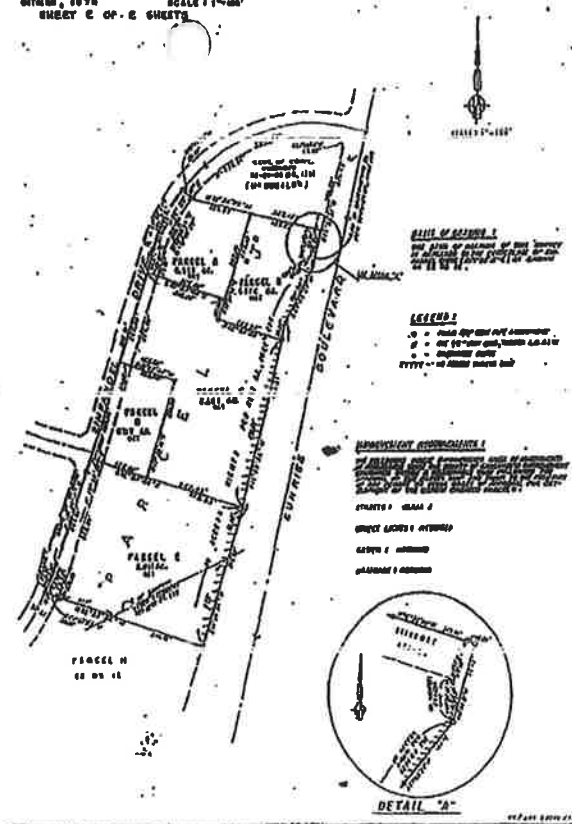


EXHIBIT "A"

Dated: November 3, 2017

NOTICE is hereby given that on November 13, 2017 the Community Development Director will consider the following application and will make a determination to **approve** the application. All materials are available for review in the Planning Department, located at 2729 Prospect Park Drive, during the regular business hours of 8:00AM to 5:00PM, Monday through Friday. **Interested parties are requested to provide comment or request an administrative hearing on the application by November 13, 2017.** Should the Planning Department not receive comments or concerns from the neighborhood, the Community Development Director or Designee will proceed to take action on the matter.

KIDS CAMP DAY CARE FACILITY—PROJECT NO. 9726—ADMINISTRATIVE USE PERMIT:

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours.

- Monday—Thursday 7:00AM—9:00PM
- Friday 7:00AM—11:00PM
- Saturday 9:00AM—11:00PM
- Sunday 9:00AM—7:00PM

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

ADDRESS/APN: 1941 Zinfandel Drive; APN: 058-0261-052-0000

ZONING: Commercial Mixed Use (CMU)

PROJECT PLANNER: Nicholas Sosa, Assistant Planner

PROPOSED FINDINGS & EVIDENCE:

- 1.) **CEQA Determination:** City staff anticipate finding the project categorically exempt from further CEQA analysis by Section 15301, Existing Facilities.

Evidence: The proposed use does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

- 2.) The Community Development Director must make the following findings prior to approving this request:

- A. **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division.

- B. **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

- C. **Finding:** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. The use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety or welfare of the surrounding area.

Administrative approvals are appealable to the City Council, subject to filing the appropriate appeal application. For more information on this request please contact **Nicholas Sosa, Assistant Planner at (916) 851-8753 or at nsosa@cityofranhocordova.org**.



Peter von Elten
direct: 916.702.3208
pvonelten@hbblaw.com

Haight Brown & Bonesteel LLP

2485 Natomas Park Drive
Suite 450
Sacramento, California 95833
916.702.3200
916.702.3230 fax
www.hbblaw.com

November 8, 2017

Via Overnight Delivery

Mr. Nicolas Sosa
Assistant Planner
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

Re: NOTICE OF INTENT TO MAKE DECISION BY NOVEMBER 13, 2017
KIDS CAMP DAYCARE FACILITY - PROJECT 1941 ZINFANDEL DRIVE,
RANCHO CORDOVA, CALIFORNIA

Dear Mr. Sosa:

My clients, owners of a portion of Sunrise 50 Plaza, have forwarded your Notice of intent to Make Decision, dated November 3, 2017, to my office for review and comment. My clients own the parcels to the north of 1941 Zinfandel Drive, which includes the existing Denny's restaurant located at 2474 Sunrise Boulevard, the McDonald's restaurant located at 2400 Sunrise Boulevard, and a vacant lot to the west of Denny's.

We are appalled that the City would actually consider the "proposed findings" that the tentative decision is "physically suited for the type, diversity and intensity of use" and that "granting the permit would not be detrimental to the public interest, health, safety and convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located".

My clients have owned all of the Sunrise 50 Plaza, until selling all but the vacant pad, Denny's and McDonald's several years ago. Denny's has been a long term tenant and also sells alcoholic beverages. The traffic is very heavy on three (3) sides of the proposed project. Leasing to a children's daycare center will jeopardize the potential for renewal of the Denny's liquor license, or any replacement tenant with a similar use for the property.

Haight

Mr. Nicolas Sosa
City of Rancho Cordova
November 8, 2017
Page 2

A heavily traveled shopping center is not at all conducive to a preschool, daycare center or any similar type of tenancy. I would advance that your preliminary investigation did not include a physical visit to the property, else you would have determined that it is the worst location for a daycare center with devastating impact on the northerly neighbors.

We hereby request that you deny the proposed project at 1941 Zinfandel Drive, Rancho Cordova, California. If you will not agree to deny the proposed project, then my client requests an administrative hearing after the Thanksgiving holiday, as I will be out of the country from November 16th through November 24th, and unable to attend. At the hearing we would request that you have a certified court reporter present to record the proceedings and to provide a written transcript. Your findings are totally unsupported by the existing conditions that I have described, and approval of the application would be against the existing facts and law.

Please contact my office immediately.

Very truly yours,



Peter von Elten
Haight Brown & Bonesteel LLP

PVE:sr

cc: Brian Morris
Steve Morris

2016 CALIFORNIA ALCOHOLIC BEVERAGE CONTROL ACT



§ 23788

BUSINESS AND PROFESSIONS CODE

182

Attorney General's Opinions:

Issuance of on-sale license "for record purposes only". 23 Ops. Cal. Atty. Gen. 262.

Prohibition against liquor licensee, holding general on-sale license for bona fide eating place, to lease or make concession agreement subletting restaurant operations on his licensed premises. 29 Ops. Cal. Atty. Gen. 95.

§ 23788. [Section repealed 1967.]

Added Stats 1953 ch 152 § 1. Amended Stats 1957 ch 1267 § 1. Repealed Stats 1967 ch 567 § 1. The repealed section related to on-sale licenses for general or seasonal business.

Historical Derivation:

Stats 1935 ch 330 § 12, as amended Stats 1945 ch 1401 § 10, Stats 1947 ch 1566 § 4.

§ 23788.5. Employees of onsale licensee; Qualifications

No on-sale licensee shall knowingly employ any person to manage, direct, or conduct the business who does not have the qualifications required of a holder of the license. Any on-sale licensee requesting the department to make a determination of qualifications of a proposed manager shall submit with an application for such services a fee of one hundred dollars (\$100) which shall be deposited in the Alcohol Beverage Control Fund as provided in Section 25761.

Added Stats 1957 ch 1267 § 2. Amended Stats 1963 ch 1000 § 1; Stats 1978 ch 656 § 2; Stats 1992 ch 900 § 10 (AB 432), effective September 24, 1992.

Amendments:

1963 Amendment: Deleted (1) "general" after "onsale"; and (2) "or on-sale general licensee for seasonal business" after "licensee".

1978 Amendment: Added the second sentence.

1992 Amendment: Substituted "Alcohol Beverage Control Fund as provided in Section 25761" for "General Fund in the State Treasury" at the end of the last sentence.

Historical Derivation:

(a) Former B & P C § 23788, as added Stats 1953 ch 152 § 1.

(b) Stats 1935 ch 330 § 12, as amended Stats 1945 ch 1401 § 10, Stats 1947 ch 1566 § 4.

Note—Stats 1992 ch 900 provides:

SECTION 1. The Legislature finds and declares that the regulation of the sale and use of alcoholic beverages is among the highest priorities of state government. The abuse of alcohol can lead to a myriad of other criminal, legal, social, and economic problems. The fair, stable, and effective administration and enforcement of the Alcoholic Beverage Control Act and related laws, therefore, must be insured.

Collateral References:

Cal. Legal Forms, (Matthew Bender) §§ 18.01[2], 18.200[1].

Attorney General's Opinions:

Propriety of agreement between on-sale general public premises licensee and licensed card room operator for operation of card room; propriety of sublease agreement with operator of vending machines. 47 Ops. Cal. Atty. Gen. 182.

NOTES OF DECISIONS

1. Generally
2. Licensee/Manager Relationship

1. Generally

Each of words "manage, direct, or conduct," as used in section, suggest control. *Ciro's of San Francisco v. State Board of Equalization* (1956, Cal App 1st Dist) 142 Cal App 2d 636, 299 P2d 703, 1956 Cal App LEXIS 2028.

2. Licensee/Manager Relationship

Although a liquor licensee who permits his license to be used by another will not be held absolutely liable for debts to the user's suppliers, the fact that the license is so used is one factor to be considered in determining whether there was an ostensible agency between the licensee and the user; the maxim "the law has been obeyed," may be applied to protect third persons who deal with another person in reliance upon what appears to be a legal relationship between him and a second person, so that creditors of a concessionaire who operated a bar and restaurant under his own name, but used the liquor license of the partners from whom he leased the premises, were entitled to rely on the appearances created by the use of the license and assume that, rather than the illegal relationship established by the agreement, there was a relationship of licensee and manager. *Associated Creditors' Agency v. Davis* (1975) 13 Cal 3d 374, 118 Cal Rptr 772, 530 P2d 1084, 1975 Cal LEXIS 175.

§ 23789. On-sale retail license for premises located near church, hospital, schools and public playgrounds, or nonprofit youth facilities

(a) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals.

(b) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.

Added Stats 1953 ch 152 § 1. Amended Stats 1955 ch 447 § 52; Stats 1959 ch 803 § 1; Stats 1984 ch 273 § 1, effective July 3, 1984; Stats 1992 ch 678 § 1 (SB 1315).

Amendments:

1955 Amendment: Substituted "The department" for "The board".

1959 Amendment: (1) Added "other than renewal or ownership transfer," in the first paragraph; (2) added "and" before, and deleted "schools, and children's public playgrounds" after, "hospital" at the end of the first paragraph; and (3) added the last paragraph.

1984 Amendment: Added "or nonprofit youth facilities, including, but not limited to, facilities serving girl scouts, boy scouts, or campfire girls" in the second paragraph.

1992 Amendment: (1) Added subdivision designations (a)

and (b); (2) substituted "any retail license" for "on-sale retail licenses" after "transfer, or" in subds (a) and (b); and (3) deleted "further" after "The department is" in subd (b).

Historical Derivation:

Stats 1935 ch 330 § 13.

Note—Stats 1984 ch 273 provides:

SEC. 4. If any provision of this act or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

Cross References:

Rules and regulations by department: B & P C § 25750.

Prohibition against sale of liquors near certain institutions: Pen C §§ 172 et seq.

Collateral References:

Cal. Forms Pleading & Practice (Matthew Bender®) ch 18 "Alcoholic Beverage Licenses".

Cal. Points & Authorities (Matthew Bender®) ch 15 "Alcoholic Beverage Licensing" § 15.20.

Cal. Legal Forms, (Matthew Bender) §§ 18.01[2], 18.200[1].

Attorney General's Opinions:

Word "schools" as not including schools of cosmetology; authority of department to refuse licenses to establishments in proximity to such schools. 51 Ops. Cal. Atty. Gen. 35.

Annotations:

"School," "schoolhouse," or the like within statute prohibiting liquor sales within specified distance thereof. 49 ALR2d 1103.

"Church," or the like, within statute prohibiting liquor sales within specified distance thereof. 59 ALR2d 1439.

Measurement of distances for purposes of enactment prohibiting sale, or license for sale, of intoxicating liquor within given distance from church, university, school, or other institution or property as base. 4 ALR3d 1250.

Validity, under federal and state establishment of religion provisions, of prohibition of sale of intoxicating liquors on specific religious holidays. 27 ALR4th 1155.

NOTES OF DECISIONS

1. Generally
2. Churches and Hospitals
3. Schools and Playgrounds

1. Generally

Department's investigations in connection with applications for liquor licenses must be made with view to protection of public welfare and morals. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Any regulations of liquor traffic by way of exceptions in respect to churches and schools should be liberally construed in favor of such regulations and against applicants for license to sell liquor within prescribed areas. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Decision of Department of Alcoholic Beverage Control to issue general off-sale liquor license to super market located in close proximity to high school, church, public swimming pool, proposed children's playground and location on which YMCA building was to be erected, and that such action was not

contrary to public welfare and morals, was supported by substantial evidence, despite conflicting testimony by witnesses for school, church and YMCA, since ultimate question was peculiarly question for departmental resolution and there was no abuse of discretion in its determination. *Board of Trustees v. Munro* (1958, Cal App 3d Dist) 163 Cal App 2d 440, 329 P2d 765, 1958 Cal App LEXIS 1518.

In determining whether issuance of liquor license would be inimical to general welfare or public morals, Department of Alcoholic Beverage Control is entitled to consider applicant's integrity as shown by his previous business experience, kind of business to be conducted on licensed premises, probable manner in which it will be conducted, type of guests and probability that their consumption of alcoholic beverages will be moderate, nature of protest made to issuance of license, and any conflict that use of license might have with church in area and activities that it conducts. *Koss v. Department of Alcoholic Beverage Control* (1963, Cal App 4th Dist) 215 Cal App 2d 489, 30 Cal Rptr 219, 1963 Cal App LEXIS 2524.

2. Churches and Hospitals

The mere fact that churches are in the immediate vicinity of the premises does not establish an abuse of discretion in granting of license. *Altadena Community Church v. State Board of Equalization* (1952, Cal App) 109 Cal App 2d 99, 240 P2d 322, 1952 Cal App LEXIS 1803.

There is no provision, or regulation by department, that department may refuse "off-sale" license in immediate vicinity of church, but nevertheless proximity of license premises to church may supply adequate basis for denial of such license as being inimical to public morals and welfare. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Fact that when church was seeking zoning ordinance so that its edifice could be constructed, president of store signed petition to grant such zoning ordinance on unwritten promise of then pastor that church would not object to liquor license for store its president planned did not aid store in application for such license. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Though department was entitled to give consideration to unwritten agreement between pastor of church and store owner that church would not object to liquor license for store, it was not binding on department in arriving at its decision on application for license. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Specific authorization in this section of Department of Alcoholic Beverage Control to refuse issuance of on-sale retail licenses for premises located within immediate vicinity of churches, cannot impair constitutional requirement of showing of "good cause" for refusal of license, and does not determine that proximity of premises to church is in and of itself "good cause" for refusal of license; in every such case, department is bound to exercise legal discretion in passing on application. *Martin v. Alcoholic Beverage Control Appeals Board* (1961) 55 Cal 2d 867, 13 Cal Rptr 513, 362 P2d 337, 1961 Cal LEXIS 268.

Location of church near premises for which liquor license is proposed does not require finding, as matter of law, that issuance of license therefor would be contrary to public welfare or morals. *Koss v. Department of Alcoholic Beverage Control* (1963, Cal App 4th Dist) 215 Cal App 2d 489, 30 Cal Rptr 219, 1963 Cal App LEXIS 2524.

3. Schools and Playgrounds

A distance of 80 feet between school buildings and a pro-

posed off-sale liquor distribution place constitutes sufficient proximity for the denial of a license. *Weiss v. State Board of Equalization* (1953) 40 Cal 2d 772, 256 P2d 1, 1953 Cal LEXIS 236.

The denial of an application for an off-sale beer and wine license for a store across the street from a school is proper, and the fact that the neighborhood is composed mainly of persons of the Jewish faith who would purchase wine for sacramental purposes does not constitute altering circumstances. *Weiss v. State Board of Equalization* (1953) 40 Cal 2d 772, 256 P2d 1, 1953 Cal LEXIS 236.

Findings by Department of Alcoholic Beverage Control that there is amusement center within 400 feet of premises seeking a liquor license, that there is swimming pool between the center and proposed premises, that children frequent center and pool, that all related enterprises are privately owned, and that none of them is children's public playground within meaning of this section, refute any contention that location of premises in relation to enterprises was not considered by department in determining that granting of liquor license would not be contrary to public welfare and morals. *Bailey v. Department of Alcoholic Beverage Control* (1962, Cal App 4th Dist) 201 Cal App 2d 348, 20 Cal Rptr 264, 1962 Cal App LEXIS 2599.

The Department of Alcoholic Beverage Control did not act arbitrarily, nor abuse its discretion, in finding that the issuance of an off-sale license to sell beer and wine would be contrary to public welfare and morals based on evidence, as to which there could be a reasonable difference of opinion, that the applicant's store, which was 300 feet from a school and which was patronized by approximately 20 children a day, proposed to change its operation to selling take-out food including beer and wine to customers, including children who were permitted to leave the school premises for lunch, during several hours a day that the school was open. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 2d Dist) 250 Cal App 2d 673, 58 Cal Rptr 788, 1967 Cal App LEXIS 2150.

Mere proximity of a liquor license applicant's premises to a school or church is not, as a matter of law, "good cause" which will constitutionally sustain the Alcoholic Beverage Control Department's denial of the license, and it was improper to deny a supermarket's application for an off-sale beer and wine license, where, although the store was located in the immediate vicinity of an elementary school, the department's finding on the essential, ultimate fact upon which the denial could properly be made, namely, that issuance of the license would contravene public welfare and morals, was unsupported by substantial evidence. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

As a ground for denying a liquor license, the existence of Ed C § 7852, requiring schools to instruct upon the nature of alcohol and its effects, was not in itself substantial evidence that the sale of beer and wine at a store in close proximity to an elementary school would contravene public welfare and morals. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

As a ground for denying a liquor license, the Alcoholic Beverage Control Department's finding that "some of the school children pass by, as well as frequent," the applicant's supermarket was not in itself substantial evidence that the issuance of the license would be contrary to public welfare and morals, where, although the store was only 115 feet across the street from the playground fence of an elementary school, it was 400 feet from the school entrance by "lawful pedestrian feet," where an afternoon check showed that only 17 out of 139 pupils visited the store, where the supermarket chain carried

no exterior advertisements on liquor, experienced no problem of thefts by children of beer or wine, trained its personnel on the prohibition of its sale to minors and at a nearby store had experienced no infractions of such law. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

There was no substantial evidence that the issuance of an off-sale beer and wine license to a supermarket should be denied, as being contrary to public welfare and morals, where, although the Alcoholic Beverage Control Department found that an elementary school in the immediate vicinity (a purely commercial district) had a present problem with persons consuming alcoholic beverages nearby and that the license would aggravate the problem, no eyewitness or expert testimony was adduced, where the testimony that the school grounds were sometimes littered with empty liquor bottles, beer cans and wine bottles failed to show how the litter was attributable to the store, not then licensed, or even to the two licensed stores within 900 feet of the school, and where testimony of the dangers to be expected from such undesirables as drunks in cars was conjectural, at best. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

The findings of the Department of Alcoholic Beverage Control that issuance of an off-sale beer and wine license to a convenience-type market would be contrary to public welfare or morals were supported by substantial evidence and it did not act arbitrarily or abuse its discretion in denying the issuance of the license, where the proposed premises were located some 300 to 400 feet from a school with an approximate attendance of 775 pupils ranging in age from 5 through 14 years, where a substantial number of children would pass directly by the proposed premises from early morning until well into the evening each day, where there was testimony that issuance of the license would create or intensify various problems, such as increased traffic hazards, increased litter on the school grounds, obtaining of alcoholic beverages by children, and increased class cutting, where there were already 11 licensed outlets of the off-sale type within a mile of the school, and where the applicant's beer and wine departments would not be segregated from items attractive to school children which it also intended to handle. *Kirby v. Alcoholic Beverage Control Appeals Board* (1968, Cal App 2d Dist) 261 Cal App 2d 119, 67 Cal Rptr 628, 1968 Cal App LEXIS 1725.

§ 23790. Issuance of retail license contrary to zoning ordinance

No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city. Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

(a) The premises retain the same type of retail liquor license within a license classification.

(b) The licensed premises are operated continuously without substantial change in mode or character of operation.

For purposes of this subdivision, a break in continuous operation does not include:

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
December 8, 2017

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Friday, December 8, 2017 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Interim Community Development Director, Elizabeth Sparkman called the meeting to order at 2:04 p.m.

Staff Present: Planning Department Clerk, Kelly Whitman; Assistant Planner, Nicholas Sosa; Principal Planner, Darcy Goulart; and Senior Legal Associate, Denise Bazzano

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. KIDS CAMP DAY CARE FACILITY – PROJECT NO. 9726 – ADMINISTRATIVE USE PERMIT.

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours: Monday—Thursday 7:00AM—9:00PM; Friday 7:00AM—11:00PM; Saturday 9:00AM—11:00PM; Sunday 9:00AM—7:00PM.

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

Location: 1941 Zinfandel Drive; APN: 058-0261-052-0000

Zoning: Commercial Mixed Use (CMU)

Project Planner: Nicholas Sosa, Assistant Planner

Recommendation: Staff recommends the Community Development Director determine the project Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approve an Administrative Use Permit for the proposed project, subject to the submitted project material and Conditions of Approval.

Community Development Director, Sparkman opened the Public Hearing

PUBLIC COMMENT

- Peter E. von Elten, Counsel for adjacent property – Clients oppose the project due to the belief that the site is not suitable for the proposed use. This opposition is based on the opinion that the proposed use would vastly undermine the present intention of his clients to develop the westerly vacant parcel and the existing tenant, the desire for future alcohol beverage sales licensing on the adjacent properties, and the impacts that the project will have on the parking area and drives aisles. Has safety concerns with the location of the play area and it is in violation with the CC&R's due to the fact that it is being proposed on a common area sidewalk. The proposed hours of operation are significant departures from typical child care facilities and are an addition of seven day a week traffic with very lengthy hours. This seems to very over the top for a facility of this nature. The adjacent property owners are equally concerned with

diminution of property value as well as safety. The major concern is the licensing of future tenants on the two adjacent parcels and not that concerned with Fire regulations and things like that. The concern is that the two parcels that the adjacent property owners wish to improve and construct new buildings, that are located in a neighbor that is improving, and the value will be significantly diminished and they have every expectation of the maximum value and usage of their property. Client has every right to question a potential use that could affect their property and future uses.

- John Austin, Real Estate Agent for adjacent property owner – Based on his previous experience with working with similar facilities he believes the proposed location is not suitable based on the following concerns: vehicular traffic, specifically air quality concerns due to the high volume of traffic on the adjacent streets and on-site circulation; Proposed use would diminish the viability of the adjacent land and would reduce the relevant brands that could locate on the site the ultimately the site would fall into disrepair and be of lesser quality than it is today; Quick-service restaurants are taking the place of casual dining restaurants and quick-service restaurant are building larger buildings with prep areas and areas for wait staff because they will be serving at the tables not just at the drive through windows and the counters. Beer and wine is more important to them, which the proposed use has the potential to impact the issuance of the alcoholic beverage license. This would then impact the tenants the adjacent properties could attract which leads to attracting secondary brands that are not as relevant and do less business, therefore the property will be worth less and then the issue cascades; The onsite traffic is of great concern; Lastly, if the City would apply the standards used nationwide by the Daycare/Childcare facilities this site would not be consistent with those standards and not be designed as it is today. The proposed use would have a detrimental effect that could get worse over time and will affect the value and the tenancy of the adjacent properties. Have Fire regulations been reviewed based on the proposed addition of the play area with the proximity of the property line and the impacts that it will have? Would the property owner or tenant be willing to cover any future expenses that the adjacent property owners may be subjected to because of this use and play area addition?
- Brian Morris, Property Owner of adjacent properties – Opposes the proposed use. Have concerns and issues with the placement of the play area on a main common area sidewalk next to a high-traffic drive aisle with parking and trash enclosures directly across from it. Also, the proposed play area is blocking access to electrical panels which could delay emergency response to shut off said electrical panels. Is concerned with the installation of a concrete wall in a public utility easement which he does not believe is an allowable structure in an easement. Work is being undertaken to propose re-development of the adjacent properties which could include uses with alcohol sales. Also, Denny's does have a clause in their lease to sell alcohol. Parking areas behind the subject location is utilized by Denny's customers as it is a communal area.
- Cameron Emami, Vice President of Kids Camp (Applicant) – The chief objection appears to be the potential impact on the alcohol beverage license. The Kava Bar has already violated the CC&R's by building an outdoor patio area. The intent is not to impede on the drive aisle or parking area the proposed play area would be on the existing sidewalk. Not sure why the CC&R's are coming down on them when they were not an issue for the Kava Bar. Their business has a very little impact on the site. Their operation is a drop-in hourly pre-school/daycare with a potential maximum allowance of 26 children. They are not a heavy use tenant based on our business model. The play area at McDonald's would have more activity than our business. Gates to the play area are not locked they have an alarm. Their play area will be monitored by compensated, trained, and educated employees. Also, their play area is not located next to a drive through like the McDonald's play area. Cannot foresee what future growth could whether it is our operation or another daycare operation taking over our proposed space. However, the Applicant feels that the City would review any future expansion or modifications to ensure that the use is still compatible with the site. It appears to be insinuated that the proposed use would have a negative effect on surrounding business as no other businesses have appeared at this hearing. As for the issues with alcohol beverage

EXHIBIT A
 licensing the Applicant has multiple existing locations some of which are feet away from establishment from that sell alcohol.

- D.F. Short, General Contractor for the Applicant – Installing a CMU block wall at 3 feet tall that is the best choice the Applicant has to separate the play area from other on-site activity. It will not stop all situations but is the best defense mechanism to avoid most instances. The biggest issue appears to be the alcohol license and would the best solution be to obtain a letter from Alcoholic Beverage Control.
- Andy Bryne, Property Owner Representative – Safety does not appear to be the issue and is confident that the City will complete their review and make sure that the proposal is safe. The issues appear to be money, diminution of property value, and the perception of not being able to obtain an alcohol beverage license. Through consultation with an Alcohol Licensing Firm information on the census tract was provided that shows Denny's voluntarily gave up their alcohol license approximately 17 years ago. Evidence has been received and shown that Alcohol Beverage Control would not necessarily deny a new alcohol license because of this use. However, the denial of a future alcohol license appears to be the main issue. The property was obtained by the current owner in 2007 and they have improved the site over the last 10 years and lease space to upstanding tenants. Regarding the CC&R's, the adjacent property owners and tenants do not use any of our sidewalks or parking areas. Which is why these common areas have been allowed to change over time in order accommodate new buildings and/or structures. The hours of operation and the potential traffic associate with the uses is minimal compared to a typical retail use.

The Community Development Director had the following concerns and comments:

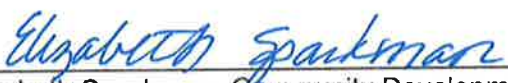
- Sparkman – It feels like we need to do additional research on the alcohol beverage license issues and it sounds like there are concerns in regards to outdoor play area. There is a lot of speculation on the alcohol license issues that we need to clarify.

Community Development Director, Sparkman closed the Public Hearing

Action: The Community Development Director has taken all the testimony under advisement and will provide written notice of decision to all affected parties within three (3) business days.

4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 3:44 p.m., December 8, 2017 to the next scheduled meeting.


 Elizabeth Sparkman, Community Development Director


 Kelly Whitman, Planning Department Clerk

CITY OF RANCHO CORDOVA, PLANNING DEPARTMENT

NOTICE OF DECISION

Dated: December 13, 2017

NOTICE is hereby given that on Wednesday, December 13, 2017 the Community Development Director made a decision to **approve** the Kids Camp application. The decision is following an administrative hearing which took place on Friday, December 8, 2017 attended by City Staff, the opposing party, and the Applicant who presented their case to the Director (as the Hearing Officer). After deliberation and consideration of submitted evidence the Community Development Director has determined to move forward with the recommendation of approval for the following project.

KIDS CAMP DAY CARE FACILITY—PROJECT NO. 9726—ADMINISTRATIVE USE PERMIT:

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours.

- Monday—Thursday 7:00AM—9:00PM
- Friday 7:00AM—11:00PM
- Saturday 9:00AM—11:00PM
- Sunday 9:00AM—7:00PM

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. Given the size of the project site and restrictions enforced by the State, the site will contain a maximum of approximately 26 children on site at any given time. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

ADDRESS/APN: 1941 Zinfandel Drive; APN: 058-0261-052-0000

ZONING: Commercial Mixed Use (CMU)

PROJECT PLANNER: Nicholas Sosa, Assistant Planner

CRITERIA AND STANDARDS UTILIZED

Prior to rendering a decision the Community Development Director took into consideration all required standards and performance criteria necessary as outlined in the Rancho Cordova Municipal Code, Title 23 for a commercial child day care facility including zoning, parking, and use intensity. Issues that were discussed at the administrative hearing on December 8, 2017 included the future alcohol sales on neighboring properties and the use of common areas as regulated by the CC&Rs. There is currently no pending planning application, permit or alcohol license application open for the adjacent parcels, to take into consideration when reviewing this application. The CC&Rs are a legal document between the property owners and are outside the scope of the City's review. Based upon this information, the Director deemed the project approved based upon the findings and evidence below.



PROPOSED FINDINGS & EVIDENCE:

- 1.) **CEQA Determination:** City staff finds the project categorically exempt from further CEQA analysis by Section 15301, Existing Facilities.

Evidence: The proposed use does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

- 2.) The Community Development Director made the following findings prior to approving this request:

- A. **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division.

- B. **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

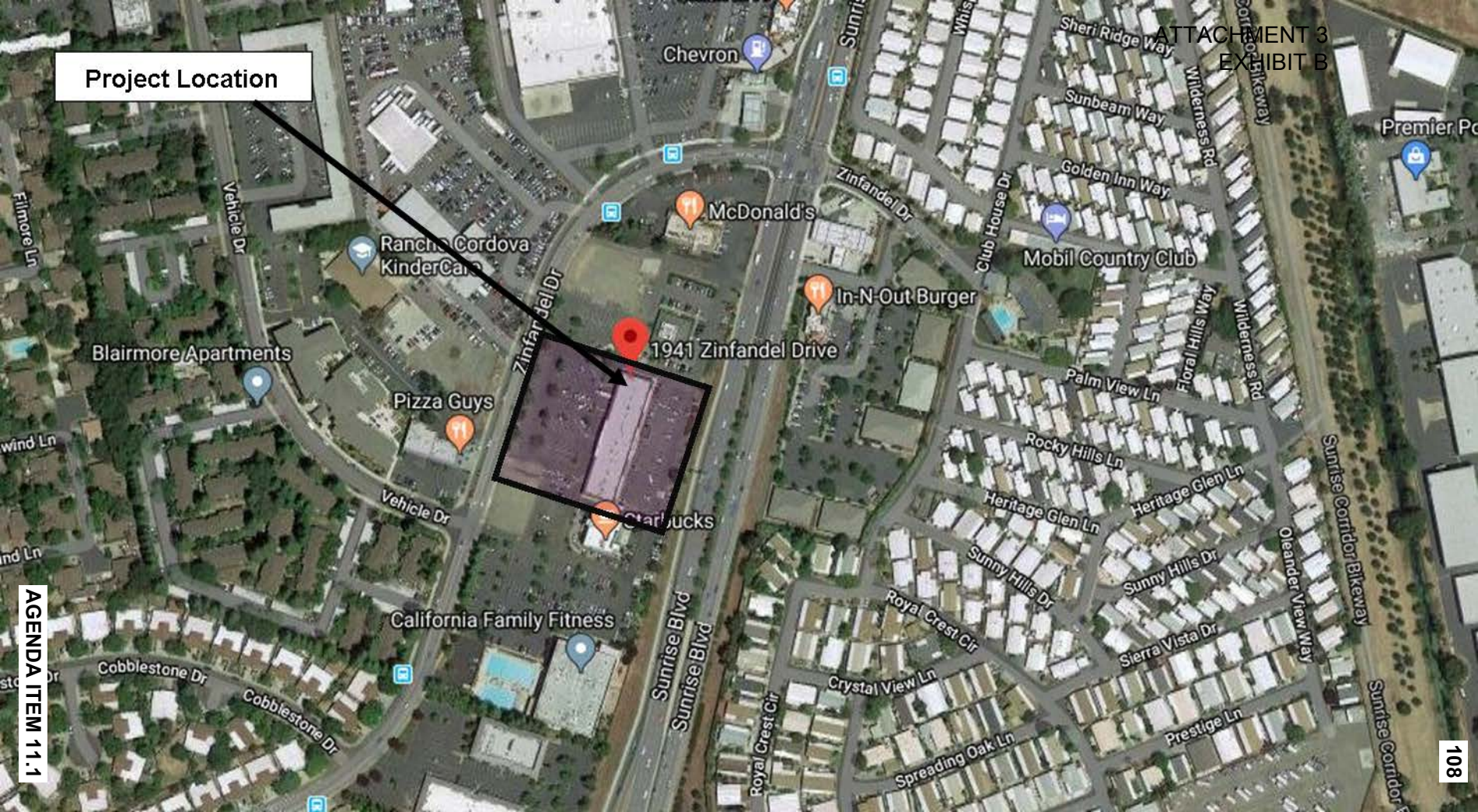
Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

- C. **Finding:** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick-ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. The use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety or welfare of the surrounding area.

Administrative approvals and Notice of Decisions are appealable to the City Council within 10 calendar days of the decision, subject to filing the appropriate appeal application and fee no later than Tuesday, January 2, 2017 at 5:00PM. Requirements for filing an appeal can be found in the Rancho Cordova Municipal Code, Title 23, and Section 23.110.160. For more information on this request please contact **Nicholas Sosa, Assistant Planner at (916) 851-8753 or at nsosa@cityofranchocordova.org.**

Project Location



AGENDA ITEM 11.1



ATTACHMENT 3
EXHIBIT B

SG ARCHITECTURE
STUART M. GRINSTAIN, AIA
2219 LA LIMA WAY
SACRAMENTO, CA 95833
(916) 954-6544 VOICE
stuartgrinstain@comcast.net

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CONSULTANT

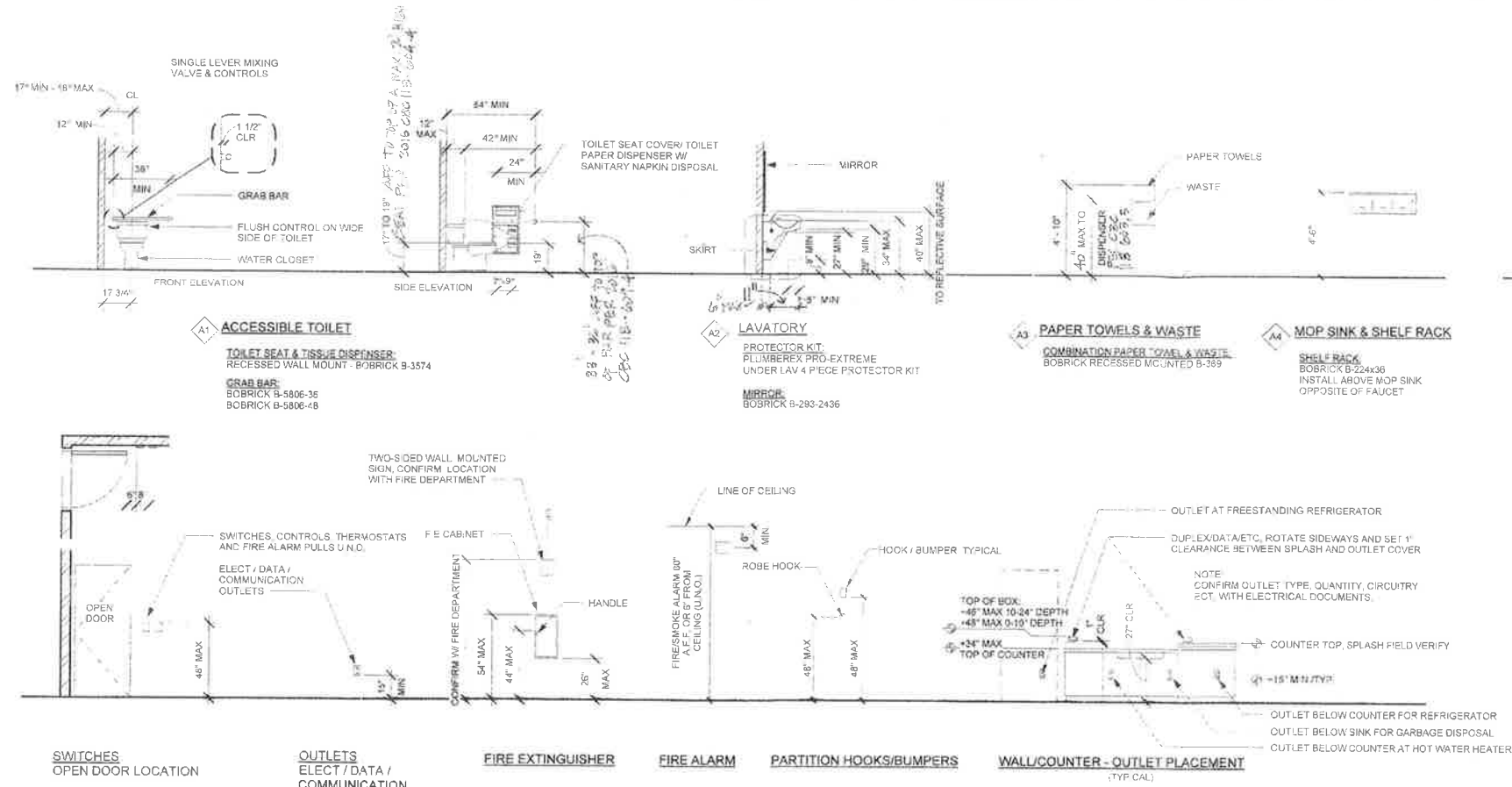
Kids Camp
Sunrise / 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

DATE	DESCRIPTION

SHEET TITLE

PROJ. NO.
DATE:
SCALE:
DRAWN BY:
SHEET NO.

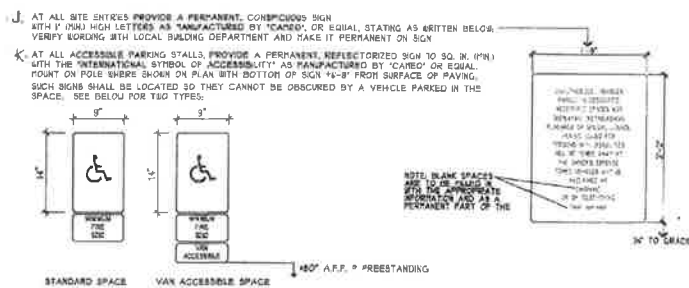
A.2



18. MOUNTING HEIGHTS AND ACCESSORIES
1/4" = 1'-0"

Accessibility Notes

- There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position per CBC 11B404.2.4.1
- If carpet or carpet tiles is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and trim along the entire length of the exposed edge. Carpet edge trim shall comply with CBC 11B303.2 (2019)
- Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles per CBC 11B307.2
- Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor per 2019 CBC 11B307.3
- Controls and operating mechanisms required to be accessible shall comply with the requirements of section 11B-309, CBC 2019
- The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be 40" maximum above the floor per 2016 CBC 11B603.5.
- Controls and operating mechanisms shall operate with one hand and shall not require tight grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force per CBC 11B309.4
- If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48". See figure 11B308.2.1. The minimum low forward reach is 15". If the high forward reach is over an obstruction, reach and clearances shall be as shown in figure 11B308.2.2. per CBC 308.2. (2019)
- If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48" and the low side reach shall be no less than 15" above the floor as shown in figures 11B308.3.1. If the side reach is over an obstruction, the reach and clearances shall be as shown in figures 11B308.3.2. per CBC 11B308.3 (2019)



- AT ALL SITE ENTRIES PROVIDE A PERMANENT, CONSPICUOUS SIGN WITH 1" MIN. HIGH LETTERS AS MANUFACTURED BY "CAVED" OR EQUAL, STATING AS WRITTEN BELOW. VERIFY WORKING WITH LOCAL BUILDING DEPARTMENT AND TAKE IT PERMANENT ON SIGN.
- AT ALL ACCESSIBLE PARKING STALLS PROVIDE A PERMANENT, REFLECTORIZED SIGN TO 50" X 90" WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS MANUFACTURED BY "CAVED" OR EQUAL. MOUNT ON POLE WHERE SHOWN ON PLAN WITH BOTTOM OF SIGN 14"-18" FROM SURFACE OF PAVING. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. SEE BELOW FOR TWO TYPES:
- AT ALL ACCESSIBLE ENTRIES PROVIDE A PERMANENT SIGN WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" CENTERED AT 40" AFF. ON THE MAIN ENTRY DOOR. FURTHER PROVIDE THE SAME SIGNS WITH DIRECTIONAL ARROWS ON POST AS REQUIRED TO DIRECT TO MAIN BUILDING ENTRIES.
- ACCESSIBLE PATH OF TRAVEL REQUIREMENTS:
EXTERIOR WALK: 1. SOLEWALKS
2. 150 INCH PER FOOT CROSS-SLOPE MAXIMUM
3. GRATES LIMITED TO THOSE WITH 1/2" OPENING. IF GRATES HAVE ELONGATED OPENINGS, THEN THEY SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT PATH OF TRAVEL
4. SLOPE IN DIRECTION OF TRAVEL SHALL NOT BE OVER 1:50 (2%) FOR SLOPES OVER 1:50 SEE RAMP NOTES
5. NO LEVEL CHANGES GREATER THAN 1/2" IN ANY DIRECTION. FOR LEVEL CHANGES BETWEEN 1/4" AND 1/2", EDGE SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2
6. AT GATES 1. SIMILAR CONDITIONS PROVIDE 5'-0" X 5'-0" FLAT AREA. SEE ACCESSIBLE DOOR STANDARDS. NOTE: FLAT IS 1:50 SLOPE MAX
7. FOR EVERY 200' PROVIDE 5'-0" X 5'-0" PASSING SPACE
8. IF ADJACENT SLOPES ARE LESS THAN 1:50, ADJACENT ELEVATION DROP IS LESS THAN 1/2", USER, QUEUES ARE NOT REQUIRED. SEE HANGCLAP RAMP NOTES
9. ALL OBJECTS HANGING OVER ANY WALKS MUST BE HIGHER THAN 6'-6". OBJECTS PROJECTING FROM WALLS WITH LEADING EDGES BETWEEN 2'-3" AND 2'-6" ABOVE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS. OBJECTS BELOW 2'-3" MAY PROTRUDE
10. AT POSTING CONDITIONS, CONTRACTOR SHALL REPAIR FOR ALL ABOVE CONDITIONS AND MAKE RECOMMENDATION ON ALTERATION OR REPLACEMENT

DOOR SCHEDULE				
SYN	TYPE	SIZE	HARDWARE	REMARKS
1	A	3'0" x 7'0"	EXISTING	(E) STOREROOM
2	B	3'0" x 7'0"	LEVER	
3	B	3'0" x 7'0"	LEVER	
4	C	3'0" x 3'0"	PANIC	
5	C	3'0" x 3'0"	PANIC	
6	D	3'0" x 7'0" PR	EXISTING	(E) STOREROOM
7	E	3'0" x 4'0"	PANIC (40")	EXT. GATE SELF-CLOSING W/ BATTERY ALARM

DOOR NOTES

- All door openings and passageways to have minimum 32" clearance.
- The bottom 10 inches of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high smooth panel shall be installed on the push side of the door which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition per 2016 CBC 11B-404.2.10
- All thresholds to be maximum 1/2" with no abrupt height change in more than 4" increments per 2016 CBC 11B-303.2.
- All interior and exterior doors to be operable with no more than 5 pounds max. effort per 2016 CBC 11B-404.2.9.
- All doors to have accessible lever type hardware per 2016 CBC.
- Restroom doors shall be undercut 3/4" for exhaust air makeup.
- All glazing in a door within 24" of the swing of a door and 18" of the floor shall be tempered except as allowed by the 2016 CBC.
- Door closers shall be permitted to be 78" above finish floor per 2016 CBC B-307.4 exception.



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ARCHITECT



CONSULTANT

Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

NO.	DESCRIPTION	DATE

SHEET TITLE

PROJ. NO.

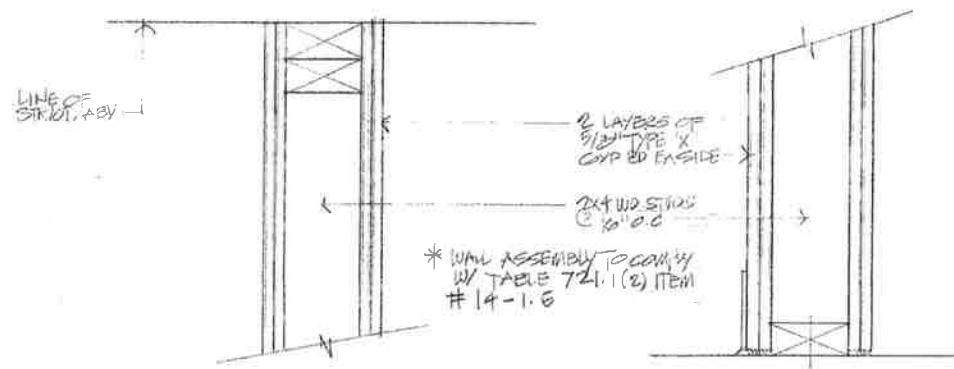
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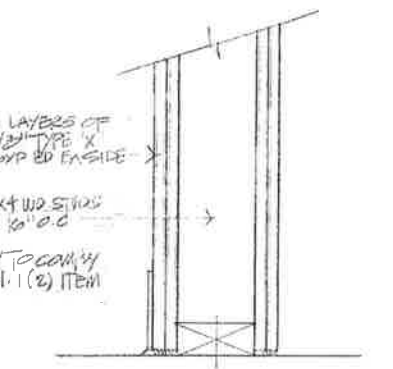
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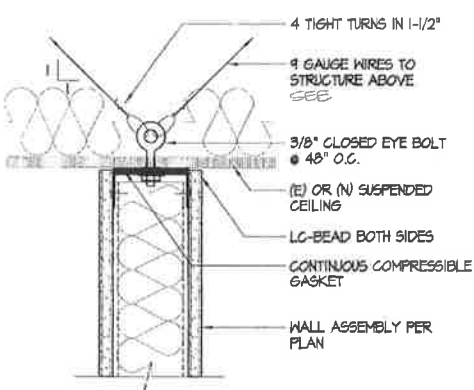
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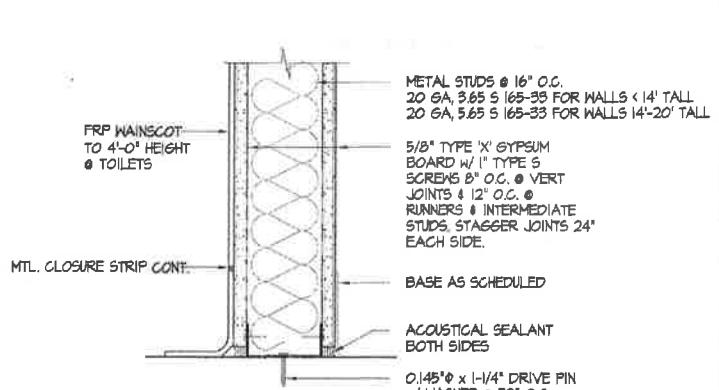
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3/4"=1'-0"



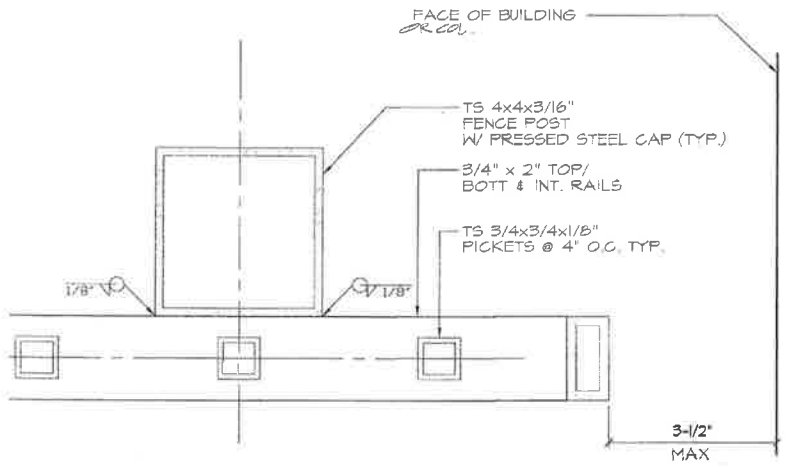
2 HR SEPARATION WALL
3/4"=1'-0"



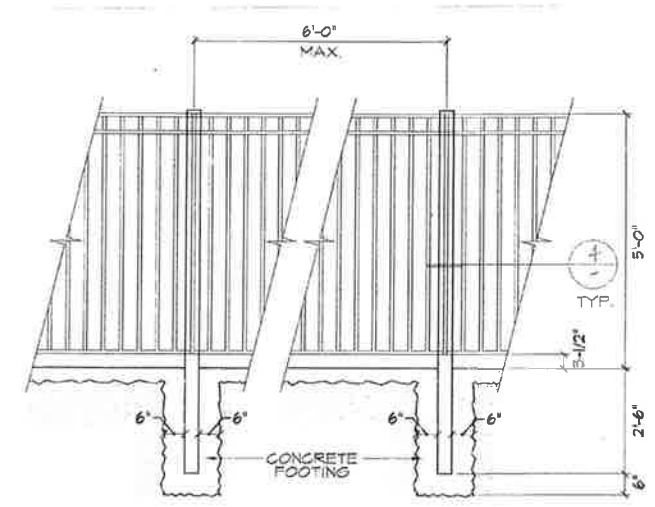
NON BEARING WALL @ CEILING
WALL IS NOT SUPPORTED OR ATTACHED TO THE CEILING GRID 3/4"=1'-0"



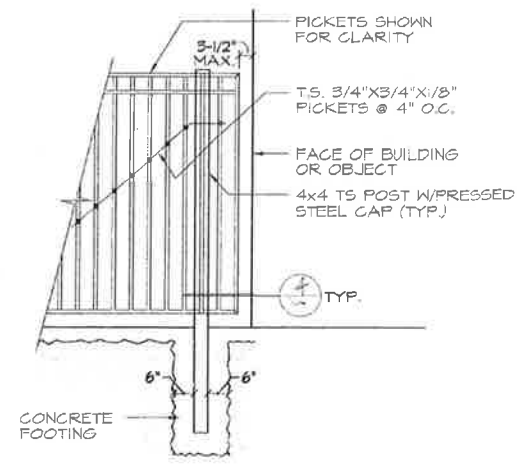
NON BEARING WALL @ FLOOR
3/4"=1'-0"



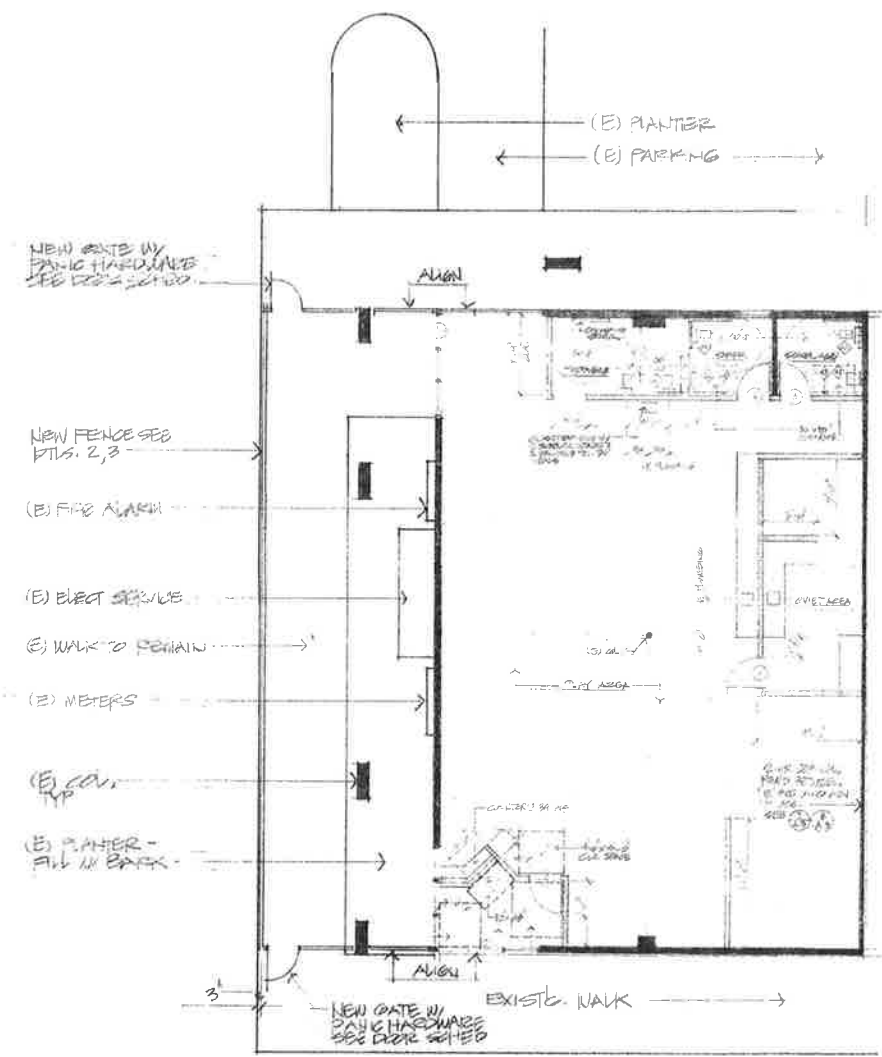
FENCE DTL.
6"=1'-0"



TYP. FENCE ELEV.
1/2"=1'-0"



FENCE ELEV @ WALL OR CORNER
1/2"=1'-0"



PLAY AREA PLAN
1/8"=1'-0"



INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF																																																																																																								
CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.2. 301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC] The provisions of individual sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work. A code section will be designated by a banner to indicate where the code section only applies to newly constructed building [N] or to additions and alterations [A]. When the code section applies to both, no banner will be used. 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance. 301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work. 301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC) SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. SECTION 303 PHASED PROJECTS 303.1 Phased projects. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply. 303.1.1 Tenant improvements. The provisions of this code shall apply only to the initial tenant or occupant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations. ABBREVIATION DEFINITIONS: BSC Department of Housing and Community Development DSA-SS California Building Standards Commission QSPHD Division of the State Architect, Structural Safety LR Office of Statewide Health Planning and Development HR Low Rise AA High Rise AA Additions and Alterations N New CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN SECTION 5.101 GENERAL 5.101.1 Scope. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candlepower per 1000 lumen lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: - Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT-PZEV) or CNG-fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1981 and 1982. - High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles. NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards. TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors. VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motor truck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of redestating. Note: Source: Vehicle Code, Division 1, Section 658 SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures: 5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance. 5.106.1.2 Best Management Practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP. - Soil loss BMP that should be considered for each project include, but are not limited to, the following: - Scheduling construction activity. - Preservation of natural features, vegetation and soil. - Drainage swales or lined ditches to control stormwater flow. - Mulching or hydroseeding to stabilize disturbed soils. - Erosion control to protect slopes. - Protection of storm drain inlets (gravel bags or catch basin inserts). - Perimeter sediment control (perimeter silt fence, fiber rolls). - Sediment trap or sediment basin to retain sediment on site. - Stabilized construction exits. - Wind erosion control. - Other soil loss BMP acceptable to the enforcing agency. - Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: - Material handling and waste management. - Building materials storage management. - Management of washout areas (concrete, paint, stucco, etc.). - Control of vehicle/equipment fueling to contractor's staging area. - Vehicle and equipment cleaning performed off site. - Spill prevention and control. - Other housekeeping BMP acceptable to the enforcing agency.	5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2. 5.106.4.1 Bicycle parking. [BSC-QC] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2, or meet the applicable local ordinance, whichever is stricter. 5.106.4.1.1 Short-term bicycle parking. If the project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passersby, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces. 5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 3 percent of the tenant vehicle parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: - Covered, lockable enclosures with permanently anchored racks for bicycles; - Lockable bicycle rooms with permanently anchored racks; or - Lockable, permanently anchored bicycle lockers. Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates. 5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2 5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: - Covered, lockable enclosures with permanently anchored racks for bicycles; - Lockable bicycle rooms with permanently anchored racks; or - Lockable, permanently anchored bicycle lockers. 5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low emitting fuel-efficient and carpool/van pool vehicles as follows: <table border="1"> <caption>TABLE 5.106.5.2 - PARKING</caption> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>3</td> </tr> <tr> <td>51-75</td> <td>5</td> </tr> <tr> <td>76-100</td> <td>8</td> </tr> <tr> <td>101-150</td> <td>11</td> </tr> <tr> <td>151-200</td> <td>16</td> </tr> <tr> <td>201 AND OVER</td> <td>AT LEAST 8% OF TOTAL</td> </tr> </tbody> </table> 5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. 5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Energy Commission (CEC) and as follows: 5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: - The type and location of the EVSE. - The raceway(s) shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and its/its suitable cabinet, box, enclosure or equivalent. - Plan design shall be based upon 40-ampere minimum branch circuits. - Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. - The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. 5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, a raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: - The type and location of the EVSE. - The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent. - Plan design shall be based upon 40-ampere minimum branch circuits. - Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. - The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. 5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions: - Where there is insufficient electrical supply. - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	3	51-75	5	76-100	8	101-150	11	151-200	16	201 AND OVER	AT LEAST 8% OF TOTAL	<table border="1"> <caption>TABLE 5.106.5.3.3</caption> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-200</td> <td>7</td> </tr> <tr> <td>201 AND OVER</td> <td>6% of total</td> </tr> </tbody> </table> 1. Calculation for spaces shall be rounded up to the nearest whole number. 5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved/assigned protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 5.106.5.3.5 [N] Future charging spaces quality as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles. Notes: - The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01, www.dot.ca.gov/hot/traffopsafety/13-01.pdf. - See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces. - The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.spr.ca.gov/videos/2EV_Guidebook.pdf. 5.106.6 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following: - The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and - Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and - Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.2, whichever is more stringent. Exceptions: [N] - Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code. - Emergency lighting. - Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. - Custom lighting fixtures as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. Note: [N] See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. 5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: - Swales. - Water collection and disposal systems. - French drains. - Water retention gardens. - Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. <table border="1"> <caption>TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS</caption> <thead> <tr> <th>ALLOWABLE RATING</th> <th>LIGHTING ZONE 1</th> <th>LIGHTING ZONE 2</th> <th>LIGHTING ZONE 3</th> <th>LIGHTING ZONE 4</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM ALLOWABLE BACKLIGHT RATING</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Luminaire greater than 2 mounting heights (MH) from property line</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> </tr> <tr> <td>Luminaire back hemisphere is 1-2 MH from property line</td> <td>B2</td> <td>B3</td> <td>B4</td> <td>B4</td> </tr> <tr> <td>Luminaire back hemisphere is 0.5-1 MH from property line</td> <td>B1</td> <td>B2</td> <td>B3</td> <td>B3</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>B0</td> <td>B0</td> <td>B1</td> <td>B2</td> </tr> <tr> <td>MAXIMUM ALLOWABLE UPLIGHT RATING</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>For area lighting</td> <td>U0</td> <td>U0</td> <td>U0</td> <td>U0</td> </tr> <tr> <td>For all other outdoor lighting, including decorative luminaires</td> <td>U1</td> <td>U2</td> <td>U3</td> <td>U4</td> </tr> <tr> <td>MAXIMUM ALLOWABLE GLARE RATING</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Luminaire greater than 2 MH from property line</td> <td>G1</td> <td>G2</td> <td>G3</td> <td>G4</td> </tr> <tr> <td>Luminaire front hemisphere is 1-2 MH from property line</td> <td>G0</td> <td>G1</td> <td>G1</td> <td>G2</td> </tr> <tr> <td>Luminaire front hemisphere is 0.5-1 MH from property line</td> <td>G0</td> <td>G0</td> <td>G1</td> <td>G1</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>G0</td> <td>G0</td> <td>G0</td> <td>G1</td> </tr> </tbody> </table> 1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code. 2. For property lines that abut public walkways, showways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. 3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met. 4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet the reduced ratings. Decorative luminaires located in these areas shall meet the U-rates for "all other outdoor lighting". 5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-200	7	201 AND OVER	6% of total	ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4	MAXIMUM ALLOWABLE BACKLIGHT RATING					Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit	Luminaire back hemisphere is 1-2 MH from property line	B2	B3	B4	B4	Luminaire back hemisphere is 0.5-1 MH from property line	B1	B2	B3	B3	Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2	MAXIMUM ALLOWABLE UPLIGHT RATING					For area lighting	U0	U0	U0	U0	For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4	MAXIMUM ALLOWABLE GLARE RATING					Luminaire greater than 2 MH from property line	G1	G2	G3	G4	Luminaire front hemisphere is 1-2 MH from property line	G0	G1	G1	G2	Luminaire front hemisphere is 0.5-1 MH from property line	G0	G0	G1	G1	Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1	DIVISION 5.2 ENERGY EFFICIENCY SECTION 5.201 GENERAL 5.201.1 Scope (BSC-QC). California Energy Code (DSA-SS). For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards. DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION SECTION 5.301 GENERAL 5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance. SECTION 5.302 DEFINITIONS 5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference): EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable. GRAYWATER. Pursuant to Health and Safety Code Section 17022.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminant, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELCO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELCO) [HCD]. The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELCO, or adopt a local ordinance at least as effective as the MWELCO. POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5. POTABLE WATER [HCD]. Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction. RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur (Water Code Section 13059 (n)). Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again. SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter. WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELCO). SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2. 5.303.1.1 Buildings in excess of 90,000 square feet. Separate submeters shall be installed as follows: - For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 Liters), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory or beauty salon or barber shop. - Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). - Makeup water for evaporative coolers greater than 5 gpm (0.04 L/s). - Steam and hot water boilers with energy input more than 500,000 Btu/hr (147 kW). 5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gallons per day. 5.303.1.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.1.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.1.3.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush. 5.303.1.3.3 Showerheads. 5.303.1.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 5.303.1.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 5.303.1.4 Faucets and fountains. 5.303.1.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 80 psi. 5.303.1.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi. 5.303.1.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [in] space (inches) at 80 psi. 5.303.1.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle. 5.303.1.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [in] space (inches) at 80 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the user of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation. 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building. 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES																																																																																																										
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10-25	1																																																																																																										
26-50	3																																																																																																										
51-75	5																																																																																																										
76-100	8																																																																																																										
101-150	11																																																																																																										
151-200	16																																																																																																										
201 AND OVER	AT LEAST 8% OF TOTAL																																																																																																										
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES																																																																																																										
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ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4																																																																																																							
MAXIMUM ALLOWABLE BACKLIGHT RATING																																																																																																											
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit																																																																																																							
Luminaire back hemisphere is 1-2 MH from property line	B2	B3	B4	B4																																																																																																							
Luminaire back hemisphere is 0.5-1 MH from property line	B1	B2	B3	B3																																																																																																							
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2																																																																																																							
MAXIMUM ALLOWABLE UPLIGHT RATING																																																																																																											
For area lighting	U0	U0	U0	U0																																																																																																							
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4																																																																																																							
MAXIMUM ALLOWABLE GLARE RATING																																																																																																											
Luminaire greater than 2 MH from property line	G1	G2	G3	G4																																																																																																							
Luminaire front hemisphere is 1-2 MH from property line	G0	G1	G1	G2																																																																																																							
Luminaire front hemisphere is 0.5-1 MH from property line	G0	G0	G1	G1																																																																																																							
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1																																																																																																							

55 ARCHITECTURE
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stuart@theaia.comcast.net

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CONSULTANT

Kids Camp
Sunrise / 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

DATE	
DESCRIPTION	
NO.	

SHEET TITLE

PROJ. NO.
DATE
SCALE
DRAWN BY
SHEET NO.

A.5



SS ARCHITECTURE
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CONSULTANT

Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

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SHEET TITLE

PROJ. NO.

DATE: _____

SCALE:

DRAWN BY

ALL LIGHTING FIXTURES ARE EXISTING, (2) ARE RELOCATED.
THE NEWLY CREATED RESTROOMS ARE TO BE CONTROLLED BY OCCUPANCY
SENSOR SWITCH.
ALL LIGHTING CIRCUITS ARE EXISTING AND UNCHANGED.

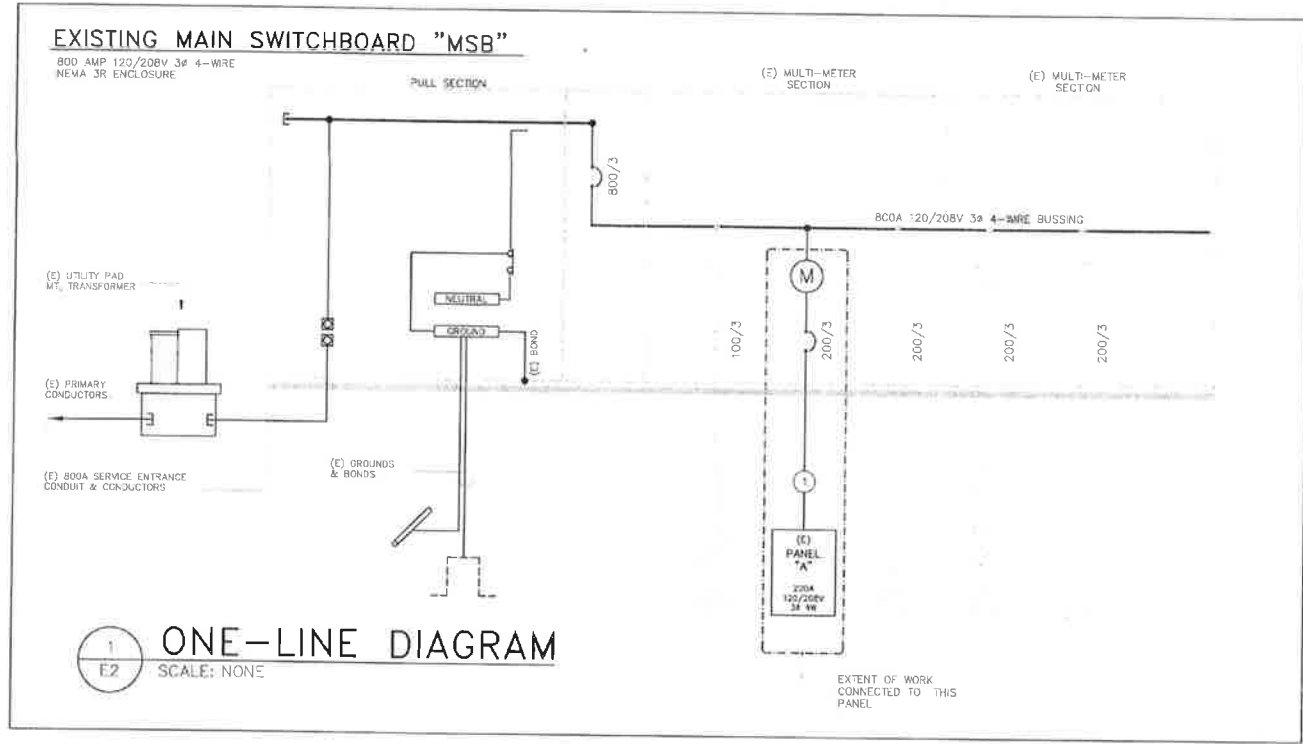
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DEVICES

GENERAL ELECTRICAL NOTES

PROVIDE CONVENIENCE OUTLET PER 2013 CMC MAXIMUM 25 FT. OF MECHANICAL EQUIPMENT.

SCALE: none



PANEL: "A"

EXISTING BUS: 200 AMP
MAIN: 200 AMP
A.I.C. AMP

LOCATION: In Suite
MOUNTING: SURFACE
ENCLOSURE: NEMA I
FEEDERS: Existing

Ckt. No.	Breaker	Load Description	VOLT-AMPERES				Load Description	Breaker	Ckt. No.
			LOAD	A	B	C			
1	20	Lighting (Existing) CL	1,120	2,200			Receptacles (Existing)	20	1
3	20	Lighting (Existing) CL	1,350		2,430		Receptacles (NEW)	20	1
5	20	Lighting (Existing) CL	750			1,470	Receptacles (NEW)	20	1
7	20	Lighting (Existing) CL	1,100	1,820			Receptacles (NEW)	20	1
9	20	Signage (Existing) CL	600				Receptacles (NEW)	20	1
11	20	Spare					Receptacles (Existing)	20	1
13	40	Heat Pump (Existing)	3,840	7,680			Heat Pump (Existing)	40	2
15	1	(Existing)	3,840		7,680		Heat Pump (Existing)	1	1
17	1	(Existing)	3,840			7,680	Heat Pump (Existing)	1	1
19	20	Entry Recept (NEW)		540			Same	70	2
21	20	Theater Recept (NEW)			720				
23	20	Counter Recept (NEW)				3,788	LWH (Existing)	30	2
25	20	Refrig. (NEW) Ded	1,200	3,488			Recept (Existing)	30	2
27	20	Wall Pak (Existing)			150		Spice	30	1
29	20	Spice					Spice		
31									
33									
35									
37									
41									

Connected Load (VA)
25% Continuous Load (VA)
25% Largest Motor (VA)
Total Calculated Phase Load (VA)
Total Calculated Load Amps

15,728 10,980 14,018
555 486 188
16,283 11,508 14,206
133.7 95.6 95.6

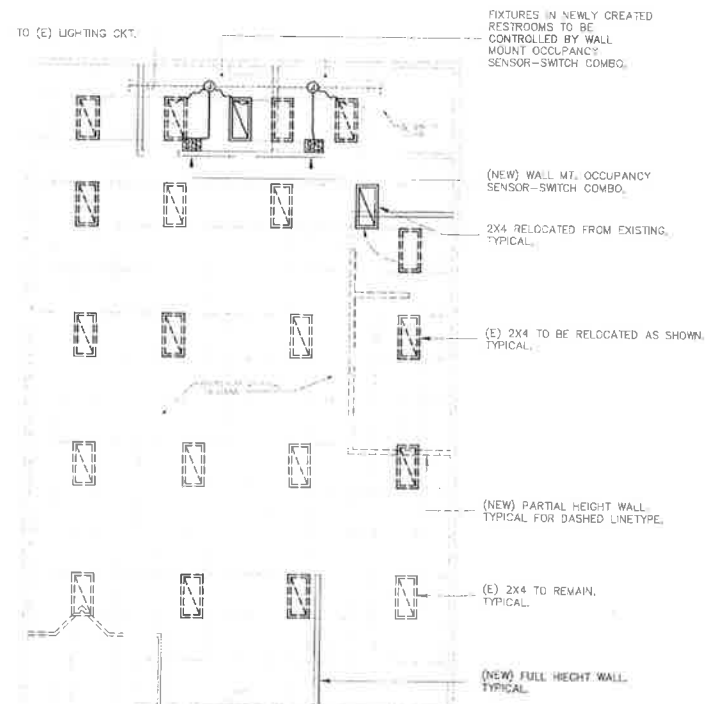
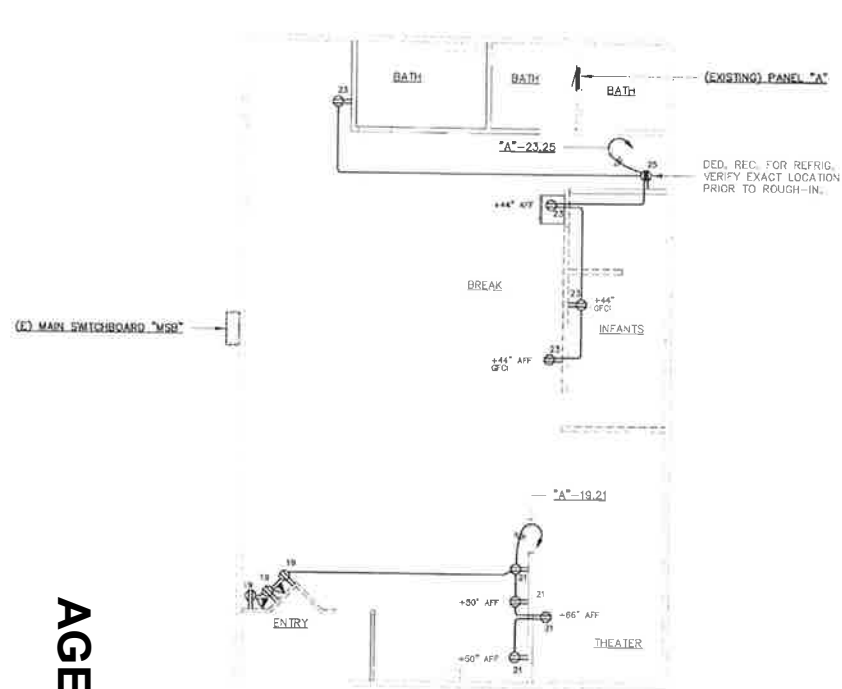
41,956
138.5

Notes:
CL: Continuous Load
LM: Largest Motor
Rac: Convenience
Ded: Ded Recept

MAIN LOAD CALCULATION

Panel	"HP"	Existing	estimated load	@	100%	=	12,500	VA
Panel	"A"	Existing	connected load	@	100%	=	41,956	VA
Panel	"B"	Existing	connected load	@	100%	=	64,328	VA
Panel	"C"	Existing	estimated load	@	100%	=	27,500	VA
Panel	"D"	Existing	estimated load	@	100%	=	35,500	VA
added 25% Largest Motor			estimated load	@	25%	=	3,500	VA
added 25% Lighting			estimated load	@	25%	=	12,000	VA
Total Load						=	197,284	KVA
Total Load Amps at			120/ 208 V 3-ph 4wire			=	548	AMPS

THEREFORE: EXISTING 800 AMP 120/208V SERVICE IS ADAQUATE



ELECTRICAL T.I. PLANS FOR:
KIDS CAMP
SUNRISE/50 PLAZA
1941 ZINFANDEL DR
RANCHO CORDOVA, CA

SHEET INFO:

REVISIONS:		
NO.	DATE	BY
1		
2		
3		
4		
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DRAWN:
dwk
DATE:
09-27-17
JOB NO:

E2

1. WASTE AND VENT PIPING MATERIAL SHALL BE AS PER CPC 701.1.
2. DOMESTIC WATER PIPING SHALL BE TYPE L COPPER HARD DRAWN PIPE WITH WROUGHT COUPLER OR BRASS FITTING. SLOPE SHALL BE 1/8" - 1/4" NO LEAK-TEST APPROVED BY AFMFO FOR POTABLE WATER USE. REFER TO CPC SECTION 604.0.
3. PLUMBING WORK INCLUDES FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR COMPLETE INSTALLATION AND/OR REMODEL OF PLUMBING SYSTEMS SHOWN OR INDICATED IN PLANS, DETAILS, SCHEDULES AND NOTES.
4. ALL WORK SHALL BE EQUAL OR SUPERIOR TO THAT REQUIRED BY RULES, CODES, ORDERS, REGULATIONS, ORDINANCES, AND LAWS IMPOSED BY GOVERNMENT AUTHORITY RELATIVE TO THE WORK. CONFLICTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.
5. CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF HIS WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN REVIEWED AND/OR TESTS WITNESSED BY OWNER'S REPRESENTATIVE AND BY GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS WORK.
6. EXAMINE THE SITE AND PREMISES PRIOR TO BIDDING TO DETERMINE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO ALLOWANCE WILL BE MADE FOR EXTRA EXPENSE INCURRED DUE TO FAILURE TO EXAMINE THE PREMISES OR TO DISCOVER SITE CONDITIONS WHICH AFFECT THE WORK.
7. INCLUDE IN THE WORK ALL SAW CUTTING AND DEMOLITION NECESSARY AND REQUIRED FOR THE INSTALLATION. ALL CONCRETE REPAIRS AND FINISH WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR.
8. UPON COMPLETION OF THE WORK, AND AS A PRECEDENT TO FINAL PAYMENT, THE SUBCONTRACTOR SHALL DELIVER TO THE OWNER'S REPRESENTATIVE, ORIGINALS OF ALL DRAWINGS SHOWING THE WORK EXACTLY AS INSTALLED. THE SUBCONTRACTOR SHALL ALSO DELIVER TO THE OWNER'S REPRESENTATIVE ONE (1) COMPLETE SET OF REPRODUCIBLE OF ALL DRAWINGS SHOWING THE WORK EXACTLY AS INSTALLED.
9. AT THE COMPLETION OF THE WORK, CLEAN AND RINSE THE PROJECT AND THE SURROUNDING AREAS OF ALL DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR THIS WORK. SHOULD THE GENERAL CONTRACTOR BE REQUIRED TO CLEAN PLUMBING CONTRACTOR'S DEBRIS AND MATERIAL, THE PLUMBING CONTRACTOR MAY BE CHARGED FOR THIS SERVICE.
10. INSTALL THE WORK IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. WHENEVER DETAILS ARE REGULARLY FURNISHED WITH THE EQUIPMENT, PROVIDE VULCANIZING, JOINTS, AND OTHER APPURTENANCES AND CONNECTIONS NECESSARY TO COMPLY WITH SUCH RECOMMENDATIONS, WHETHER SHOWN ON THE PLAN OR NOT.
11. EXCAVATION AND BACK FILL SHALL BE ACCOMPLISHED BY THE PLUMBING CONTRACTOR. GRADE TRENCH TO MAINTAIN UNIFORM SLOPE. BOTTOM OF TRENCH SHALL HAVE 1" OF DRY SAND FOR SETTING OF FITTINGS. ALL AREAS AROUND FITTINGS AND JOINTS INSUREDS HAVE BEEN COMPLETED WITH NATIVE SOIL. COMPACT IN 6" LIFTS TO A MINIMUM COMPACTION OF 90%.

12. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION, EXCEPT AS NOTED OTHERWISE.
13. TRIM, FITTINGS AND PIPE TO BE CHROME PLATED OR COVERED WITH CHROMIUM PLATED BRASS SLEEVES WHEREVER EXPOSED.
14. ISOLATION VALVES SHALL BE BUTTERFLY: MILWAUKEE BRONZE BODY, STAINLESS STEEL WAFER, VITON SEAL, OR FULL PORT 1/4 TURN BALL VALVE.
15. EACH FIXTURE SHALL BE EQUIPPED WITH COMPRESSION STOPS IN THE WATER SUPPLIES. UNLESS OTHERWISE SPECIFIED, STOPS SHALL BE SPEEDWAY LOCK SCREWDRIVER PARTITION STOPS, OR APPROVED EQUIVALENT.
16. SEAL AT THE BASE OF FLOOR MOUNTED AND WALL MOUNTED PLUMBING FIXTURES WITH FLEXIBLE WHITE 90 YEAR SILICONE SEALANT MATERIALS ELIMINATING ALL VOIDS AND CRACKS.
17. PROVIDE R-4 INSULATION ON THE FIRST FIVE FEET OF BOTH HOT AND COLD WATER PIPES FROM THE WATER HEATER PER CEC Energy Efficiency Standards, Section 150(j)(2). HOT WATER PIPES 3/4" AND LARGER SHALL BE INSULATED WITH A MINIMUM OF R-4 INSULATION.
18. AFTER THE HOT AND COLD WATER PIPING SYSTEMS HAVE BEEN TESTED AND PROVED TIGHT, THE CONTRACTOR SHALL CLEAN THE SYSTEMS OF DIRT, SCALE, OIL, GREASE, AND WASTE WHICH MAY HAVE ACCUMULATED DURING THE PROCESS OF INSTALLATION. STERILIZE WATER LINES IN ACCORDANCE WITH ANWA REQUIREMENTS.
19. ALL EQUIPMENT AND MATERIALS SHALL BE EQUAL IN QUALITY, TYPE, CAPACITIES, EFFICIENCIES AND ACCESSORIES AS NOTED ON DRAWING.
20. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. CONTRACTOR SHALL RETURN ALL WARRANTY CARDS TO APPLICABLE MANUFACTURERS AND WILL LEAVE ONE (1) COPY OF INSTALLATION AND SERVICE INSTRUCTIONS FOR ALL EQUIPMENT WITH THE OWNER.
22. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.
23. PROVIDE ALL SHOWERS AND TUB/SHOWERS WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS PER CPC 420.0.
24. TOILETS FOR PUBLIC USE SHALL HAVE ELONGATED BOWLS AND BE EQUIPPED WITH OPEN-FRONT SEATS CONSTRUCTED OF A SMOOTH NON-ABSORBENT FINISH AS PER CPC 409.1 & 409.2.
25. PLUMBING VENTS SHALL BE AT LEAST 10'-0" OR FROM 3'-0" ABOVE ANY MECHANICAL AIR INTAKE OR OTHER AIR INLETS INTO THE BUILDING PER CPC 906.2.

	SANITARY SEWER OR WASTE LINE - SS or W
	SANITARY VENT ---- V
	COLD WATER LINE ---- CW
	HOT WATER LINE ---- HW
	GAS LINE ---- G
	CONDENSATE DRAIN ---- CD
	CHILL WATER SUPPLY - CHWS
	CHILL WATER RETURN - CHWR
	COMPRESSED AIR - AIR
	CHECK VALVE
	GATE VALVE
CW	COLD WATER
HW	HOT WATER
CD	CLEANOUT
GCO	GRADE CLEANOUT
FCD	FLOOR CLEANOUT
WCO	WALL CLEANOUT
ABV.C. O.H.	ABOVE CEILING, OVERHEAD
POC	POINT OF CONNECTION
(R) (D)	RISE DROP
VTR	VENT THRU ROOF

N - NEW
E - EXISTING

2. WC1 Carber 21-318 pressure-cast kit handscipped 1.6 gallon per flush water closet, white. Centocoo 5065T550C open front seat less cover. Handle stool be closed on the side of the water tank which is furthest from the side wall.

2. L-1 American Standard 0321.028.020 19" x 17" wall mounted lavatory, white, with American Standard 2365.404.002 lever handle, chrome plated lavatory faucet Provide with grid strainer and Plumberex 2002 white p-trap and hot water supply cover.

WC2 16 GPF FLUSH TANK -
Eljer "Aqua-Saver" 17" Pressure Assisted 16 Toilets (25)-70.45
With Eljer Commercial Seat

KS1 COUNTER MOUNT, SINGLE BOWL - ADA APPROVED
Eljer "Uninout" Kitchen Sink (212-1093) With Eljer Model 4171020 Faucet 30

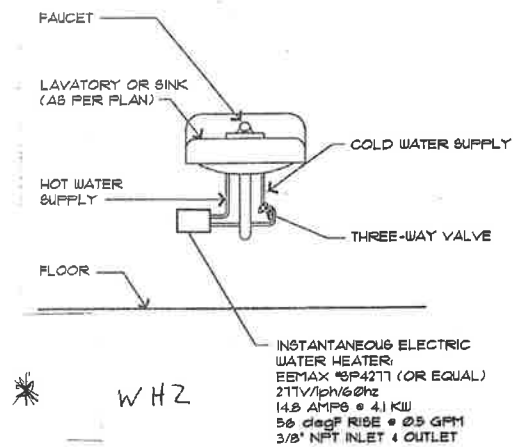
KS2 COUNTER MOUNT - ADA APPROVED
Eljer "BARRON" Lavatory (251-3381) With Eljer Model 3571012 Faucet 30

WH2 INSTANTANEOUS ELECTRIC WATER HEATER
See Detail 1/P4

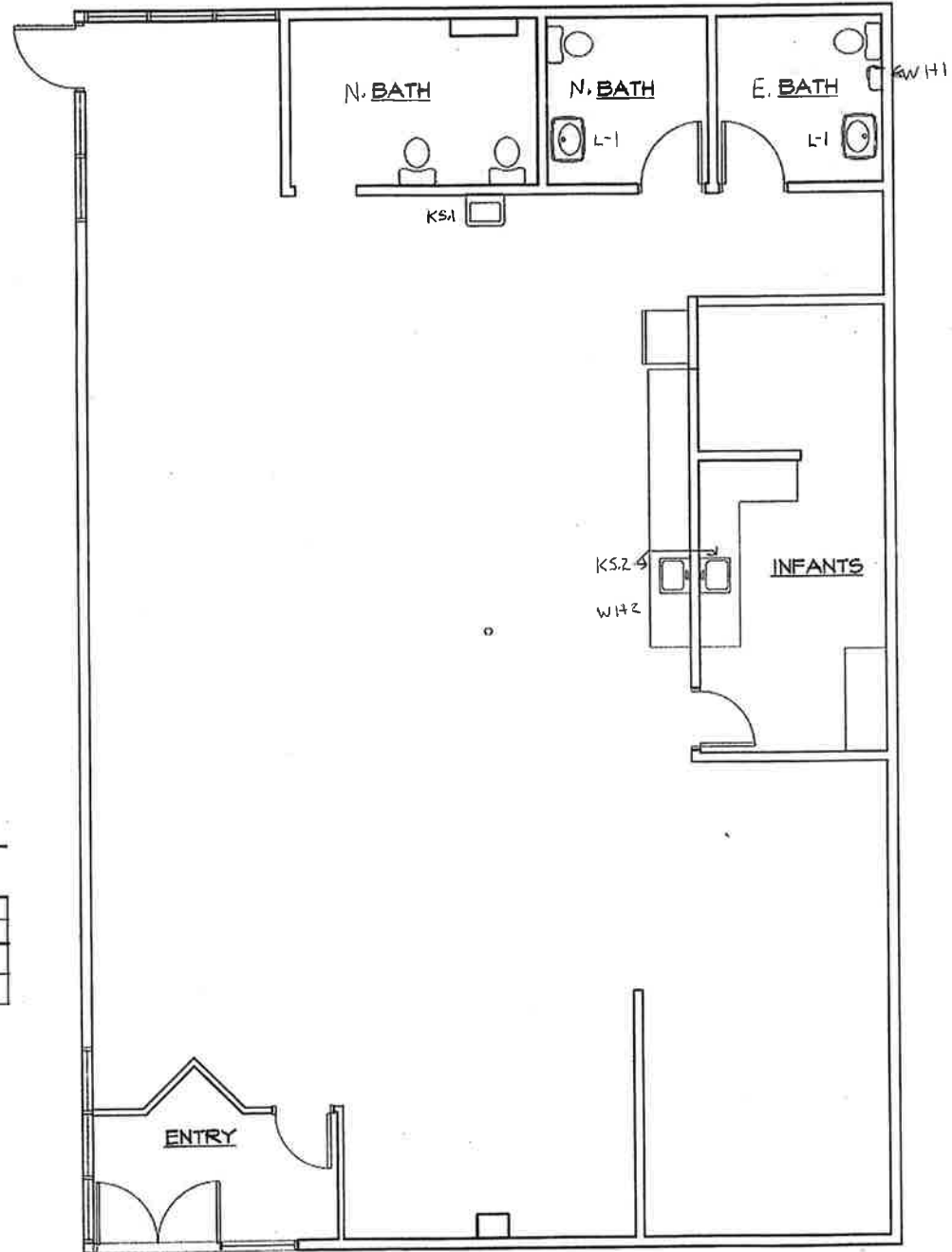
WH1 Rheem B1VP25 6.5 gallon electric point of use water heater, 120 volt, 2,000 watts.
Provide thermal expansion protection, seismic strapping and
wall mount heater restraint

1. Waste and vents shall be ABS plastic, PVC DWV plastic or cast iron. Vents and waste above grade may be copper DWV pipe and fittings.
2. Above ground water piping shall be type M hard copper tubing. Joints soldered with lead free solder.
3. Gas piping shall be schedule 40 black or galvanized steel pipe with threaded malleable fittings.
4. Condensate drains and PEX drains shall be type M hard copper tubing. Joints shall be soldered with lead free or 50/50 solder. Minimum slope shall be 1/8" per foot.
5. Terminate vents through roof 10' min. away from open air intake.

SYMBOL	FIXTURE DESCRIPTION	VENT	WASTE		WATER	
			DIRECT	IND.	CW	HW
WC	WATER CLOSET, FT	2	3	-	3/4	-
L	LAVATORY	1 1/2	2	-	3/4	3/4



1/p4



SHEET TITLE	
BUILDING PLAN - PLUMBING	
PROJ. NO.	3
DATE:	9-28-2017
SCALE:	
DRAWN BY:	B:11
SHEET NO.	P1

		<u>Category</u>	<u>Timing/ Implem entation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for an Administrative Use Permit (AUP) to allow for a Commercial Child Day Care Facility within a Commercial Mixed Use (CMU) zone located at 1941 Zinfandel Drive with the conditions herein, for project number 9726. Approval of this permit is subject to the application and material submitted on October 2, 2017.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	Pick-Ups/Drop-Offs shall occur outside of vehicle drive aisles and shall not block required fire access or pedestrian walkways.	General	On-Going	Planning	

		<u>Category</u>	<u>Timing/ Implem entation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
6.	This permit approval for a Commercial Child Day Care Facility is only valid for 1941 Zinfandel Drive. Should the facility relocate, the new location must be reviewed and approved with the Planning Department.	General	On-Going	Planning	
7.	A City business license is required prior to business operation. Please contact the Finance Department at 916-851-8768.	Business License	Prior to Operation	Planning/ Finance	
8.	A permit from the Building and Safety Department will be needed for the proposed remodel work shown in the submitted plans.	Construction	Prior to Construction	Building and Safety	
9.	A change-in-use permit may be required from the Certificates of Occupancy that are currently on file. Please contact the Building and Safety Department at 916-851-8760.	Occupancy	Prior to Occupancy	Building and Safety	
10.	The existing building is currently connected to public sewer. Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modifications.	Occupancy	Prior to Occupancy	SASD	
11.	Each lot and each building with a sewage source shall have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Occupancy	Prior to Occupancy	SASD	
12.	Expansion of this property may require payment of sewer impact fees to both SASD and SRCSD, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.	Occupancy	Prior to Occupancy	SASD	
13.	Building and Safety will require that the utility area (electrical and gas equipment) be isolated from the proposed Play Area in some manner that is agreeable to SMUD and PG&E. Method for isolation shall be shown on submitted architectural plans for Building Department review.	Construction	Prior to Occupancy	Building and Safety	
14.	An automatic Fire Alarm System shall be required in the building as this is a Group E Occupancy.	Fire	Prior to Occupancy	Sac Metro Fire	

		<u>Category</u>	<u>Timing/ Implem entation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
15.	Egress Illumination shall be required at all times. In event of power loss, emergency power shall be provided for not less than 90 minutes.	Fire	Prior to Occupancy	Sac Metro Fire	
16.	Any outdoor play area will have to be approved with the correct door hardware, Knox box requirements, and maintaining the correct turning radii and width for fire lanes.	Fire	Prior to Occupancy	Sac Metro Fire	

Administrative Entitlement Application

Revised July 2017

ATTACHMENT 2

Pre-Application Meeting: It is recommended that a Pre-Application meeting is scheduled with the Planning Staff to discuss the project prior to submittal of a formal Application. An appointment can be requested by calling the Planning Department at (916) 851-8750.

**Type of Application**

☒ **Administrative Use Permit** – provides a process for director review and determination of requests for uses and activities whose effects on adjacent sites and surroundings need to be evaluated in terms of specific development proposals for the specific site. RCMC 23.125

- ☐ **(PCN) Public Convenience & Necessity** – A request to sell alcoholic beverages within an area deemed high in crime. Applicant must prove that the business operation will provide some kind of benefit to

- ☐ **Adjustment** – request for variations to certain code provisions to allow creative design solutions and accommodate unique site conditions. RCMC 23.131

City Use Only

Application: # 97240
 Date Submitted: 10/2/2017
 Received By: KW
 Deposit: \$1184
 Fee

Property Information

Project Name: Kid's Camp
 Property Address/Location: 1941 Zinfandel Dr
 Existing General Plan: _____ Existing Zoning: _____ Assessor's Parcel #: _____
 Size of Property: 2400 sq ft Water Supply Provider: _____
 Project Description: _____

Applicant Information

Applicant's Name: Kids Camp
 Address: 1941 Zinfandel Dr
 Phone: 916-801-9072 Fax: _____ E-mail: kennami@kids
 Property Owner Name: Helen Hills LP
 Address: 10600 North 10018 Fair Oaks Blvd, Fair Oaks
 Phone: 916-678-0880 Fax: _____ E-mail: andy@bymelaw-n.com
CA 95628

PLANNING DEPARTMENT

2729 Prospect Park Drive | Rancho Cordova, CA 95670
 Phone: (916) 851-8750 | Fax: (916) 851-8750



Administrative Entitlement Application

Revised 7/2017

City of Rancho Cordova Planning Department Fee Schedule

Description	Fee	Description	Fee
Administrative Use Permit	\$1,184	Adjustment	\$1,231
PCN (Public Convenience & Necessity)	\$1,830		

APPLICATION SUBMITTAL MATRIX

SUBMITTAL MATERIALS	Administrative Use Permit	Adjustment	PCN (Public Convenience & Necessity)
APPLICATION AND FEES	X	X	X
AGENT AUTHORIZATION	X	X	X
RADIUS MAP	X	X	X
Property Owner and Occupant 500 Ft Radius FROM PROPERTY LINE List and Envelope Labels (One set)	X	X	X
* CURRENT TITLE REPORT	1	1	1
SITE PLAN & FLOOR PLAN (8.5 X 11 and 11 X 17)	X	X	X
DIGITAL SET OF PLANS	X	X	X
ELEVATION, LANDSCAPE, LIGHTING PLANS	X If Applicable	X If Applicable	

1. If requested by the Project Planner **(Not needed)*

Entitlement Process Summary:

The following is a brief summary of the process:

1. Pre-application Meeting
2. Application is submitted. Staff member reviews the project submittals for completeness.
 - a. Please Note: That a separate submittal and fees may be needed for Sacramento Metro Fire Dept. Please contact them by phone at 916-859-4300 or at www.metrofire.ca.gov.
3. Staff distributes project to City Departments and outside agencies for review and comments.
4. City staff receives comments and sends out comments to the applicant.
5. Applicant is notified if the project is within compliance.
6. Public Notice Notification:
7. Written notifications sent to property owners and occupants within 500 feet of subject property line. A 10 day period for questions and comments about the project. A request for a hearing may be requested during this time.
8. A final determination is completed on the project after the public notice period.
9. Appeals may be filed with the Department within 10 calendar days following the date of the final determination 23.110.160
10. Applicant is notified of approval or denial or if it is appealed.
11. If approved, the applicant may submit construction/building plans for review.

*Construction/Building Plans may be submitted for review prior to project approval at the applicant's own risk.

Administrative Entitlement Application

Revised 7/2017



Agreement and Representations of Applicant

This Application is not complete, and processing of this Application will not begin, until all initials and signatures are provided by the Applicant and Property Owner:

- 1) Under penalty of perjury, I certify that I am the legal owner(s) (all individual owners must sign as they appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, owner's legal agent, or the owner's authorized representative (include a notarized consent form from the owner). _____ (Initial)
- 2) Acknowledge and agree that by making this application, I have included all of the required items in hard copy (see submittal checklist) and digital format compatible with Microsoft Office Software. Applicant understands that missing items, inaccurate items, false information, or misleading items or information may delay the processing of the application or a permit revoked upon discovery. Furthermore, all application materials, and **any outstanding balances accrued above the original deposit**, must be submitted/paid prior to Public Hearing Notice publication. I further acknowledge and agree that by signing this document, I accept the responsibility of posting public site notification boards regarding the proposed project at the project site, if required by City staff. This Application shall be a public record. _____ (Initial)
- 3) Government Code Section 65105 states that City staff may enter upon the subject property in the performance of their functions and make site inspections and surveys. I hereby grant City staff with such permission. _____ (Initial)
- 4) Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. _____ (Initial)

Hazardous Waste Affidavit

- 5) Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. www.dtsc.ca.gov click on "Public" tab, click on "Envirostor: Database of sites and facilities" type in address. Or <http://calepa.ca.gov/sitecleanup/corteslist/> open each 5 listed link and check address. For water <http://geotracker.waterboards.ca.gov/sites> by County. Based on this list (available from the Planning Division of the Community Development Department) the Applicant is required to submit a signed statement to the City of Rancho Cordova indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the Applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study, Part I. In either situation the Applicant must complete and sign the Affidavit in the space below.

I have been informed by the City of Rancho Cordova of my responsibilities pursuant to Government Code Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or Substance Site by the Office of Planning and Research, State of California.

- ☐ The project site is located in an area listed as a Hazardous Waste or Substance Site.
☒ The project site is not in an area listed as a Hazardous Waste or Substance Site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

 Applicant Signature

 Date

Administrative Entitlement Application

Revised 7/2017

a fresh take.

ATTACHMENT 2
RANCHO CORDOVA
CALIFORNIA

CITY OF RANCHO CORDOVA

Fees/Funds

- 6) Applicant(s) do not have any past-due balances payable to the City for an previous project. (Initial)
- 7) Applicant(s) acknowledge and agree that the Applicant(s) will fully reimburse the City for costs incurred in connection with the Application Process regardless of any action taken by the City with respect to the application. Applicant(s) also acknowledge and agree that the Fees (hereinafter "Funds") paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agrees that there shall always remain on deposit with the City sufficient Funds to cover the anticipated costs to be incurred with the Application Process through the Public Hearing Process. In the event, for any reason, a City request for further deposit of Funds from Applicant(s) is not fully satisfied, within fifteen (15) business days the City may cease processing of this application. The Applicant(s) is responsible to fully reimburse the City for costs incurred in connection with this Application regardless of whether the City requests additional deposits or stops processing the project. The advance of Funds shall not be dependent upon the City's approval or disapproval of the Applicant(s)' Application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s).
 (Initial)
- 8) Applicant(s) also acknowledge and agree that the failure to fully reimburse the City for costs incurred in connection with the Application Process as provided in this Application may result in the City placing a lien or assessment upon the subject property for the full amount of any outstanding Funds owed to the City for processing Applicant(s)' application. Until all outstanding Funds are paid in full, the City may also refuse to process any future applications by the Applicant(s), including applications for unrelated projects. (Initial)

Application Covenants, Conditions, and Understandings

- 9) Applicant(s) acknowledges and agrees that this application is a contract between the Applicant and the City and that all obligations are enforceable against the Applicant regardless of the status or outcome of the Application process. This Application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon the City unless reduced to writing and signed by the City Manager, or his/her designee and the Applicant. No course of conduct shall be binding upon the City and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel of that or any provision. (Initial)
- 10) No employee, agent, independent contractor or other representative of the City, other than the City Manager or a majority of the City Council, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that it/they have not relied upon any promises, representations, conditions or understandings other than those set forth in this Application. (Initial)
- 11) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. (Initial)

It Is So Agreed:

Applicant Signature

Date

Andrew Byrne
Property Owner Signature

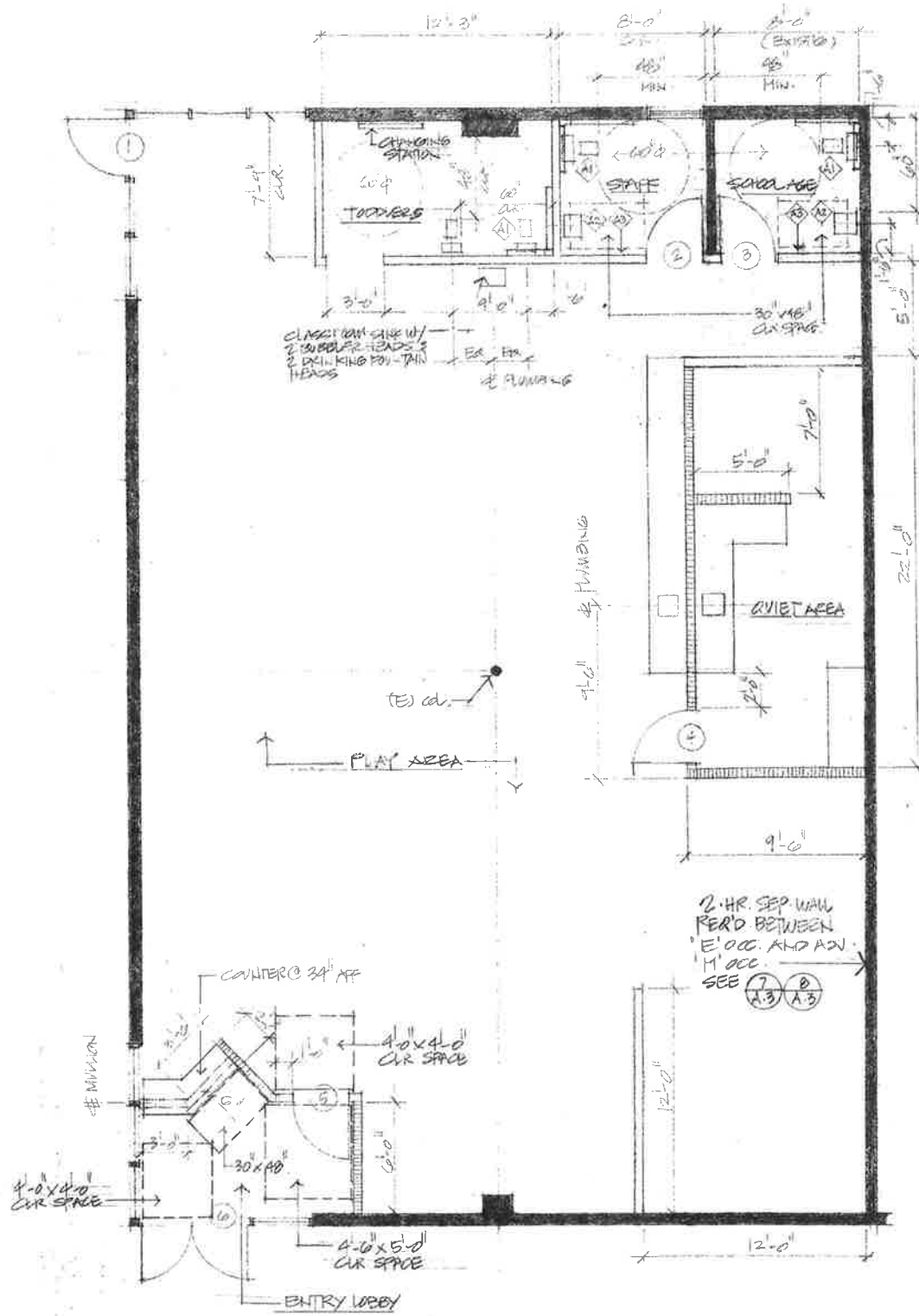
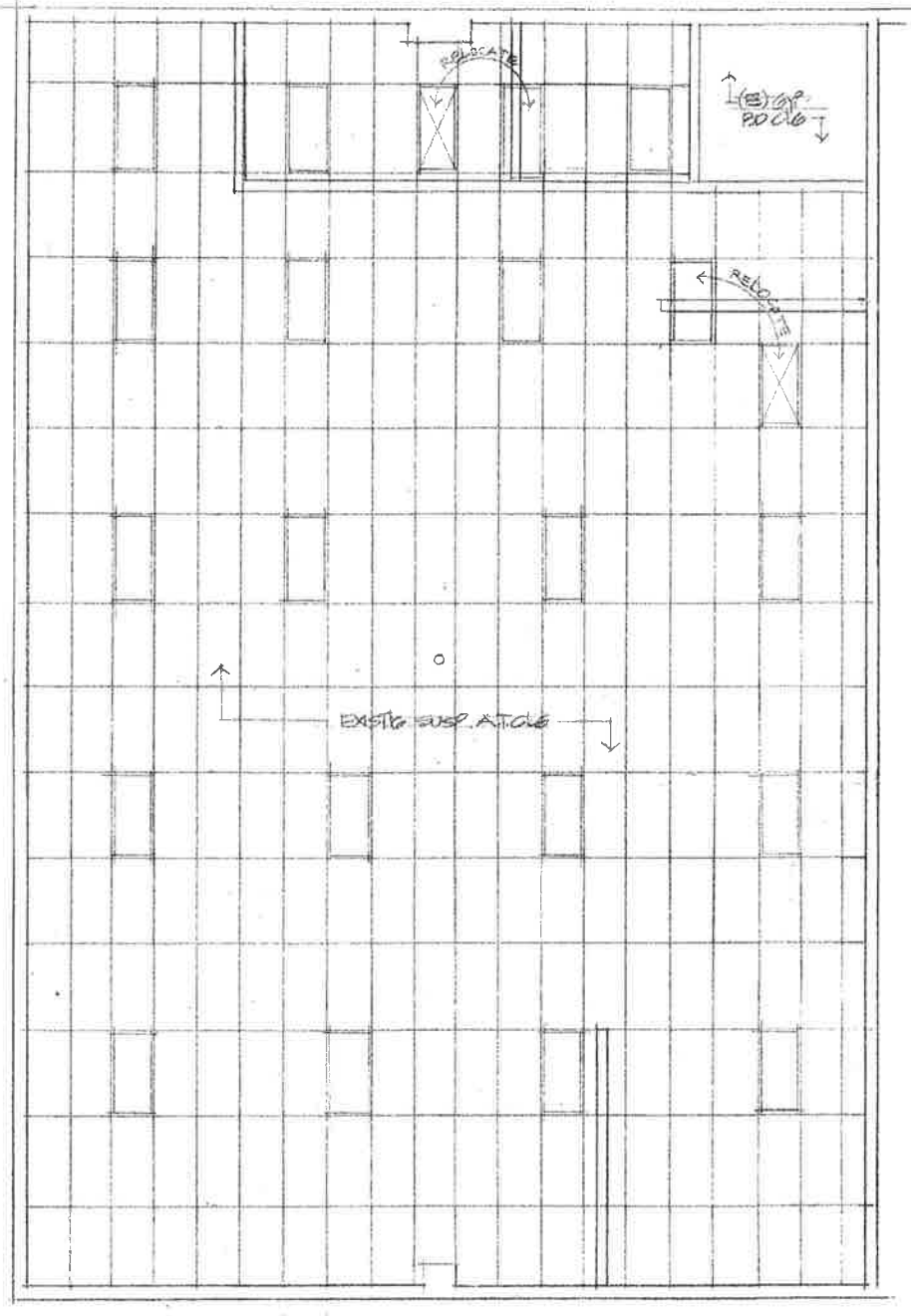
Date

9-18-18
9/20/17

AGENDA ITEM 11.1



ATTACHMENT 2



RESTROOM FINISH NOTES:

- FRP TO 48" HIGH ALL WALLS W/ SEMI-GLOSS PAINT ABOVE
- SHEET VINYL FLOORING W/ 4" HIGH INTEGRAL 3/8" T BASE

OCCUPANT LOAD ANALYSIS

- FOR FINISHING FIXTURES:
OCCUPANT LOAD = 50 G/ OCCUPANT
 $2,175 \div 50 = 44 \text{ OCC. (22 M, 22 F)}$
FIXTURES REQ'D =
WC = 1/50 M, 1/30 F (4 PROVIDED)
LAVS = 1/40 M, 1/40 F (3 PROVIDED)
- FOR EXITING:
OCCUPANT LOAD = 35 G/ OCCUPANT
 $2,175 \div 35 = 63 \text{ OCCUPANTS}$
TWO EXITS REQ'D OVER 49 G.
TWO EXITS PROVIDED
EXIT WIDTH = $68 \times 2 = 136"$
72" WIDTH PROVIDED (2 X 36")

AREA ANALYSIS

- TOTAL AREA = 2,400 sq ft
- ENTRY LOBBY = 71 sq ft
- QUIET AREA = 209 sq ft
- RESTROOMS = 225 sq ft
- AREA FOR OCCUPANT LOAD CALC = $2,400 \text{ sq ft} - 225 \text{ sq ft} = 2,175 \text{ sq ft}$

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW 3/8" WTL STUDS W/ 1 LAYER 5/8" GYP. BO. TO VULNERABLE SIDE
- NEW 3/8" WTL STUDS W/ 1 LAYER 5/8" GYP. BO. TO 48" APP

SS ARCHITECTURE
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SACRAMENTO, CA 95833
(916) 994-6544 VOICE
stuartgrinstain@comcast.net

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ARCHITECT
LICENSED ARCHITECT
STUART GRINSTAIN
NO. 008576
EXP. 04-30-1
STATE OF CALIFORNIA

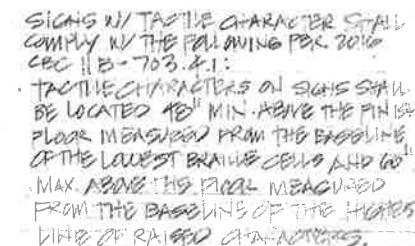
CONSULTANT

Kids Camp
Sunrise / 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

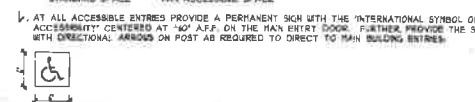
DATE: _____
DESCRIPTION: _____
NO: _____

SHEET TITLE: _____

PROJ. NO. _____
DATE: _____
SCALE: _____
DRAWN BY: _____
SHEET NO. _____
A.1



- A. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position per CBC 11B404.2.4.1
- B. If carpet or carpet tiles is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad and have a level loop, textured loop, level cut pile, or level cut/cut-and-pile texture. The maximum pile height shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and trim along the entire length of the exposed edge. Carpet edge trim shall comply with CBC 11B 307.2 (2016)
- C. Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles per CBC 11B 307.2
- D. Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor per CBC 11B-307.3 (2016)
- E. Controls and operating mechanisms required to be accessible shall comply with the requirements of section 11B-307.3, CBC 201
- F. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be 40" maximum above the floor per 2016 CBC 11B 603.5.
- G. Controls and operating mechanisms shall operate with one hand and shall not require tight grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force per CBC 11B 309.4
- H. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48". See figure 11B308.2.1. The minimum low forward reach is 15". If the high forward reach is over an obstruction, reach and clearances shall be as shown in figure 11B308.2.2 per CBC 308.2 (2016)
- I. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48" and the low side reach shall be no less than 15" above the floor as shown in figures 11B308.3.1. If the side reach is over an obstruction, the reach and clearances shall be as shown in figures 11B308.3.2, per CBC 11B308.3 (2016)



- M. EXTERIOR PATH OF TRAVEL REQUIREMENTS:
EXTERIOR WALK: 5.0 FEET MIN.
1. 4'-0" MIN. WALK
 2. 150 LBS PER FOOT CROSS-SLOPE MAXIMUM
 3. GRATING WITH TENDS TO THIN WITH UP OVERLAP. IF GRATING HAS INDICATED OPENINGS, THEN THE OPENING IS TO BE PLACED SO THE LONGER DIMENSION IS PERPENDICULAR TO THE DOMINANT PATH OF TRAVEL
 4. SLOPE IN DIRECTION OF TRAVEL SHALL NOT BE OVER 10% (5% FOR SLOPES OVER 10% RAMP RATES)
 5. NO LEVEL CHANGES GREATER THAN 1/2" IN ANY DIRECTION. FOR LEVEL CHANGES BETWEEN 1/4" AND 1/2", EDGE SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:1
 6. AT GATES 1 SIDE CONDITIONS PROVIDED 5'-0" 4'-0" OF FLAT AREA, SEE ACCESSIBLE DOOR STANDARDS. NOTE: FLAT IS 150 LBS PER SQ. YD.
 7. FOR EVERY 200' OF PARALLEL WALK
 8. IF ADJACENT SLOPES ARE LESS THAN 1/2" IN 1' ADJACENT ELEVATION DROP IS LESS THAN 1/2". GUARDS ARE NOT REQUIRED. SEE HANDICAP KATEY 204
 9. ALL OBJECTS HAVE TO BE 27" MAX. HIGHER THAN FLOOR. OBJECTS PROTRUSING FROM WALLS WITH LEADING EDGES BETWEEN 2'-3" AND 4'-0" ABOVE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN 4" INTO WALK. OBJECTS BELOW 2'-3" FLAT PROTRUDE.
- AT EXISTING CONDITIONS, CONTRACTOR SHALL REPAIR FOR ALL ABOVE CONDITIONS AND TAKE PRECAUTIONS TO PREVENT REPEAT.

DOOR SCHEDULE				
SN	TYPE	SIZE	HARDWARE	REMARKS
1	A	3 ⁰ x 7 ⁰	EXISTG	(E) STOREFRONT
2	B	3 ⁰ x 7 ⁰	LEVER	
3	B	3 ⁰ x 7 ⁰	LEVER	
4	C	3 ⁰ x 3 ⁰	PANIC	
5	C	3 ⁰ x 3 ⁰	PANIC	
6	D	3 ⁰ x 7 ⁰ PR	EXISTG.	(E) STOREFRONT
7	E	3 ⁰ x 4 ⁰	PANIC (40")	EXT. GATE SELF-CLOSING W/ BATTERY ALARM

All door openings and passageways to have minimum 32" clearance.

The bottom 10 inches of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high smooth panel shall be installed on the push side of the door which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition per 2016 CBC 11B-404.2.10

All thresholds to be maximum 1/2" with no abrupt height change in more than 4" increments per 2016 CBC 11B-303.2.

All interior and exterior doors to be operable with no more than 5 pounds maximum effort per 2016 CBC 11B-404.2.9.

All doors to have accessible lever type hardware per 2016 CBC.

Restroom doors shall be undercut 3/4" for exhaust air makeup.

All glazing in a door within 24" of the swing of a door and 18" of the floor shall be tempered except as allowed by the 2016 CBC.

Door closers shall be permitted to be 78" above finish floor per 2016 CBC B-307.4 exception.

SG ARCHITECTURE
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ARCHITECT



CONSULTANT

Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

[illegible]

SHEET TITLE

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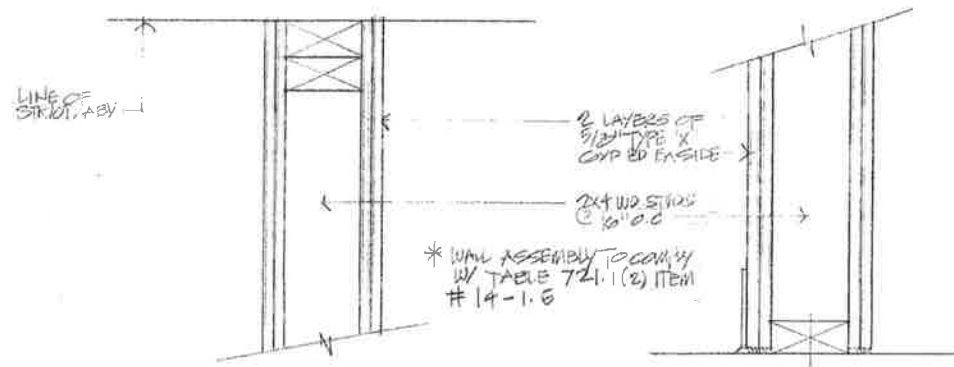
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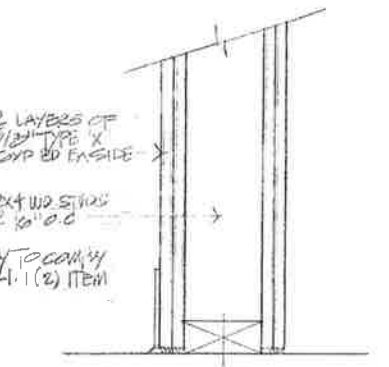
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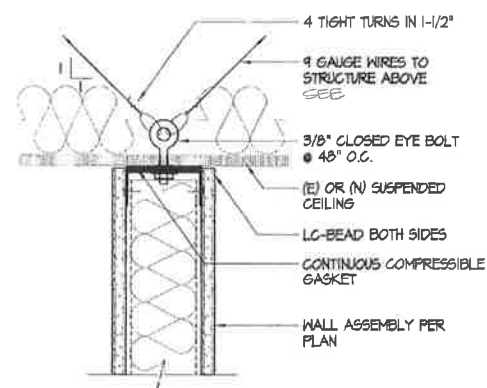
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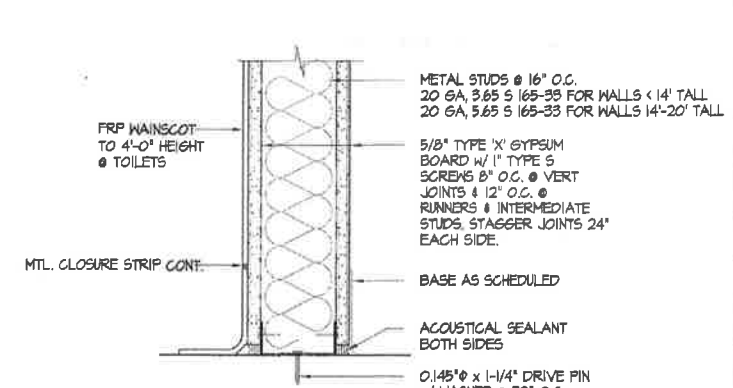
⑧ 2 HR SEPARATION WALL



⑦ 2-HR SEPARATION WALL $3' \times 10'$



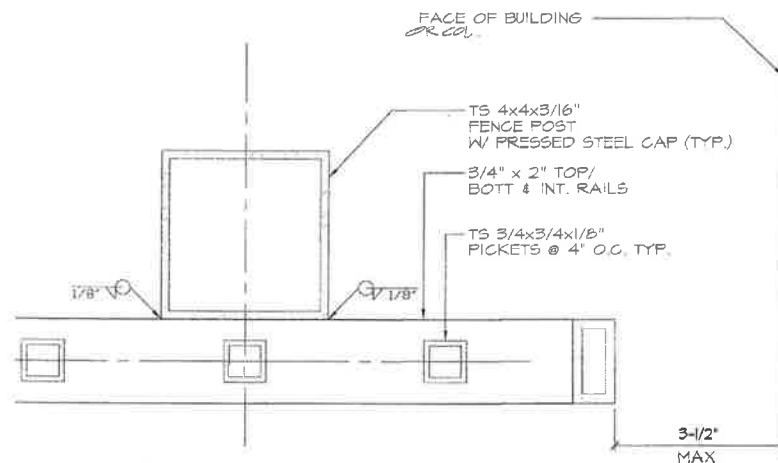
16 NON BEARING WALL @ CEILING
WALL IS NOT SUPPORTED OR ATTACHED TO THE CEILING GRID 3"=1'-0"



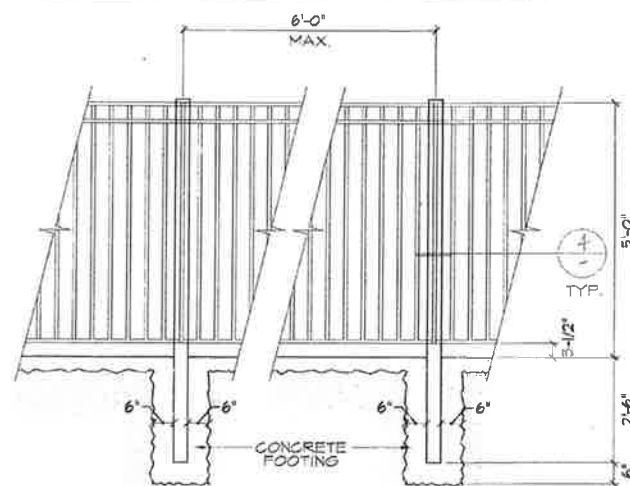
MIN 2 PING PER TRACK

NON BEARING WALL @ FLOOR

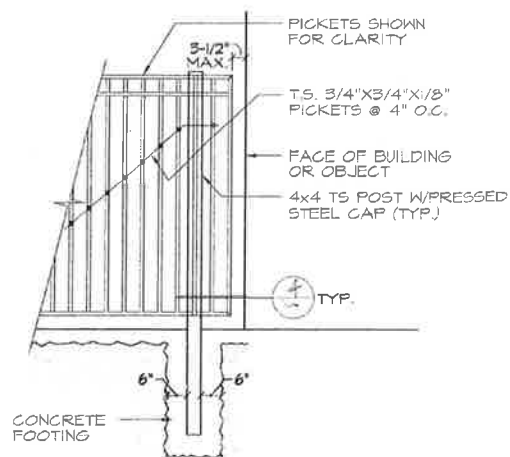
3"=1'-0"



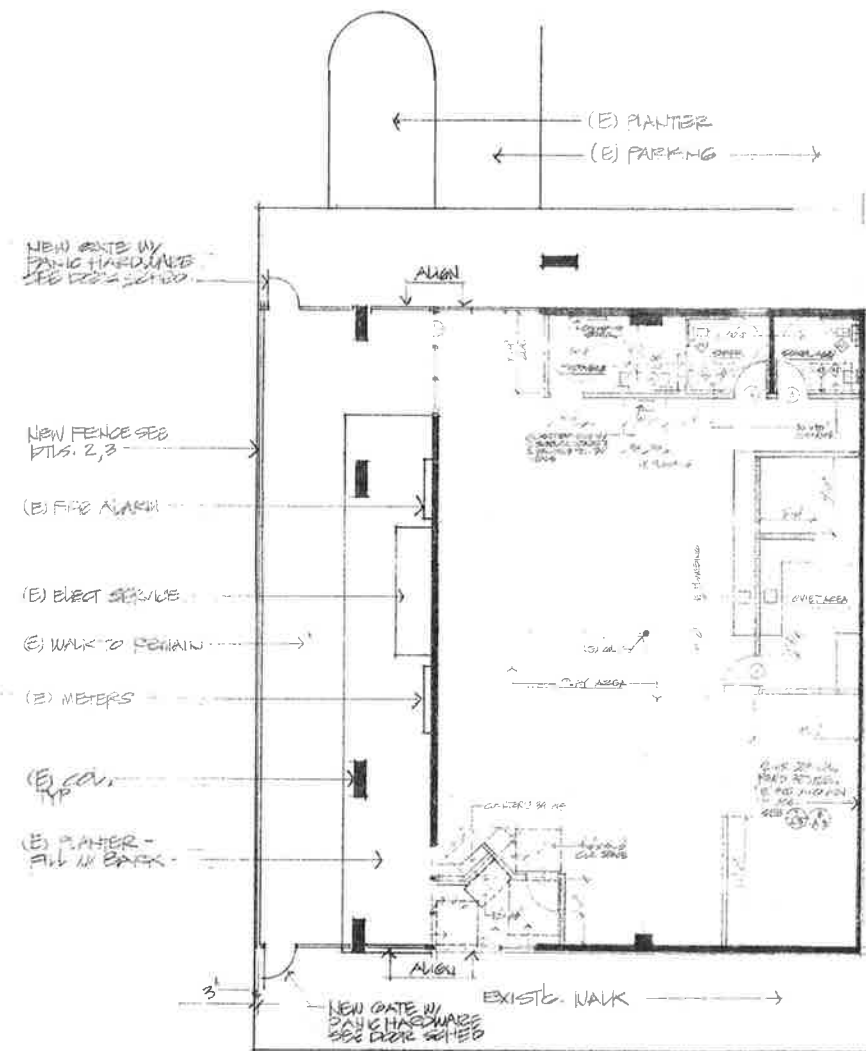
FENCE DTL. 4



TYP. FENCE ELEV. $\frac{1}{2}'' = 1'-0''$ (3)



FENCE ELEV @ WALL & CORNER $\frac{1}{2}'' = 1' - 0''$ (2)



PLAY AREA PLAN (1)

56 ARCHITECTURE
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stuartgristain@comcast.net

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ARCHITECT



CONSULTANT

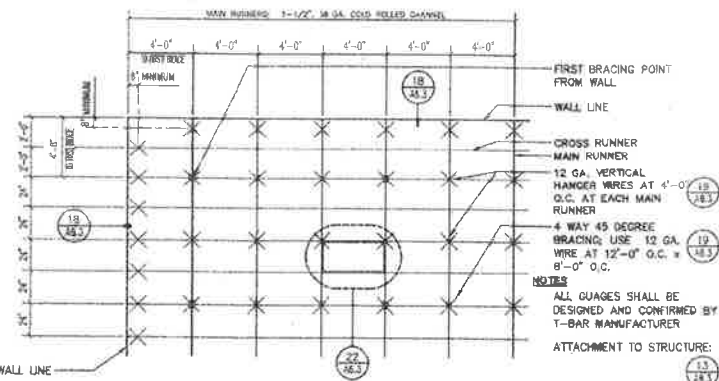
Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

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DESCRIPTION	
NO.	

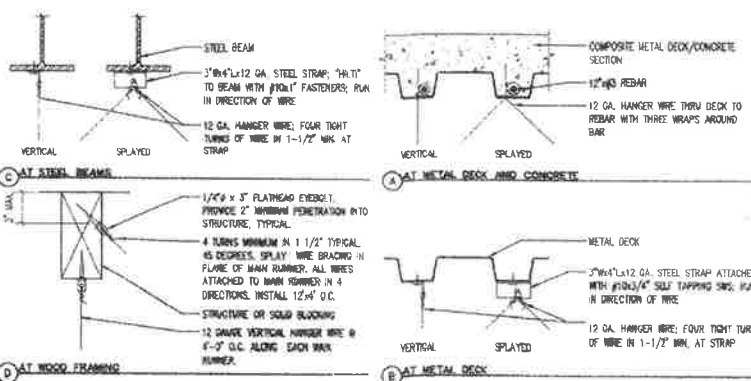
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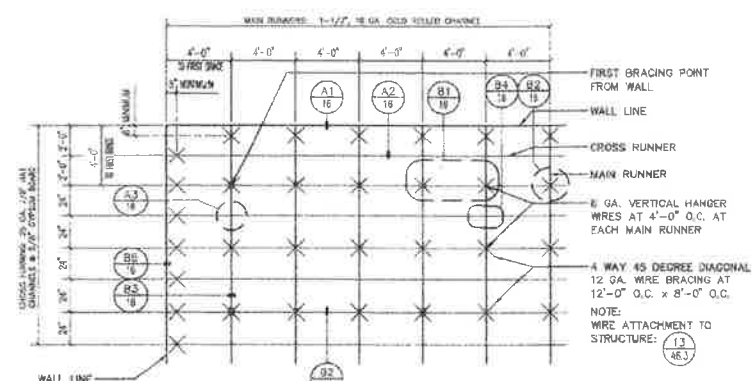
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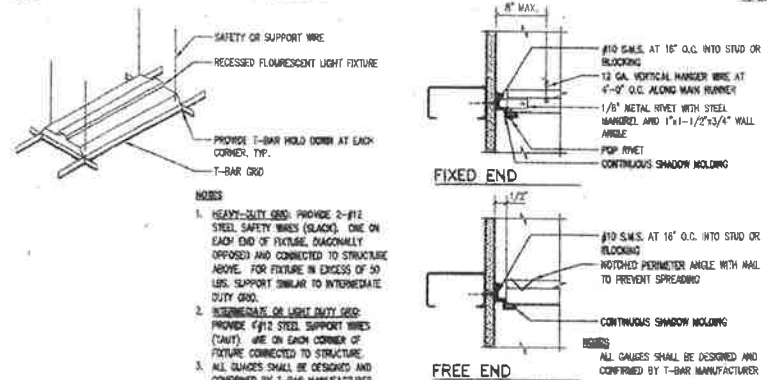
21 DIAGRAMMATIC PLAN AT LAY-IN ACOUSTICAL CEILING



13 ATTACHMENT

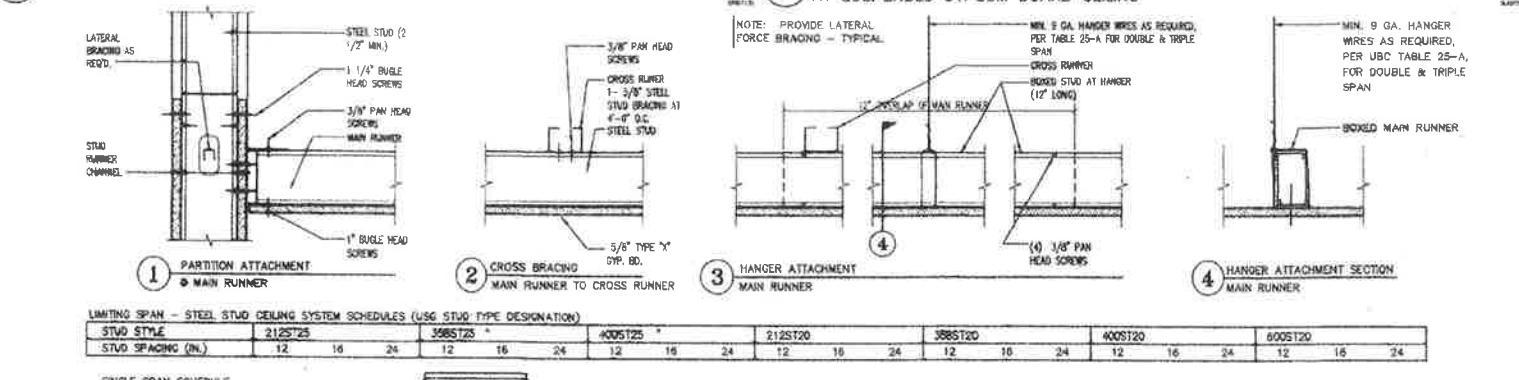


5 DIAGRAMMATIC PLAN AT SUSPENDED GYPSUM BOARD CEILING



22 SUSPENDED FIXTURE

18 T-BAR CEILING



1 PARTITION ATTACHMENT MAIN RUNNER

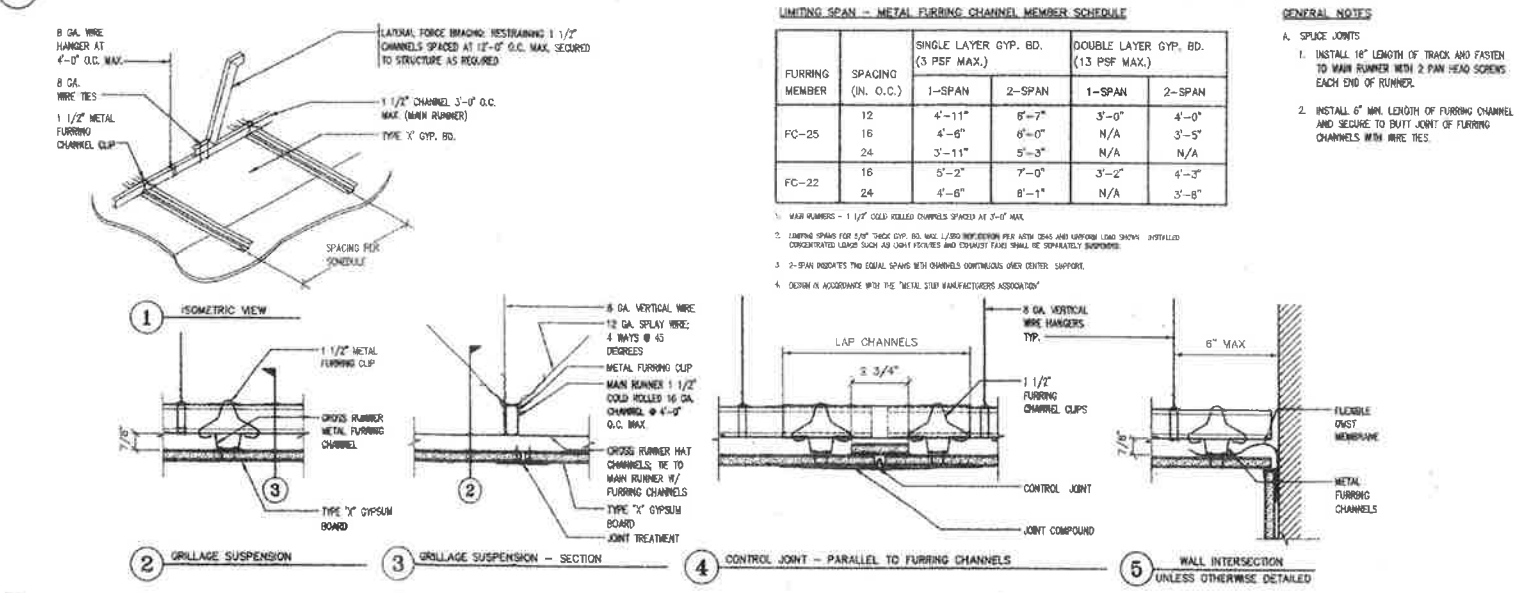
2 CROSS BRACING MAIN RUNNER TO CROSS RUNNER

3 HANGER ATTACHMENT MAIN RUNNER

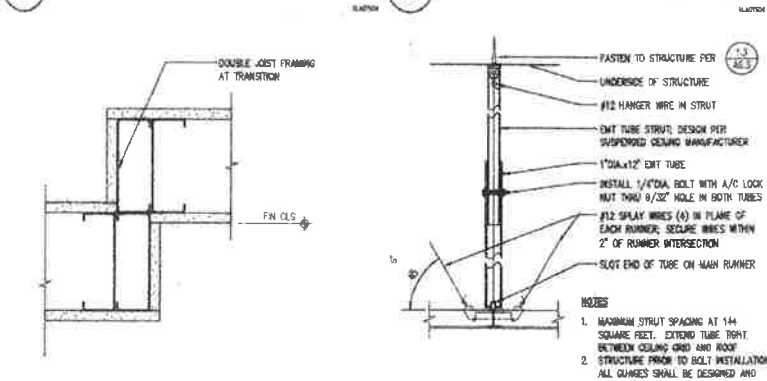
4 HANGER ATTACHMENT SECTION MAIN RUNNER

		7'-9"		6'-3"		4'-3"		5'-6"		5'-6"		10'-0"		8'-9"		7'-0"		9'-3"		8'-6"		7'-6"		12'-6"		11'-3"		9'-0"		13'-6"		12'-3"		10'-3"		18'-6"		16'-9"		13'-3"					
20		6'-3"		4'-9"				5'-6"		4'-3"		8'-9"		7'-9"		6'-3"		8'-6"		7'-9"		6'-6"		11'-3"		10'-3"		8'-3"				11'-0"		9'-0"		14'-6"		14'-6"		9'-9"					
DOUBLE AND TRIPLE SPAN SCHEDULE																																													
		5		12'-0"		10'-6"		8'-9"		14'-9"		13'-3"		11'-0"		17'-3"		14'-9"		12'-0"		14'-9"		13'-6"		11'-6"		19'-3"		17'-9"		15'-6"		21'-3"		19'-3"		16'-9"		20'-6"		22'-0"			
UNIFORM LOAD		10		8'-9"		8'-0"		6'-3"		11'-0"		8'-3"		5'-6"		12'-3"		10'-9"		8'-6"		11'-6"		10'-9"		9'-3"		12'-6"		14'-3"		11'-0"		16'-9"		15'-3"		23'-0"		19'-3"		16'-0"			
PSF		15		7'-9"		5'-9"		4'-3"		7'-6"		5'-6"				10'-0"		8'-9"		7'-0"		10'-3"		9'-3"		7'-6"		13'-6"		11'-9"		9'-9"		14'-3"		12'-3"		10'-6"		16'-9"		13'-3"			
		20		6'-3"		5'-6"										8'-9"		7'-6"		6'-3"		9'-3"		8'-0"		5'-6"		11'-6"		10'-3"		5'-3"		12'-3"		11'-0"		9'-0"		16'-9"		14'-6"		9'-9"	
* SEE OTHER SPECIFICATIONS REQUIRED																																													
SEE STRUCTURAL DRAWINGS FOR ALL CONCENTRATED LOADS SUCH AS LIGHT FIXTURES, CONTRACT FANS, SHIPPED TOOLS, PARTITIONS AND CRAN. SPACES.																																													

A TYPICAL STUD CEILINGS

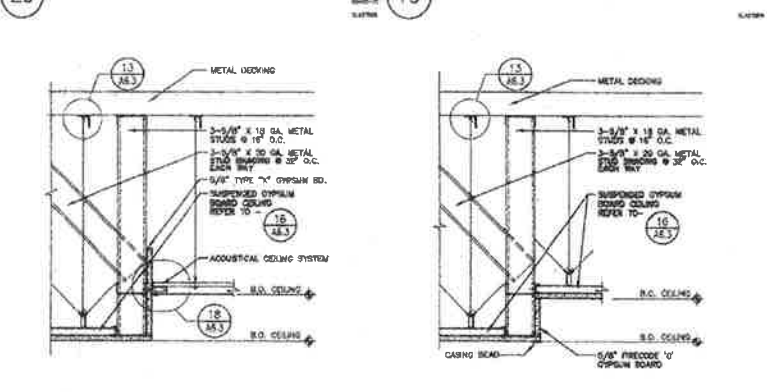


B TYPICAL METAL FURRING CHANNEL CEILINGS



23 CEILING TRANSITION

19 COMPRESSION STRUT



24 CEILING TRANSITION

20 CEILING TRANSITION

16 SUSPENDED GYPSUM BOARD CEILINGS

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CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.2.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC] The provisions of individual sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed building [N] or to additions and alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)

301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 Phased projects. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Tenant improvements. The provisions of this code shall apply only to the initial tenant or occupant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

BSC Department of Housing and Community Development
 DSA-SS Division of the State Architect, Structural Safety
 QHPD Office of Statewide Health Planning and Development
 LR Low Rise
 HR High Rise
 AA Additions and Alterations
 N New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 Scope. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candlepower per 1000 lumen lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:

- Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT-PZEV) or CNG-fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1981 and 1982.
- High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motor truck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of redestating.

Note: Source: Vehicle Code, Division 1, Section 658

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP.

- Soil loss BMP that should be considered for each project include, but are not limited to, the following:
 - Scheduling construction activity.
 - Preservation of natural features, vegetation and soil.
 - Drainage swales or lined ditches to control stormwater flow.
 - Mulching or hydroseeding to stabilize disturbed soils.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel bags or catch basin inserts).
 - Perimeter sediment control (perimeter silt fence, fiber rolls).
 - Sediment trap or sediment basin to retain sediment on site.
 - Stabilized construction exits.
 - Wind erosion control.
 - Other soil loss BMP acceptable to the enforcing agency.
- Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Material handling and waste management.
 - Building materials storage management.
 - Management of washout areas (concrete, paint, stucco, etc.).
 - Control of vehicle/equipment fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Spill prevention and control.
 - Other housekeeping BMP acceptable to the enforcing agency.

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5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2.

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2, or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passersby, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 3 percent of the tenant vehicle parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	5
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) are installed, it shall be in accordance with the California Building Code, the California Energy Commission (CEC) and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- The raceway shall not be less than trade size 1".
- The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and its/or suitable cabinet, box, enclosure or equivalent.
- The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, a raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- Plan design shall be based upon 40-ampere minimum branch circuits.
- Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
- The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

- Where there is insufficient electrical supply.
- Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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TABLE 5.106.5.3.3	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-200	7
201 AND OVER	6% of total

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved equipment protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces quality as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Notes:

- The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01, www.dot.ca.gov/hot/traffopsafety/13-01.pdf.
- See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces.
- The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/videos/2EV_Guidebook.pdf.

5.106.6 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

- The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and
- Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and
- Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.2, whichever is more stringent.

Exceptions: [N]

- Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- Emergency lighting.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- Custom lighting fixtures as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N] See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales.
- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS				
ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
MAXIMUM ALLOWABLE BACKLIGHT RATING				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING				
For area lighting	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
MAXIMUM ALLOWABLE GLARE RATING				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.

2. For property lines that abut public walkways, sidewalks, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet the reduced ratings. Decorative luminaires located in these areas shall meet L-virus limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

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DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope (BSC-CG). California Energy Code (DSA-SS). For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference):

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17022.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminant, or unsanitary bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWEL0, or adopt a local ordinance at least as effective as the MWEL0.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur (Water Code Section 13059 (n)). Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWEL0).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.

5.303.1.1 Buildings in excess of 90,000 square feet. Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory or beauty salon or barber shop.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
 - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - Makeup water for evaporative coolers greater than 5 gpm (0.04 L/s).
 - Steam and hot water boilers with energy input more than 500,000 Btu/hr (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gallons per day.

5.303.1.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.1.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.1.3.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

5.303.1.3.3 Showerheads.

5.303.1.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.1.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.1.4 Faucets and fountains.

5.303.1.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 80 psi.

5.303.1.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.

5.303.1.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [in] space (inches) at 80 psi.

5.303.1.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.1.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [in] space (inches) at 80 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the user of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.

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CONSULTANT

Kids Camp
Sunrise / 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

DATE	
DESCRIPTION	
NO.	

SHEET TITLE

PROJ. NO.
DATE
SCALE
DRAWN BY
SHEET NO.

A.5



SS ARCHITECTURE
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CONSULTANT

Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

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SHEET TITLE

PROJ. NO.

DATE: _____

SCALE:

SHEET NO.



ARCHITECT



Kids Camp
Sunrise/ 50 Plaza
1941 Zinfandel Dr.
Rancho Cordova, CA

[illegible]

SHEET TITLE

PROJ. NO.	
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DATE:

SCALE

DRAWN BY

SHEET NO.

A.7

INSPECTOR SIGNOFF	
TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	350
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM DATA SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2003. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 **Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 **Carpet Systems.** All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CHPS Standard Method V1.1 or Specification D1350);
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.

5.504.4.4.1 **Carpet cushions.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in AHB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATRCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 **Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications;
2. Chain of custody certifications;
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.);
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2268 or European EN 338 standards;
5. Other methods acceptable to the enforcing agency.

INSPECTOR SIGNOFF	TABLE 5.504.4.5 - FORMALDEHYDE LIMITS-
	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD FLOORWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.08
MEDIUM DENSITY FIBERBOARD	0.1*
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333 FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS TITLE 17, SECTIONS 93101 THROUGH 93102.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (3/8 VM).	
5.504.4.8 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emissions limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).	
5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pertinent emission limits.	
5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with a filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 9. MERV 8 filters shall be installed prior to occupancy, and replacements for maintenance with filters of the same value shall be included in the operation and maintenance manual.	
Exceptions: 1. An ASHRAE 10% to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Bluh or less capacity per fan coil, if the energy use of the air delivery system is 0.4 Watts or less at design air flow. 2. Existing mechanical equipment.	
5.507.3 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building exterior, outdoor air intakes and operable windows and within the building as already noted and by other laws or regulations or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.	
SECTION 5.505 INDOOR MOISTURE CONTROL	
5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CBCR, The 24, Part 2, Sections 1203 (Ventilations) and Chapter 14.4 (Exterior Walls). For additional materials not applicable to low rise residential occupancies, see Section 5.507.2 of this code	
SECTION 5.506 INDOOR AIR QUALITY	
5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements for Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CBCR, Title 8.	
5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120.9(c)(4).	
SECTION 5.507 ENVIRONMENTAL COMFORT	
5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 415, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.	
Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.	
Exception: [DCA-35] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.	
5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source shall have a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations: 1. Within the 65 CNEL noise contour of an airport.	
Exceptions: a. L_{eq} or CNEL for military airports shall be determined by the facility Air Installation Compatible Use Zone (AICUZ) plan. b. L_{eq} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element. 2. Within the 65 CNEL or L_{eq} noise contour of a freeway or expressway, railroad, industrial source or fixed guideway source as determined by the Noise Element of the General Plan.	
5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1 hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meet a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).	
5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1hr) of 50 dBA in occupied areas during any hour of operation.	
5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.	
5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.	
5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	
Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.tolbase.org/PDF/Casestudies/stc_ratings.pdf.	
SECTION 5.508 OUTDOOR AIR QUALITY	
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	
5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.	
5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.	
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that will be either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.	

INSPECTOR IGNOFF	Exception: Refrigeration systems containing low-global warming potential (low GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are noncondensing refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants. 5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below. 5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack. 5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less. 5.508.2.1.3 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils. 5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil. Exception: Single-flared tubing connections may be used with a muting seal coated with industrial sealant suitable for use with refrigerants and lightened in accordance with manufacturer's recommendations. 5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows. 5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows. 5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve. 5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve. 5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use. 5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic. 5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. 5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps. Exception: Valves with seal caps that are not removed from the valve during start operation. 5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances. 5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency. 5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver. 5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging. 5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum. 5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge. 5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge. 5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging. 5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes. 5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes. 5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.
CHAPTER 7	INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person certified or entitled to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [RSC-GG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

TITLE-24
SCALE: none

TITLE-24 LIGHTING NOTE

ALL LIGHTING FIXTURES ARE EXISTING. (2) ARE RELOCATED.
THE NEWLY CREATED RESTROOMS ARE TO BE CONTROLLED BY OCCUPANCY SENSOR SWITCH.
ALL LIGHTING CIRCUITS ARE EXISTING AND UNCHANGED.

SYMBOL LIST

DEVICES

- Ⓛ DUPLEX RECEPTACLE (120 VOLT)
- Ⓛ WEATHERPROOF RECEPTACLE
- Ⓛ GROUND FAULT RECEPTACLE
- Ⓛ ISOLATED GROUND RECEPTACLE
- Ⓛ RECEPTACLE ABOVE COUNTER
- Ⓛ POWER/DATA OUTLET
- Ⓛ DEDICATED DUPLEX RECEPTACLE
- Ⓛ DEDICATED FOURPLEX RECEPTACLE
- Ⓛ RECEPTACLE (2-POLE 220VOLT)
- Ⓛ DRINKING FOUNTAIN
- Ⓛ SWITCHED RECEPTACLE
- Ⓛ HALF SWITCHED RECEPTACLE
- Ⓛ DOUBLE DUPLEX RECEPTACLE
- Ⓛ FLOOR MT. DUPLEX RECEPTACLE
- Ⓛ TELEPHONE OUTLET TYPE R/U1
- Ⓛ DATA OUTLET
- Ⓛ POWER POLE TO CEILING
- Ⓛ JUNCTION BOX ABOVE CEILING
- Ⓛ WALL MTD. JUNCTION BOX
- Ⓛ SPECIAL J-BOX AS NOTED
- Ⓛ RECEPTACLE FOR COMPUTER (w/isolated neutral)
- Ⓛ TELEPHONE / DATA RECEPTACLE

SWITCHES

- Ⓛ SINGLE-POLE SWITCH
- Ⓛ DOUBLE-POLE SWITCH
- Ⓛ THREE-WAY SWITCH
- Ⓛ FOUR-WAY SWITCH
- Ⓛ MANUAL MOTOR SWITCH (AS REQ'D)
- Ⓛ LOW-VOLTAGE SWITCH
- Ⓛ DIMMER SWITCH (WATTAGE SHOWN)
- Ⓛ KEY SWITCH
- Ⓛ WEATHERPROOF SWITCH
- Ⓛ TWE SWITCH
- Ⓛ OCCUPANCY SENSOR SWITCH

DESIGNATIONS

- Ⓛ REVISION NOTE
- Ⓛ FLAG NOTE
- Ⓛ DETAIL OR SHEET NOTE
- Ⓛ EQUIPMENT DESIGNATION
- Ⓛ FEEDER NUMBER
- Ⓛ UNLESS OTHERWISE NOTED
- Ⓛ EQUIPMENT TAG
- Ⓛ ROOM # TAG
- Ⓛ FIXTURE TAG
- Ⓛ RELOCATION OF DEVICE AS SHOWN

- E EXISTING TO REMAIN
- N NEW
- R RELOCATED FROM EXISTING
- EC ELECTRICAL CONTRACTOR
- MC MECHANICAL CONTRACTOR
- GC GENERAL CONTRACTOR
- NL NIGHT LIGHT
- EM EMERGENCY BATTERY BACKUP

FIXTURES

- Ⓛ NEW RECESSED 2X4 (TYPE AS INDICATED)
- Ⓛ (E) RECESSED 2X4 (TYPE AS INDICATED)
- Ⓛ SURFACE FLOOR, FIXTURE W/BOX
- Ⓛ NL FIXTURE AS INDICATED ON UNSWITCHED CIRCUIT
- Ⓛ FLUORESCENT STRIP FIXTURE W/BOX
- Ⓛ RECESSED DOWNLIGHT
- Ⓛ WALL WASHES
- Ⓛ RECESSED DOWNLIGHT
- Ⓛ EXIT FIXTURE (faces as indicated)
- Ⓛ EXIT FIXTURE, WALL MOUNTED
- Ⓛ INCANDESCENT WALL BRACKET
- Ⓛ INCANDESCENT CEILING MOUNTED
- Ⓛ LIGHT TRACK FIXTURE
- Ⓛ LIGHT TRACK FIXTURE
- Ⓛ EMERGENCY EGRESS LIGHT (number of heads shown)
- Ⓛ FIXTURE WHIP (PROVIDE AS NEEDED)
- Ⓛ TANDEM FIXTURE WHIP (PROVIDE AS NEEDED)

CIRCUITRY and RACEWAYS

- Ⓛ HOME RUN (w/ panel name & circuit numbers)
- Ⓛ CONDUCTORS (neutral, hot, ground)
- Ⓛ 1/2" C. w #12's U.N.O.
- Ⓛ END OF CONDUIT RUN
- Ⓛ END OF RUN, CAP AND STAKE
- Ⓛ "RUN CONTINUES" INDICATOR
- Ⓛ NEW CONDUIT & WIRE IN WALL OR ABOVE CEILING (1/2" w/#12's U.N.O.)

SOUND and SIGNAL

- Ⓛ SPEAKER
- Ⓛ VOLUME CONTROL
- Ⓛ BUZZER
- Ⓛ CHIME
- Ⓛ TELEVISION ANTENNA OUTLET
- Ⓛ MICROPHONE OUTLET
- Ⓛ INTERCOM/SQUAWK BOX

SWITCHGEAR

- Ⓛ PANEL BOARD
- Ⓛ DISCONNECT SWITCH: F=FLUSHED, AMPS AS INDICATED
- Ⓛ TELEPHONE TERMINAL BACKBOARD
- Ⓛ MAIN SWITCH BOARD "MSB"

MECHANICAL

- Ⓛ MOTOR AND CONNECTION, HP SHOWN
- Ⓛ CEILING EXHAUST FAN (1/4 HP U.O.N.)
- Ⓛ ELECTRIC WATER HEATER
- Ⓛ PADDLE FAN
- Ⓛ STARTER/CONTROLLER FURNISHED W/EQUIPMENT

GENERAL ELECTRICAL NOTES

ALL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN REFERENCE CODES OR ORDINANCES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

THESE GENERAL NOTES ARE INTENDED TO ASSIST THE CONTRACTOR DURING EXECUTION OF THE WORK, HOWEVER THEY DO NOT COVER ALL OF THE SPECIFICATION REQUIREMENTS.

THESE DRAWINGS DIAGRAMATICALLY INDICATE THE DESIRED LOCATION AND ARRANGEMENT OF CONDUIT RUNS, EQUIPMENT, DEVICES AND OTHER ITEMS. FIELD DETERMINE EXACT LOCATIONS BASED ON PHYSICAL SIZE, AND ARRANGEMENT OF EQUIPMENT/DEVICES, FINISHED ELEVATIONS, AND OBSTRUCTIONS.

AT EQUIPMENT, TERMINATE WIRES AND CABLES AT THE PROPER TERMINATION POINT PER THE MANUFACTURER'S REQUIREMENTS. IF THE EQUIPMENT CONNECTIONS ARE TO BE DIFFERENT FROM WHAT IS SHOWN, PROVIDE THE MODIFICATIONS NECESSARY TO INSURE PROPER INSTALLATION AND SAFE OPERATION PER MANUFACTURER'S REQUIREMENTS.

DO NOT SCALE ELECTRICAL PLANS FOR FIXTURES, DEVICES, OR APPLIANCE LOCATIONS. USE FIGURES, DIMENSIONS IF GIVEN OR CHECK MECHANICAL AND ARCHITECTURAL PLANS.

ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF.

ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR APPROVED BY ARCHITECT. PLACEMENT AND CIRCUITING OF EXIT SIGNS AND EGRESS LIGHTING SHALL COMPLY WITH 2013 CBC REQUIREMENTS.

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL FINAL RUNS AND CONNECTIONS TO EQUIPMENT.

WORKMANSHIP SHALL BE OF THE HIGHEST GRADE. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TEST SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE APPROVAL OF THE ARCHITECT.

REFER TO MECHANICAL PLANS FOR EXACT HVAC EQUIPMENT LOCATIONS.

VERIFY EXACT LOCATION AND HEIGHT OF ALL MECHANICAL OR FIXTURE EQUIPMENT OUTLETS WITH SUPPLIER PRIOR TO ANY ROUGH-IN INSTALLATION.

VERIFY SINGLE-POINT CONNECTIONS TO ROOF-MOUNTED HVAC UNITS WITH MECHANICAL CONTRACTOR IN FIELD PRIOR TO ELECTRICAL ROUGH-IN. PROVIDE DUAL DISCONNECTS IF TWO-POINT CONNECTION IS REQUIRED.

COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL CONTRACTOR. ENTER ROOF MOUNTED UNITS THROUGH EQUIPMENT MOUNTING CURBS WHERE POSSIBLE. VERIFY IN FIELD.

SECURE ROOF MOUNTED DUPLEX RECEPTACLES TO MECHANICAL UNITS. VERIFY LOCATION IN FIELD WITH MECHANICAL CONTRACTOR.

PROVIDE CONVENIENCE OUTLET PER 2013 CMC MAXIMUM 25 FT. OF MECHANICAL EQUIPMENT.



GREG CROWE
ELECTRIC

U.C. #25548-0
06-01-2024

THREE ELECTRICAL DESIGN-BUILD DRAWINGS ARE THE PROPERTY OF GREG CROWE ELECTRIC AND ARE NOT TO BE USED BY ANY OTHER CONTRACTOR FOR ANY PROJECT.

ELECTRICAL T.I. PLANS FOR:
KIDS CAMP
SUNRISE/50 PLAZA
1941 ZINFANDEL DR
RANCHO CORDOVA, CA

SHEET INFO:

REVISIONS:

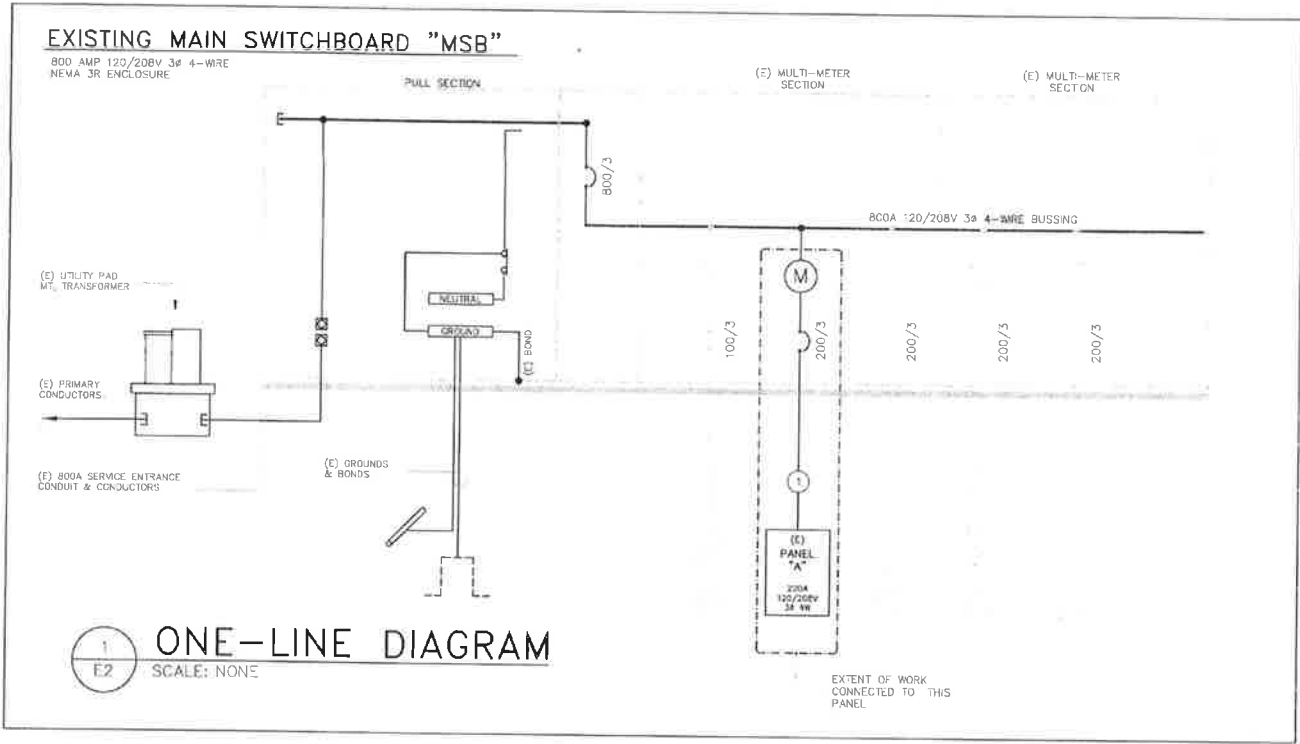
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DRAWN:
dwb

DATE:
09-27-17

JOB NO:

E1



PANEL: "A"

EXISTING BUS: 200 AMP

MAIN: 200

A.I.C. AMP

LOCATION: In Suite

MOUNTING: SURFACE

ENCLOSURE: NEMA 1

FEEDERS: Existing

120 / 208 3PH 4W

Ckt. No.	BREAKER		Load Description	VOLT-AMPERES					Load Description	BREAKER		Ckt. No.
	AMP	POLE		LOAD	A	B	C	LOAD		AMP	POLE	
1	20	1	Lighting (Existing) CL	1,120	2,200			1,080	Receptacles (Existing)	20	1	2
3	20	1	Lighting (Existing) CL	1,350		2,430		1,080	Receptacles (NEW)	20	1	4
5	20	1	Lighting (Existing) CL	750			1,470	720	Receptacles (NEW)	20	1	6
7	20	1	Lighting (Existing) CL	1,100	1,820			720	Receptacles (NEW)	20	1	8
9	20	1	Signage (Existing) CL	600				720	Receptacles (NEW)	20	1	10
11	20	1	Spare					1,080	Receptacles (Existing)	20	1	12
13	40	3	Heat Pump (Existing)	3,840	7,680			3,840	Heat Pump (Existing)	40	3	14
15	1	1	(Existing)	3,840		7,680		3,840	(Existing)	1	1	16
17	1	1	(Existing)	3,840			7,680	3,840	(Existing)	1	1	18
19	20	1	Entry Rcpts (NEW)	540	540				Same	70	2	20
21	20	1	Theater Rcpts (NEW)	720		720						22
23	20	1	Counter Rcpts (NEW)	1,500			3,788	2,288	LWH (Existing)	30	2	24
25	20	1	Refrig. (NEW) Ded	1,200	3,488			2,768	(Existing)			26
27	20	1	Wall Pak (Existing)	150		150			Spice	30	1	28
29	20	1	Spice						Spice			30
31												32
33												34
35												36
37												38
39												40
41												42

Connected Load (VA)

25% Continuous Load (VA)

25% Largest Motor (VA)

Total Calculated Phase Load (VA)

Total Calculated Load Amps

15,728

555

16,283

133.7

41,956

10,980

486

11,508

95.6

11,508

14,018

188

14,206

95.6

118.5

Key:

CL: Continuous Load

LM: Largest Motor

Rac: Convenience

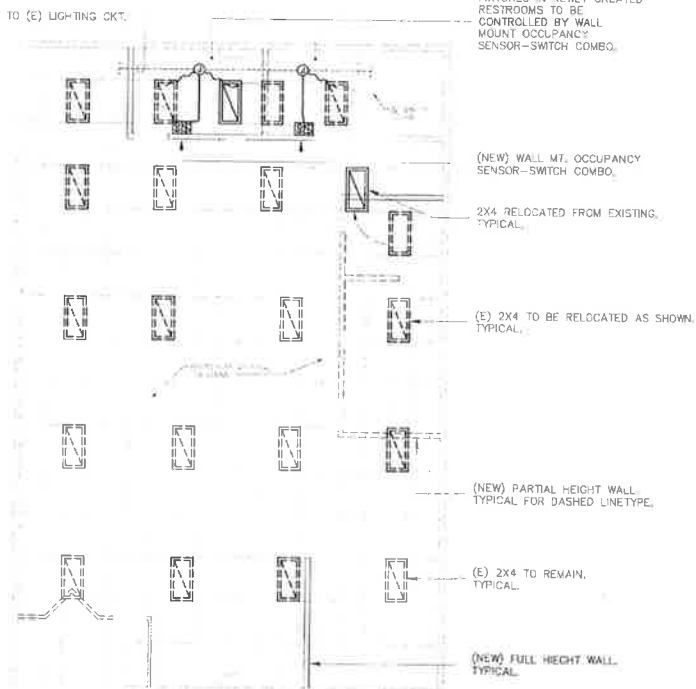
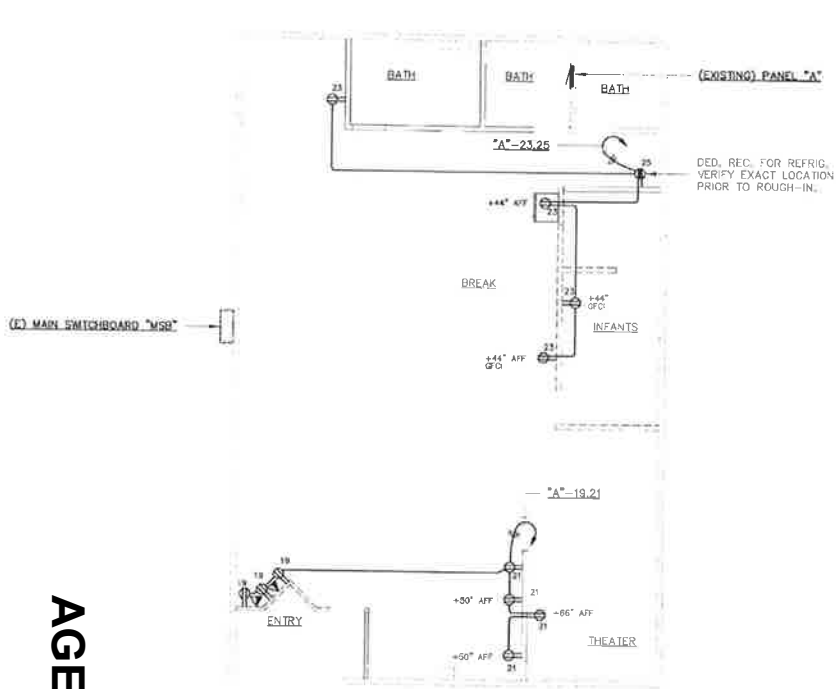
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Notes:

MAIN LOAD CALCULATION

Panel	"HP"	Existing	estimated load	@	100%	=	12,500	VA
Panel	"A"	Existing	connected load	@	100%	=	41,956	VA
Panel	"B"	Existing	connected load	@	100%	=	64,328	VA
Panel	"C"	Existing	estimated load	@	100%	=	27,500	VA
Panel	"D"	Existing	estimated load	@	100%	=	35,500	VA
added 25% Largest Motor			estimated load	@	25%	=	3,500	VA
added 25% Lighting			estimated load	@	25%	=	12,000	VA
Total Load						=	197,284	KVA
Total Load Amps at			120/ 208 V 3-ph 4wire			=	548	AMPS

THEREFORE: EXISTING 800 AMP 120/208V SERVICE IS ADAQUATE



2 POWER & SIGNAL PLAN

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

3 LIGHTING PLAN

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

ELECTRICAL T.I. PLANS FOR:

KIDS CAMP

SUNRISE/50 PLAZA

1941 ZINFANDEL DR

RANCHO CORDOVA, CA

SHEET INFO:

REVISIONS:

NO.	DATE	BY
Δ	-	-

DRAWN:

dwk

DATE:

09-27-17

JOB NO:

E2

1. WASTE AND VENT PIPING MATERIAL SHALL BE AS PER CPC 701.1.
2. DOMESTIC WATER PIPING SHALL BE TYPE L COPPER HARD DRAWN PIPE WITH WROUGHT COPPER OR BRASS FITTINGS. SOLDER SHALL BE 90-10 LEAD-FREE TYPE APPROVED BY RAPID FOR POTABLE WATER USE. REFER TO CPD SPEC 604.0.
3. PLUMBING WORK INCLUDES FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE PROPOSED INSTALLATION AND/OR REMOVAL OF PLUMBING SYSTEMS SHOWN OR INDICATED IN PLANS, DETAILS, SCHEDULES AND NOTES.
4. ALL WORK SHALL BE EQUAL OR SUPERIOR TO THAT REQUIRED BY RULES, CODES, ORDERS, REGULATIONS, ORDINANCES, AND LAWS IMPOSED BY GOVERNMENT AUTHORITY RELATED TO THE WORK. CONFLICTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE BID.
5. CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF HIS WORK TO BE COVERED UP OR CHANGED UNTIL IT HAS BEEN REVIEWED AND/OR TESTS WITNESSED BY OWNER'S REPRESENTATIVE AND BY GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS WORK.
6. EXAMINE THE SITE AND PREMISES PRIOR TO BIDDING TO DETERMINE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO ALLOWANCE WILL BE MADE FOR ANY DEFERENCE INCURRED DUE TO FAILURE TO EXAMINE THE PREMISES OR TO DISCOVER SITE CONDITIONS WHICH AFFECT THE WORK.
7. INCLUDE IN THE WORK ALL SAW CUTTING AND DEMOLITION NECESSARY AND REQUIRED FOR THE INSTALLATION. ALL CONCRETE REPAIRS AND FINISH WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR.
8. UPON COMPLETION OF THE WORK, AND AS A PRECEDENT TO FINAL PAYMENT, THE SUBCONTRACTOR SHALL DELIVER TO THE OWNER'S REPRESENTATIVE, ORIGINALS OF ALL DRAWINGS SHOWING THE WORK AS INSTALLED. THE SUBCONTRACTOR SHALL ALSO DELIVER TO THE OWNER'S REPRESENTATIVE ONE (1) COMPLETE SET OF REPRODUCTIONS OF ALL DRAWINGS SHOWING THE WORK EXACTLY AS INSTALLED.
9. AT THE COMPLETION OF THE WORK, CLEAN AND RISE THE PROJECT AND THE SURROUNDING AREAS OF ALL DEBRIS, SCRAP, AND MATERIALS RELATED TO THIS CONTRACTOR'S REPAIRS AND MATERIAL. THE PLUMBING CONTRACTOR MAY BE CHARGED FOR THIS SERVICE.
10. INSTALL THE WORK IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS WHOMEVER DETAILS ARE REGULARLY FURNISHED WITH THE EQUIPMENT AND PROVIDE VALVES, PIPING AND OTHER APPURTENANCES AND CONNECTIONS NECESSARY TO COMPLY WITH SUCH RECOMMENDATIONS, WHETHER SHOWN ON THE PLAN OR NOT.
11. EXCAVATION AND BACK FILL SHALL BE ACCOMPLISHED BY THE PLUMBING CONTRACTOR. GRADE TRENCH TO MAINTAIN UNIFORM SLOPE. BOTTOM OF TRENCH SHALL HAVE 1" OF DRY SAND FOR SETTING WASTE PIPING. COVER PIPING AFTER TESTS AND INSPECTIONS HAVE BEEN COMPLETED WITH NATIVE SOIL. COMPACT IN 6" LIFTS TO MAINTAIN COMPACT.

12. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION, EXCEPT AS NOTED OTHERWISE.
13. TRIM, FITTINGS AND PIPE TO BE CHROME PLATED OR COVERED WITH CHROMIUM PLATED BRASS SLEEVES WHEREVER EXPOSED.
14. ISOLATION VALVES SHALL BE BUTTERFLY: MILWAUKEE BRONZE BODY, STAINLESS STEEL WAFER, VITON SEAL, OR FULL PORT 1/4" TURN BALL VALVE.
15. EACH FIXTURE SHALL BE EQUIPPED WITH COMPRESSION STOPS IN THE WATER SUPPLY. UNLESS OTHERWISE SPECIFIED, STOPS SHALL BE SPEEDWAY LOCK SHIELD SCREWDRIVER PARTITION STOPS, OR APPROVED EQUIVALENT.
16. SEAL AT THE BASE OF FLOOR MOUNTED AND WALL MOUNTED PLUMBING FIXTURES WITH FLEXIBLE WHITE 50 YEAR SILICONE SEALANT MATERIALS ELIMINATING ALL JOIDS AND CRACKS.
17. PROVIDE R-4 INSULATION ON THE FIRST FIVE FEET OF BOTH HOT AND COLD WATER PIPES FROM THE WATER HEATER PER CEO Energy Efficiency Standards, Section 150(JJ). ALL HOT WATER PIPES 3/4" AND LARGER SHALL BE INSULATED WITH A MINIMUM OF R-4 INSULATION.
18. AFTER THE HOT AND COLD WATER PIPING SYSTEMS HAVE BEEN TESTED AND PROVED TIGHT, THE CONTRACTOR SHALL CLEAN THE SYSTEMS OF DIRT, SCALE, OIL, GREASE AND WASTE WHICH MAY HAVE ACCUMULATED DURING THE PROCESS OF INSTALLATION. STERILIZE WATER LINES IN ACCORDANCE WITH ANWA REQUIREMENTS.
19. ALL EQUIPMENT AND MATERIALS SHALL BE EQUAL IN QUALITY, TYPE, CAPACITIES, EFFICIENCIES AND ACCESSORIES AS NOTED ON DRAWING.
20. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. CONTRACTOR SHALL RETURN ALL WARRANTY CARDS TO APPLICABLE MANUFACTURERS AND WILL LEAVE ONE (1) COPY OF INSTALLATION AND SERVICE INSTRUCTIONS FOR ALL EQUIPMENT WITH THE OWNER.
22. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.
23. PROVIDE ALL SHOWERS AND TUB/SHOWERS WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS PER C20.0.
24. TOILETS FOR PUBLIC USE SHALL HAVE ELONGATED BOWLS AND BE EQUIPPED WITH OPEN-FRONT SEATS CONSTRUCTED OF A SMOOTH NON-ABSORBENT FINISH AS PER CPC 409.1 & 409.2.
25. PLUMBING VENTS SHALL BE AT LEAST 10'-0" FROM OR 3'-0" ABOVE ANY MECHANICAL AIR INTAKE OR EXHAUST OF THE BUILDING PER CPC 905.2.

	SANITARY SEWER OR WASTE LINE -- SS or W
	SANITARY VENT ---- V
	COLD WATER LINE ---- CW
	HOT WATER LINE ---- HW
	GAS LINE ---- G
	CONDENSATE DRAIN ---- CD
	CHILL WATER SUPPLY -- CHWS
	CHILL WATER RETURN -- CHWR
	COMPRESSED AIR -- AIR
	CHECK VALVE
	GATE VALVE
	COLD WATER
	HOT WATER
	CLEANOUT
	GRADE CLEANOUT
	FLOOR CLEANOUT
	WALL CLEANOUT
	ABOVE CEILING, OVERHEAD
	POINT OF CONNECTION
	RISE DROP
	VENT THRU ROOF

CHWS

CHWR

AIR

 CKV

 G.V.

CW

HW

CD

GCO

FCO

WCO

ABV.C. O.H.

POC

(R) (D)

VTR

N - NEW

E - EXISTING

2. WC1 Gerber 21-318 pressure-actlet tank hand-capped 1.5 gallon per flush water closet, white. Centex 506550035 open front seat less cover. Handle shall be located on the side of the water tank which is furthest from the side wall.

2. L-1 American Standard 0321.028.020 19" x 17" wall mounted lavatory, white, with American Standard 2385.404.002 lever handle, chrome plated lavatory faucet Provide with grid strainer and Plumberex 2002 white p-trap and hot water supply cover.

WC2 1-6 GPF FLUSH TANK -
Eljer "Aqua-Saver" 11" Pressure Actlet 1-6 Toilet (051-1045,
With Eljer Commercial Seat

K S1 COUNTER MOUNT SINGLE BOWL - ADA APPROVED
Eljer "Uninout" Kitchen Sink (212-1085) With Eljer Model 417020 Faucet Set

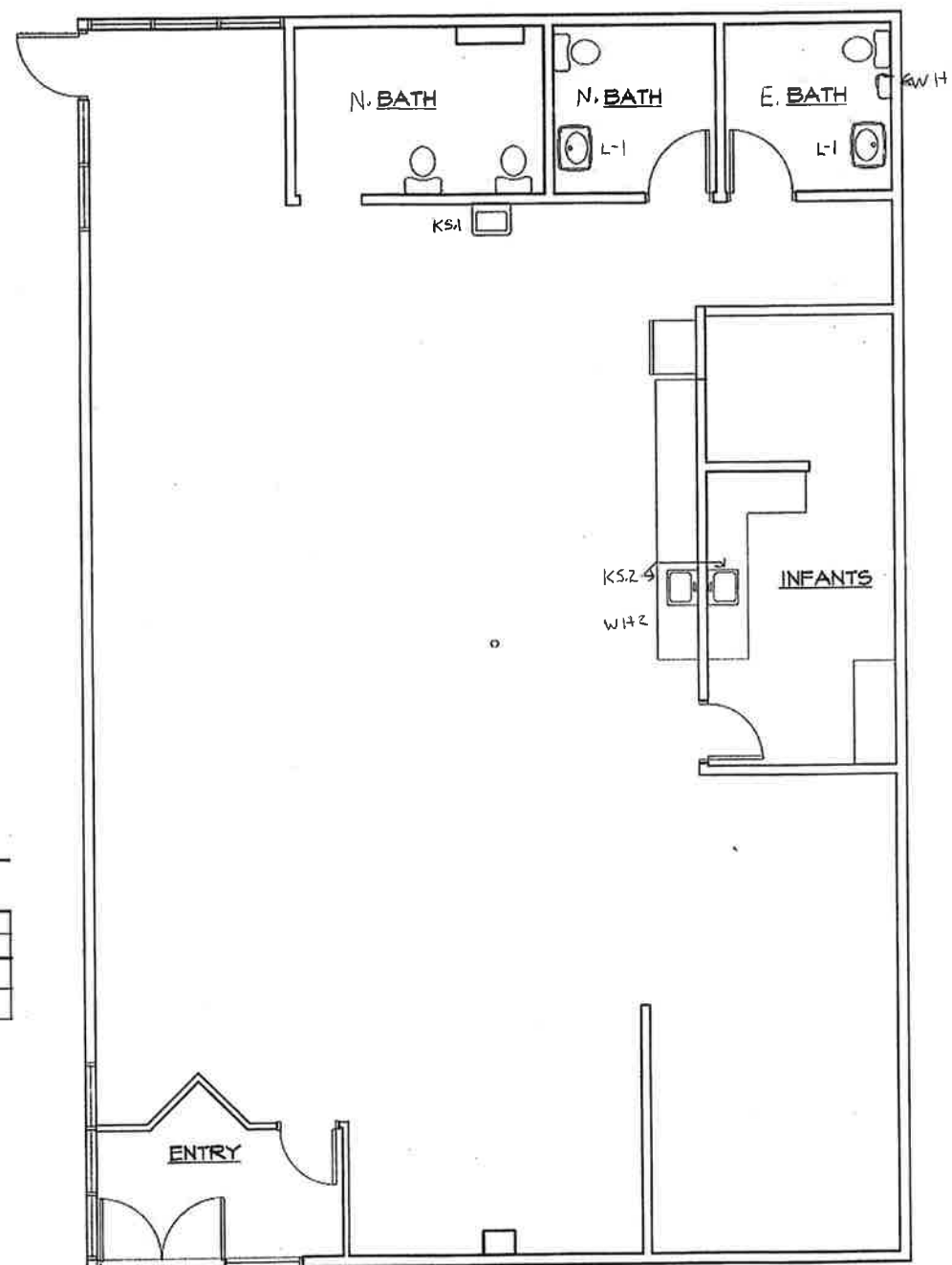
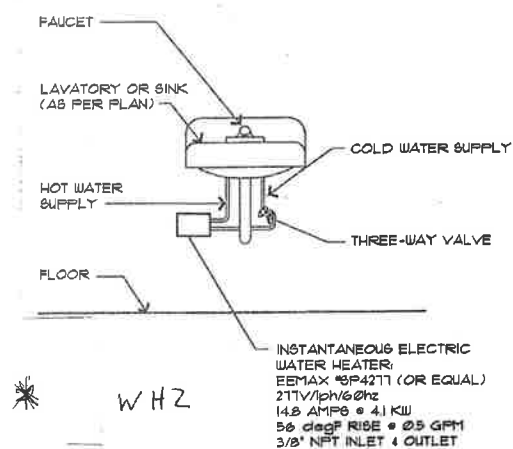
K S2 COUNTER MOUNT - ADA APPROVED
Eljer "BARROW" Lavatory (051-3381) With Eljer Model 357102 Faucet Set.

WHZ INSTANTANEOUS ELECTRIC WATER HEATER
See Detail 1/P4

WH1 Rheem B1VP205 6.5gallon electric point of use water heater, 120 volt, 2,000 watts. Provides thermal protection, antic scorching and wall mount heater restraint.

1. Wastes and vents shall be ABS plastic, PVC DWV plastic or cast iron. Vents and waste above grade may be copper DWV pipe and fittings.
2. Above ground waste piping shall be type M hard copper tubing. Joints soldered with lead free solder.
3. Gas piping shall be schedule 40 black or galvanized steel pipe with threaded malleable fittings.
4. Condensate drains and P-traps shall be type M hard copper tubing. Joints shall be soldered with lead free or 50/50 solder. Minimum slope shall be 1/8" per foot.
5. Terminate vents through roof 10' min. away from open air intakes.

SYMBOL	FIXTURE DESCRIPTION	VENT	WASTE		WATER	
			DIRECT	IND.	CW	HW
WC	WATER CLOSET, FT	2	3	-	3/4	-
L	LAVATORY	1 1/2	2	-	3/4	3/4



FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT
Digital Drafting
and Design
donthedesigndesign@gmail.com

KIDS CAMP
SUNRISE/50 PLAZA
1941 ZINFANDEL DR
RANCHO CORDOVA, CA

[illegible]

SHEET TITLE
BUILDING PLAN - PLUMBING

PROJ. NO.	3
DATE:	9-28-2017
SCALE:	
DRAWN BY:	B:11
SHEET NO.	

P1

CITY OF RANCHO CORDOVA, PLANNING DEPARTMENT ATTACHMENT 2

NOTICE OF INTENT TO MAKE DECISION

Dated: November 3, 2017

NOTICE is hereby given that on November 13, 2017 the Community Development Director will consider the following application and will make a determination to **approve** the application. All materials are available for review in the Planning Department, located at 2729 Prospect Park Drive, during the regular business hours of 8:00AM to 5:00PM, Monday through Friday. **Interested parties are requested to provide comment or request an administrative hearing on the application by November 13, 2017.** Should the Planning Department not receive comments or concerns from the neighborhood, the Community Development Director or Designee will proceed to take action on the matter.

KIDS CAMP DAY CARE FACILITY—PROJECT NO. 9726—ADMINISTRATIVE USE PERMIT:

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours.

- Monday—Thursday 7:00AM—9:00PM
- Friday 7:00AM—11:00PM
- Saturday 9:00AM—11:00PM
- Sunday 9:00AM—7:00PM

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

ADDRESS/APN: 1941 Zinfandel Drive; APN: 058-0261-052-0000

ZONING: Commercial Mixed Use (CMU)

PROJECT PLANNER: Nicholas Sosa, Assistant Planner

PROPOSED FINDINGS & EVIDENCE:

- 1.) **CEQA Determination:** City staff anticipate finding the project categorically exempt from further CEQA analysis by Section 15301, Existing Facilities.

Evidence: The proposed use does not consist of any substantial changes to the existing building at 1941 Zinfandel Drive. The existing structure meets all applicable setbacks and design standards required by the City of Rancho Cordova. No environmental resources will be affected by the proposed use.

- 2.) The Community Development Director must make the following findings prior to approving this request:

- A. **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

Evidence: The Zoning Code allows for a Commercial Child Day Care Facility within the CMU zone with the approval of an AUP as required by Table 23.313-1. The project has been reviewed and complies with all required standards and regulations of the Zoning Code and General Plan. The Applicant must obtain all required permits from Sacramento Metro Fire as well as the Building and Safety Division.

- B. **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The proposed site is located within a commercial area and is suited for the type and intensity of the proposed use. The site provides adequate parking for clients and employees, as well as adequate access and utilities. Kid's Camp has proposed to enclose an area for outdoor recreational use. The project has been conditioned to secure outdoor utility equipment in order to ensure children in the play area do not access the equipment.

- C. **Finding:** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: The site does not pose any significant negative impacts to neighboring sites. The proposed location is on the end cap of the building which will minimize impacts on neighboring suites. Any pick ups/drop offs are conditioned to remain outside of the drive aisles to ensure drive aisles remain clear for other vehicular traffic and children are safely brought into the facility. The use of a Commercial Day Care Facility at this location would not be detrimental to the public interest, safety or welfare of the surrounding area.

Administrative approvals are appealable to the City Council, subject to filing the appropriate appeal application. For more information on this request please contact **Nicholas Sosa, Assistant Planner at (916) 851-8753 or at nsosa@cityofranhocordova.org**.

ATTACHMENT 3



Peter von Elten
direct: 916.702.3208
 pvonelten@hbblaw.com

Haight Brown & Bonesteel LLP

2485 Natomas Park Drive
 Suite 450
 Sacramento, California 95833
 916.702.3200
 916.702.3230 fax
 www.hbblaw.com

November 8, 2017

Via Overnight Delivery

Mr. Nicolas Sosa
 Assistant Planner
 Planning Department
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

Re: NOTICE OF INTENT TO MAKE DECISION BY NOVEMBER 13, 2017
 KIDS CAMP DAYCARE FACILITY - PROJECT 1941 ZINFANDEL DRIVE,
 RANCHO CORDOVA, CALIFORNIA

Dear Mr. Sosa:

My clients, owners of a portion of Sunrise 50 Plaza, have forwarded your Notice of intent to Make Decision, dated November 3, 2017, to my office for review and comment. My clients own the parcels to the north of 1941 Zinfandel Drive, which includes the existing Denny's restaurant located at 2474 Sunrise Boulevard, the McDonald's restaurant located at 2400 Sunrise Boulevard, and a vacant lot to the west of Denny's.

We are appalled that the City would actually consider the "proposed findings" that the tentative decision is "physically suited for the type, diversity and intensity of use" and that "granting the permit would not be detrimental to the public interest, health, safety and convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located".

My clients have owned all of the Sunrise 50 Plaza, until selling all but the vacant pad, Denny's and McDonald's several years ago. Denny's has been a long term tenant and also sells alcoholic beverages. The traffic is very heavy on three (3) sides of the proposed project. Leasing to a children's daycare center will jeopardize the potential for renewal of the Denny's liquor license, or any replacement tenant with a similar use for the property.

SM54-0000001
 12471197.1

Los Angeles • Orange County • Riverside • Sacramento • San Diego • San Francisco

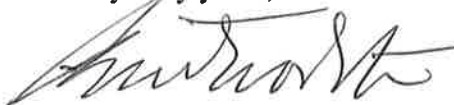
Mr. Nicolas Sosa
City of Rancho Cordova
November 8, 2017
Page 2

A heavily traveled shopping center is not at all conducive to a preschool, daycare center or any similar type of tenancy. I would advance that your preliminary investigation did not include a physical visit to the property, else you would have determined that it is the worst location for a daycare center with devastating impact on the northerly neighbors.

We hereby request that you deny the proposed project at 1941 Zinfandel Drive, Rancho Cordova, California. If you will not agree to deny the proposed project, then my client requests an administrative hearing after the Thanksgiving holiday, as I will be out of the country from November 16th through November 24th, and unable to attend. At the hearing we would request that you have a certified court reporter present to record the proceedings and to provide a written transcript. Your findings are totally unsupported by the existing conditions that I have described, and approval of the application would be against the existing facts and law.

Please contact my office immediately.

Very truly yours,



Peter von Elten
Haight Brown & Bonesteel LLP

PVE:sr

cc: Brian Morris
Steve Morris

CITY OF RANCHO CORDOVA

ATTACHMENT 4

Minutes of Meeting

Of the Community Development Director's Administrative Public Hearing
December 8, 2017**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Friday, December 8, 2017 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Interim Community Development Director, Elizabeth Sparkman called the meeting to order at 2:04 p.m.

Staff Present: Planning Department Clerk, Kelly Whitman; Assistant Planner, Nicholas Sosa; Principal Planner, Darcy Goulart; and Senior Legal Associate, Denise Bazzano

2. PUBLIC COMMENT

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

3. PUBLIC HEARING**A. KIDS CAMP DAY CARE FACILITY – PROJECT NO. 9726 – ADMINISTRATIVE USE PERMIT.**

Kids Camp is requesting an Administrative Use Permit (AUP) to operate a Commercial Child Day Care Facility within an existing 2,400 square foot suite located at 1941 Zinfandel Drive. The facility will provide flexible child care 7 days a week with the following operating hours: Monday—Thursday 7:00AM—9:00PM; Friday 7:00AM—11:00PM; Saturday 9:00AM—11:00PM; Sunday 9:00AM—7:00PM.

Kid's Camp will provide a recreation area for outdoor play as well as various activities and programs for children ages 2-12 years old. Kid's Camp currently has 46 employees that rotate between existing locations within the Sacramento Area. The site is a commercial location with adequate parking and access for dropping off/picking up children safely.

Location: 1941 Zinfandel Drive; APN: 058-0261-052-0000

Zoning: Commercial Mixed Use (CMU)

Project Planner: Nicholas Sosa, Assistant Planner

Recommendation: Staff recommends the Community Development Director determine the project Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approve an Administrative Use Permit for the proposed project, subject to the submitted project material and Conditions of Approval.

Community Development Director, Sparkman opened the Public Hearing

PUBLIC COMMENT

- Peter E. von Elten, Counsel for adjacent property – Clients oppose the project due to the belief that the site is not suitable for the proposed use. This opposition is based on the opinion that the proposed use would vastly undermine the present intention of his clients to develop the westerly vacant parcel and the existing tenant, the desire for future alcohol beverage sales licensing on the adjacent properties, and the impacts that the project will have on the parking area and drives aisles. Has safety concerns with the location of the play area and it is in violation with the CC&R's due to the fact that it is being proposed on a common area sidewalk. The proposed hours of operation are significant departures from typical child care facilities and are an addition of seven day a week traffic with very lengthy hours. This seems to very over the top for a facility of this nature. The adjacent property owners are equally concerned with

diminution of property value as well as safety. The major concern is the licensing of future tenants on the two adjacent parcels and not that concerned with Fire regulations and things like that. The concern is that the two parcels that the adjacent property owners wish to improve and construct new buildings, that are located in a neighbor that is improving, and the value will be significantly diminished and they have every expectation of the maximum value and usage of their property. Client has every right to question a potential use that could affect their property and future uses.

- John Austin, Real Estate Agent for adjacent property owner – Based on his previous experience with working with similar facilities he believes the proposed location is not suitable based on the following concerns: vehicular traffic, specifically air quality concerns due to the high volume of traffic on the adjacent streets and on-site circulation; Proposed use would diminish the viability of the adjacent land and would reduce the relevant brands that could locate on the site the ultimately the site would fall into disrepair and be of lesser quality than it is today; Quick-service restaurants are taking the place of casual dining restaurants and quick-service restaurant are building larger buildings with prep areas and areas for wait staff because they will be serving at the tables not just at the drive through windows and the counters. Beer and wine is more important to them, which the proposed use has the potential to impact the issuance of the alcoholic beverage license. This would then impact the tenants the adjacent properties could attract which leads to attracting secondary brands that are not as relevant and do less business, therefore the property will be worth less and then the issue cascades; The onsite traffic is of great concern; Lastly, if the City would apply the standards used nationwide by the Daycare/Childcare facilities this site would not be consistent with those standards and not be designed as it is today. The proposed use would have a detrimental effect that could get worse over time and will affect the value and the tenancy of the adjacent properties. Have Fire regulations been reviewed based on the proposed addition of the play area with the proximity of the property line and the impacts that it will have? Would the property owner or tenant be willing to cover any future expenses that the adjacent property owners may be subjected to because of this use and play area addition?
- Brian Morris, Property Owner of adjacent properties – Opposes the proposed use. Have concerns and issues with the placement of the play area on a main common area sidewalk next to a high-traffic drive aisle with parking and trash enclosures directly across from it. Also, the proposed play area is blocking access to electrical panels which could delay emergency response to shut off said electrical panels. Is concerned with the installation of a concrete wall in a public utility easement which he does not believe is an allowable structure in an easement. Work is being undertaken to propose re-development of the adjacent properties which could include uses with alcohol sales. Also, Denny's does have a clause in their lease to sell alcohol. Parking areas behind the subject location is utilized by Denny's customers as it is a communal area.
- Cameron Emami, Vice President of Kids Camp (Applicant) – The chief objection appears to be the potential impact on the alcohol beverage license. The Kava Bar has already violated the CC&R's by building an outdoor patio area. The intent is not to impede on the drive aisle or parking area the proposed play area would be on the existing sidewalk. Not sure why the CC&R's are coming down on them when they were not an issue for the Kava Bar. Their business has a very little impact on the site. Their operation is a drop-in hourly pre-school/daycare with a potential maximum allowance of 26 children. They are not a heavy use tenant based on our business model. The play area at McDonald's would have more activity than our business. Gates to the play area are not locked they have an alarm. Their play area will be monitored by compensated, trained, and educated employees. Also, their play area is not located next to a drive through like the McDonald's play area. Cannot foresee what future growth could whether it is our operation or another daycare operation taking over our proposed space. However, the Applicant feels that the City would review any future expansion or modifications to ensure that the use is still compatible with the site. It appears to be insinuated that the proposed use would have a negative effect on surrounding business as no other businesses have appeared at this hearing. As for the issues with alcohol beverage

licensing the Applicant has multiple existing locations some of which are located away from establishment from that sell alcohol.

- D.F. Short, General Contractor for the Applicant – Installing a CMU block wall at 3 feet tall that is the best choice the Applicant has to separate the play area from other on-site activity. It will not stop all situations but is the best defense mechanism to avoid most instances. The biggest issue appears to be the alcohol license and would the best solution be to obtain a letter from Alcoholic Beverage Control.
- Andy Bryne, Property Owner Representative – Safety does not appear to be the issue and is confident that the City will complete their review and make sure that the proposal is safe. The issues appear to be money, diminution of property value, and the perception of not being able to obtain an alcohol beverage license. Through consultation with an Alcohol Licensing Firm information on the census tract was provided that shows Denny's voluntarily gave up their alcohol license approximately 17 years ago. Evidence has been received and shown that Alcohol Beverage Control would not necessarily deny a new alcohol license because of this use. However, the denial of a future alcohol license appears to be the main issue. The property was obtained by the current owner in 2007 and they have improved the site over the last 10 years and lease space to upstanding tenants. Regarding the CC&R's, the adjacent property owners and tenants do not use any of our sidewalks or parking areas. Which is why these common areas have been allowed to change over time in order accommodate new buildings and/or structures. The hours of operation and the potential traffic associate with the uses is minimal compared to a typical retail use.

The Community Development Director had the following concerns and comments:

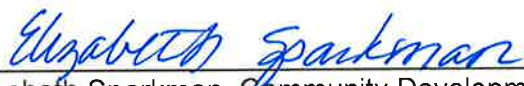
- Sparkman – It feels like we need to do additional research on the alcohol beverage license issues and it sounds like there are concerns in regards to outdoor play area. There is a lot of speculation on the alcohol license issues that we need to clarify.

Community Development Director, Sparkman closed the Public Hearing

Action: The Community Development Director has taken all the testimony under advisement and will provide written notice of decision to all affected parties within three (3) business days.

4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 3:44 p.m., December 8, 2017 to the next scheduled meeting.


Elizabeth Sparkman, Community Development Director


Kelly Whitman, Planning Department Clerk

Administrative Public Hearing Speaker Card

Please complete and present a Speaker Card to the Planning Clerk for each agenda item you wish to address to the Community Development Director.

Name of Speaker: John Austin

Address: 2244 Fair Oaks
#201 SAC CA

Telephone: 916-238-9522

E-mail: JA@CORDOVA-CA.COM

Agenda item number you would like to address _____:

- ☐ Support
- ☐ Oppose
- ☐ Neutral
- ☐ Other _____

I would like to address the following subject not on the agenda:

Comments are limited to three (3) minutes or less.

Any information provided on this form will become part of the public record. We appreciate your participation.

Agenda Item #	Speaker #

Administrative Public Hearing Speaker Card

Please complete and present a Speaker Card to the Planning Clerk for each agenda item you wish to address to the Community Development Director.

Name of Speaker: Brian Morris

Address: 8022 Folsom Auburn Road
Folsom CA 95630

Telephone: 916 9894300

E-mail: brigmorris@pbvillage.net

Agenda item number you would like to address _____:

- ☐ Support
☒ Oppose
☐ Neutral
☐ Other _____

I would like to address the following subject not on the agenda:

Comments are limited to three (3) minutes or less.

Any information provided on this form will become part of the public record. We appreciate your participation.

Agenda Item #	Speaker #

Administrative Public Hearing Speaker Card

Please complete and present a Speaker Card to the Planning Clerk for each agenda item you wish to address to the Community Development Director.

Name of Speaker: Peter E. von Elten

Address: Haight Brown & Bonesteel
2485 Natoma Park Drive
Sacramento CA

Telephone: (916) 233-9009

E-mail: p.vonelten@hbbblaw.com

Agenda item number you would like to address _____:

- ☐ Support
- ☒ Oppose
- ☐ Neutral
- ☐ Other _____

I would like to address the following subject not on the agenda:

Comments are limited to three (3) minutes or less.

Any information provided on this form will become part of the public record. We appreciate your participation.

Agenda Item #	Speaker #

Administrative Public Hearing Speaker Card

Please complete and present a Speaker Card to the Planning Clerk for each agenda item you wish to address to the Community Development Director.

Name of Speaker: Andy Byrne

Address: 1500 Rosecrans Ave., Ste 500
Manhattan Beach, CA 90266

Telephone: (310) 505-7170

E-mail: Andy@ByrneLaw-LA.com

Agenda item number you would like to address _____:

- ☐ Support
- ☐ Oppose
- ☐ Neutral
- ☐ Other _____

I would like to address the following subject not on the agenda:

In support of tenant, Kid's
Camp

Comments are limited to three (3) minutes or less.

Any information provided on this form will become part of the public record. We appreciate your participation.

Agenda Item #	Speaker #

Administrative Public Hearing Speaker Card

Please complete and present a Speaker Card to the Planning Clerk for each agenda item you wish to address to the Community Development Director.

Name of Speaker: Steven Morris

Address: 8022 Folsom - Auburn Rd.
Folsom, CA 95630

Telephone: 916 717-1915

E-mail: SRMORRIS61@yahoo.com

Agenda item number you would like to address _____:

☐ Support

☒ Oppose

☐ Neutral

☐ Other _____

I would like to address the following subject not on the agenda:

Comments are limited to three (3) minutes or less.

Any information provided on this form will become part of the public record. We appreciate your participation.

Agenda Item #	Speaker #



Peter von Elten
direct: 916.702.3208
pvonelten@hbblaw.com

Haight Brown & Bonesteel LLP

2485 Natomas Park Drive
Suite 450
Sacramento, California 95833
916.702.3200
916.702.3230 fax
www.hbblaw.com

November 8, 2017

Via Overnight Delivery

Mr. Nicolas Sosa
Assistant Planner
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

Re: NOTICE OF INTENT TO MAKE DECISION BY NOVEMBER 13, 2017
KIDS CAMP DAYCARE FACILITY - PROJECT 1941 ZINFANDEL DRIVE,
RANCHO CORDOVA, CALIFORNIA

Dear Mr. Sosa:

My clients, owners of a portion of Sunrise 50 Plaza, have forwarded your Notice of intent to Make Decision, dated November 3, 2017, to my office for review and comment. My clients own the parcels to the north of 1941 Zinfandel Drive, which includes the existing Denny's restaurant located at 2474 Sunrise Boulevard, the McDonald's restaurant located at 2400 Sunrise Boulevard, and a vacant lot to the west of Denny's.

We are appalled that the City would actually consider the "proposed findings" that the tentative decision is "physically suited for the type, diversity and intensity of use" and that "granting the permit would not be detrimental to the public interest, health, safety and convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located".

My clients have owned all of the Sunrise 50 Plaza, until selling all but the vacant pad, Denny's and McDonald's several years ago. Denny's has been a long term tenant and also sells alcoholic beverages. The traffic is very heavy on three (3) sides of the proposed project. Leasing to a children's daycare center will jeopardize the potential for renewal of the Denny's liquor license, or any replacement tenant with a similar use for the property.

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Haight

Mr. Nicolas Sosa
City of Rancho Cordova
November 8, 2017
Page 2

A heavily traveled shopping center is not at all conducive to a preschool, daycare center or any similar type of tenancy. I would advance that your preliminary investigation did not include a physical visit to the property, else you would have determined that it is the worst location for a daycare center with devastating impact on the northerly neighbors.

We hereby request that you deny the proposed project at 1941 Zinfandel Drive, Rancho Cordova, California. If you will not agree to deny the proposed project, then my client requests an administrative hearing after the Thanksgiving holiday, as I will be out of the country from November 16th through November 24th, and unable to attend. At the hearing we would request that you have a certified court reporter present to record the proceedings and to provide a written transcript. Your findings are totally unsupported by the existing conditions that I have described, and approval of the application would be against the existing facts and law.

Please contact my office immediately.

Very truly yours,



Peter von Elten
Haight Brown & Bonesteel LLP

PVE:sr

cc: Brian Morris
Steve Morris

December 8, 2017

Members of the Administrative Hearing Participants
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**Re: Administrative Entitlement Application #97216 and Comments Provided in
Service to the Owners of APN's 058-0261-028, 32 and 33**

Dear Hearing Members

As a real estate agent retained by the owners of three land parcels which are immediately adjacent to APN 058-0261-025, which is owned by Helen Hills LP, the applicant, I have been asked to present my thoughts on the above referenced Application and how the addition of the proposed child care facility on APN 058-0261-25 might affect the value of my client's three parcels.

In my opinion, the childcare use, coming as it does with many government ordained restrictions and the common sense to apply the experiences of child care companies nationwide (since childcare became something larger than a "cottage industry") will have a dramatic affect on the commercial uses allowed to locate on my client's parcels for the following reasons:

Vehicular traffic

On-Site: My clients three parcels are currently the subject of much redevelopment activity. These three parcels will likely attract restaurants capable of generating multiple thousands of trips per week.

Delivery trucks, both large and small, will create On-Site traffic safety issues all day, every day as they maneuver back and forth to get their tailgates as close as possible to the areas receiving the goods they deliver. These vehicular gymnastics are already cause for concern and to a modest extent, universally dangerous on all similar commercial site for pedestrians, including those on the Applicant's property next door, especially during peak hours of activity.

Additionally, safety issues due to the addition of waste hauling trucks pose a threat to the children using the childcare facility

City of Rancho Cordova
 APN's 058-0261-028, 32, 32 and 52
 December 8, 2017
 Page 2 of 3

Off-Site: With +/- 90,000 cars per day passing the location air quality cannot help but suffer. The number of cars is a from widely accepted vendors providing estimates of current "Average

Daily Traffic" or "ADT." This amount is virtually guaranteed to increase year after year - it must be remembered that Sunrise Boulevard provides one of only four routes over the American

River to Highway 50 for commuters. When added to the anticipated residential and commercial growth in your city south of Highway 50, the use of Sunrise Boulevard for all manner of trips will create air quality issues of significance which above and beyond that which we suffer from today. Simply put, if not already true, Sunrise Boulevard traffic will likely create levels of pollutants experienced in only a few places in the Sacramento MSA and reminiscent of "smog alerts" in the Los Angeles area a few decades back.

Potentially Detrimental Site Planning Elements & Uses

On-Site odors emanating from as many as four commercial trash receptacles are also of concern. Further, a serious review of the locations of these receptacles may result in site planning constraints which would diminish the value of the adjacent property if they are relocated to areas further from the childcare facility.

The potential sale of alcoholic beverages also creates safety concerns. As the "Casual Dining" industry continues to decline, and the "Quick Service" sector continues to grow, we are already seeing the addition of alcoholic beverage sales. Starbucks is in the middle of determine the socio-economic issues and commercial benefits of adding beer and wine to its offerings and several Quick Service chains are on the verge of the same study.

Comparison to Site criteria applied by daycare industry

Primrose, KinderCare (dba's) and other such national commercial entities apply strident safety standards as required by governmental edict, experience or common sense. While necessary compliance to governmental standards is inevitable in this case, compliance with safety standards painfully learned by the providers of daycare services over many years of experience are *not*.

Of particular concern is the location's proximity to Highway 50. Like financial institutions, most, if not all, large daycare companies attempt to avoid locating in a location providing immediate access to major highways which *may* be used as "getaway" routes for those who would harm children. This location combines this concern with onsite loitering opportunities created by the adjacent commercial uses, current and future. As one can imagine, restaurants provide the opportunity for predators to "hide in plain site" while determining the course of a crime (in this case) potentially against children. In fact, this location provides a "perfect storm" of site characteristics which would irrefutably serve the needs of predators: visibility, opportunity and efficient egress.

City of Rancho Cordova
APN's 058-0261-028, 32, 32 and 52
December 8, 2017
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The question, one may wonder, is "what does all this mean to the owner and tenants of the 28, 32 and 33?" Do they become contributors of negligence allowing for potential crimes against children? Will onsite conditions such as fencing, or policing, or video cameras become necessary? All of this is possible, if not likely, as entitlements have a way of evolving one small concession at a time.

There is simply too great a chance that this confluence of conditions, providing opportunity and means for harm to those who visit or work in this commercial center to be ignored by the city of Rancho Cordova.

Regards,



John Austin
CORE COMMERCIAL
916.274.4410 (Direct)
916.812.3920 (Cell)
License # 00892375
ja@corecre.com

cc: Brian Morris
Steve Morris
Peter von Elten, Esq.

HELEN HILLS, LP

1500 Rosecrans Avenue, Ste. 500

Manhattan Beach, CA 90266

(310) 505-7170

December 8, 2017

Delivered in Person at the Hearing

City of Rancho Cordova
Planning Department
Elizabeth Sparkman, Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**Re: Kid Camp / Administrative Use Permit / Hearing re
Objection / Letter in Support of Kids Camp**

Dear Ms. Sparkman,

I submit this letter of support of Kids Camp, on behalf of Helen Hills, LP, owner of 1941-1967 Zinfandel Drive ("Property") which is the shopping center in which Kids Camp has entered into a lease to operate its business.

The Letter of Opposition (see attached) states that "Leasing to a children's daycare center will jeopardize the potential for renewal of the Denny's liquor license, or any replacement tenant with a similar use for the property." So that everyone is aware, the neighbor's concern is future development of their property, since Denny's doesn't sell alcohol and appears to not have had a liquor license for about 17 years (see attached excerpts from the ABC website, as well as Denny's menu). Attached to this correspondence is an email from Roni Martinez of Art Rodriguez Associates, a consulting firm that specializes in assisting clients with obtaining liquor licenses of all types. She informed me that she does not think the presence of Kids Camp's daycare facility would negatively affect the neighboring property owner's ability to obtain or renew a license at their location.

I have spent much time with the owners of Kids Camp discussing their proposed plans and I don't see anything to suggest that their plans and operations will pose a safety hazard. I am confident that the City has thoroughly reviewed the plans and has come to the same conclusion.

Lastly, Kids Camp will bring great synergy to our center and we look forward to the time when they can open their doors for business. If I can be of assistance in any way in this process, please do not hesitate to contact me.

Regards,



Andy Byrne

Enclosures



Peter von Elten
direct: 916.702.3208
pvonelten@hbblaw.com

Haight Brown & Bonesteel LLP

2485 Natomas Park Drive
Suite 450
Sacramento, California 95833
916.702.3200
916.702.3230 fax
www.hbblaw.com

November 8, 2017

Via Overnight Delivery

Mr. Nicolas Sosa
Assistant Planner
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

Re: NOTICE OF INTENT TO MAKE DECISION BY NOVEMBER 13, 2017
KIDS CAMP DAYCARE FACILITY - PROJECT 1941 ZINFANDEL DRIVE,
RANCHO CORDOVA, CALIFORNIA

Dear Mr. Sosa:

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We are appalled that the City would actually consider the "proposed findings" that the tentative decision is "physically suited for the type, diversity and intensity of use" and that "granting the permit would not be detrimental to the public interest, health, safety and convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located".

My clients have owned all of the Sunrise 50 Plaza, until selling all but the vacant pad, Denny's and McDonald's several years ago. Denny's has been a long term tenant and also sells alcoholic beverages. The traffic is very heavy on three (3) sides of the proposed project. Leasing to a children's daycare center will jeopardize the potential for renewal of the Denny's liquor license, or any replacement tenant with a similar use for the property.

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Haight

Mr. Nicolas Sosa
City of Rancho Cordova
November 8, 2017
Page 2

A heavily traveled shopping center is not at all conducive to a preschool, daycare center or any similar type of tenancy. I would advance that your preliminary investigation did not include a physical visit to the property, else you would have determined that it is the worst location for a daycare center with devastating impact on the northerly neighbors.

We hereby request that you deny the proposed project at 1941 Zinfandel Drive, Rancho Cordova, California. If you will not agree to deny the proposed project, then my client requests an administrative hearing after the Thanksgiving holiday, as I will be out of the country from November 16th through November 24th, and unable to attend. At the hearing we would request that you have a certified court reporter present to record the proceedings and to provide a written transcript. Your findings are totally unsupported by the existing conditions that I have described, and approval of the application would be against the existing facts and law.

Please contact my office immediately.

Very truly yours,



Peter von Elten
Haight Brown & Bonesteel LLP

PVE:sr

cc: Brian Morris
Steve Morris

From: Roni Martinez
To: [Andy Byrne](#)
Subject: 2474 Sunrise Blvd, Rancho Cordova, CA 95670
Date: Monday, November 13, 2017 5:14:47 PM

Hi Andy,

Per our conversation earlier this afternoon I have included links to both of the licenses associated with the address above, neither of which are active.

1. Link to original license: <http://www.abc.ca.gov/datport/LQSDData.asp?ID=19266483>

** This license was either canceled, surrendered or transferred but I can't tell on the ABC website. It was a type 47 - On Sale General Full Liquor License that was originally issued on April 10, 1984.

2. Link to the second and last license:
<http://www.abc.ca.gov/datport/LQSDData.asp?ID=19266482>

** This is a type 41-On Sale Beer and Wine license and looks like it was issued in 2003 when the 47 was canceled, surrendered or sold. The type 41 license was canceled due to non-renewal (i.e. they did not pay their annual fee to keep the license alive) around April 2001.

The premises does not appear to have been licensed since then and although ABC does give special consideration to sensitive uses I have not, in my experience, seen an application denied because of their proximity to a day care.

Let me know if you need any further information.

Thank you,

Roni Martinez

Senior Associate



Art Rodriguez Associates
 Alcohol Licensing and Zoning Consultants

444 E. Huntington Dr. Ste 208
 Arcadia, CA 91006
 P: 626-683-9777
 F: 626-683-9991
 E: roni@aralicens.com
www.aralicens.com

Disclaimer: This email contains confidential information and content that is intended for the person or entity to whom this email is addressed. If you are not the intended person or entity, dissemination, copying or distributing of the information and content in the email is prohibited. If you have received this email in error, please notify us.



**California Department of Alcoholic Beverage
Control**
*License Query System Summary
as of 11/12/2017*

License Information
License Number: 117621
Primary Owner: DENNYS INC
ABC Office of Application: 23 - SACRAMENTO
Business Name
... No Active DBA found ...
Business Address
Address: 2474 SUNRISE BLVD Census Tract: 0089.04
City: RANCHO CORDOVA County: SACRAMENTO
State: CA Zip Code: 95670
Licensee Information
Licensee: DENNYS INC
<i>Company Information</i>
OFFICER: WOLFINGER, FORREST MARK (CHIEF FINANCIAL OFFICER)
OFFICER: RODRIGUEZ, ROBERTO (CHIEF OPERATING OFFICER)
OFFICER: MILLER, JOHN C (PRESIDENT)
OFFICER: MELTON, JAMES SCOTT (SECRETARY/ASST SEC)
OFFICER: GILMORE, JAY (VICE PRESIDENT)
OFFICER: FLEMMING, TIMOTHY EDWARD (VICE PRESIDENT/SECRETARY)

ATTACHMENT 4

OFFICER: NELL, ROSS BRADLEY (VICE PRESIDENT/TREASURER)		
STOCKHOLDER: DENNYS CORPORATION		
License Types		
1) License Type: 47 - ON-SALE GENERAL EATING PLACE		
License Type Status: CANCELED		
Status Date: 10-APR-1984	Term: 12 Month(s)	
Original Issue Date: 10-APR-1984	Expiration Date: 31-DEC-1993	
Master: Y	Duplicate: 0	Fee Code: P0
Operating Restrictions		
... No Operating Restrictions found ...		
Current Disciplinary Action		
... No Active Disciplinary Action found ...		
Disciplinary History		
... No Disciplinary History found ...		
Hold Information		
Hold Date: 10-OCT-1997	Type: FORM 220	
Escrow		
... No Escrow found ...		

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage
Control**
*License Query System Summary
as of 11/12/2017*

License Information
License Number: 287870
Primary Owner: DENNYS INC
ABC Office of Application: 23 - SACRAMENTO
Business Name
Doing Business As: DENNYS 1543
Business Address
Address: 2474 SUNRISE BLVD Census Tract: 0089.04
City: RANCHO CORDOVA County: SACRAMENTO
State: CA Zip Code: 95670
Licensee Information
Licensee: DENNYS INC
<i>Company Information</i>
OFFICER: WOLFINGER, FORREST MARK (CHIEF FINANCIAL OFFICER)
OFFICER: RODRIGUEZ, ROBERTO (CHIEF OPERATING OFFICER)
OFFICER: MILLER, JOHN C (PRESIDENT)
OFFICER: MELTON, JAMES SCOTT (SECRETARY/ASST SEC)
OFFICER: GILMORE, JAY (VICE PRESIDENT)
OFFICER: FLEMMING, TIMOTHY EDWARD (VICE PRESIDENT/SECRETARY)

ATTACHMENT 4

OFFICER: NELL, ROSS BRADLEY (VICE PRESIDENT/TREASURER)		
STOCKHOLDER: DENNYS CORPORATION		
License Types		
1) License Type: 41 - ON-SALE BEER AND WINE - EATING PLACE		
License Type Status: NON-RENEWED		
Status Date: 03-APR-2001	Term: 12 Month(s)	
Original Issue Date: 02-NOV-1993	Expiration Date: 31-DEC-2000	
Master: Y	Duplicate: 0	Fee Code: P0
Operating Restrictions		
... No Operating Restrictions found ...		
Current Disciplinary Action		
... No Active Disciplinary Action found ...		
Disciplinary History		
... No Disciplinary History found ...		
Hold Information		
... No Active Holds found ...		
Escrow		
... No Escrow found ...		

--- End of Report ---

For a definition of codes, view our [glossary](#).

BOOK PAGE

91 06-5 0370

OFFICIAL RECORD
SACRAMENTO COUNTY, CALIF.

91 JUN -5 AM 8:00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TODavid J. Spottiswood
McDonough, Holland & Allen
555 Capitol Mall, Suite 950
Sacramento, CA 95814*[Signature]*
COUNTY CLERKDECLARATION OF RESTRICTIONS
AND GRANT OF EASEMENTS

THIS DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS ("Declaration"), is made as of June 5, 1991, by SUNRISE 50 PLAZA, a California general partnership ("Declarant").

ARTICLE 1. GENERAL

1.01. Property. Declarant is the owner of certain real property in the County of Sacramento, State of California, more particularly identified as parcels A, B, C and D on that certain Parcel Map attached hereto as Exhibit A and incorporated herein by reference. Such parcels may be referred to individually herein as "Parcel A," "Parcel B," "Parcel C," and "Parcel D," respectively, and may be referred to collectively herein as the "Property."

1.02. Mutual Easements. Declarant intends that the portions of the Property designated from time to time as parking spaces, roadways or walkways (the "Parking Area") operate as a parking area and for ingress and egress incidental to such parking use for the mutual benefit of Parcel A, Parcel B, Parcel C and Parcel D, and for such purposes does hereby fix and establish easements, covenants, restrictions and liens (collectively, the "Restrictions"), upon and subject to which all of the Property, or any part thereof, shall be improved, held, leased, sold and/or conveyed. The Restrictions shall run with the land and inure and pass with all or any portion of the Property and shall apply to and bind the respective successors

DEM/CCR-#4/Sunrise 50
30April91 Lin27614/001
30April91/DEM

in interest thereof, and all and each thereof is imposed upon the Property as a mutual equitable servitude in favor of the Property and any portion thereof.

ARTICLE 2. EASEMENTS

2.01. Vehicular Easements. Declarant does hereby establish in favor of and grant to the owners and occupants of the Property, and their customers and invitees, nonexclusive easements for parking of motor vehicles on, over and across those portions of the Parking Area designated from time to time as parking spaces, and for the ingress, egress and passage of motor vehicles into, out of, on, over and across those portions of the Parking Area designated from time to time as roadways.

2.02. Pedestrian Easements. Declarant does hereby establish in favor of and grant to the owners and occupants of the Property, and their customers and invitees, nonexclusive easements for the ingress and egress and passage of pedestrians into, out of, on, over and across those portions of the Parking Area designated from time to time as roadways or walkways.

ARTICLE 3. OPERATION AND MAINTENANCE OF PARKING AREA

During the term of any lease covering all or any portion of the Property, including, but not limited to, that certain Lease dated as of _____, 1991, by and between Declarant, as landlord, and LUAU GARDEN, RANCHO CORDOVA, as tenant (the "Luau Garden Lease"), to the extent the obligations of any owner of all or any portion of the Property under this Article 3 are inconsistent with the obligations of any tenant under any such lease, including, but not limited to, the obligations of LUAU GARDEN, RANCHO CORDOVA under the Luau Garden Lease, the provisions of such lease shall supersede and control the provisions of this Article 3.

3.01. Parking Area Uses. Except as otherwise provided in this Declaration, the Parking Area shall not be used for any purpose other than the ingress and egress and the passage and parking of motor vehicles into, out of, on, over and across the parking areas and roadways within the Parking Area, and for the ingress and egress and the passage of pedestrians into, out of, on, over and across the Parking Area.

3.02. Taxes. The owner of Parcel A shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel A. The owner of Parcel B shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel B. The owner of Parcel C shall pay or cause to be paid prior to delinquency all taxes and assessments on Parcel C. The owner of Parcel D shall pay prior to delinquency all taxes and assessments on Parcel D. If any such owner shall fail to pay or cause to be paid said taxes and assessments prior to delinquency, any other owner may pay said taxes and may then bill the defaulting owner for the expense incurred. If the defaulting owner shall not pay or cause to be paid said bill within fifteen (15) days, the curing owner shall have a lien on the property of the defaulting owner for the amount of said bill, which amount shall bear interest at the lower of the maximum rate of interest not prohibited by law or an annual rate of interest that is two percent (2%) above the prime rate then announced by the Wells Fargo Bank, N.A., Los Angeles, California, Main Office, until paid, which rate of interest is hereinafter referred to as the "Effective Rate."

3.03. Maintenance. The owner of Parcel A shall maintain that portion of the Parking Area located on Parcel A. The owner of Parcel B shall maintain that portion of the Parking Area located on Parcel B. The owner of Parcel C shall maintain that portion of the Parking Area located on Parcel C. The owner of Parcel D shall maintain that portion of the Parking Area located on Parcel D. Such maintenance obligation includes (a) maintaining the Parking Area in good condition and repair with adequate lighting, (b) maintaining the surface areas of the Parking Area in a level and smooth condition, evenly covered with the type of surfacing material originally installed thereon, (c) restriping the Parking Area as needed to clearly identify the individual parking stalls as so designated from time to time, and (d) maintaining the landscaped portions of the Parking Area.

3.04. Insurance. The owner of Parcel A shall obtain and maintain general public liability insurance insuring all persons who now or hereafter own or hold portions of the Property or any leasehold estate or other interest therein as their respective interests may appear (provided that such owner is notified in writing of such interest) against claims for personal injury, death or property damage occurring in, upon, or about that portion of

DEM/CCR-#4/Sundae 50

-3-

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Parcel A over which an easement is granted hereunder. The owner of Parcel B shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel B over which an easement is granted hereunder. The owner of Parcel C shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel C over which an easement is granted hereunder. The owner of Parcel D shall obtain and maintain such insurance against claims for personal injury, death or property damage occurring in, upon, or about that portion of Parcel D over which an easement is granted hereunder. All such insurance shall be written with an insurer licensed to do business in the State of California. The limits of liability of all such insurance shall be at least TWO MILLION DOLLARS (\$2,000,000) combined single limit for injury to or death of any number of persons, or for damage to property arising out of any one occurrence. Each owner shall cause to be issued a certificate of insurance to each other owner, which certificate shall provide that such insurance shall not be cancelled or amended without ten (10) days' prior written notice to each of such parties.

ARTICLE 4. GENERAL PROVISIONS/COVENANTS RUN WITH
THE LAND

4.01 Run with the Land. Each easement, restriction and covenant contained herein shall be appurtenant to and for the benefit of all portions of the Property and shall be a burden thereon for the benefit of all portions of the Property, and shall run with the land.

4.02. Release From Obligations. This Declaration and the restrictions, easements, covenants, benefits and obligations created hereby shall inure to the benefit of and be binding upon Declarant and its successors, transferees and assigns; provided, however, that if any owner sells any portion or all of its interest in the Property and obtains from the purchaser thereof an agreement by which the purchaser assumes and agrees to be bound by the covenants and agreements herein contained, the vendor shall thereupon be released and discharged from any and all further obligations

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under this Declaration as such owner in connection with the property sold by it.

4.03. Duration. Except as otherwise provided herein, each easement shall be in perpetuity and each other covenant, restriction and undertaking of this document shall be for the term of sixty-five (65) years from the date hereof.

4.04. Injunctive Relief. In the event of any violation or threatened violation by any owner, tenant or occupant of any portion of the Property of any of the terms, covenants, restrictions and conditions contained herein, in addition to the other remedies herein provided, any or all of the owners and tenants of the property included within the Property shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

4.05. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed.

4.06. Breach Shall Not Permit Termination. No breach of this Declaration shall entitle any owner to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies which such owner, or any tenant, may have hereunder by reason of any breach of this Declaration. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value, but such covenants or restrictions shall be binding upon and effective against such owner of any of said property or any portion thereof whose title thereto is acquired by foreclosure, trustee sale or otherwise.

4.07. Severability. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.

4.08. Subsequent Conveyances. All conveyances of all or any portion of the Property subsequent to the date hereof shall recite that they are subject and subordinate to the terms and provisions hereof.

4.09. Enforcement of Lien. The lien provided for in Article 3 hereinabove may be filed for record by the party entitled thereto as a claim of lien against the defaulting owner in the Office of the County Recorder of Sacramento County, signed and verified, which shall contain at least:

- (a) A statement of the unpaid amount of costs and expenses;
- (b) A description sufficient for identification of that portion of the property of the defaulting owner which is the subject of the lien; and
- (c) The name of the owner or reputed owner of the property which is the subject of the alleged lien. Such lien, when so established against the real property described in said lien, shall be prior and superior to any right, title, interest, lien or claim which may be or has been acquired or attached to such real property after the time of filing of such lien. Such lien shall be for the use and benefit of the person filing same, and may be enforced and foreclosed in a suit or action brought in any court of competent jurisdiction.

4.10. Ownership of the Property. The ownership of the entire Property by the same party shall not effect the termination of this Declaration.

4.11. Condemnation. In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or a part of the Parking Area, that portion of the award attributable to the value of any land within the Parking Area so taken shall be payable only to the fee owner thereof (or to such person as said owner may hereafter assign such right) and no claim thereof shall be made by any other owners of any portion of the Property; provided, however, that all other owners of the Property may file collateral claims with the condemning authority over and above the value of the land of the area so taken. The owner of the condemned property shall promptly repair and restore the remaining portion of the Parking Area owned by such owner as near as practicable to the condition of the same immediately prior to such condemnation and without contribution from any

other owner. Notwithstanding the foregoing, said owner of the condemned property shall not be obligated to expend funds in excess of the amount of the award.

4.12. Cumulative Remedies. Each remedy provided by this Declaration is cumulative and not exclusive.

4.13. Headings. The headings of the sections of this Declaration are inserted solely for convenience and reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration as of the day and year first hereinabove set forth.

SUNRISE 50 PLAZA, a California
general partnership

By: 

Neva J. Cimmaroli,
General Partner

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2016 CALIFORNIA ALCOHOLIC BEVERAGE CONTROL ACT



Attorney General's Opinions:

Issuance of on-sale license "for record purposes only". 23 Ops. Cal. Atty. Gen. 262.

Prohibition against liquor licensee, holding general on-sale license for bona fide eating place, to lease or make concession agreement subletting restaurant operations on his licensed premises. 29 Ops. Cal. Atty. Gen. 95.

§ 23788. [Section repealed 1967.]

Added Stats 1953 ch 152 § 1. Amended Stats 1957 ch 1267 § 1. Repealed Stats 1967 ch 567 § 1. The repealed section related to on-sale licenses for general or seasonal business.

Historical Derivation:

Stats 1935 ch 330 § 12, as amended Stats 1945 ch 1401 § 10, Stats 1947 ch 1566 § 4.

§ 23788.5. Employees of onsale licensee; Qualifications

No on-sale licensee shall knowingly employ any person to manage, direct, or conduct the business who does not have the qualifications required of a holder of the license. Any on-sale licensee requesting the department to make a determination of qualifications of a proposed manager shall submit with an application for such services a fee of one hundred dollars (\$100) which shall be deposited in the Alcohol Beverage Control Fund as provided in Section 25761.

Added Stats 1957 ch 1267 § 2. Amended Stats 1963 ch 1000 § 1; Stats 1978 ch 656 § 2; Stats 1992 ch 900 § 10 (AB 432), effective September 24, 1992.

Amendments:

1963 Amendment: Deleted (1) "general" after "onsale"; and (2) "or on-sale general licensee for seasonal business" after "licensee".

1978 Amendment: Added the second sentence.

1992 Amendment: Substituted "Alcohol Beverage Control Fund as provided in Section 25761" for "General Fund in the State Treasury" at the end of the last sentence.

Historical Derivation:

(a) Former B & P C § 23788, as added Stats 1953 ch 152 § 1.

(b) Stats 1935 ch 330 § 12, as amended Stats 1945 ch 1401 § 10, Stats 1947 ch 1566 § 4.

Note—Stats 1992 ch 900 provides:

SECTION 1. The Legislature finds and declares that the regulation of the sale and use of alcoholic beverages is among the highest priorities of state government. The abuse of alcohol can lead to a myriad of other criminal, legal, social, and economic problems. The fair, stable, and effective administration and enforcement of the Alcoholic Beverage Control Act and related laws, therefore, must be insured.

Collateral References:

Cal. Legal Forms, (Matthew Bender) §§ 18.01[2], 18.200[1].

Attorney General's Opinions:

Propriety of agreement between on-sale general public premises licensee and licensed card room operator for operation of card room; propriety of sublease agreement with operator of vending machines. 47 Ops. Cal. Atty. Gen. 182.

NOTES OF DECISIONS

1. Generally
2. Licensee/Manager Relationship

1. Generally

Each of words "manage, direct, or conduct," as used in section, suggest control. *Ciro's of San Francisco v. State Board of Equalization* (1956, Cal App 1st Dist) 142 Cal App 2d 636, 299 P2d 703, 1956 Cal App LEXIS 2028.

2. Licensee/Manager Relationship

Although a liquor licensee who permits his license to be used by another will not be held absolutely liable for debts to the user's suppliers, the fact that the license is so used is one factor to be considered in determining whether there was an ostensible agency between the licensee and the user; the maxim "the law has been obeyed," may be applied to protect third persons who deal with another person in reliance upon what appears to be a legal relationship between him and a second person, so that creditors of a concessionaire who operated a bar and restaurant under his own name, but used the liquor license of the partners from whom he leased the premises, were entitled to rely on the appearances created by the use of the license and assume that, rather than the illegal relationship established by the agreement, there was a relationship of licensee and manager. *Associated Creditors' Agency v. Davis* (1975) 13 Cal 3d 374, 118 Cal Rptr 772, 530 P2d 1084, 1975 Cal LEXIS 175.

§ 23789. On-sale retail license for premises located near church, hospital, schools and public playgrounds, or nonprofit youth facilities

(a) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals.

(b) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.

Added Stats 1953 ch 152 § 1. Amended Stats 1955 ch 447 § 52; Stats 1959 ch 803 § 1; Stats 1984 ch 273 § 1, effective July 3, 1984; Stats 1992 ch 678 § 1 (SB 1315).

Amendments:

1955 Amendment: Substituted "The department" for "The board".

1959 Amendment: (1) Added " , other than renewal or ownership transfer," in the first paragraph; (2) added "and" before, and deleted "schools, and children's public playgrounds" after, "hospital" at the end of the first paragraph; and (3) added the last paragraph.

1984 Amendment: Added "or nonprofit youth facilities, including, but not limited to, facilities serving girl scouts, boy scouts, or campfire girls" in the second paragraph.

1992 Amendment: (1) Added subdivision designations (a)

and (b); (2) substituted "any retail license" for "on-sale retail licenses" after "transfer, of" in subds (a) and (b); and (3) deleted "further" after "The department is" in subd (b).

Historical Derivation:

Stats 1935 ch 330 § 13.

Note—Stats 1984 ch 273 provides:

SEC. 4. If any provision of this act or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

Cross References:

Rules and regulations by department: B & P C § 25750.

Prohibition against sale of liquors near certain institutions: Pen C §§ 172 et seq.

Collateral References:

Cal. Forms Pleading & Practice (Matthew Bender®) ch 18 "Alcoholic Beverage Licenses".

Cal. Points & Authorities (Matthew Bender®) ch 15 "Alcoholic Beverage Licensing" § 15.20.

Cal. Legal Forms, (Matthew Bender) §§ 18.01[2], 18.200[1].

Attorney General's Opinions:

Word "schools" as not including schools of cosmetology; authority of department to refuse licenses to establishments in proximity to such schools. 51 Ops. Cal. Atty. Gen. 35.

Annotations:

"School," "schoolhouse," or the like within statute prohibiting liquor sales within specified distance thereof. 49 ALR2d 1103.

"Church," or the like, within statute prohibiting liquor sales within specified distance thereof. 59 ALR2d 1439.

Measurement of distances for purposes of enactment prohibiting sale, or license for sale, of intoxicating liquor within given distance from church, university, school, or other institution or property as base. 4 ALR3d 1250.

Validity, under federal and state establishment of religion provisions, of prohibition of sale of intoxicating liquors on specific religious holidays. 27 ALR4th 1155.

NOTES OF DECISIONS

1. Generally
2. Churches and Hospitals
3. Schools and Playgrounds

1. Generally

Department's investigations in connection with applications for liquor licenses must be made with view to protection of public welfare and morals. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Any regulations of liquor traffic by way of exceptions in respect to churches and schools should be liberally construed in favor of such regulations and against applicants for license to sell liquor within prescribed areas. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Decision of Department of Alcoholic Beverage Control to issue general off-sale liquor license to super market located in close proximity to high school, church, public swimming pool, proposed children's playground and location on which YMCA building was to be erected, and that such action was not

contrary to public welfare and morals, was supported by substantial evidence, despite conflicting testimony by witnesses for school, church and YMCA, since ultimate question was peculiarly question for departmental resolution and there was no abuse of discretion in its determination. *Board of Trustees v. Munro* (1958, Cal App 3d Dist) 163 Cal App 2d 440, 329 P2d 765, 1958 Cal App LEXIS 1518.

In determining whether issuance of liquor license would be inimical to general welfare or public morals, Department of Alcoholic Beverage Control is entitled to consider applicant's integrity as shown by his previous business experience, kind of business to be conducted on licensed premises, probable manner in which it will be conducted, type of guests and probability that their consumption of alcoholic beverages will be moderate, nature of protest made to issuance of license, and any conflict that use of license might have with church in area and activities that it conducts. *Koss v. Department of Alcoholic Beverage Control* (1963, Cal App 4th Dist) 215 Cal App 2d 489, 30 Cal Rptr 219, 1963 Cal App LEXIS 2524.

2. Churches and Hospitals

The mere fact that churches are in the immediate vicinity of the premises does not establish an abuse of discretion in granting of license. *Altadena Community Church v. State Board of Equalization* (1952, Cal App) 109 Cal App 2d 99, 240 P2d 322, 1952 Cal App LEXIS 1803.

There is no provision, or regulation by department, that department may refuse "off-sale" license in immediate vicinity of church, but nevertheless proximity of license premises to church may supply adequate basis for denial of such license as being inimical to public morals and welfare. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Fact that when church was seeking zoning ordinance so that its edifice could be constructed, president of store signed petition to grant such zoning ordinance on unwritten promise of then pastor that church would not object to liquor license for store its president planned did not aid store in application for such license. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Though department was entitled to give consideration to unwritten agreement between pastor of church and store owner that church would not object to liquor license for store, it was not binding on department in arriving at its decision on application for license. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Specific authorization in this section of Department of Alcoholic Beverage Control to refuse issuance of on-sale retail licenses for premises located within immediate vicinity of churches, cannot impair constitutional requirement of showing of "good cause" for refusal of license, and does not determine that proximity of premises to church is in and of itself "good cause" for refusal of license; in every such case, department is bound to exercise legal discretion in passing on application. *Martin v. Alcoholic Beverage Control Appeals Board* (1961) 55 Cal 2d 867, 13 Cal Rptr 513, 362 P2d 337, 1961 Cal LEXIS 268.

Location of church near premises for which liquor license is proposed does not require finding, as matter of law, that issuance of license therefor would be contrary to public welfare or morals. *Koss v. Department of Alcoholic Beverage Control* (1963, Cal App 4th Dist) 215 Cal App 2d 489, 30 Cal Rptr 219, 1963 Cal App LEXIS 2524.

3. Schools and Playgrounds

A distance of 80 feet between school buildings and a pro-

posed off-sale liquor distribution place constitutes sufficient proximity for the denial of a license. *Weiss v. State Board of Equalization* (1953) 40 Cal 2d 772, 256 P2d 1, 1953 Cal LEXIS 236.

The denial of an application for an off-sale beer and wine license for a store across the street from a school is proper, and the fact that the neighborhood is composed mainly of persons of the Jewish faith who would purchase wine for sacramental purposes does not constitute altering circumstances. *Weiss v. State Board of Equalization* (1953) 40 Cal 2d 772, 256 P2d 1, 1953 Cal LEXIS 236.

Findings by Department of Alcoholic Beverage Control that there is amusement center within 400 feet of premises seeking a liquor license, that there is swimming pool between the center and proposed premises, that children frequent center and pool, that all related enterprises are privately owned, and that none of them is children's public playground within meaning of this section, refute any contention that location of premises in relation to enterprises was not considered by department in determining that granting of liquor license would not be contrary to public welfare and morals. *Bailey v. Department of Alcoholic Beverage Control* (1962, Cal App 4th Dist) 201 Cal App 2d 348, 20 Cal Rptr 264, 1962 Cal App LEXIS 2599.

The Department of Alcoholic Beverage Control did not act arbitrarily, nor abuse its discretion, in finding that the issuance of an off-sale license to sell beer and wine would be contrary to public welfare and morals based on evidence, as to which there could be a reasonable difference of opinion, that the applicant's store, which was 200 feet from a school and which was patronized by approximately 20 children a day, proposed to change its operation to selling take-out food including beer and wine to customers, including children who were permitted to leave the school premises for lunch, during several hours a day that the school was open. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 2d Dist) 250 Cal App 2d 673, 58 Cal Rptr 788, 1967 Cal App LEXIS 2150.

Mere proximity of a liquor license applicant's premises to a school or church is not, as a matter of law, "good cause" which will constitutionally sustain the Alcoholic Beverage Control Department's denial of the license, and it was improper to deny a supermarket's application for an off-sale beer and wine license, where, although the store was located in the immediate vicinity of an elementary school, the department's finding on the essential, ultimate fact upon which the denial could properly be made, namely, that issuance of the license would contravene public welfare and morals, was unsupported by substantial evidence. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

As a ground for denying a liquor license, the existence of Ed C § 7852, requiring schools to instruct upon the nature of alcohol and its effects, was not in itself substantial evidence that the sale of beer and wine at a store in close proximity to an elementary school would contravene public welfare and morals. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

As a ground for denying a liquor license, the Alcoholic Beverage Control Department's finding that "some of the school children pass by, as well as frequent," the applicant's supermarket was not in itself substantial evidence that the issuance of the license would be contrary to public welfare and morals, where, although the store was only 115 feet across the street from the playground fence of an elementary school, it was 400 feet from the school entrance by "lawful pedestrian feet," where an afternoon check showed that only 17 out of 139 pupils visited the store, where the supermarket chain carried

no exterior advertisements on liquor, experienced no problem of thefts by children of beer or wine, trained its personnel on the prohibition of its sale to minors and at a nearby store had experienced no infractions of such law. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

There was no substantial evidence that the issuance of an off-sale beer and wine license to a supermarket should be denied, as being contrary to public welfare and morals, where, although the Alcoholic Beverage Control Department found that an elementary school in the immediate vicinity (a purely commercial district) had a present problem with persons consuming alcoholic beverages nearby and that the license would aggravate the problem, no eyewitness or expert testimony was adduced, where the testimony that the school grounds were sometimes littered with empty liquor bottles, beer cans and wine bottles failed to show how the litter was attributable to the store, not then licensed, or even to the two licensed stores within 900 feet of the school, and where testimony of the dangers to be expected from such undesirable as drunks in cars was conjectural, at best. *Reimel v. Alcoholic Beverage Control Appeals Board* (1967, Cal App 1st Dist) 255 Cal App 2d 40, 62 Cal Rptr 778, 1967 Cal App LEXIS 1237.

The findings of the Department of Alcoholic Beverage Control that issuance of an off-sale beer and wine license to a convenience-type market would be contrary to public welfare or morals were supported by substantial evidence and it did not act arbitrarily or abuse its discretion in denying the issuance of the license, where the proposed premises were located some 300 to 400 feet from a school with an approximate attendance of 775 pupils ranging in age from 5 through 14 years, where a substantial number of children would pass directly by the proposed premises from early morning until well into the evening each day, where there was testimony that issuance of the license would create or intensify various problems, such as increased traffic hazards, increased litter on the school grounds, obtaining of alcoholic beverages by children, and increased class cutting, where there were already 11 licensed outlets of the off-sale type within a mile of the school, and where the applicant's beer and wine departments would not be segregated from items attractive to school children which it also intended to handle. *Kirby v. Alcoholic Beverage Control Appeals Board* (1968, Cal App 2d Dist) 261 Cal App 2d 119, 67 Cal Rptr 628, 1968 Cal App LEXIS 1725.

§ 23790. Issuance of retail license contrary to zoning ordinance

No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city. Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

(a) The premises retain the same type of retail liquor license within a license classification.

(b) The licensed premises are operated continuously without substantial change in mode or character of operation.

For purposes of this subdivision, a break in continuous operation does not include:

MEMORANDUM

DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager

SUBJECT: 2018 LEGISLATIVE PRIORITIES



RECOMMENDATION

Presentations by Simon & Co. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2018 Legislative Priorities.

RESULT OF RECOMMENDED ACTION

Staff will proceed with recommended direction and approval to finalize the City's 2018 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.

BACKGROUND

There are three elements to the 2018 Legislative Priorities update:

1. Federal Funding Requests

Annually, the City has an opportunity to submit applications for federal and/or state funding. If appropriations opportunities exist for FY 2018, applications will be submitted through the offices of our elected representatives or appropriate federal agency in Washington, D.C., or through the appropriate state-level process.

In keeping with recommended practices in designing our requests, proposed projects need to be well developed, sharply focused, and resonate with benefits that are readily seen by an audience at the federal level. With this in mind, staff is recommending submission of the attached projects to the appropriate federal agencies, along with elected officials. These projects have been vetted and further the City's goals of sustaining a vibrant community and improving transportation and connectivity.

Attachment 1 provides a list of questions used to evaluate projects eligible for funding requests and determine their readiness for submission. **Attachment 2** includes the recommended projects based on these criteria, as well as follow-up discussions with department staff.

2. 2018 Legislative Advocacy Platform

Managing federal funding requests is just one part of the City's legislative program. The program, founded on a set of policy guidelines that were first approved by the Council in 2007, also directs our advocacy efforts to support or oppose legislation that significantly impacts the

City, or to work with legislators through our advocacy partners on amendments. **Attachment 3** shows the City's proposed 2018 Legislative Platform.

Summary of Changes from Prior Year Platform

The Legislative Advocacy Platform is viewed as a fluid statement of priorities that empowers the City's legislative team to make timely and impactful responses on matters of state and federal legislation and budget issues. The Legislative Team worked closely with each City department to review and revise language from the previous year. As a result, staff is bolstering this year's platform with added language to support legislation that:

- Promotes the City as an economically viable destination for business to locate
- Facilitates affordable housing production for special needs populations
- Strengthens the ability for the public to review proposed projects that have the potential to impact the community

In the coming 2017-18 legislative session, we look forward to continuing to track and/or pursue the attached legislative priorities as strategic objectives to enable the City to ensure a continued quality of life for our residents.

3. 2018 Legislative Priority Tasks

In addition to federal funding requests and the priorities laid out in the legislative platform, staff has compiled a list of priority tasks that are vital to operating the City's governmental and legislative presence. This encompasses staff's monitoring of state and federal legislation of interest to the City, as well as acting as a clearinghouse for legislative issues, intergovernmental grant funding, and other resources. The tasks include:

- At the start of each legislative session, staff will work with the League of California Cities and our advocacy partners to determine bills of interest to the City.
- Throughout the legislative session, staff will actively track key bills affecting the City to determine a support, oppose or neutral position.
- Staff will monitor key issues and work with Council, the City Manager, City departments and our advocacy partners to determine whether proactive legislative efforts would be in the City's best interests.
- Staff will provide departments with federal and state funding opportunities, as they become available.
- Staff will liaise with departments and the City's advocacy partners on legislative issues affecting the City.
- Staff will proactively participate in key legislative briefings, workshops, trainings and regional groups.
- Staff will conduct research on key legislative issues and provide other legislative support at the request of Council.

ATTACHMENTS

1. FY 2018 Project Development Questions.
2. FY 2018 Projects for Possible Federal Funding Opportunities.
3. 2018 Legislative Advocacy Platform.
4. PowerPoint Presentation.

ATTACHMENT 1

FY 2018 Project Development Questions

- What is the total project cost?
- What is the federal nexus (if necessary)?
- What is the prior year(s) federal funding history? (What other federal funds has this project received?)
- If this project has received previous federal funds, how have they been spent?
- What are the sources and amounts of state, local or private matching funds (if any)?
- What other agencies are affected by the requested project?
- What is the current status of the project described in this application?
- What is the background/justification for the requested amount (project need and federal role)?
- What other state, local or nonprofit organizations *support* this application?
- Provide a budget breakdown of how the requested funds will be used.
- What is the priority order of this request? (Example: 2 of 9)
- How quickly will these funds be expended? What is the expected work schedule?
- Is this a one-time request? Does the City anticipate requesting funding for this project again in future years?

ATTACHMENT 2

FY 2018 Projects for Possible Federal Funding Opportunities

Project	Description
White Rock Road Improvements, Sunrise Boulevard to Grant Line Road	Improve White Rock Road, from Sunrise Boulevard to Grant Line Road. This project will eliminate the two-lane bottleneck between the existing six-lane road at Sunrise Boulevard and Grant Line Road where Sacramento County has constructed additional lanes. White Rock Road has regional significance, as it will provide parallel relief capacity for U.S. Highway 50. This will increase the goods movement capacity and allow for increased freight and commerce capacity both within and through the Sacramento area. Completed in coordination with Sacramento County's similar White Rock Road east of Grant Line Road, this project will greatly enhance the safety benefits of this regional asset. This project was identified as a priority project by the Highway 50 Mobility Partnership. The total project cost of \$29.5 million builds a four-lane arterial with median improvements. If funding for the total project cost is not immediately available, the construction can be phased. The City has secured \$7 million for the project that will be used to construct the first phase from Sunrise Boulevard to approximately the future intersection of Rancho Cordova Parkway and White Rock Road. For an additional \$15 million, the project could extend to the City limits (Phase II). For \$9 million, the project could extend to Grant Line Road (Phase III). The federal funding request is for \$15 million for completion of Phase II, or \$29.5 million for completion of Phases II and III.
Zinfandel Complex Improvements – Phase II	This project would be Phase II of improvements for Zinfandel Boulevard overcrossing U.S. Highway 50. The project includes improvements to Zinfandel Boulevard to include a separated pedestrian and bikeway structure across the Zinfandel overcrossing of US 50. The total project cost is \$14 million. The federal funding request is \$12.5 million. Phase I project improvements include widening the existing overcrossing, adding through lanes and modifying traffic striping to ease congestion. The total project cost is \$7.8 million with a total of \$4.4 million coming from federal grants. Phase I of the project is estimated to be completed by 2019.
Sunrise Boulevard - Kiefer Boulevard to SR16	Widen Sunrise Boulevard from two to four lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct partial intersection improvements at Sunrise Boulevard and State Route 16. The project includes modifications to the bridge on Sunrise Boulevard over Laguna Creek. The total project cost of \$15 million would provide two additional lanes on Sunrise Boulevard from Kiefer Boulevard to State Route 16 (Jackson Highway). This is the only section of Sunrise Boulevard that is two lanes and is currently at capacity. This project will include raising a portion of Sunrise Boulevard above a local flood plain. When this section of Sunrise Boulevard floods, it cuts off a critical connection to the southeast county. The City has secured \$6 million in local funds. The federal funding request is for \$9 million.
	This project will widen Douglas Road from two to four lanes from Sunrise Boulevard to

Douglas Road, Sunrise Blvd. to West City Boundary	the west City Boundary. This project will include removing the existing bridge over the Folsom South Canal and replacing it with a six-lane bridge. This will be a complete streets project and will provide better access for bicycle and pedestrian mobility. This project will also provide relief to the congestion along Sunrise Boulevard. The federal funding request is for \$14 million.
Sunrise Blvd., Douglas Road to Folsom Boulevard Water Conservation	This project will provide for water conservation improvements along Sunrise Boulevard from Douglas Road to Folsom Boulevard. The enhancements include replacing much of the existing landscaping with native and drought resistant plantings. The irrigation infrastructure will be replaced to conserve water and meet the requirements of State Assembly Bill 1881 (2006). The total project cost is \$2.5 million. The City has secured \$500,000 for this project. The federal funding request is for \$2 million.
Mather Headquarters Building	The City of Rancho Cordova is interested in acquiring and initiating the redevelopment of a former air force base headquarters facility. The redeveloped facility will be a centerpiece for services and amenities for veterans. Concepts include: office space for veteran's organizations, a meeting/event hall and kitchen for social functions and other community activities, and a veteran's museum that will feature and preserve artifacts and memorabilia from various wars. Although this project has City sponsorship, it will require substantial additional funding to fill in construction and operations cost gaps. The total construction costs are estimated at \$10 million with operations costs estimated to run \$600,000 per year.
Senior Housing Assistance	The City's senior population is more vulnerable due to health and financial challenges than the rest of that same population in this county. Coupled with lower area median rents, we find that efforts to develop affordable rental options are not able to fund the cost gap that exists. Traditional Federal assistance to both rental development and modest income senior owner-occupied rehabilitation efforts is no longer supported. This City is particularly impacted as we have had no senior facilities developed since we became a city more than 13 years ago. Increased Federal participation in response to this growing senior need is encouraged.

ATTACHMENT 3**2018 Legislative Advocacy Platform**

The Statement of Priorities is adopted annually to authorize the City's active participation to influence federal and state decision-making on legislation and budget issues. It also guides City staff and contract lobbyists in pursuing federal or state funding, and/or to act upon legislative issues. Using this document as a guide, the City will take positions on specific legislation and amendments. The Mayor or appointed designee will sign legislative letters based on the City's identified interests; additionally, Council Members may be actively involved in advocacy efforts.

Priorities are stated broadly in order to provide the flexibility needed to respond in a timely way to the rapid changes inherent in the federal and state legislative process. This document will serve as a guide to assist staff in identifying specific issues that are important to the City and in determining City interest in specific legislation. These priorities will help City officials, staff, and contract lobbyists to focus on key issues and funding areas when speaking to representatives. The legislative programs of the League of California Cities, the National League of Cities, and other organizations may also influence City activities when there are common interests.

In addition, the City will evaluate legislation, pursue funding, and serve as a broker, facilitator, and catalyst to enhance the community, based on specific policy areas, such as transportation and infrastructure, economic development, planning, public safety, housing, and parks and recreation.

Generally, the City will evaluate legislation based on the following broad criteria:

- § Protection of local revenues
- § Protection/increase of local government discretion
- § Protection/increase of funding for specific programs or services Support of key programmatic goals
- § Prevention of unfunded mandates
- § Consistency with existing City policy
- § Direct impact upon the City and the region

Based on the above criteria, the following policy positions are recommended:

Brown Act/Elections Code/Political Reform Act/Public Records Act*Support:*

- Legislation that simplifies and streamlines the administration of the Brown Act, the Elections Code, the Political Reform Act, and the Public Records Act, and provides opportunities to recover costs.
- Legislation that seeks to protect the City's ability to obtain confidential advice from legal counsel on items such as anticipated and pending litigation and real estate acquisition.

Oppose:

- Additional mandates in this policy area without full cost recovery.
- Legislation that would invade the attorney-client privilege and upset the balance between the public's right to know the conduct of its business and a city's temporary need for privileged conversations with legal counsel.

Economic Development

Support:

- Legislation, strategies, and policies that attract, retain, and expand business; supports job creation, retention, and expansion; maximizes revenue opportunities; fosters place making; and enhances community amenities. Legislation that promotes the state as an economically viable and strong destination for businesses to locate.

Oppose:

- Legislation that adversely impacts the ability of communities to attract and retain jobs.
- Legislation that creates competitive disadvantages for new and existing businesses.

Environment

Support:

- Legislation that ensures local government representation and participation on state and federal environmental regulatory bodies.
- Legislation to standardize and streamline state and federal environmental regulations.
- Legislation that provides the City with the flexibility to enact environmental standards that are stricter than state or federal standards if the City so chooses.

Oppose:

- Legislation that, under the guise of environmental protection, restricts its land use authority.
- Legislation that deletes local government representation and participation on state and federal environmental regulatory bodies.

Housing

Support:

- Legislation that provides needed resources and flexibility to local governments for the production of housing that meets all socioeconomic needs and local demands.
- Legislation that supports and facilitates affordable housing production of special needs populations (e.g. veterans, homeless, seniors)
- Measures that would provide local governments with greater flexibility in the housing element process.
- Legislation that provides or enhances needed federal and state incentives that help facilitate the production and preservation of affordable housing units including, but not limited to, housing bond funds and tax credits, housing element self-certification, relief from prevailing wage requirements, and CEQA reform.
- State or federal legislation that provides capital advances that will serve supportive housing for very low-income elderly or frail elderly (e.g. HUD Section 202 Program).

Oppose:

- Legislation that eliminates opportunities for public review, project-level environmental review and restricts design review.

Local Control*Support:*

- Legislation that enhances local control of resources and tools that allows the City Council to make decisions that address the needs of residents and businesses within the local jurisdiction they serve, as well as the broader interest of the region.

Oppose:

- Legislation that erodes local control, whether by state or federal legislation, or ballot propositions.
- Legislation that eliminates or weakens the low-income housing tax credit or the new markets tax credit.

Mandates*Support:*

- Legislation that encourages the use of state and federal incentives for local government action rather than mandates.
- Legislation to enhance local government's ability to comply with state and federal mandates.
- Measures to provide funding for federal and state mandates.
- Measures to streamline the process by which local governments are reimbursed by the state for the cost of unfunded mandates.
- Future legislation that repeals previously unfunded mandates.

Oppose:

- Legislation that seeks to impose additional unfunded mandates on local governments that produce inequitable burdens and financial and other hardships.
- Measures that would further delay reimbursement for unfunded mandates.

Planning*Support:*

- Measures that seek to enhance the flexibility of local planning agencies to meet community needs, strengthens local land-use policies and provide community enhancement.
- Legislation to resolve ambiguous or unworkable planning and environmental statutes so that local agencies have clear direction from the federal and state governments.
- Legislation that provides technical and financial support for streamlining Endangered Species Act and Clean Water Act permitting programs.

Oppose:

- Legislation to impose additional mandatory and arbitrary reviews by non-local agencies of local planning documents.

Public Safety*Support:*

- Legislation and measures to enhance public safety by providing additional funding for local agencies in their efforts to safeguard the public, increase the quality of life, reduce or prevent crime, educate citizens, and build community partnerships.
- Legislation that provides local law enforcement with additional tools to protect the public and prevent crime.
- Measures that establish task forces, which unite multiple public safety resources in an effort to combat criminal acts, which extend beyond the jurisdictional borders.
- Legislation to assist local law enforcement in its role as “first responders” to natural and man-made disasters.

Oppose:

- Legislation that limits the public safety policy tools available to local governments to deal with local conditions.
- Measures to reduce subventions and grant programs for public safety.
- Legislation that will limit or restrict public safety professionals from the efficient performance of their duties or that limits the law enforcement tools available to local public safety professionals.

Revenue Protection*Support:*

- Measures that give local government greater stability and independence in the state-local fiscal relationship, including full, constitutional protection of all local government revenues.
- Legislation that provides additional opportunities for local governments to be financially self-sufficient and oppose legislation that erodes the fiscal independence of local governments.
- Legislation that will enhance the state’s fiscal stability and minimize the impact to local governments of state budget deficits.

Oppose:

- Legislation that would give the state or federal government greater control over local revenue sources or in any way reduces or diminishes City authority over local revenues.
- Legislation that would result in the permanent loss of City revenues unless it is part of a broader local government revenue protection package.
- Legislation that further exacerbates the state’s long-term budget imbalance and further exposes local governments to the effects of state budget deficits.

Telecommunications and Cable Franchises

Support:

- Legislation that maintains local control over public rights-of-way; protects local revenues used for essential local services, including public safety; guarantees access to, and funding for, public, educational and government access television.
- Legislation that ensures that the public is appropriately compensated by telecommunications providers that use the public's rights-of-way.

Oppose:

- Any legislation that does not adhere to the principles above.

Transportation and Infrastructure

Support:

- Additional funding for local transportation and other critical unmet infrastructure needs.
- Adequate and fair funding for the City and equitable distribution of transportation dollars within the SACOG region.

Oppose:

- Legislation that would reduce the ability of growing communities to address transportation and infrastructure needs with adequate funding (from diversified sources) and with as much flexibility as possible.
- Legislation that would in any way unduly restrict the City's ability to ensure that necessary public improvements are completed as part of new subdivisions.

2018 Legislative Priorities

Annual Update

Overview of Tonight's Presentation

Goals of
Annual Update

Presentations
by City's
Advocacy
Partners

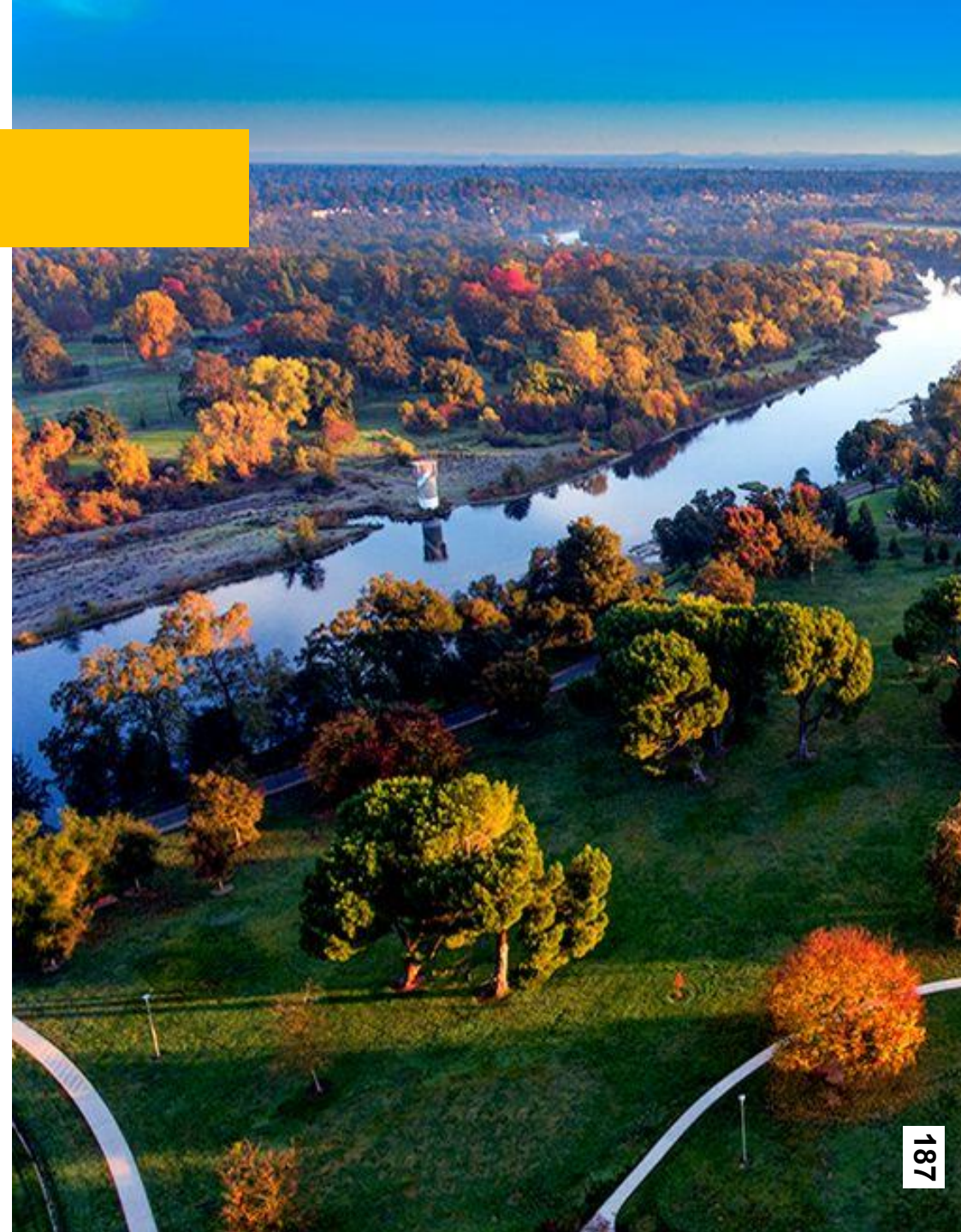
- Joe A. Gonsalves & Son
- Simon and Company, Inc.

Discussion of
Legislative
Priorities
Update

Legislative
Program Wins

Tonight's Goals

- Provide presentations from our State and Federal advocacy partners
- Present updated legislative platform and projects for possible federal funding
 - Outcome: Discussion/Direction/Approval



Our Advocacy Partners

- Presentation by Joe A. Gonsalves & Son
- Presentation by Simon and Company, Inc.



Legislative Priorities Update

- 2018 Legislative Platform
 - Summary of Changes
- 2018 Federal Funding Requests



Legislative Program Wins

- Mather Veterans Village, Phase II funding
- AB 1250
- Mayor's Climate Initiative
- Meetings with DOT, federal legislators
- Cap-to-Cap support
- League of California Cities



2018 Legislative Priorities

Questions?

The Legislative
Team Thanks You!

MEMORANDUM



DATE: January 16, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and
Elizabeth Sparkman, Interim Community Development Director

**SUBJECT: DOUGLAS 98 DEVELOPER PROPOSED INFRASTRUCTURE
IMPROVEMENTS, TEMPORARY DOUGLAS ROAD CLOSURE, AND FEE
REDUCTION.**

RECOMMENDATION

Hear information on Developer request for a temporary Douglas Road closure related to infrastructure improvements east of Americanos Boulevard and impact fee reductions; and provide initial feedback and direction to staff.

RESULT OF RECOMMENDED ACTION

If the Council is open to considering this Developer request, the City Manager will negotiate with the Developer to enter into an agreement stipulating the conditions for construction of improvements and the impact fee reduction. All items, including any amendments to the Development Agreement, would come to City Council for approval. If the request is denied, the Developer may choose not to proceed with the Douglas 98 project and Douglas Road utility and infrastructure improvements at this time.

BACKGROUND

Douglas 98 is a 528-lot subdivision in the Sunridge Specific Plan located near the southwest corner of Douglas Road and Grant Line Road (Attachment 1, site location map). The property originally received a tentative map in 2006, along with three other projects commonly referred to as the Eastside Properties. The Douglas 98 tentative map was amended in 2013. The property is also subject to a development agreement with the City. This property and the remaining undeveloped Eastside Properties are not connected to sufficient utility or roadway infrastructure to begin residential development.

The Douglas 98 property owner and interested building partners (collectively "Developer") recently approached City staff stating a desire to promptly begin development of Douglas 98. Their proposal includes Developer investment of approximately \$27 million, including \$5 million to extend roadway and utility infrastructure from the current terminus at Americanos Boulevard to an access point at Douglas 98 and onsite improvements of about \$22 million. The Developer proposes to break ground on infrastructure improvements and model homes in 2018.

The Developer has requested assistance from the City in the form of two cost saving measures. The first measure is closure of Douglas Road between Americanos Boulevard and Grant Line

Road for up to six months in 2018 to ensure safety during construction and decrease the overall construction timeline and costs. Road closure would save approximately \$1 million by reducing the length of time for construction and costs for maintaining through traffic during construction. The second measure is a requested reduction in City impact fees in the amount of \$975 per unit for each of the 528 housing units for an overall reduction of \$514,800 for the project.

The proposal has the potential for significant community benefits, but there may be accompanying challenges. These are summarized below.

Potential benefits include:

1. Commencement of construction of the Douglas 98 project would open up an additional 528 home lots of buildable inventory in the City of Rancho Cordova.
2. Construction of the utility and road infrastructure increases the viability of the adjacent undeveloped Eastside Properties, including Douglas 103, Grant Line 208, and Arista Del Sol, increasing the buildable home inventory in that area by an additional 1,440 lots.
3. The overall increase in buildable lots and new homes in the Specific Plan Area will make the community more attractive for future commercial and retail investment, and will act as a catalyst to build the necessary residential units for a future middle school/high school.
4. The improvements will add to the safety and aesthetics of this important east-west connection.
5. Closure of Douglas Road would expedite total construction time, thus reducing the time that road construction delays are experienced by the public.

Potential challenges include:

1. Closure of Douglas Road between Americanos Boulevard and Grant Line Road would be an inconvenience to residents wanting to access Grant Line Road during construction by requiring detours. Drivers traveling to or from Grant Line Road would detour using Sunrise Boulevard to White Rock Road or Jackson Highway to Grant Line Road, adding time to their commutes.
2. Signage and traffic calming measures would be installed to minimize traffic cutting through the new community of North Douglas. However, it should be anticipated that there would be additional traffic through Americanos, Edington and Raymer that is not currently experienced by the neighborhood.
3. The fee reduction would result in a shortfall of \$514,800 of impact fees which may postpone the construction of certain elements of the City's overall circulation system.

Developer commits to:

1. Submit construction documents/mass grading – January 22, 2018
2. Submit construction documents/Douglas Road Improvements – February 1, 2018
3. Commence Mass Grading of Douglas 98 – April 16, 2018
4. Commence Road Closure of Douglas Road – May 1, 2018
5. Commence In-Track Improvements to Douglas 98 – June 1, 2018
6. Commencement of models – September 1, 2018
7. Open Douglas Road – October 31, 2018
8. Commence production homes – February 1, 2019

If Council denies the request, the Developer has stated that they may not proceed with construction of the utility infrastructure, Douglas Road and the Douglas 98 project improvements

at this time. If Council is willing to consider the request for future approval, staff recommends stipulations including, but not limited to, the following be included in the agreement:

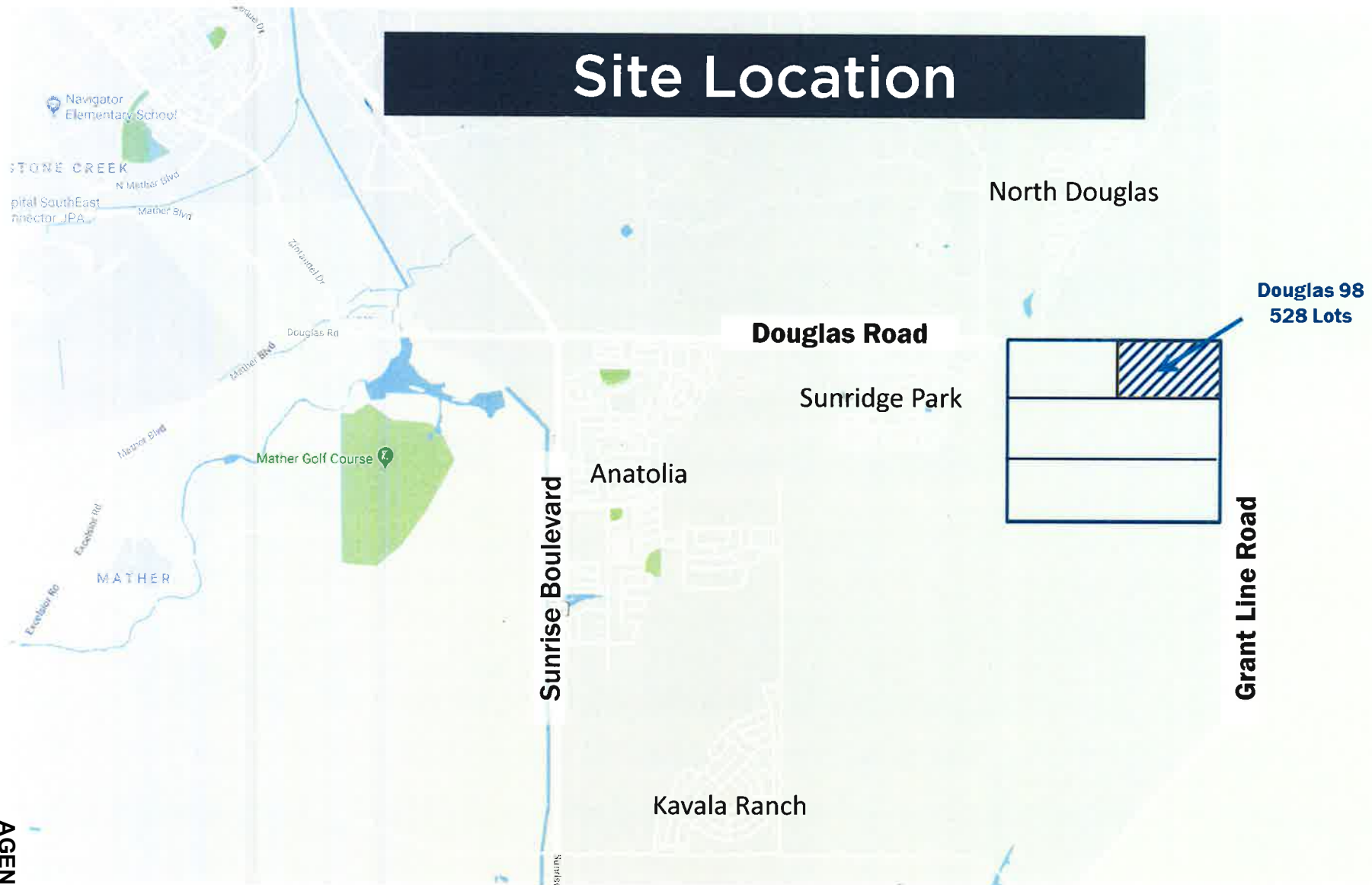
1. Douglas Road shall be closed for no longer than six months and Developer liquidated damages shall be included in the agreement ensuring prompt completion of the improvements.
2. Douglas Road construction shall include all street, frontage and utility improvements necessary to complete the segment of Douglas Road between Borderlands Road and Grant Line Road, with the exception of the northernmost westbound lane and frontage improvements.
3. Developer shall be responsible for all outreach and traffic control as necessary to inform and minimize impact to residents and travelers.
4. Impact fee reductions are contingent on Developer beginning infrastructure improvements and construction of model homes in 2018.
5. Other stipulations to the satisfaction of Council.

FISCAL IMPACT

The approval of a fee reduction of \$975 per unit for each of the 528 units in Douglas 98 would result in an overall reduction of \$514,800 of impact fees collected. There would be no impact to the general fund.

ATTACHMENTS

1. Site location map.
2. PowerPoint Presentation.

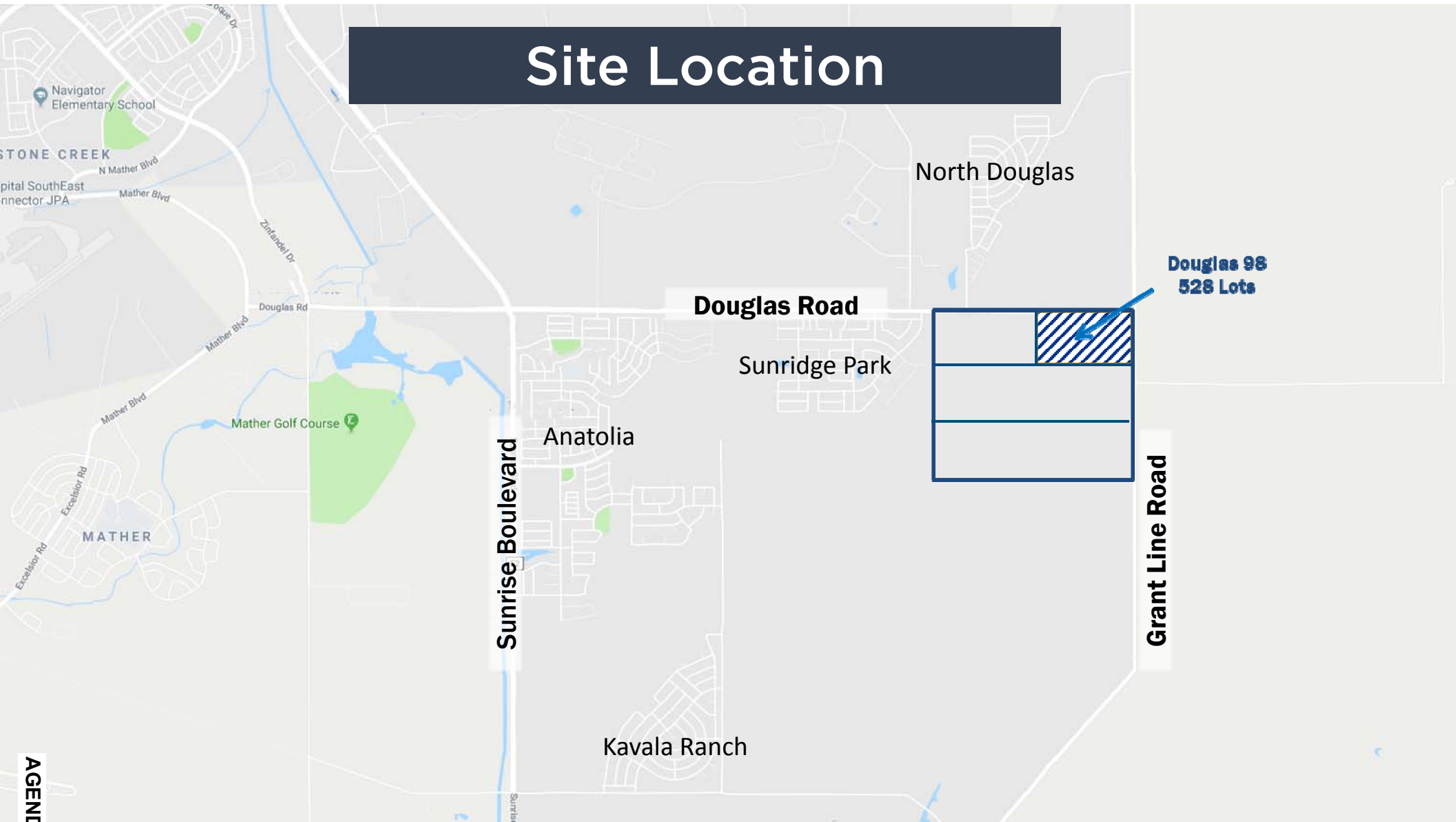


Douglas 98

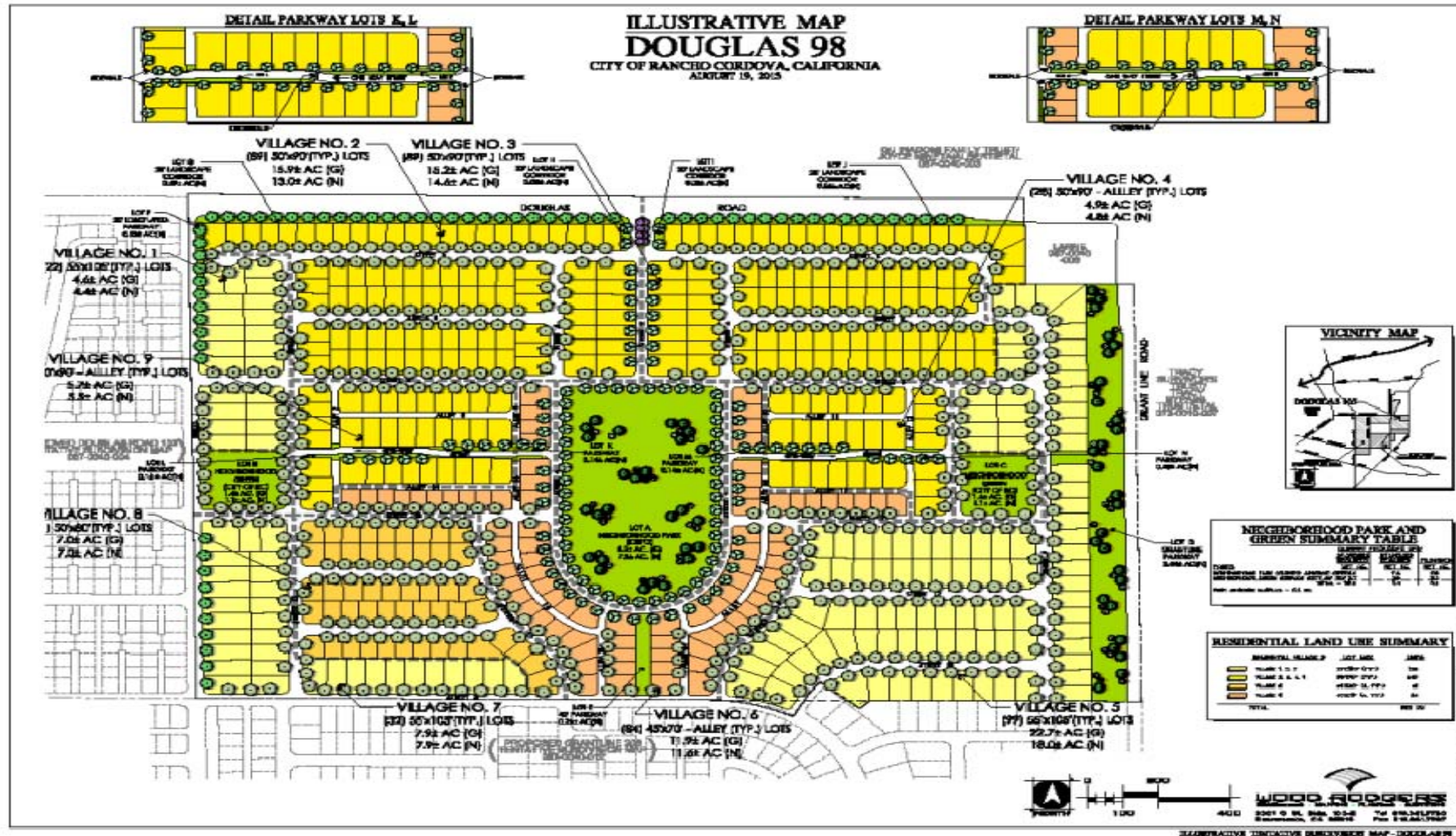
January 16, 2018

Goals

- Inform Council of Douglas 98 Developer proposal and request.
- Receive initial feedback and direction from Council.



AGENDA ITEM 12.2



Site Conditions

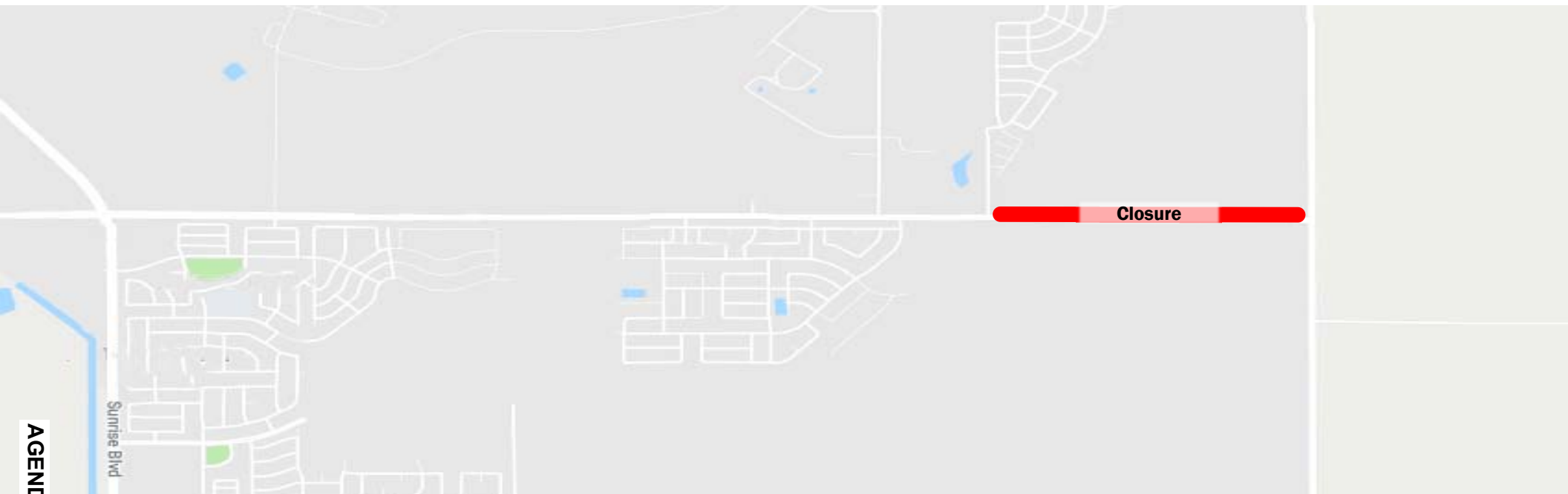
Douglas 98

Douglas 98 Proposal

- Infrastructure investment
 - \$5 million invested in utility and roadway improvements on Douglas Road from Americanos Boulevard to Grant Line Road
 - \$22 million invested in on-site improvements in Douglas 98
- Break ground 2018
- Home construction in early 2019

Douglas 98 Request

- Fee reduction of \$975 per unit for the 528 units in Douglas 98
- Close Douglas Road between Americanos and Grant Line Road for up to six months



Potential Benefits

- \$27 million in infrastructure investment
 - Safety upgrades and aesthetics
 - Closing road shortens construction time
- Commence construction on the 528 residential units in Douglas 98
- Opens up the remaining undeveloped units in the Eastside Properties



Potential Benefits

- More residential units in the areas south of Douglas Road generates opportunities for
 - Additional commercial and retail growth in the community
 - Required households for location and future construction of the middle school/high school

Potential Considerations

- Detours and delays to residents wanting to access Grant Line Road
- Cut through traffic in North Douglas neighborhood
- Fee reduction would result in \$514,800 less revenue
- Additional Douglas Road improvements west of Americanos scheduled for same time period

Road Closure

Detour:

- Sunrise to White Rock, +6 miles
- Sunrise to Jackson, +1.5 miles

Mitigate Cut Through
Traffic

Existing 5 lanes

Widening 2-4 lanes

Closure

Sunrise Boulevard

Douglas Road

Douglas 98
528 Lots

Grant Line Road

Recommended Stipulations

- Close Douglas Road no longer than 6 months
- Douglas Road improvements, including full utilities, 2 eastbound lanes and 1 westbound lane from Borderlands Road to Grant Line Road
- Extensive outreach to the community
- Implementation of traffic management measures for the North Douglas development
- Impact Fee reduction is contingent upon timely construction of Douglas Road utility and roadway improvements, as well as home construction
- Establishment of HOAs for subdivision
- Other stipulations as may be requested by Council

Developer Proposed Timeline

1. Submit Construction Documents/Mass Grading – January 22, 2018
2. Submit Construction documents/Douglas Road Improvements – February 1, 2018
3. Commence Mass Grading of Douglas 98– April 16, 2018
4. Commence Road Closure of Douglas Road – May 1, 2018
5. Commence In-Tract Improvements to Douglas 98 – June 1, 2018
6. Commence models – September 1, 2018
7. Open Douglas Road – October 31, 2018
8. Commence production homes – February 1, 2019

Developer Proposal

Council opportunity to hear from Developer and ask any particular questions or clarifications

Council Discussion

Consider developer request and provide and direction to staff

Options:

- Initial support/consideration of Developer request
 - Stipulations to be negotiated by City Manager and staff, and
 - Agreements to come before Council for approval
- Deny Developer request

THANK YOU



